



CITY COUNCIL  
August 27, 2018 WORKSESSION  
Time: 6:30 pm  
City Hall, 1001 Bridge St. Vernonia, OR 97064

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**Mission Statement**

The City of Vernonia pledges to be an ethical and responsive government using community collaboration to foster leadership and a vision for civic improvement while providing a safe, peaceful, economically viable community.

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**MINUTES**

**Councilors in Attendance:** Mayor Leonetti, Councilor McNair and Councilor Wagner

**Staff in Attendance:** City Administrator Mitchell and City Recorder Borst

**Intercultural Society of Vernonia/Greenman Field Group:** Nicole Larke, Stacey Pelster, Dean Pearl, John Brewer, Del Allen and Rick Hobart

**Call to Order -- Mayor Leonetti**

Mayor Leonetti called the meeting to order at 6:50pm

**Additions or Removal of Agenda Items**

Councilor McNair made a motion to approve the agenda as presented. The motion was seconded by Councilor Wagner.

Votes: Councilor Seager: Absent      Councilor Hult: Absent      Councilor Wagner: Yes  
      Councilor McNair: Yes      Mayor Leonetti: Yes

Motion carried.

**New Business**

- Continued: Greenman Field Grandstand Agreement – Discussion with the Intercultural Society of Vernonia

City Administrator Mitchell presented the staff report and documents (See File). She explained that the Intercultural Society of Vernonia (ICSV) is proposing that a \$50 fee be included in the master fee schedule for all exclusive field use reservations. At this time, the city has not decided a fee for the snack shack as it is still within the school's lease. Stacey Pelster inquired as to what the average cost is for electricity at the snack shack. Mrs. Mitchell stated that she was unsure but would have staff look into it.

Councilor McNair expressed concern that adding the \$50 grandstand fee to all the fields may make it difficult for Council to increase the fees in the future. Mrs. Mitchell stated that the City could legitimately charge the fee for fields that are impacted by the grandstands. Mrs. Pelster stated that the fee will help assure the success of the grandstands. The group hopes to help support projects at the school and this option links the entities (City, School, and ICSV) together. She added that the group could earmark the funds from the \$50 kick back strictly for grandstand maintenance. A benefit for the city is that there is no charge for the grandstands for city events. Mrs. Mitchell stated that a city event that has been proposed is movies in the park.

JR Allen stated that the snack shack needs maintenance. Mrs. Mitchell explained that the school is responsible for maintenance and will look into it. Rick Hobart inquired about the timeline for the district. Mrs. Mitchell stated that the school needs use of the field thru this football season. The group has until then to have all details ironed out (Early November). Mr. Allen inquired as to if the grandstands can



be shored up for use during this season. Mrs. Mitchell stated that it would be up to the school as the structure is under their insurance until the lease ends. Nicole Larke inquired as to if shoring it up would count as starting work and start the clock for the condemnation clause. Mr. McNair stated that the city would need to verify with legal and insurance that the city would not be liable in the case of an accident. Mrs. Mitchell stated that she would find out.

Mrs. Mitchell explained that Council needs to decide allowed field uses and restrictions (E.G. No heavy equipment or digging). Council also needs to discuss the annual base rent charge (Section 2.1). Councilor Wagner inquired as to if there is a requirement for the group to replace the fields to original condition after events. Mrs. Mitchell stated that it would be included in the MOU.

JR Allen inquired as to if there has been a hazardous waste survey done on the structure. Mrs. Mitchell explained that there has not been a formal survey done as the city was not far enough along in the demo process. Consensus of Council is for staff to bring forward for discussion and decision performing a hazardous waste survey.

There was discussion regarding ADA access for the structure. Staff explained that there is ADA access at the snack shack. Mrs. Mitchell explained that the school has expressed interest in taking the lights and scoreboard for the new field. There was disagreement from Mrs. Pelster as the school board heard the opposite. Staff will bring proposal to Council at the new regular Council meeting for decision.

Mr. Allen asked if staff had heard back if the structure could be double insured. Mrs. Mitchell stated that she had asked but not heard back. Councilor McNair inquired as to if it had been decided what the share would be for demo costs. Mrs. Mitchell explained that demo costs would be shared equally (50/50) once all repairs are complete. Dean Pearl requested that "And certificate of occupancy has been issued" to Section 8.2 Lack of Use. Mrs. Mitchell stated that it would be included.

Mrs. Pelster stated that the group would need 24hr notice for the city to gain entry to the structure (Section 3.4). Staff will include in the revised version.

Staff explained that exhibits will include an event use map and ground lease map. The ICSV will be sent the revised version prior to it being sent to Council for final approval. Staff will try to get everything to the group by September 10<sup>th</sup>. Council will discuss the event space map and uses and restrictions at the September 4<sup>th</sup> City Council meeting. Mrs. Mitchell stated that the special event permit would include additional services needed during large events (E.G. Porta potties, parking, etc).

**Action Item List:**


- Staff will check with city insurance if the structure is able to be double insured
- Staff will check with city insurance regarding it being shored up for football season and who would be liable if an accident happened
- Staff will bring the proposal of an environmental survey to Council for decision
- Staff will bring event map and uses and restrictions to Council for discussion/decision
- Staff will bring the proposal of the school taking the lights and scoreboard to Council for decision

**Adjournment**

Mayor Leonetti adjourned the meeting at 8:00pm

These minutes were approved at the September 17<sup>th</sup>, 2018 City Council Meeting.

  
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Stephanie Borst, City Recorder

  
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Mario Leonetti, Mayor