



CITY COUNCIL
November 26, 2018 WORKSESSION
Time: 6:00 pm
City Hall, 1001 Bridge St. Vernonia, OR 97064

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.

Councilors in Attendance: Councilor Hult, Councilor McNair, Councilor Seager and Councilor Wagner

Absent Councilors: Mayor Leonetti

Staff in Attendance: City Administrator Mitchell and City Recorder Borst

MINUTES

Call to Order – Bruce McNair

Councilor McNair called the meeting to order at 6:07 pm

Additions or Removal of Agenda Items

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

Votes: Councilor Seager: Yes

Councilor Hult: Yes

Councilor Wagner: Yes

Councilor McNair: Yes

Mayor Leonetti: Absent

Motion carried.

New Business

• **Water Curtailment Regulations**

City Administrator Mitchell presented the documents to Council. She explained that the increase in use for bulk water in October is likely due to the payment for water from the school project. City Recorder Borst explained that curtailment was initiated on July 24th and ended on September 13th. Bulk water was closed from July 24th thru August 24th (Editor's Note: the correct end date was August 21st). Mrs. Mitchell added that the closure of bulk water sales also stopped deliveries by the fire department for things such as pools. Councilor McNair commented on the fact that the data presented on bulk gallons sold proves that the impact on the system is not significant.

After brief discussion, consensus of Council is to curtail bulk water sales when citizens are restricted to essential use (Inside home only) only which is the 4th level of concern

The group then discussed the length of time to stay at a level prior to adjusting it when the flow changes. Councilor Wagner spoke in favor of waiting 24 hours after the flow changes prior to adjusting the curtailment level. Councilor McNair inquired as to what the down side of waiting would be. Mrs. Mitchell explained the only down side would be that when the level is



going to be decreased, people would have to wait to use water. She noted that staff checks the water level every day during the summer.

The group then discussed how the public is getting notification of curtailment levels. Staff explained that citizens are told to refer to the website for the current level. Notice is also posted on the website, at city hall, the library, both banks, the store, post office, and gas station. When the new website rolls out, there will also be an alert banner that is on the front page.

Councilor Wagner inquired about the sign that was discussed at the previous meeting to be posted at both ends of town. City Administrator Mitchell explained that Council had chosen to install one similar to the forestry sign but for water curtailment and flood warnings. Staff suggests a sign different than the forestry sign in order to clearly differentiate between the two. She added that staff will build the signs. Consensus of Council is for staff to bring forward recommendations of sign types and colors.

City Administrator Mitchell explained that Council was to also discuss if they wanted to regulate the curtailment level as the state does, adjusting by date/flow. She explained that her concern is that if the city doesn't follow the states example, we may be taking more than we have a right to. Councilor McNair and Dale Webb explained that the ODFW water right is for habitat preservation and is junior to the cities right. Mr. Webb explained that the states right adjusts during the summer based off of available water. Mr. McNair stated that the city needs to be careful not to set precedent and risk giving up our water rights. He reiterated that the cities water right is senior to the ODFW water right. Consensus of Council is not to adjust the curtailment level as the state does.

Staff will bring an amended version to Council for adoption.

- **Greenman Field Grandstands Discussion**

City Administrator Mitchell presented the documents to the group. Mrs. Pelster explained that the positive test results are not an issue for the group. Mrs. Mitchell explained that the only change made to the ground lease will be to Section 3.6 Hazardous Substances. This change is necessary to reference the positive lead paint results. Staff is waiting on approval of language from City Legal. The group then reviewed changes made at the last meeting (See Document).

Councilor Wagner inquired about the requested changes regarding prohibited uses. Mrs. Pelster added that the group was hoping to change language prohibiting double axel vehicles in MOA (Section 3.5). After brief discussion, consensus us to remove the prohibition of double axel vehicles and to state that driving of vehicles is prohibited unless for loading or unloading. Councilor McNair stated that the main concern is that the fields aren't damaged. Mrs. Mitchell explained that damage to the field is addressed in Section 9 Destruction and Damage.

The group then discussed ways to assess the condition of the field in order to assure it is kept/returned to a certain condition. Staff explained that the field will be assessed prior to and after events.

Nicole Larke suggested doing an assessment of the field when the Certificate of Occupancy is issued for the grandstands and another prior to and after events. Councilor Hult added that the field will follow the assessment process with anyone using it.

Mrs. Larke explained that the Intercultural Society of Vernonia and Greenman Field Grandstand Committee hope to have a meeting next week to review the documents prior to signing. Mrs. Pelster inquired about what the decision was regarding the lights and the scoreboard. Mrs. Mitchell explained that in September, Mr. Miller had stated that they would like to have the scoreboard but he wasn't sure about the lights. She added that the items belong to the city and Council can decide if they are willing to let them go or not. Councilor McNair



stated that the decision is for Council at a different time. Mrs. Pelster stated that when the decision is had, the group would like them to be kept.


The group then discussed the timeline for the contract to be signed. Mrs. Pelster explained that the ICSV will be discussing at their next meeting a timeline for insurance. Once insurance is secured, they will sign the contract and get started with fundraising efforts. Mrs. Mitchell explained that the school is still leasing the grounds and has to keep it fenced until they are no longer liable. She suggests the ICSV have insurance secured by then and a plan in place to secure the building. Councilor McNair stated that if there is a gap in coverage between the handover from the school and ICSV lease being signed, the city will have to insure it. Mrs. Mitchell stated that the structure is already on city insurance. She added that the cities insurance will not require it to be fenced.

Consensus of Council is for staff to make the requested amendments to the documents and send to the ICSV for approval. Once complete, staff will bring to Council for formal approval.

Adjournment

Councilor McNair adjourned the meeting at 7:04pm

These minutes were approved at the December 17th, 2018 City Council Meeting.



Stephanie Borst, City Recorder



Mario Leonetti, Mayor