

1 **CITY OF YACHATS**

2
3 **PARKS AND COMMONS COMMISSION**

4 **REGULAR MEETING**

5 November 16, 2017

6 **Minutes**

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10 Chair John Moore called to order the November 16, 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, Linda Johnson, Ruth Bass, Dean Shrock, Scott Gordon. Absent: Derek Ojeda.
13 Also Present: Facilities Manager Leon Sterner, Friends of the Commons Board Chair Rose
14 Valentine, Trails Leads Loren Dickenson and Joanne Kittel. Audience: 6.

15
16 **I. Minutes**

17 Commissioner Hempen moved to approve the October 19, 2017 minutes: Aye – 6; No – 0.

18
19 **II. Reports**

20 **A. Commons User Support Manager**

21 Sterner stated how much he enjoyed writing his report.

22
23 **B. Yachats Trails Committee**

24 Trails Lead Dickenson noted planning is underway for the Peace Hike on New Year's Day.

25
26 **C. Friends of the Commons**

27 President Rose Valentine reported she and Sterner have been working on the stair lighting in the
28 northeast area outside the Commons and anticipated being done in a month. The Friends decided
29 to contribute 50% of the revenue-by-donation contributions to the City every six months. Valentine
30 clarified that the funds go to Parks and Commons, not directly to the City.

31
32 Moore asked about the status of the Friends installing LED lighting in the City offices. Valentine
33 indicated they are not starting projects until the transition of the User Support Manager is complete.
34 Moore noted lighting during the dark winter months is an issue for staff. Sterner noted the second
35 phase of their previous project includes LED lighting for all of the Commons.

36
37 **D. Year to Date Revenues and Expenses – see report**

38
39 **III. Business**

40 **A. One of Us Productions**

41 Moore reported he invited Carl Miller from One of Us Productions to address their concerns about
42 the new pricing structure. Miller summarized the history of One of Us Productions. He conveyed his
43 disappointment in receiving a bill for \$1,665 for venue rental for an April 2018 production. He noted
44 One of Us had given back \$85,000 to the community since 1995 and had been paying \$400 per
45 play. Miller noted the \$400 included the multipurpose room, Room 8, and sometimes the kitchen.
46 Miller noted the rights to the play he was going to do in April 2018 were over \$2,000. He hoped to
47 negotiate a fair price with the Commission, including program printing in City Hall. He believed the
48 City did not incur printing costs beyond the lease of the copier. Moore clarified that the copier lease
49 comes with a number of allotted copies, but they pay for copies above that limit. Moore noted
50 copying also involved staff time.

1
2 Moore noted the \$1,165 included nine days of the multipurpose room, kitchen, and Room 8 at the
3 lowest rate in their fee schedule. Moore suggested reducing the kitchen time alone would cut \$630.
4 Moore indicated One of Us could do a coffee service for \$5 per day. Miller asserted they only use
5 the kitchen for two hours. Board Member Johnnie Prince indicated she did refreshments for the last
6 play. She concurred they do use the refrigerator and the coffee service. Moore asked
7 Commissioners about offering the refrigerator and coffee services for \$5 per day. Commissioner
8 Bass did not believe they needed the kitchen for a full day. Commissioner Gordon suggested both
9 Room 8 and the kitchen could be priced at the hourly rate. Moore clarified the kitchen is either a full
10 or half day, not hourly.

11
12 Miller added that they have been flexible about taking up and setting out chairs to accommodate
13 other use of the Commons during their play days.

14
15 Given the size of this community, Moore suggested cutting the nine performances to six or three
16 performances. Miller argued it takes a week for word to get out about they play to influence others
17 to come. Moore asked if any one of the weekend days were lighter than the other. Miller said
18 Saturday was the lightest day. Prince noted the Sunday matinee is desirable for churchgoers and
19 people who are not comfortable driving at night. Miller was not willing to omit the Saturday
20 production and indicated they would go elsewhere if they could not do Saturday. Moore noted other
21 venues are comparable in pricing. Miller did not believe one could compare the Florence Events
22 Center to the Yachats facilities. Moore clarified he was not comparing the large theater to Yachats.

23
24 Moore asked how many hours they use Room 8 during a performance. Miller estimated five hours,
25 which is equivalent to the daily rate. Moore noted changing the kitchen to coffee service would bring
26 the price down to \$1,100. Miller indicated they could not accept that rate.

27
28 Miller stated he was willing to pay \$50 per performance. Moore indicated this amount was
29 unrealistic. Miller indicated \$1,100 was not a fair price for nine days use of two rooms. Moore
30 explained to Miller the reason the rate structure was changed, highlighting how many groups,
31 through sponsorships, were using the facilities for free. He noted some amount needed to be
32 charged to cover building operation and maintenance, such as utilities. Moore noted other groups
33 have been reasonably okay with the fees.

34
35 Gordon asserted the fee structure did not have any bearing on the group's ability to pay. He
36 surmised the choice boiled down to 18 performances a year for a little money or no performances.

37
38 Shrock proposed that attendance would not decrease if the performances went from nine to six,
39 noting that Miller had stated the show goes on no matter what. Shrock cited Milo Graamans selling
40 out for one performance. Miller argued Graamans had a large following. Shrock strongly urged
41 changing to six performances. Shrock could not justify One of Us getting free printing from the City.
42 Prince claimed they provided labor and paper. Miller indicated he was not asking for free printing.

43
44 Miller insisted they must put on nine performances. Prince suggested other theater groups do not
45 give back to the community. Moore asked Miller about the choice of giving money away to the City
46 versus paying the venue fees. Moore stated he had heard the comment that rather than One of Us
47 giving money away, they pay the rent. Miller indicated their donations make the stage a better play
48 to perform.

49
50 Sterner wanted to acknowledge the awkwardness of this conversation. He argued the Commons
51 was a community center, not an event center. He did not see how a group such as One of Us with

1 such social capital could fit into the fee structure.

2
3 Miller stated other theater groups have their own facilities, so it is not fair to compare One of Us to
4 other theater groups.

5
6 Bass asked if Miller paid \$400 in 1995 when they started. Miller did not know, but speculated it may
7 have been sponsored by the Friends in the beginning. Bass noted that the \$1,665 amounts to an
8 annual increase of \$52 on the original \$400.

9
10 Gordon asserted the Commission has historically ignored contributions to hotel and food and
11 beverage taxes that such a production brings in. He argued that all the Commission is interested in
12 is collecting the fees on the schedule. He noted the Commission's suggestions were not about
13 lowering fees but about lowering usage. Moore stressed the Commission wants One of Us to
14 continue producing plays. Moore again suggested a reducing performances to six and changing the
15 kitchen rental to coffee service. Miller reported previous attempts to reduce the number of
16 performances have not work.

17
18 Gordon suggested that, given the Commission's inflexibility, One of Us would be better putting the
19 money they donate into rental fees. Prince added that not all of their donations go to the City.

20
21 Creight Horton (105 Reeves Cir.) stated how excited he was to move to Yachats and see that it has
22 live theater.

23
24 Moore noted when the Commission was working on the fee structure, they did discuss special
25 groups such as One of Us. However, their primary objective was to be fair to all groups. He
26 suggested Miller check other venues to get a better assessment of venue costs. Miller noted the
27 \$1,100 amount was over \$100 per performance and pled the Commission consider what the group
28 gives back. He reported hearing there is another group who does not have to pay rental fees
29 because they give back to the community. Miller stated they cannot afford to pay what the
30 Commission was suggesting. Moore again suggested Miller talk to his Board, but Miller insisted
31 cutting the performances was not feasible.

32
33 Prince noted the kitchen is not being used during the performance. Moore clarified he is proposing to
34 eliminate the kitchen rental fee. Miller added the opening show of one of their performances is a
35 promotional dinner for YYFAP. Moore indicated they would then pay the kitchen rental fee for that
36 night. Miller asserted the caterer, not One of Us, would be using the kitchen. Commissioner
37 Johnson suggested One of Us confer with their Board and investigate other venue fees.

38
39 Bass moved the Parks and Commons Commission keep their established rates: open to discussion.

40
41 Shrock was not comfortable with Gordon's characterization of the Commission. Gordon asserted he
42 was not comfortable with the Commission's indifference. Gordon argued the Commission has never
43 assigned value for the income groups bring to the city though lodging and food and beverage taxes.
44 Shrock noted One of Us is giving away money, which they believe is more justified than money
45 applied to rent. Gordon noted he wanted to let Miller know what he was facing with this
46 Commission. Gordon suggested they could consider some credit toward rent for a gift like \$10,000
47 toward stage lighting, but the Commission does not do that. Johnson noted One of Us is already
48 getting a community rate. Gordon stated he wanted to let Miller know One of Us was not going to
49 get a break in pricing due to their community contributions.

50
51 Shrock disagreed with Gordon and believed Gordon's characterization of the Commission no placing

1 value on community contributions was inaccurate. He asserted that nine performances did not add
2 value to the community above what six performances would achieve. Shrock added that no mention
3 had been made of rehearsal time. He believed there is more opportunity in freeing up a weekend for
4 other groups to use and the history of One of Us does not justify a need for nine performances.

5
6 Moore asked the conversation be stopped. Johnson reminded the Commission of the time and
7 effort that went into developing the fee structure. Gordon did not have a realistic solution for One of
8 Us at this time, but noted they could give credit for rent based on a written pledge of a donation.
9 Hempen reminded Commissioners they knew this type of reaction was anticipated when they did
10 their work, and he perceived One of Us was not willing to change their plans.

11
12 Call for a vote: Aye – 6; No – 0.

13 14 **B. Public Restroom south bay**

15 Moore reported the Finance Committee allocated \$60,000 for the public restrooms. He noted there
16 was a suggestion of putting a restroom in the south bay area. However, there is no land owned by
17 the City in that area. Commissioners discussed the possibility of putting small facility near the pump
18 station. Johnson will discuss the matter with Dave Rieseck of Koho.

19 20 **C. Ball Field**

21 Gordon reported astroturf is very expensive and asked what the previous estimate of \$250,000
22 entailed. He wanted to know if they could just re-grade the surface. Moore asked to continue the
23 discussion to the next meeting.

24 25 **IV. Other Business**

26 **A. From the Commission**

27 Moore noted the next meeting scheduled for December 21, 2017. Commissioners agreed to keep
28 that date.

29
30 Johnson asked if the Commission could limit the time given to one party to present at a meeting or
31 could establish another way to manage a highly charged emotional situation. Moore indicated they
32 could. She appreciated Moore's attempt to devise alternatives.

33
34 Johnson agreed to attend the next Friends meeting.

35 36 **B. From the floor**

37 Helen Anderson (77 8th St) supported the Commission on its position and argued the Commission
38 does consider community contributions. She noted she is producing a weekend event that will cost
39 \$600 in rental fees and found that to be extremely fair. She noted Miller's suggestion was to go from
40 \$400 to \$450, which did not indicate significant flexibility.

41
42 Gordon asked the Commission if they would consider an arrangement to offer venue credits for a
43 contribution such as \$10,000 for lighting. Moore indicated the Commission could discuss this option
44 at a future meeting.

45
46 Sterner summarized the past contributions of One of Us and noted the difference between equity
47 and equality. Sterner suggested a Commissioner could work with people facing emotional situations
48 outside of the regular meeting to develop a draft proposal for the whole Commission. Hempen

1 expressed favor with the idea of two Commissioners working outside of a meeting to begin an
2 emotional discussion.

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4 With no further business to discuss, Moore adjourned the meeting at 4:17 pm.
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Chair W. John Moore

Date

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12 Minutes prepared by H.H. Anderson, November 21, 2017