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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 work session.

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 Janets" 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, she attended the council meetings, and the Commission, Council, and 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.

Lauritzen reminded the Council that two years ago, 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 that belonged to Bank of the West resulted in a balance of \$234,249 due. Lauritzen noted the City has no plan to repay this debt, and has only paid about \$70,000 on it. 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 City Hall staff faces over rentals and use of the Commons. He said he believed the Council did not want to sell the building, but they should examine its best use.

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 moving the Library into it or selling it. Scott recalled that the former City Recorder had a spreadsheet for debt repayment.

1 Lauritzen indicated neither he nor current staff had ever seen that spreadsheet. Scott noted they
2 still have eight years remaining to get it repaid within the 10 years. Frye asserted the current Library
3 building could be used for the health clinic, which would pay rent, and did not believe the financial
4 repayment plan is a priority. Scott added he was not advocating the repayment be postponed.

5
6 Glenn noted he had reviewed Library Commission minutes for the past year and noted the
7 Commission has put a lot of thought into strategic planning and has approached a potential move to
8 the 501 Building with great care. Glenn asserted that the Library Commission and the City Council
9 are not two separate, independent bodies; the Council appoints Commissioners. Given their
10 relationship, Glenn did not see the Council entering into a legal contract with the Commission as
11 was mentioned in the June 20, 2017 Draft 3 Proposal from the Library Commission. Scott added that
12 the Council approves budgets, including how donations are spent.

13
14 Glenn strongly believed the City and Commission could get grants to help develop the library of the
15 future, including monies for moving. Scott noted the Ford Family Foundation as a potential grantor.

16
17 Yvonne Wulff wanted to know what it would cost to renovate the 501 building and move the Library,
18 as opposed to just expanding the current Library building. Frye noted they have yet to hear the
19 report from the Library Commission and did not want to debate details at this meeting. Frye stated
20 her impression was that both the Council and the Library representatives were in favor of moving the
21 Library to the 501 Building. She argued the Council needs to make a firm decision at this time.
22 Tooke stated his main concern was to not draw the process out, and supports the move to the 501.

23
24 Mayor Stanley asked Glenn about the questions he had on the Commission's Draft 3. Glenn stated
25 he had included in the packet his revision of the Library's Draft. Frye noted she was not prepared to
26 discuss Glenn's revisions. Manager Davies noted the Draft 3 was presented at the Library
27 Commission meeting and is a matter of public record. Stanley stated he was not hearing the
28 Commission say they are 100% in favor of moving to the 501. Library Commissioner Marion Godfrey
29 said she had assumed Frye would report to Council on Library Commission activities, as Frye was
30 the Council's Library shepherd. Godfrey said this has been in process for over a year, and she
31 believes the Library volunteers, patrons, and Commission are "99.9%" in favor of moving.

32
33 Library Commissioner Carlson noted the Commission had stated they would provide \$50,000 from
34 the Hall bequest, just as a way of showing they were serious about the proposal to move. Mayor
35 Scott believed the money belongs to the City and argued the Library Commission does not control
36 that money. Glenn noted the money was given to the City for the Library. Frye was confused
37 because the Council had yet to discuss the bequest. She asked if the money was put into a
38 restricted fund and who would decide how it was spent. Manager Davies stated the money is in
39 reserves, and is indicated in the budget for use of the Library. Frye asked about tracking. Scott
40 noted there is a line item in the budget for that fund.

41
42 Glenn responded to the Commission's request for exclusive use of the 501 building in perpetuity and
43 noted the Council cannot make such a commitment.

44
45 The Council discussed possible inclusion of educational displays and information kiosks in the
46 Library facility, who will make decisions about what goes in the library, and how the Library would
47 use the additional meeting rooms available in the 501 Building. Glenn wanted the Library to control
48 the meeting space and not to have those rooms be part of the Commons room rental system. Scott
49 believed, given requirements of the State archivist, those rooms need to be part of the record-
50 keeping system, and included in the online reservation system.

51

1 Ginny Hafner, Planning Commission member, stated she was not hearing a cohesive vision or goal
2 from the Council regarding having the Library in the 501 Building. She suggested the Council make
3 this potential move a positive and exciting thing.
4

5 Davies clarified today's meeting was a work session for Council; the July 5, 2017 meeting is a joint
6 session with the Library Commission; the July 12, 2017 is for public input and a Council vote.
7

8 Manager Davies noted the Council had not addressed Wulff's concern about expansion of the
9 current library facilities. She encouraged Councilors to look at the bigger picture of best use of both
10 facilities. If the Library is talking about renting out meeting space, then maybe they don't need the
11 entire space. City Hall offices could go on the south side, a move that had been discussed before.
12

13 Glenn noted the July 12, 2017 meeting has vacation rentals on the agenda and wondered if they
14 should discuss both topics at the same meeting. Davies noted the City has already announced the
15 discussion topic by way of an article in the newsletter. Mayor Stanley believed they could divide the
16 time easily between the topics of vacation rentals and 501 building use.
17

18 Scott and Tooke asserted that a library is a major determinant of the spirit of the community and a
19 move to the 501 Building is an exciting opportunity.
20

21 EXECUTIVE SESSION

22 Opened and closed without Council action.
23

24 REGULAR MEETING

25 I. BUSINESS

26 A. AFSCME 2017-22 Collective Bargaining Agreement – no action.
27
28

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

30 Manager Davies explained two corrections are needed in a Resolution passed at the last Council
31 meeting. In the first "Be It Resolved" on the second page regarding the City levying taxes, the date
32 should be 2017-2018, not 2016-2017. Additionally, amending it gave staff the opportunity for the
33 unappropriated ending fund balances to be added. It does not change the amount of the budget.
34

35 Scott moved to approve Resolution 2017-06-03 Adopting the 2017-2018 Budget, Making
36 Appropriations, Levying Taxes, and Categorizing Taxes, as amended: Aye – 5; No – 0.
37

38 XI. Other Business

39 A. From Mayor - none

40 B. From Staff – none

41 C. From Council - none
42

43 The meeting was adjourned at approximately 5:25 pm.
44

45 _____
46 GERALD F. STANLEY, Mayor
47

48 ATTEST:
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50 _____
51 Joan Davies, City Manager