



CITY COUNCIL SEPTEMBER 21, 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 7:02 pm.

2. Additions or Removal of Agenda Items.....p. 1

Councilor Hult motioned to accept the agenda with the addition of FCS Sewer Rate Number under Unfinished Business, Councilor McNair seconded the motion, motion passed.

3. Mayor Report

Oath in of Officer Cody Pesio by Mayor Parrow
Pinning of Badge by Danica Pesio

4. Councilor Committee Meeting Reports

Councilor McNair –The Cemetery Committee has quite a lot of items to address; hopefully will have more to report by the next meeting.

5. Topics from the Floor/Audience Participation

Mike Pihl: Mr. Pihl has 28 spaces at the Nehalem View Trailer Park on Riverside Drive. The most spaces he has occupied at one time are 24. Mr. Pihl would like Council to consider reducing the number of spaces he is billed for to 24 spaces. There are a total of 33 spaces, but many of the spaces are unusable. Mayor Parrow said that Council will refer this item to the City Staff.

Scott Laird: the Spirit of Christmas in Vernonia Committee would like the City Council to consider leaving the downtown trees in until after the 2015 holiday season. Council will address this item after they get test results back from the trees.

6. Consent Agenda for Approval

A. City Council Meeting Minutes for September 14th, 2015.....p.2-5

Councilor Tierney motioned to approve the September 14th minutes as written, Councilor Hult seconded, motion passed.

7. Unfinished Business

A. Travel Trailer Permit –Revisited Wallace John Pollock.....p.6-10

Occupant is not using the sewer in the trailer, as the second restroom in the house has been completed. City Administrator Mitchell suggested that Council issue a permit for 6 months. Councilor Hult motioned to approve a permit to allow temporary occupancy of the trailer until 1/9/16, Councilor McNair seconded, motion passed (4 ayes, 1 nay Seager).

B. Ground Lease and Improvements Discussion - Javalation.....p. 11

Councilor Tierney asked how other jurisdictions address similar situations. City Administrator Mitchell said that some cities require tenants to pay all of the infrastructure costs, some go in halves with tenants. Javalation would like to know what kind of requirements City Council will place on this lease so they know whether the site would work for their business. City Council would like information on how other cities word leases like this. Council would like to see sample leases, commercial property values for square footage of land, parcel report, identification of where utilities are now, and an estimate on what it would cost to bring water and sewer to an accessible location on the edge of the property at the October 5th Council Meeting.

C. FCS Sewer Rate Study

The ground-truth process is done. In the proposed new billing rate, meter size will be the determining factor for what rate you pay. The Public Works Committee is asking for permission to get these numbers to an engineer so the engineer can plug the numbers in. Public Works can then address this proposal with real numbers to Council. This system will relate the cost more directly to usage. Council consensus was that yes, Public Works may go ahead and get the information to the engineer.

8. New Business

A. CC Rider request for Resolution.....p.12-15

Janet Wright: Columbia County Rider would like the Council to support the creation of a transit district for all of Columbia County. The proposed transit district would raise property taxes by a rate of 23¢ per \$1,000 of assessed property value. All 6 cities in Columbia County have to approve a resolution to join this by no later than Oct 21st to be a part of the Public Hearing Process to be added to the ballot. The Columbia County Commissioners feel that there is a large amount of support within Columbia County for increased Public Transportation. How this would impact Vernonia is that Columbia County Rider would like to have 2 buses available at a time rather than just one, and they would like to provide services for more days of the week. Councilor Tierney made a motion that the City Council authorize the drafting of a Resolution approving a County Order to form a Transportation District with a permanent tax rate to be brought back for adoption at the October 5, 2015 City Council Meeting, Councilor Hult seconded, motion passed.

B. WWTP Ammonia Treatment proposed improvements.....p. 16-18

The Public Works Committee recommends the use of bio-domes to reduce the ammonia from the fluid, as the new permit will very likely require zero (or nearly zero) traces of ammonia in the winter discharge. Council consensus was to table this item until the Council Meeting on October 5th, gather more information on this subject, and to get a base estimate of the net cost of adding bio-domes to the WWTP by then.

9. Business from Departments

A. Police Department – Chief Conner: Will have additional law enforcement in town on September 22nd for a meeting, likely up at the school.

10. Ordinances/Resolutions

A. Resolution 12-15 A Resolution to Adopt Supplemental Budget for Parks Fund...p. 19-20

Councilor McNair motioned to adopt Resolution 12-15 A Resolution to Adopt Supplemental Budget for Parks Fund, Councilor Hult seconded the motion, motion passed.

B. Resolution 13-15 A Resolution Extending the City's Worker's Compensation

Coverage to Volunteers of the City.....p. 21-23

Councilor Seager made a motion to adopt Resolution 13-15 A Resolution Extending the City's Worker's Compensation Coverage to Volunteers of the City, Councilor Tierney seconded the motion, motion passed (4 ayes, 1 nay McNair).

11. Items from Mayor, Councilors, City Administrator

Councilor Seager will be absent from the next Council meeting (October 5th)

City Administrator Mitchell gave her report.

Council would like staff to look into whether there is an implied easement on the LaChapelle property, or whether getting an easement is something that the City needs to do. Mr. LaChapelle would like the City to consider directing staff to expose the area.

Councilor Tierney would like to set some time aside with someone to have a Q&A/tutorial on the tablets. Mrs. Handegard stated that she would rather that Councilors schedule time for one-on-one Q&A rather than scheduling a tutorial session with the entire Council.

Council would like staff to investigate the Nehalem View Trailer Park issue and find out whether there is a way to lock off water to unusable lots.

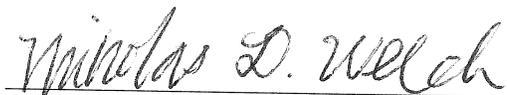
George Tice reported that the portion of the Linear Trail that is around the WWTP will need to go down in elevation to make the slope that is recommended.

12. Action Items Summary – Assistant to the City Administrator

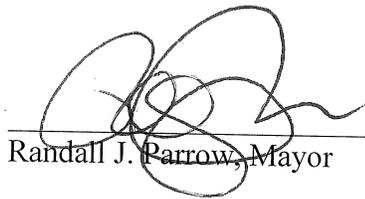
Staff will bring downtown trees test and Spirit of Christmas request back to October 5th meeting
Javalation – gather sample leases, commercial property values for square footage of land, parcel report, identification of where utilities are now, and an estimate on what it would cost to bring water and sewer to an accessible location on the edge of the property and present at October 5th meeting
Talk to Mike Penny about the possibility of ammonia regulations affecting the next WWT Permit
Get project cost estimates from Bio-dome Company
Document real or implied easements on the LaChapelle property before moving forward
Work with Mike Pihl and investigate what can be done in terms of lowering the bill for Nehalem View Trailer Park – abandon the hookups?

Adjournment

Mayor Parrow adjourned the meeting at 8:48 pm.



Nicholas D. Welch, Interim City Recorder



Randall J. Parrow, Mayor

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