



CITY COUNCIL DECEMBER 4<sup>TH</sup>, 2017 MINUTES  
REGULAR MEETING 7:00 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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**Councilors In Attendance:** Mayor Leonetti, Councilor McNair, Councilor Hult and Councilor Seager  
**Staff in Attendance:** City Administrator Mitchell  
**Media Present:** Scott Laird, Vernonia Voice  
**Absent:** Councilor Wagner and City Recorder Borst

**Call to Order and Pledge of Allegiance – Mayor Leonetti**

Mayor Leonetti called the meeting to order at 7:00 pm

**Additions or Corrections to Agenda**

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

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

Motion carried.

**Councilor Committee Meeting Reports**

Councilor McNair attended the Public Works Committee Meeting. There is a recommendation presented at this meeting. They also received the committee training at the meeting. They also discussed the issue of outside water lines, he expects a recommendation to come forward at some point.

**Topics from the Floor**

*Persons addressing the Council must state their name for the record. All remarks shall be directed to the entire City Council. The Council reserves the right to delay any action requested until they are fully informed on the matter.*

**Consent Agenda for Approval**

A. City Council Meeting Minutes for November 20<sup>th</sup>, 2017

B. Public Works Committee Meeting Minutes for October 24<sup>th</sup>, 2017

Councilor Seager made a motion to approve the meeting minutes listed above as presented. The motion was seconded by Councilor Hult.

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

Motion carried.

**Unfinished Business**

**New Business**

A. Public Works Recommendation – Removing Water Rate Allowance

Dale Webb, Public Works Committee Member, presented the recommendation to Council.

Councilor Seager inquired as to when the last time the water rate structure was revamped. Mr. Webb stated that the last time was in 2012. City Administrator Mitchell explained that the city is still using the 2012 spreadsheet but the rate is adjusted annually. Mr. Webb added that the structure isn't changing, rather one of the divisors

gets adjusted every year. Councilor Seager inquired as to what the reflection would be on customers' bills as with the previous rate adjustment some people saw an increase. Mr. Webb explained that the break even point for the customers is 4000 gallons. Low users will see an increase without the allowance and people above the 4000 gallons should see a decrease.

Councilor McNair explained that the goal has been to make the rate structure more fair and equitable. This change is moving toward doing to. Councilor Seager expressed concern about continuously changing the rates. Mrs. Mitchell explained that with the rates being reviewed every year, the rates will fluctuate every year.

Terry Lindauer, Vernonia, expressed concern about water leaks and that it is important for the city to fix these leaks. Mr. Webb explained that there have been difficulties locating where the leaks are but the number of leaks have been reduced. Councilor McNair brought up the issue of the cost to fix said leaks vs what the cost is to produce the water that is being lost. Mrs. Mitchell explained that research has been done to find the leaks and the ones that were easily accessible have been fixed. She added that every year staff calculates the water that is produced and metered in order to keep an eye on the leaks.

City Administrator Mitchell explained how the rate review committee works and that it consists of 2 public works committee members, 2 councilors, and staff. Councilor Seager stated that he is willing to move forward with the recommendation, but expressed concern that the perception of the rate payer is that the cost for the 2000 gallons is built into the base rate. Councilor McNair stated that he thinks some of the base rate should be moved over to the variable cost (Consumption). Mrs. Mitchell explained that the cost for the 2000 gallons is not built into the base rate. City Administrator Mitchell explained for the group how the current rate structure is set and the logic behind the recommendation.

Consensus of Council is for the rate review committee to work on a water rate with no allowance given for consumption.

### **Business from Departments**

#### **C. Police Department – Police Sergeant Carnahan**

Sergeant Carnahan explained that Chief Conner had his knee surgery. The surgery went well and he is now in recovery. He will return once his doctor releases him for work. The County Sherriff is assisting with police coverage.

#### **D. City Administrator Report – J. Mitchell**

**Wastewater Treatment Plant:** The installation of the bio domes will be pushed out, due to saturation of the lagoons, and the weight of the crane needed to install them. Date to be determined.

**Greenman Field Grand Stands:** I am planning on attending the School Board Meeting on December 14<sup>th</sup> to address the status of this issue.

**Street Projects:** PW Staff is out cold patching trouble spots when the weather allows. Remaining streets to repair in this fiscal year; Old Bridge Street and Polk Avenue will get graded, re-rocked, and culvert upgrades.

**Nickerson Creek Issue:** Nothing current to report.

**Mile Bridge (Green Bridge over Nehalem River):** I met with Sally Harrison; we discussed sending the ODOT representative one more email before we seek a more formal approach via our elected state representatives to assist us to get a meeting.

**City Hall Closure Dates:**

- Dec. 22<sup>nd</sup>** closed at 12noon-Christmas Eve Holiday
- Dec. 25<sup>th</sup>** closed all day- Christmas Day Holiday
- Dec. 29<sup>th</sup>** closed at 12noon-New Year's Eve Holiday
- Jan. 1<sup>st</sup>** closed all day –New Year's Day Holiday
- Jan. 15<sup>th</sup>** closed all day – MLK Jr. Holiday

**Skate Parks:** Mrs. Mitchell is meeting with Skate Park designers on December 9<sup>th</sup> and 10<sup>th</sup>. She will propose that the designers do a 50, 100, and 150 phase design in order to make it more feasible if state grant funding is not obtained.

**State parks Grant Application:** Staff and the Parks Committee will bring a list to the next City Council meeting





with items/projects they would like to apply for in the grant application for Council approval  
*Arborist:* Mrs. Mitchell is meeting with the arborist on December 14<sup>th</sup> at 9am to review potential danger trees on city property.

**Ordinances/Resolutions**

**Correspondence**

E. Preliminary 2017 Population Estimate

Mrs. Mitchell presented the document to Council. No action required.

**Items from Mayor and Councilors**

Councilor Seager inquired about the new equipment shed at the Airport. Mrs. Mitchell explained that in spring an Econofab building will be put on the concrete slab from the old manufactured home at the airport. Staff is looking into the possibility of using the old water plant for storage instead of building a replacement for the green shed.

Councilor Seager inquired about bollard installation at the gravel lot on Rose Avenue. Mrs. Mitchell explained that Public Works will be installing them soon.

Councilor Hult and City Administrator Mitchell attended the City/County Dinner where they heard county and city reports. Mayor Leonetti was not able to attend as he was at an appointment with Letha.

Next City Council Meeting: Monday, December 11<sup>th</sup> for the Cemetery House Work Session.

**Action Item Summary**

Staff will install the bollards at the Rose Avenue gravel lot.

**Adjournment**

Mayor Leonetti adjourned the meeting at 7:48 pm

These minutes were approved at the December 18<sup>th</sup>, 2017 City Council Meeting.

Stephanie Borst, City Recorder

Mario Leonetti, Mayor