



ORIGINAL

CITY COUNCIL August 21st, 2017

WORKSESSION

Time: Immediately Following Regular Meeting

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.

MINUTES

In Attendance: Councilor McNair, Councilor Wagner, Councilor Hult, and Councilor Seager

Staff in Attendance: City Administrator Mitchell, City Recorder Borst

Absent: Mayor Leonetti

Call to Order – Council President McNair

Councilor McNair called the meeting to order at 9:18 pm

Additions or Removal of Agenda Items

Councilor Wagner made the motion to approve the agenda as written. 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

- Cemetery House Sale Discussion

Councilor Wagner stated Exparte Contact as she has knowledge of this property from her work at Community Action Team. City Administrator Mitchell explained that there is not an issue with this as Council is not discussing who they would like to sell to tonight.

Mrs. Mitchell presented the options and map to Council (See File). She added that the lot to the rear of the house in question would be accessed off of undeveloped 6th avenue. Presented options are as follows:

Option #1: List the House and Property as is with a realtor.

Option #2: Enlist the help and collaborate with a Community Development Corporation.

Option #2a. When working with a community development corporation, hand it off to them and receive money for the value of the house upfront.

Option #2b. When working with a community development corporation, work alongside them, and wait until final sale to receive the money for value of house.

Mrs. Mitchell explained that with all of the work that the house is in need of, option one may not reap the most income. Councilor McNair expressed disagreement to this opinion. She explained that the City would get more by partnering with a community development corporation. Option 2b would hold some risk as the housing market could drop while the house is getting readied for market. She inquired as to if Council would like an appraisal done on the

house which would cost roughly \$500. Councilor McNair expressed interest in having the Community Development Representative attend the meeting to help Council decide what to do. Mrs. Mitchell explained that staff could have the representative come to the meeting if Council requested. After some prompting, Councilor Wagner recommended getting an appraisal and having a representative attend the meeting once the appraisal is complete.

Councilor McNair expressed frustration that the project has taken so long to get completed. Councilor Hult explained that the project is waiting on the lot line adjustment. Mrs. Mitchell stated that the Community Development Corporation Representative, Casey Mitchell, came and presented options to the previous Council when she was on Council. Councilor McNair stated that he would like him to attend a meeting again. City Administrator Mitchell explained that staff can get the appraisal done and then have Mr. Mitchell attend a meeting to help Council decide what direction they would like to go. Councilor Hult requested to have the previous meeting minutes regarding this subject present at that time as well.

Councilors Hult and McNair expressed disinterest in selling to someone who would put a renter in the home. Councilor McNair added that while he doesn't want to see a landlord purchase the home, the City still needs to get the most they can from the house as the Cemetery Fund needs the money. Councilor Wagner stated that the market is high right now and she is unsure option 2 would be the largest financial gain for the city. She suggests discussing with a realtor. City Administrator Mitchell replied that the problem with discussing with a realtor is that they will just want the sale. Council consensus is for staff to develop a price analysis using Zillow and bring back more information on the process for Option 2b. Mrs. Mitchell will also inquire with the City Attorney on what would be the required process for this option. Councilor Wagner added that the city also needs to ensure that we meet our affordable housing agreement.

Adjournment

Councilor McNair adjourned the meeting at 9:49 pm.

These minutes were approved at the September 18th, 2017 City Council Meeting.


Stephanie Borst, City Recorder


Mario Leonetti, Mayor