



 ORIGINAL

CITY COUNCIL APRIL 20th, 2015 MINUTES
REGULAR MEETING 7:00 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.

1. Call to Order and Pledge of Allegiance -- Mayor Parrow

The meeting was called to order by Mayor Parrow at 7:00pm

2. Additions or Removal of Agenda Items

Mayor Parrow requested adding Miranda Nutting for Cedar Side Beer Garden under Jamboree Report in **Mayor Report B**. Motion was made to accept agenda with changes made by Councilor Tierney. Motion was seconded by Councilor Seager. Motion carried.

3. Mayor Report

A. Recommendation to appoint Brandi Fennell to Library Board

Mayor Parrow with consensus of Council appointed Brandi Fennell to the Library Board. Councilor Tierney thanked her for stepping up.

B. Recommendation from Parks Committee -- Jamboree Use of Spencer Park

Scott Laird spoke to the meeting with Damon Richardson, Josette Mitchell, Ernie Smith, and himself. The group came up with the recommendation for the car show to be placed in the non-play field area. Council reviewed the requests from the Jamboree committee to use the City owned areas for Jamboree weekend. Mayor Parrow asked if the neighbors have been notified.

Motion to approve the Jamboree committee requests for park use and street closures was made by Councilor Seager. The motion was seconded by Councilor Tierney. Motion carried.

Miranda Nutting --Cedar Side --Request for beer garden to be in place for the Jamboree. Chief Conner stated he did not have any issues with the application or event.

Motion was made by Councilor Tierney to approve the use of Hawkins Park, for the registered beer garden hosted by Cedar Side for Jamboree concert night and Logging Show. Motion was seconded by Councilor Seager. Motion carried.

4. Presentation- Jim Tierney- Small Community Disaster Recovery

Jim Tierney of Community Action Team presented the document Flood Recovery Logic Diagram, which shows the steps a community can take to recovery from flood events. Mr. Tierney went through the document Comprehensive Small Community Disaster Recovery Diagram, which showed the steps in which a community would take to recover from the event. It is a timeline of the days; Rescue 1-6, Emergency Services, Program Planning & Grant writing, and Temper Expectations. Mr. Tierney went through the steps the community members, CAT, and other agencies took to move the recovery along. Mr. Tierney's hope was to leave a roadmap for future members of the community who may have to collect data, help citizens, and access the funding to recover as well as we did. The data is the element that will open up the faucets for funding and support. Without the data the funders do not have proof of effect or numbers of people affected. Funding such as CDBG helped to top off the grants the community members needed. When FEMA would only fund 75% the other 25% needed to be made up by other funds. There were eight or nine funds that were used to support the recovery projects. Community Action Team used a bridge loan to pay the contractors; Community Action Team

was then reimbursed when the money came in from the different funds. Mr. Tierney stated for the record that almost all the money went through Columbia County. Community Action Team was the agency that facilitated the funding stream of the projects, and was reimbursed for their time and costs incurred. Councilor Tierney stated that we are periodically held as an example and asked Mr. Tierney to speak to that. Mr. Tierney said we were lucky that community members had a vast amount of history. Those who had been through the 1996 flood were able to remember that the data was missing and the community in 1996 missed out on funding. You have to have members of the community who know how to put it together. Mr. Tierney stated that government does good work generally, and Dennis Siegrist from OEM, has a mind for creative work. Dennis decided to jump in and help us; he opened the funding flood gates for us. Dennis Siegrist helped Vernonia by buying out the school property; he helped the community to navigate the roads to get the funding from the Federal government. We were lucky and the stars were aligned and we were prepared and organized. Councilor Tierney wanted to stress that we focus too much on the rescue effort and this was more about the recovery efforts. Mr. Tierney said that the first responders are mostly focused on saving lives. However the two groups do not see the same end game. Mayor Parrow asked Mr. Tierney how much debris they think we would have if we had another flood event. Dan Brown stated that with the mitigation the community has done the City would have 25% of the debris we had in 2007.

5. Councilor Committee Meeting Reports

Councilor Tierney-No report, Councilor Seager-No report, Councilor Hult-No report, Mayor Parrow-at the Library Board meeting they discussed that the Summer Reading program is getting underway.

6. Topics from the Floor/Audience Participation

Terry LaChapelle- Public Works foreman Burch told him the sewer blockage was his problem. Terry took it upon himself to have RotoRooter come out and the blockage was at 105 feet, out past his property line. Last year when they came up and dug the sewer, there was a fix done many years ago, and the staff dug up the City portion of the line, but not Mr. LaChapelle's area of connection. Mr. LaChapelle asked for the problem area to be opened up while the public works staff was up there, he was told that there was no need to go further because staff had found a break in the line. He is asking to be reimbursed for \$377.50 bill from RotoRooter. Mr. LaChapelle thinks the City should do something; he should not have to cross two other people properties to solve the problem. It is up to Council and the Administrator, to fix the problem. Mr. LaChapelle believes the City should come up there dig that out, and fix the bigger problem. What would Council have staff do? Ask Ruben for an answer by Friday. City Administrator to send an email to Council to keep them updated. Then contact Terry let him know that the City is working on it.

7. Consent Agenda for Acceptance

A. Library Board Minutes March 3rd, 2015

B. Weekly Departmental Updates April 3rd, 10th, 2015

Motion was made by Councilor Tierney to accept the Library Board Minutes for March 3rd, 2015. Motion was seconded by Councilor Seager. Motion carried. Motion was made by Councilor Seager to accept weekly departmental updates from April 3rd, and April 10th, 2015. Motion was seconded by Councilor Tierney. Motion carried.

8. Consent Agenda for Approval

A. City Council Work Session Minutes March 30th, 2015

Motion was made by Councilor Seager to accept the City Council work session minutes of March 30th, 2015. Motion was seconded by Councilor Tierney. Motion carried.

B. City Council Minutes April 6th, 2015

Motion was made by Councilor Tierney to accept the City Council minutes of April 6th, 2015. Motion was seconded by Councilor Seager. Motion carried.

C. City Council Work Session Minutes April 13th, 2015

Motion was made by Councilor Hult to accept the City Council work session minutes of April 13th, 2015. Motion was seconded by Councilor Seager. Motion carried.

9. Unfinished Business

A. Lot Line adjustment Cemetery House

Motion was made by Councilor Tierney to direct staff to proceed with Lot Line adjustment to establish/define a standard lot size for the property on which the former keeper house is located. Motion was seconded by Councilor Seager. Motion carried.

B. Jeff Harrison Water issue

Councilor Tierney asked if staff had followed the previous situations where we had given a 50% discount on consumption fees. Mr. Harrison stated they shut the water off immediately and did fix the problem as soon as the possible. Mr. Harrison stated that his fault in this is zero, he just wants to pay his regular bill, none of the overage. The Harrison's stated that there were no signs of a leak on their property. Councilor Seager stated that we have set precedence and if we are going to consistently forgive for leaks on the customer side of the meter, and then we need to change the ordinance. Councilor Seager stated that the Ordinance clearly states what the policy is and we should follow the policy. City Administrator Mammone explained that the staff had nothing but the policy to follow and present to Council where they see it falling within the current policy. The prior situations had a Staff participation element that warranted staff recommending some liability. Mayor Parrow stated he stance is its water, what does it cost us to produce it, we can be a Council of compassion and for setting a precedence, if your line breaks and it is nobody's fault its only water. Motion was made by Councilor Tierney that reduces the Harrison's bill by \$457.29, make payment plan available over six months to deal with this overage. Motion was seconded by Councilor Hult. Motion carried.

10. New Business

A. Emergency Debris Sites

Mayor Parrow went through the debris sites as presented by staff, two sites owned by Dick Titus, one in Pittsburg and one site off Lone Pine Road. The third site is owned by Ed Bartholomey, out Nehalem Highway North. Council discussed the City owned options. Councilor Hult asked if the property owners asked for compensation. One of the property owners potentially would want compensation. City Administrator said the use of dumpsters allow the City a lot of flexibility. Councilor Tierney thinks two sites makes the most sense, and wants Council to pick two. Councilor Tierney wants MOU's in place. Councilor Hult is concerned about negotiating with new land owners, she asked why if we don't have to would we deal with private land owners. Advantage to having a City MOU with the City for land use for debris sites staff will look into that, as an in-kind value.

Motion was made by Councilor Tierney the City select two City owned debris sites corner of Bridge and Washington (Old Senior Center) site, one at the corner of N. Mist Drive and Birch Street. Councilor Tierney also included in the motion the request that City staff look into the idea that the City could have a MOU with itself for use of the public property. Motion was seconded by Councilor Seager. Motion carried.

C. Spencer Park Improvements

Councilor Hult asked if the Parks Committee is recommending spending 3000.00 and the bid came back at 5000.00. Mayor Parrow asked if we can fund this jointly from another account. Potentially Park SDC fund may be able to make up the difference. The original bid was to have only the two ends of the park fenced, and not the whole property. City staff was asked to see if there are any cost savings to buying in greater quantity. Councilor Tierney recommends voting in favor if SDC funds can be used. City Administrator brought up another option was using WOEC used electric poles, the City could purchase them for one dollar a piece. City staff could purchase, cut them, drill the hole and potentially save money. Mayor Parrow believes that this park needs to look good, from street view it should be uniform and clean looking.

Motion was made by Councilor Seager to authorize Public Works staff to purchase materials for the fence to perimeter the New Spencer Park, contingent on finding the funds. Motion was seconded by Councilor Tierney. Motion carried.

11. Business from Departments

A. Police Department – Chief Michael Conner

Chief Conner updated Council that the tagger who has been vandalizing City properties has been caught. Referral has been made to Columbia County juvenile department. Request restitution.

Councilor Tierney asked about the building official, City Administrator stated City can implement any code or rule they wish. Code Enforcement officer can do that. City Administrator stated what is relevant to him at this point is that Council needs to establish a set of very clear steps. Compliance is what the City wants, some states are pushing the policy. Lien the property tax, County becomes the collector, Council would enter into an agreement with the County for percentage of the lien amount. Council wants more information if the City can lien the property taxes. City Administrator will research and get back to Council if City can lien the property taxes is a viable option, City Administrator will prepare that information for the upcoming City Council work session on nuisances.

B. City Administrator – Gian Paolo Mammone

A. City Administrator Report

WWTP-City Administrator explained that the WWTP contract has not been approved. USDA is frustrated with Tetra Tech and the third version of the contract still contained mistakes. The situation was resolved and City Administrator called and talked to USDA representative to smooth things over. The City should have a USDA approved contract by Friday, be able to sign, and publish the WWTP RFP.

The second element is the need for a mediator to be stated in the contract. There is consensus of Council to move forward with JAMS as the mediation firm.

Public Works Hiring-City Administrator notified Council that an internal employee applied for the open Public Works position, that person has been hired and is now part of the City of Vernonia staff. Council wants the future Public Works position posted on the City of Vernonia Facebook page, in order to let local candidates know they is an opening.

Planner position- City Administrator met with Michael Sykes from Scappoose, the City of Scappoose doesn't have the capacity to help us with planning at this time. The County would need more than one City to need planning services before they could warrant hiring more staff to help our community with planning. The County is interested in being the building official for us, however we currently have a building official department. Council will need to make a decision do citizens need to go to the County or could a planner come here once a week, twice a month. There is also a possibility to find someone internally to be the Planner/GIS/Code Enforcement, this is just an idea if we need to scale down so be it. The City Administrator wants to collaborate with his colleagues to see what options are out there and what the City needs.

OLNG- City Administrator sent an email to the County Commissioners asking them to attend, he has not received a response. City Administrator believes they will come to the Council meeting. Councilor Tierney asked if the County Commissioners stated their approach at the public coffee meeting at the Black Bear diner. City Administrator said that the Commissioners did discuss the OLNG project, the Commissioners stated they needed to research the subject before formally responding. City Administrator believes that a united front with other agencies if the other agencies are in agreement, and stipulate the expectation of the company to have the community take the risks associated with the pipeline project.

12. Ordinances/Resolutions

Ordinance 902 - An Ordinance Establishing A City Planning Commission And Prescribing Its Powers And Duties And Repealing Ordinance **351, 838, 849** For The City Of Vernonia, Oregon

Motion was made by Councilor Hult to adopt Ordinance 902. Motion was seconded by Councilor Seager. Motion carried. Roll call- Hult –aye Seager- aye Tierney-aye Parrow –aye, 4 ayes.

Resolution 05-15-A Resolution Authorizing and Approving A State Revolving Fund Loan Agreement To Finance A Wastewater Treatment Facility Project

Motion was made by Councilor Tierney to adopt Resolution 05-15. Motion was seconded by Councilor Seager. Motion carried.

Resolution 06-15-A Resolution To Move Parks Funds From Contingency To Personal Services, and Materials & Services

Motion was made by Councilor Seager to adopt Resolution 06-15. Motion was seconded by Councilor Hult. Motion carried.

13. Correspondence

Council Interview Allowed Procedures- Council needs to set criteria to screen City Councilor applications. City staff will be delivering the application draft to Council by May 15th, 2015.

14. Items from Mayor, Councilors, City Administrator

Hult- nothing.

Seager- Thanks to Chief Conner for the ride-a-long. Thanks to Police staff for work on nuisance abatement. Councilor Seager wants to discuss changing the water ordinance. He stated that if we are going to continue to give half off, then we should change the ordinance. Discussion continued that the Ordinance states the policy and Council needs to define the criteria in which they will grant a reduction of the consumption fees. Council will add this subject to develop the appeal acceptance criteria at a future workshop. Will be absent May 4th-7th.
Tierney- Will be absent May 11th-16th and 25th-30th. The Tierney household will have 3 more residents in the fall, including a new baby.

Parrow- nothing.

15. Action Items Summary – City Administrator

- Staff to proceed with Lot Line adjustment to establish/define a standard lot size for the property on which the former keeper house is located.
- Staff to reduce/adjust the Harrison's bill by \$457.29, and set up a payment plan available over six months.
- Council wants more information if the City can lien the property taxes brought to the Nuisance work session. City Administrator will research and get back to Council if City can lien the property taxes is a viable option, City Administrator will prepare that information for the upcoming City Council work session on nuisances.
- Council wants the Public Works position posted on the City of Vernonia Facebook page.
- City Administrator will include screening criteria options with the City Councilor application. The draft application will be delivered to Council by May 15th, 2015.
- Staff directed to look into the water ordinance and see if there is a way to criteria for appeal made by Council (for future workshop).
- Regarding Terry LaChapelle, City Administrator will develop the solution for the sewer problem. Ask Ruben for an answer by Friday. CA to send an email to Council to keep them updated. Then contact Terry let him know that the City is working on it. If possible could we pay the bill, and not have it go against insurance?

Adjournment 10: 13pm

Approved at the regular Council meeting May 4th, 2015.

Josette Mitchell 5/4/15
Josette Mitchell, City Recorder Date

 5-4-15
Randall J. Parrow, Mayor Date