



CITY COUNCIL June 19th, 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

Call to Order -- Mayor Leonetti

Mayor Leonetti called the work session to order at 8:19 pm.

Additions or Removal of Agenda Items

City Recorder Borst added to the agenda "Topics from the Floor".

Councilor McNair made a motion to approve the agenda with the addition. The motion was seconded by Councilor Hult.

Votes: Councilor Seager: Yes

Councilor Hult: Yes

Councilor Wagner: Yes

Councilor McNair: Yes

Mayor Leonetti: Yes

Motion carried.

Topics from the Floor

Joe Riley, Vernonia, is interested in organizing the donation of the privately-owned section of Weed Avenue to the City. In doing so, he would like to see the road get improved (Paved) as well as Spring Board Lane and E Street. Staff explained the location of the streets to Council. Mr. Riley explained that there are roughly 6 lots left to be developed.

New Business

- Road Based Transportation in the City of Vernonia

Mr. Fousek presented the handouts to Council. He projects that the poor condition streets need to be repaired in the next year and the marginal streets need to be repaired within the next 2 years. He explained that there is roughly \$50k available for projects this year. When presenting funding options to Council, Mr. Fousek spoke against adding a fee to utility accounts as it taxes the utility users rather than the property owners.

Councilor McNair inquired as to how SDC funds could be used for projects. Mr. Fousek explained that SDC funds could be used in areas that would see added capacity (IE adding a catch basin where the street is paved with no storm water improvements). The key is not replacing but adding new infrastructure. At this time there is not a Storm Water fund aside from the Storm Water SDC fund.

Mr. Fousek explained the methodology for his estimates for Council and that road grade was not factored in. Councilor McNair stated that he discussed this with Mr. Fousek previously and asked if the proposed areas would need to be brought up to public works standards. City Administrator Mitchel advised that if the areas were completely torn out and rebuilt we would

have to build to public works standards. Since we are only repairing the roads, we don't have to add sidewalks, curb, etc.

Councilor Wagner inquired about any available grants. City Administrator Mitchell stated that if Council prioritizes improvement areas staff can explore Storm Water Grants but she is unaware of any additional street grants we would qualify for.

Council then discussed prioritization of areas needing repair.

Area #8 – Staff proposed removing the asphalt remnants and leaving the street gravel until the fund could afford to repave it. Areas that service more homes, which therefore have heavier traffic, are of the highest concern at this time.

Councilor Wagner suggested considering the use of the home for prioritization (IE Daycares and other home businesses). Mr. Fousek explained that staff did not take into account home businesses but did account for multi-residential units.

Councilor Wagner inquired as to whether or not Council had enough information at this time to prioritize areas for repair. Mr. Fousek stated that staff would like Council to prioritize areas so they can look for funding sources. Councilor McNair stated that Clatsop, Ruth, and Louisiana are all in poor condition and would like to start with them. City Administrator Mitchell stated that Louisiana may be a candidate for the street grant.

Councilor Hult proposed repairing the streets in the poorest condition then prioritizing the remaining streets with taking traffic into consideration. She stated that her sister lives down Old Bridge Street which is in very poor condition.

Councilor Wagner suggested that it may be more efficient and cost effective to target areas for repair. Mr. Fousek agreed that it may be the cheapest route until we can find additional funding sources. Councilor Wagner requested a spreadsheet from staff with the data sorted by cost and condition score.

Councilor Seager inquired about what the cost would be to fix all of the streets in poor condition. Mr. Fousek stated that the cost to fix all of the streets in poor condition is \$87,170 and the total for everything on the list is roughly \$500,000.

Mr. Fousek added that this was discussed with the Public Works Committee and they discussed the possibility of using half of the loan repayment fee for a street fund when the loans start to get paid off. He also suggested approaching property owners in the identified areas and seeing if there is interest in a local improvement district. If Council is interested, staff will explore this option and get estimates. The City could also propose splitting the cost. Mr. Fousek suggested starting with Area #1 and seeing what costs would be with a 100% LID vs LID with city contribution.

Mr. Fousek will check with Finance Director Handegard regarding the timeline for loan pay off and what the reduction will be. He will report to the Public Works Committee this week when they discuss this topic.

Councilor Seager proposed sending a survey to citizens to gauge interest in different funding options before putting too much effort into different options. He explained that the suggested tax would be a hard sell as the community is already heavily taxed.

City Administrator Mitchell reminded Council that the goal of the work session is to prioritize areas for repair. Prioritization will help with the budget process as well. Councilor Wagner stated that she would like additional information before setting prioritization.

Council then discussed alleys that need repair. Staff pointed out that OA Hill has overall decent streets but alleys that are in horrible shape. This would be a candidate for a local

improvement district to improve the alley and storm water. Staff would like to know what the priority is for alleys. Councilors McNair and Hult both stated that the alleys on OA Hill are used like streets and are used heavily. Councilor Hult stated that she grew up on OA Hill and its fairly unique up there in that they use the alleys for access and parking. Mr. Fousek explained that staff has not priced what the cost would be to improve alleys.

Councilor McNair spoke in favor of improving the alleys on OA Hill and addressing storm water issues. In order to prioritize fixes for alleys, Council needs to know costs.

Consensus of Council is to discuss again at a future work shop and for staff to bring costs for alley improvement and local improvement district options. Mr. Fousek will work on a five-year transportation plan and bring it back to Council.

Adjournment

Mayor Leonetti adjourned the meeting at 10:03 PM.

These minutes were approved at the July 17th, 2017 City Council Meeting.



Stephanie Borst, City Recorder



Mario Leonetti, Mayor