

1 **CITY OF YACHATS**

2
3 **PARKS AND COMMONS COMMISSION**

4 **REGULAR MEETING**

5 May 18, 2017

6 **Minutes**

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10 Chair John Moore called to order the May 18, 2017 meeting of the Parks and Commons
11 Commission at 3:00 pm in Room 1 of the Yachats Commons. Members present: John Moore,
12 Michael Hempen, Scott Gordon, Ruth Bass, Linda Johnson, Derek Ojeda. Absent: Dean
13 Shrock,. Audience: 9. City Manager Joan Davies, Councilor Barb Frye, Mayor Gerald Stanley,
14 Facilities Manager Leon Sterner, Friends of the Commons President Rose Valentine. Audience:
15 12.

16
17 **I. Minutes**

18 Commissioner Hempen moved to approve the minutes of the April 20, 2017: Aye – 6; No - 0.

19
20 A commissioner moved to approve the minutes of the April 24, 2017: Aye – 6; No - 0.

21
22 Chair Moore welcomed newly appointed Commissioner Linda Johnson.

23
24 **II. Reports**

25
26 **A. Commons User Support Manager**

27 Facilities Manager Sterner referred to his report. He noted a rebate for the LED lighting is in
28 progress with Central Lincoln PUD.

29
30 **B. Yachats Trails Committee**

31 Trails Crew Chief Loren Dickenson reported National Trails Day is June 3, 2017. They are
32 partnering with Cape Perpetua for planned hikes.

33
34 **C. Friends of the Commons**

35 Rose Valentine noted the Friends did not get full funding from OCF to complete the LED
36 lighting. However, another grant cycle with OCF is beginning in July. The Friends board will
37 decide at their June Meeting about reapplying.

38
39 **III. Business**

40 **A. Yachats Commons Rental Rates**

41 Moore reported the Commission has examined venue rates from Newport to Florence and
42 existing rates for the Commons are competitive with the area. Historically private use has been
43 set at 50% off the standard (full) rate. Nonprofit and community use has been 75% off the
44 standard rate. These discounts are greater than is typical in the area. Moore suggested the
45 Commission raise the amounts to 60% of the standard rate (or 40% off) for private and 30% of
46 the standard rate (or 75% off) for community. Gordon asked what percentage of revenues is
47 generated by commercial usage. Manager Davies indicated that information is not available.
48 Gordon noted the increases proposed by Moore amount to a 20% rate increase for the
49 community groups. Gordon posited that the increase in revenue from the raised rates of the

1 community would not be substantial yet the 20% increase in rent would be significant to the
2 community groups.

3
4 More reported it takes approximately \$77,000 per year to operate the Commons. The City has
5 historically gotten \$22,000 per year in rental fees. More noted the by-donation events
6 contributions are now going directly to the Friends, resulting in an expected decrease of \$5,000
7 in revenue. Moore stated the increase in revenues from having all groups pay rents would not
8 likely offset this \$5,000 loss from the by-donation events.

9
10 Hempen asked if the City Manager or Facilities Manager had an estimate of contributions by
11 category. Manager Davies reported donations are approximately \$500 per month for the by-
12 donation groups. Sterner noted the improved online reservation system would enable better
13 tracking of use by type of event.

14
15 Sterner noted the other venues surveyed were event centers and not community centers.
16 Sterner did not believe the Commons could offer as many amenities compared to event centers
17 (e.g., lighting, electrical outlets). Sterner noted the Commons rates were reduced slightly
18 because of the lesser amenities.

19
20 Valentine reported the Friends are intending to make contributions to the City once they have
21 more data of their new stream of income from the by-donation groups.

22
23 Gordon suggested a 20% rate increase in rental fees would be harsh in light of the
24 Commission's new rules resulting in groups previously not paying rent now having to pay rent.
25 Gordon would like to see what impact the new rules have on usage before changing rental
26 rates. Bass stated many people believe they fall under special rates and the Commission
27 needs to move forward rather than remaining stuck in the past. She believed the Commission
28 has the responsibility to do what they can to contribute to the operating costs. Bass was not
29 certain they would have better usage statistics in eight months. Commissioner Ojeda agreed
30 with Bass on the need to move forward. Hempen suggested considering a cost of living
31 adjustment each year. Hempen stressed the importance of the community part of this issue.
32 Hempen thought any rate increases should first apply to the commercial or standard rate.
33 Moore was opposed to increasing the standard rate. Commissioner Johnson agreed with Bass
34 and believed the Commission should charge more to offset the cost of operations.

35
36 Manager Davies indicated she might have some data by the next meeting. Davies noted many
37 community events will face moving from free to a minimal charge. She argued that while the
38 dollar amount of rent is small, if expressed as a percentage, the increase would appear large.
39 Davies cited an example of an event held the previous weekend that has traditionally paid
40 nothing but will pay \$30 under the new system. Expressed as a percentage, the percentage
41 would be infinity.

42
43 Frye believed the idea of rate increases tied to cost of living is prudent.

44
45 Moore asked Commissioners if they would like to vote now on rate increases or wait until they
46 have more data. Hempen stated he would like to see more data. Ojeda concurred.

47
48 Gordon moved to table the vote on rate increase until June meeting: Aye - 6; No - 1 (Bass).

49
50 New resident Robert raised an issue about raptor box near the waste treatment plant. Moore

1 asked he address this issue later in the meeting.

3 **B. Arts Guild Rental Pricing**

4 Moore noted he had sent Commissioners copy of contract with the Arts Guild from 2008/2009.
5 Moore recalled from last meeting that since the Guild charges an entry fee for their events, they
6 would now fall under the standard rate. Moore noted there are many artists in Yachats and the
7 City's mission statement references support of the arts community.

8
9 Moore reported the Florence Event Center has an ongoing art gallery. The center charges 25%
10 of the selling price for items sold. Moore raised the possibility of setting up an ongoing display
11 of art in the halls of the Commons. Bass noted there would be no security.

12
13 Moore noted the Yachats Art Guild now contributes 20% of their art sales with no room rental
14 fee for Room 8 for a weekend twice each year. Moore asked whether the YAG should pay the
15 standard rate or the 20% of sales as they have done in the past. The standard rate would
16 amount to \$540 twice per year. Moore noted the YAG paid \$600-700 in sales commissions in
17 the past two years.

18
19 Audience members commented:

- 20
21 1. The YAG stated the Guild could not afford the standard rate and the show would not
22 happen if they did not have the Commons venue (Dave Baldwin).
- 23 2. Artists typically sell their work by hanging in galleries and restaurants, and perhaps
24 the Commission could create another category specifically for artists as the
25 structure of the new system does not fit with the needs of artists (Dave Baldwin).
- 26 3. The new rate system is too structured for the needs of artists.
- 27 4. The YAG does not make a profit (Carol Summers).
- 28 5. The YAG raises about \$1200 for entry fees and pays \$200-300 for insurance so \$500
29 for rent would be cost prohibitive.
- 30 6. The YAG has paid the city around \$700 for the past two years from their sales (Carol
31 Summers).
- 32 7. The 20% commission seems reasonable, especially given that sometimes there are
33 low sales and sometimes there are higher sales.
- 34 8. The Commons is a community center and losing the art show would be a loss of
35 community and very sad (Ginny Hafner).

36
37 Ojeda concurred with Hafner and does not believe they should ask for more if it meant losing
38 the art show. Hempen agreed it was important to keep the community center for the community
39 and would be willing to consider another category. Gordon believed creating another category
40 would open a can of worms. Gordon noted the Commission could make a special arrangement
41 with Art Guild only. Gordon noted artists make their living on commission and the 20% is a
42 commission system, adding that if a show does really well, the City would benefit. Gordon saw
43 the situation as being a choice of saving the arts guild or ensuring the City makes money from
44 each show. Moore proposed an option of including the YAG in the private category.

45
46 Summers asked whether the YAG would be charged for their planning meetings, indicating they
47 would not have meetings if they had to pay.

48
49 Sterner asked for clarification on the definition of the private category.

50

1 Moore asked Commissioners for their positions. All Commissioners were fine with the 20%
2 model. Gordon and Johnson were not in favor creating a new category.

3
4 Sterner noted insurance is only provided for events that are sponsored by the Friends.

5
6 Davies noted everyone now has to pay for insurance. She posited by creating an agreement
7 with YAG, they are creating another category. City Councilor Frye noted “art” is a broad term,
8 and many events fall under art.

9
10 Gordon moved to formalize an agreement with the Yachats Art Guild to maintain the 20%
11 commission as payment for room rental: Aye - 6; No – 1.

12
13 Summers asked for clarification on paying for meeting rooms. The YAG typically meets 8 times
14 each year. Moore noted the previous 2009 agreement stipulated no charges for meeting rooms.
15 Davies noted they are creating more exceptions and the contract was specific to events only.
16 Gordon disagreed that they were making exceptions. Hempen believed they should charge for
17 rooms, as they have already made an exception on the event. Ojeda was in favor of charging
18 the YAG the private rate for meetings. Bass and Johnson were in favor of charging the
19 standard room rate. Moore asked if it would be a hardship for the Guild to meet elsewhere.
20 Summers indicated not.

21
22 An audience member asked if the agreement would be in perpetuity. Moore indicated yes.

23
24 Hempen asked for clarification on how the Guild raises money. Summers stated they have
25 annual dues of \$25, and they charge a \$25 show entry fee. Davies argued that the guild is a
26 nonprofit. Moore asked if the Guild could accept being put into the community rate. The YAG
27 was in favor.

28
29 Hempen moved to revoke the previous waiver agreement and to put the Yachats Art Guild in
30 the community category of the room rate structure: Aye – 7; No – 0.

31 32 **C. Keeping Commons open during Farmer’s Market**

33 Moore reported a suggestion has been made to close the Commons building during the
34 Farmer’s Market for security purposes. More noted there is one porta-potty. Moore also noted
35 the Farmer’s Market does not pay rent to the City but does pay a fee to the Friends. Moore
36 suggested the Friends defray the costs of providing bathrooms. Sterner argued the porta-potty
37 outside is used by more than just during the Farmer’s Market. Hempen did not think the
38 Farmer’s Market should bear the entire cost of the porta-potty.

39
40 Sterner noted there is sometimes activity in the multipurpose room on Sundays. Moore asked
41 about locking the entry doors to the multipurpose room. Sterner believed keeping the building
42 open would be inviting problems. Ojeda noted there are bathrooms at the State Park and C&K.
43 Ojeda believed the Friends should bear some of the costs of porta-potties.

44
45 Manager Davies summarized she had porta-potties place during the summer concerts and still
46 saw lines going to the women’s room. Davies asked the council about vandalism and they were
47 not aware of incidents. Hempen was supportive of having the building bathrooms open.
48 Gordon believed two porta-potties was a poor substitute for the building bathrooms.

49
50 A motion was made to keep the Commons building open during Farmer’s Market hours with the

1 understanding that the entry doors to the multipurpose room would be secured to prevent entry:
2 Aye – 6; No – 1 (Ojeda).

3
4 **D. Possible sites for memorial bench**

5 Moore reported City Councilor Glenn asked him about policy on memorial bench sites. A
6 woman who wanted to create a memorial bench in memory of her recently deceased husband
7 had approached Glenn. Gordon recalled there were sites on the outer circular path on the
8 master plan. Johnson argued there are arbors and entrances on all four compass points that
9 could incorporate memorials. She noted with the increasing number of senior citizens wanting
10 benches, the City could get overwhelmed. Manager Davies said she has received three
11 requests since she started in her position. Davies also noted the western entrance to the
12 grounds is as close to the ocean as is possible given that the county and state will not allow
13 installations.

14
15 Councilor Frye reported the issue came up on 2nd St about five years ago when a resident
16 wanted to establish a memorial bench, and she recalled much discussion on the matter. Her
17 recollection was it happened around 2009.

18
19 Gordon recalled there was some pricing plan that included more than installation costs. Bass
20 stated the issue came to Parks and Commons because there were benches falling apart that
21 were unsafe.

22
23 **IV. Other Business**

24 **A. From the Commission – none**

25 Hempen asked Bob Langley if he had anything to add about Trails work. He had none.

26
27 **B. From the floor – none**

28 Rob Jaegge described prior experience he had with creating a raptor nests. He is willing to
29 submit a plan if he can get help getting the contraption up on the pole. Jaegge said he would
30 bring a plan to the next council meeting. Jaegge provided his number as 541-270-8820.

31
32 Moore noted two topics for the next meeting:

- 33 1. Pricing structure for room rental
34 2. A report from the View the Future

35
36 Mayor Stanley asked about the categorization of View the Future in the rental system. Moore
37 stated they have a unique purpose of benefiting the city through their intent to purchase land for
38 the view shed and their role in maintenance of trails. Gordon believed the Friends and VTF are
39 unique in their financial benefit to the city.

40
41 Councilor Frye asked if the category of Friends groups in general should be included in a waiver
42 (Friends of the Library and Friends of the Little Log Church).

43
44 With no further business to discuss at this time, Moore adjourned the meeting at 4:42 pm.

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Chair W. John Moore

Date

Minutes prepared by H.H. Anderson, June 6, 2017.