CITY OF YACHATS

CITY COUNCIL

WORK SESSION, EXECUTIVE SESSION, REGULAR MEETING

June 28, 2017

Minutes

Mayor Gerald Stanley called the June 28, 2017 special work session, executive session, and regular meeting of the City Council to order at 2:00 pm in Room 1 of the Yachats Commons. Council members present: Mayor Gerald Stanley, Greg Scott, Barbara Frye, Jim Tooke, and Max Glenn. Staff present: City Manager Joan Davies. Audience: 19.

WORK SESSION

I. 501 Building

Manager Davies stated Janet Ratcliff and Janet Hickam would present their positions on the Library moving to the 501 Building and Tom Lauritzen would summarize the financial situation. Councilors Frye and Glenn and Mayor Stanley discussed who would participate in the discussion. Councilor Scott asked that the Council reach some consensus about the potential use of the building at this meeting. Library Commissioner Nikki Carlson asked for clarification on when the Library Commission would present their ideas to Council. Mayor Stanley indicated the Council is expecting a presentation at their July 5, 2017 meeting.

Janet Hickam reported they had met with volunteers to get input on moving to the 501 Building. She summarized the history of their discussions. Hickam had talked to a representative from the Hall family who indicated they do not want their bequest to go to renovating the 501 Building. She noted the core users of the Library have mixed responses.

Janet Ratcliff (8819 Yachats River Rd) noted 21 people were present at the volunteer meeting and the general consensus was to move to the 501 Building. Scott noted he was at the meeting and concurred with the presentations.

Frye asserted that “the Janet’s” do an amazing job running the Library. Scott added that the library volunteers add much to the community. Glenn recalled when his late wife was chair of the Library Commission, the Commission, the Council, and the volunteers worked closely together. Glenn asked why that situation changed. Hickam did not know why the interface changed, but noted she and Ratcliff are very involved with the Library Commission. Councilor Tooke emphasized the importance of having a physical library. Tooke presented an example of Amazon realizing they did not have legal permission to disseminate George Orwell’s books so they deleted all of Orwell’s works on Kendall’s.

Lauritzen noted Visitor Amenities funds contributed $200,000 toward the purchase of the 501 Building leaving a debt of $311,786, which was taken from the Water Reserves fund. A payment from the General Fund and application of interest on properties with Bank of the West resulted in a balance of $234,249 due. Lauritzen noted the City have no plan to repay this debt. Lauritzen suggested the Council change the way the Commons is subsidized to cover payment on this debt. Lauritzen noted the extreme amount of disruption that staff faces over rentals and use of the Commons.

Mayor Stanley disagreed with Lauritzen that the general view of the Council was not to sell the building. Scott noted there are other alternatives to the 501 besides the library or using it or selling it. Scott noted former Recorder Batchelder had a spreadsheet for debt repayment. Lauritzen indicated he had not seen that spreadsheet. Scott noted they have 8 years remaining on the legal requirement to repay the debt in 10 years.

Frye asserted the current Library building could be used for the health clinic, which would pay rent. Frye did not believe the financial repayment plan was a priority at this time. Scott added he was not advocating that the repayment be postponed.

Glenn noted the time and energy he has spent on the topic. Glenn noted he had reviewed Library Commission minutes for the past year and noted the Commission has put much thought into strategic planning and has approached a potential move to the 501 Building with great care. Glenn asserted that the Library Commission and the City Council are not two separate, independent bodies. He noted the Council appoints Commissioners. Given their relationship, Glenn did not see the Council entering into a legal contract with the Commission as was mentioned in the June 20, 2017 Draft 3 Proposal from the Library Commission. Scott added that the Council approves budgets, including how donations are spent.

Glenn strongly believed the City and Commission could get grants to help develop the library of the future, including monies for planning the move. Scott noted the Ford Foundation as a potential grantor.

Yvonne Wulff wanted to know what it would cost to renovate the building and move the library compared to expanding the current Library building. Frye noted they have yet to hear the report from the Library Commission and did not want to debate details at this meeting.

Frye stated her impression was that both the Council and the Library representatives were in favor of moving the Library to the 501 Building. She argued the Council needs to make a firm decision at this time. Tooke stated his main concern was to not draw the process out. He would be for the Library moving.

Mayor Stanley asked Glenn about the questions he had on the Commission's Draft 3. Glenn stated he had included in the packet his revision of the Library's Draft. Frye noted she was not prepared to discuss Glenn's revisions. Manager Davies noted the Draft 3 was presented at the Library Commission meeting and is a matter of public record.

Stanley stated he was not hearing the LC say they are 100% in favor of moving to the 501. Library Commissioner Marion Godfrey noted had assumed Frye would report to Council on Library Commission activities as she was the Council's Library shepherd. Godfrey summarized this decision has been in process for over year. She noted the Library volunteers, patrons, and Commission are 99.9% in favor of moving, and they will never get 100% support.

Library Commissioner Nikki Carlson noted the $50,000 presented in Draft 3 would come from the Hall Bequest as a way of stating they were serious about the proposal. Mayor Stanley asked Scott about the $150,000 Hall Bequest belonging to the City. Scott believed the money belongs to the City and argued the Library Commission does not control that money. Glenn noted the money was given to the City with a request that it be used for the Library. Frye was confused because the Council had yet to discuss the bequest. She asked if the money was put into a restrictive fund and who would decide how it was spent. Manager Davies stated the money is in reserves, which is different from a restrictive fund. She noted it is indicated in the budget for use of the Library. Frye asked about tracking. Scott noted there is a line item in the budget for that fund.

Glenn responded to a request for exclusive use of building in perpetuity and noted the Council cannot make such a commitment.

The Council discussed possible inclusion of educational displays and information kiosks in the Library facility, who will make decisions about what goes in the library, and how the Library would use the additional meeting rooms available in the 501 Building.

Glenn wanted the Library to control the meeting space and not to have those rooms be part of the Commons room rental system. Scott believed, given requirements of the State archivist, those rooms needed to be part of the record keeping system and, hence, included in the online reservation system.

Ginny Hafner stated she was not hearing a cohesive vision or goal from the Council regarding having the Library in the 501 Building. Hafner suggested the Council make this potential move positive and exciting.

Councilors discussed meeting with the Library Commission prior to the July 5, 2017 meeting.

Davies clarified today's meeting was a work session for Councilors, the July 5, 2017 meeting is joint session with the Library Commission, the July 12, 2017 is designated for public input, and the July 12, 2017 is the first night meeting of the Council.

Manager Davies noted the Council had not addressed Wulff's concern about expansion of the current library facilities. She encouraged Councilors to revisit the bigger picture of best use of the facilities if it were the case that the Library did not need the entire space of the 501 Building. Given the Library's vision, Scott did not believe the Library would have rentable space.

Glenn noted the July 12, 2017 meeting has vacation rentals on the agenda and wondered if they should discuss both topics at the same meeting. Davies noted the City has already announced the discussion topic. Mayor Stanley believed they could divide the time the time between vacation rentals and library.

Scott and Tooke asserted a library is a major determinant of the spirit of the community and a move to the 501 Building is an exciting opportunity.

EXECUTIVE SESSION

REGULAR MEETING

I. BUSINESS

A. AFSCME 2017-22 Collective Bargaining Agreement – postponed

B. Resolution 2017-06-03 - Correct one date and provide ending fund balances

Manager Davies explained two corrections are needed in a Resolution passed at the last Council meeting. In the first "Be It Resolved" on the second page regarding the City levying taxes, the date should be 2017-2018, not 2016-2017. Additionally, the ending fund balances needed to be added. Scott explained why he did not like having unappropriated ending fund balances in a budget. Manager Davies explained why this line is needed in this budget.

Scott moved to approve Resolution 2017-06-03 Adopting the 2017-2018 Budget, Making Appropriations, Levying Taxes, and Categorizing Taxes, as amended above: Aye – 5; No – 0.

XI. Other Business

A. From Mayor - none

B. From Staff – none

C. From Council - none

The meeting was adjourned at approximately 5:25 pm.

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GERALD F. STANLEY, Mayor

ATTEST:

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Joan Davies, City Manager Date

Minutes prepared by H H Anderson on July 3, 2017.