



 ORIGINAL

CITY COUNCIL MAY 4th, 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

Mayor Parrow called the meeting to order at 7:01pm -Councilor Seager absent.

2. Additions or Removal of Agenda Items

Removal of Mayor's Report item Recommendation letter from Planning Commission regarding OLNK project.

Addition in Mayor's Report of Student Body Leadership Report.

Motion was made by Councilor Tierney to accept the Agenda with removal and addition.

Motion was seconded by Councilor Hult. Motion carried.

3. PUBLIC HEARING

Acquisition of a CONSERVATION EASEMENT - for the property located at 1462 Bridge Street in Vernonia, "Lincoln Elementary School Property."

Mayor Parrow opened the Public Hearing at 7:04pm.

Proponents: None Opponents: None

Comments neither for nor against:

Dennis Chadek, 1457 Nehalem Street, Vernonia, OR 97064, asked what the conservation easement is anyway, Mayor Parrow allowed Ross Day, Attorney for Dow's to speak, Mr. Day stated that the conservation easement, will maintain the building will stay in substantially the same condition as it exists now.

Mayor Parrow closed the Public Hearing at 7:09pm

4. Mayor's Report-

~~Recommendation Letter from Planning regarding OLNK subject~~

Recommendation letter from Planning Commission will be coming at a later date, it is still a work in progress.

Student Body Leadership Report-

Chen Chin from VHS leadership class, Senior trip was last week, earned over 1000.00 dollars for Dornebecker's Children's Hospital. Drew Cheney, Forestry and Equestrian team made it to state. Softball, Track, Golf, and Baseball are finishing up their season. Junior class is doing state testing right now. The school hosted the biggest blood drive since 2008.

5. Presentations: OLNK Pipeline Project - Dan Serres, Steve Calhoun, Diana Peach

Dan Serres, of the group the Columbia River Keepers

This is a large proposal for the natural gas pipeline. The pipeline holds natural gas not liquefied natural gas. The project started as an import project and changed to an export project. The pipeline would come from Woodland, under the Columbia River, through Columbia City down through Columbia County crossing Rock Creek, and the Nehalem River. The gas is for export so it will not have the odorant in it. They will drill underneath Rock Creek and then pull the pipe through the drilled boring, potentially affecting the watershed. The pipe proposed will be 36in in

diameter. The company will be shipping the product once it is super cooled in Warrenton to oversee buyers, selling it at 5 or 6 times the price natural gas go for here in Oregon. Clatsop County recently denied the proposal in a 5 yes 0 no vote, that decision was upheld by the Court of Appeals. So now what? Does Vernonia's voice matter, in Dan's opinion, yes Vernonia's opinion does matter. We need to stand with the rest of Oregon, and send our opposition to the key State and Federal agencies. Many cities near Columbia County who were part of the past proposal for the pipeline have adopted resolutions to oppose the pipeline project.

Diana Peach, stated assuming nothing goes wrong, the challenge is that the pipeline proposed will go in upstream the water intake for the City of Vernonia and its residents. Diana then discussed turbidity and frack out issues. She showed specific pictures of frack out problems that happened in Coos County. When this happens the pollution sits on the bottom of the stream bed, and potential long term pollution to the City's water. The contamination does effect salmon populations, covering the eggs, and food sources for salmon with silt clay. Her concern is that if our water system is damaged our community is in big trouble. What will happen to our property values, our ability to sell? Councilor Tierney asked where the pipeline will cross upstream from the intake. The City water intake is on Washington Ave. right behind the Public Works shop. Mayor Parrow asked if the pictures were taken immediately following leak, are there pictures from later after the leak occurred.

Steve Calhoun discussed an overview, and then discuss a bit about Vernonia. The project has been proposed for 10 years, and there is 6 billion dollars in profit for the company, they don't think about the millions if there is daylight to make profit they will keep going. Steve showed the Council pictures of pipeline explosions that were small compared to the pipeline that would be going through the Vernonia area. There are issues for fire protection, and water quality. Major efforts have been taken by our community after the two major floods, the community chose to tax itself in a recession, and our community is something to be proud of. A number of people met with DEQ board to let the state agency know that this is Vernonia's water source. Steve is asking for the Council to be good stewards of the community of Vernonia. Tonight is for information but at a future Council meeting they will present a proposal for the City Council to adopt a resolution against the project. Mayor Parrow asked for the expertise of the presenters; Dan Serres, Bachelor's and Master's in Earth System Science in this role community organizer, Diana Peach; Research a writer by profession, resident of Vernonia, Steve Calhoun; retired school teacher and Real Estate broker had lived in Vernonia for 35 years.

Questions from the audience; if Clatsop County said no, why doesn't it stop it? State of Oregon is compelled under the law to uphold the denial. However the OLNNG plan to have the State override it, and if not have the Federal government override the State government. How long would it take for Fire Dept. to get to blast fire, the Land Use Board of Appeals said that there is not a reasonable burden for a rural fire district to have to carry. Is there an explanation explosion radius for a pipeline explosion, the area of blast zone is a 900 foot radius.

6. Councilor Committee Meeting Reports

Councilor Hult-No report, Councilor Tierney-No report, Mayor Parrow-No report.

7. Topics from the Floor/Audience Participation

No topics from the floor

8. Consent Agenda for Acceptance

A. Weekly Departmental Updates from March 17th, 24th, 2015

Motion was made to accept the Consent Agenda for Acceptance by Councilor Tierney. Motion was seconded by Councilor Hult. Motion carried.

9. Consent Agenda for Approval

A. City Council Minutes April 20th, 2015

Motion was made to accept the City Council minutes of April 20th, 2015 by Councilor Hult. Motion was seconded by Councilor Tierney. Motion carried.

10. Unfinished Business

A. Downtown Tree Proposal

City Administrator GianPaolo Mammone discussed with Council, the project budget number is roughly \$70,000.00. Councilor Tierney wants to see the money in this upcoming fiscal year budget. Mayor Parrow wants at least the money to remove the trees in this upcoming fiscal year's budget. Councilor Hult concurred. City Administrator stated we need to be cautious and not necessarily replace each tree we take out. Council asked if the financial director free up any money in this next fiscal year to pay for any of this project. To propose this and not put any money in the budget is a problem. Put some money in the budget. City Administrator wants to take a conservative approach, remove the trees, replace missing cobble stones, he would like to do a much tighter analysis. City Administrator would like to see if we can collaborate for purchasing power. Councilor Tierney does not see the stability in the budget. Her concern is that the project is a priority, we have committed to making changes, whether we make a decision on this, to pass the budget without addressing these costs is a problem. Mayor Parrow stated at a minimum we need to have the removal of the trees in the budget. Mayor stated maybe this is a three year project, we need to pursue grant funding. Mayor Parrow thinks perhaps a work session is necessary. City Administrator wants us to be cautious, Jon made assumptions to replace the number of trees with the exact number we started with. We need to be specific with a clear design. Councilor Hult agrees with the other Councilors, remove the trees and fix the pavers, plan in out in segments, find out where the money is coming from. Councilor Tierney thinks removing the trees and not replacing them will do damage to us as a City. Council wants to direct staff to bring to budget two scenarios; first, find tree removal and paver replacement money put it in the 2015-2016 fiscal budget and second, the Council wants to see in this next fiscal year budget is tree removal, paver replacement and purchasing some of the planters.

11. New Business

12. Business from Departments

A. Police Department – Chief Michael Conner

Chief Conner- Wednesday 10:00 am High School Stadium SKID Program.

Council was presented with report from Eva the code enforcement officer from Vernonia Police Dept. Nuisance citations are working, citizens are bringing their properties into compliance. Eva is working quadrant by quadrant.

B. City Administrator – Gian Paolo Mammone

A. City Administrator Report

Spencer Park -City Administrator asked City Recorder to update Council on Spencer Park improvements. The City saved 660.00 off the price of the bollards. The remaining products for the improvements will be purchased realizing the goal is to keep the expenses down and use SDC if the expenses go over the 3000.00 Parks Committee recommended at the last Council meeting.

Sewer Problem LaChapelle- City Administrator discussed with Council the sewer issue at Mr. LaChapelle's property, Councilor Tierney is still concerned about the repayment of the RotoRooter bill of 377.50, we don't want to have bad blood on this. City

Administrator stated it is irrelevant whose responsibility it is, we don't know where the easement exists. Mayor Parrow stated this is a unique situation, and does not believe the Council will set precedence by fixing this problem. Council discussed reimbursing the money and putting a lien on the property owner where the problem exists. Councilor Hult is not concerned about the idea of setting precedence, she is not concerned on a case by case basis making the hard decisions. Clerk told the City Administrator that she would have data by Friday. Councilor Tierney would like to propose for staff to reimburse Mr. LaChapelle for his last expenditure, consensus of Council is to pay the bill. The Council directs staff to get the situation resolved as soon as possible.

Committee membership- At this time Council does not see a problem with relatives being on the same committee. Council will pay attention to see if problems occur and address problems in the future, via appointment of committee members. Councilor Hult wondered if there is language that states the expectation of family members. City Administrator stated that the Council appoints the committee members, and can overturn recommendations if they see recommendations coming forward that the committee is split.

Transient Vendor Policy- City Recorder Josette Mitchell explained that the current process of transient vendors using public land and setting up a pop-up shop really is not clear. Council directed staff to research Transient Vendor policy bring it back to Council for review.

Response for OLNG Project- City Administrator wants the Council to develop strategic partnerships, instead of just a resolution. Councilor Tierney wants to make sure that Vernonia's voice is heard against this project. After much discussion by the City Administrator that the bigger picture and collaboration needs to be addressed. The City Administrator wants the Mayor to call the Commissioners, State Senators and Representatives and work together with them to develop a strong and strategic partnership. Councilor Tierney feels like this is really two different issues. No other Columbia County cities have taken a stand. She would like to see the Council adopt whichever version would carry more weight. She would like Council to state the reasons why we are in opposition. Council directed staff to research and review and work with the presenters to draft a resolution to be passed by the City Council in opposition of the OLNG project.

13. Ordinances/Resolutions

A. Lincoln Elementary School Building Conservation Easement

Motion made to accept the Lincoln Elementary School Building Conservation Easement by Councilor Hult. Motion seconded by Councilor Tierney. Motion carried.

Declaration of Covenants and Restrictions- Lincoln School Property

Councilor Tierney has concerns about the Declaration of Covenants and Restrictions- Lincoln School Property. She was not at the meeting where Council voted on the ordinance and zoning issue. She feels that there was an attempt from the Dow's attorney to intimidate her in the fall via the letter from Dow's attorney, and she wants to make it very clear to everyone, that even though her husband attended the Planning Commission meetings and spoke out against the zone change at the Council meeting, that we followed the planning rules to a "T" and did not discuss that, even though the implication from the attorney was that we had to be on the same page and had to be discussing it. I have concerns about this ordinance, I have concerns about the amount

of trips. In the declaration of covenants, the primary wording is to limit the trip per day, how is that metered, or measured. The City Recorder stated that the max trip came from the TSP requirements. The City would have to measure it if it seemed the trip cap was being exceeded. Councilor Hult stated that the way she understood it, the trip cap was not an expected number of trips but a limit. The City could inquire to ODOT to see if we could use a trip counter if need be in the future. Ross Day stated that the trip cap will remain for any use on the property, whether the building remains or not. A use that exceeds the trip cap would not be allowed. Councilor Tierney was recalling the information from the past, and the concern was to the trip cap and traffic.

Motion made to accept the Declaration of Covenants and Restrictions- Lincoln School Property by Councilor Hult. Motion seconded by Councilor Tierney. Motion carried.

B. Ordinance 903 - AN ORDINANCE OF THE CITY OF VERNONIA, OREGON AMENDING THE PLAN AND ZONE MAP FOR TAX LOT 03000, MAP 4N4W05AC, RE-ZONING SAID PARCEL GENERAL COMMERCIAL FOR THE PURPOSE OF DESIGNATION FROM RESIDENTIAL TO GENERAL COMMERCIAL.

Councilor Tierney states that she was not at the hearing for the change, she understands that the Council at the time voted in favor of the zone change. She stated that she will now state the concerns she had at that time because she didn't have a chance to state them. Her concerns of the direction that the council went, for a number of reasons, the planning commission had recommended against it, and the staff had recommended against it, the traffic was a concern of hers, she is concerned about spot zoning, this is not Hawthorne Street in Portland concerns for all those reasons that this would be passed. Motion was made to adopt Ordinance 903, by Councilor Hult. Motion was seconded by Mayor Parrow, Two aye. One nay. Motion carried.

14. Correspondence

15. Items from Mayor, Councilors, City Administrator

Tierney-No Hult-No Parrow-No Parrow will miss the Library meeting tomorrow. Tierney will miss the Emergency Preparedness meeting due to Budget Committee meeting.

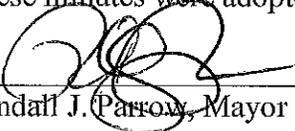
16. Action Items Summary – City Administrator

- Council wants to direct staff to present two scenarios the #1 scenario; find tree removal money put it in the 2015-2016 fiscal budget, and paver replacement. #2 scenario; would include purchasing planters maybe half the number of planters listed in project detail.
- Councilor Tierney would like to propose for staff to reimburse Mr. LaChapelle for his last expenditure, consensus of Council is to pay the bill. The Council directs staff to get the situation resolved as soon as possible.
- Staff to Contact the health department to identify the health emergency of sewage not being properly disposed of.
- Staff to research Transient vendor policy bring it back to Council for review.
- Staff to get clarification on intentions to draft resolution. If so, staff to work with Steve Calhoun/ NO OLN group or staff to draft resolution in opposition to OLN pipeline, for the May 18th meeting.

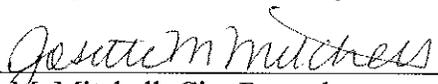
Adjournment

Mayor Parrow adjourned the meeting at 9:15pm

These minutes were adopted at the May 18, 2015 regular meeting of the Vernonia City Council.



Randall J. Parrow, Mayor

Attest: 

Josette M. Mitchell, City Recorder

Date signed: 5-19-15

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