

CITY OF STEVENSON COUNCIL MEETING MINUTES

July 21, 2016

6:00 p.m., City Hall

ROLL CALL: Frank Cox, Amy Weissfeld, Robert Muth, Paul Hendricks, Jenny Taylor, Mark Peterson

STAFF: Nick Hogan, Eric Hansen, Ben Shumaker, Ken Woodrich

CALL TO ORDER - Mayor called the meeting to order at 6:01 PM

CHANGES TO THE AGENDA - There were no changes to the agenda

MINUTES: Minutes for 1) June 16, 2016, City Council Meeting and 2) Special Meeting of Stevenson City Council, FD2 Commissioners, and Skamania County Commissioners were circulated for discussion and approval.

HENDRICKS motioned to approve the minutes as presented. **PETERSON** 2nd motion. Vote: In favor: 5/Opposed: 0

CONSENT AGENDA

- a) Water adjustment – Stevenson Library (meter No. 204250) requests a leak adjustment of \$127.82 for a broken water line man which they have since repaired.
- b) Special Occasion Liquor license application – American Legion Auxiliary Post 137 – Skamania County Fairgrounds August 17 – 21, 2016
- c) Training Request – City Administrator Nick Hogan requests approval to attend a four-day workshop, Northwest Economic Development Course, in Ellensburg, Washington, August 22 – 25, 2016. Approximate cost to the City will be \$779 including tuition, lodging at Central Washington University, meals, travel, and a \$400 scholarship received from the Department of Commerce to attend this event.

WEISSFELD motioned to approve the Consent Agenda as presented. **HENDRICKS** 2nd motion. Unanimous approval.

PUBLIC COMMENTS

K. Ashley - City of Stevenson Planning Commission member, speaking as community member, and participant of the Stevenson Comprehensive Plan Committee. Agrees with idea commercial trucks should be moved off Highway 14, but not at the expense of bisecting town and cutting the waterfront off from downtown area. She feels that removing the stop sign on 1st Street does not fit with the long term goal of Stevenson of being a walkable town or with the community desire to tie the waterfront in to the rest of town.

M. Masco commented there is no urgency to remove the stop sign now and asked City Council to rescind their decision to pull the stop sign.

L. Johnson thanked Sheriff Brown and K. Ashley for their supportive comments. She said she has complained to the Mayor and City Council many times about controlling speeding on 1st Street and asked Council to make a plan to slow down traffic before removing the stop sign. She repeated comments made by Sheriff BROWN about not having sufficient staff to perform additional traffic enforcement and made suggestions of strategies to slow traffic. She repeated her original request for Council to consider a plan to control speed before pulling the stopping sign.

J. Mayfield commented to suggest City staff contact Friends of Gorge to solicit their support to change designation of Highway 14 as a National Scenic Byway.

B. McNamara thanked Council and **HOGAN** for time researching Scenic byway designation as a method of mitigating truck traffic on Highway 14. He added if WADOT won't support a solution to the problem, the matter should be escalated above WADOT, as a National designation. He also suggested City staff should coordinate with other cities along Highway 14, with similar concerns and collaborate on solutions.

HENDRICKS commented he agrees with L. Johnson on the suggestion of pulling sign should be part of a larger plan and doesn't want to delay action for 2 years.

MUTH read his comments from the record of last City Council minutes and asked if Council needs more information to reconsider their motion to pull stop sign. **MUTH** asked Council if they want additional process and there was discussion about past town hall meetings.

B. McNamara commented, he appreciates **MUTH** comments in support of providing more public input opportunity and added small vehicle speed is as much of a problem as speeding trucks.

J. Mayfield commented about the letter submitted by B. Sciacca and asked if it was known what questions were asked and/or what information was provided to the business owners who signed it.

K. Ashley commented Council has the job of looking at long term vision for Stevenson and removing the stop signs doesn't align with the long term vision. She feels strongly the 1st St. truck traffic routing bisects town from the waterfront.

B. McNamara questioned if **HANSEN** has witnessed truck crossing into oncoming truck traffic to make the turn down Russell St.

MUTH motioned to implement a stay of Council's prior decision, with regard to the stop sign on 1st Street and its removal, until further directed by this Council. **WEISSFELD** seconded motion. Vote: In favor 3/Opposed 2 (Peterson, Hendricks) - Motion passed.

PETERSON commented he is not in favor of staying off and would like to see the stop sign pulled to see how it works and investigate scenic byway designation. **HENDRICKS** commented not all truck traffic can be forced off of 14.

HOGAN asked for available dates from Council members to schedule the requested additional public hearing.

J. Mayfield commented trucks can drive wherever they are legally allowed but speed needs to be controlled.

WEISSFELD commented she wants at least one public hearing held at Rock Creek.

R. May asked once the stop sign is removed, what would the process be to get it back? **HANSEN** responded that if the stop sign is removed by City Council direction, City Council could direct its reinstallation if they choose to.

City Council directed **HOGAN** to schedule the Oct 20 City Council meeting at Rock Creek and include a public hearing on removal of the 1st Street / Russell Avenue stop signs.

PUBLIC HEARING

6:30 PM – Resolution 2016-288 and Development Agreement – Planning Director Ben Shumaker presented Resolution 2016-288 and an Extension / Development Agreement with Aspen Development and Chinidere Mountain Estates for Council consideration and Public Hearing.

SHUMAKER provided background on the project, beginning in 2005 when the project started. City Council permitted 2006, with 5 yrs limit to get plat approval. Kristin French, attorney for Aspen Development, was present by conference call. Ms. French stated, September 21, 2016 marks the expiration of the 10-year permit approval. She added, phase one is nearly complete and her clients are asking for an extension. She continued, City Council authorized the process at their last meeting. The Development Agreement being considered needs to be adopted if Council believes it is in the best interest of City. **SHUMAKER** worked with developers to draft the document before Council. Ms. French thanked the City for working closely with them to draft development agreement and added it demonstrates flexibility by the City with developers coming out of Great Recession. She concluded by stating the project changed ownership during the last 10 years and is now in the hands of a developer who is well situated and wants to move forward, to the benefit of the city.

Steve Morasch, attorney for Chinidere, the owner of 8 lots included in phase 4, added his thanks to the City for working with them to come up with the draft development agreement before council.

WOODRICH commented, as far as process goes, if Council does not entertain the development agreement, phase two, three and four will be further delayed if the developer has to reapply for preliminary plat, including significant staff time to start over.

HENDRICKS stated, he feels like moving the project is in best interest of City. **MUTH** asked Ms. French and Steve Morasch about the timelines included in the Development Agreement. Steve Morasch discussed the definitions and timelines included in the Agreement.

WEISSFELD emphasized phases of the project were included in response to community feedback about the project. **SHUMAKER** commented, he doesn't want the community, City or developers to have to repeat the entire process again and explained the process at hand applies only to permit extensions.

R. May commented there is currently desire for lots but this many at once may not be in everyone's best interest. He cited current demand reported by local real estate brokers and asked why the phased approach. It was explained to gain plat approval in smaller increments over the full project.

PETERSON questioned the ownership language in the Agreement. **SHUMAKER** confirmed the timeline for Phases Two and Three to be constructed concurrently.

WEISSFELD questioned exceptions included in the Development Agreement. **SHUMAKER** explained each exception and the intent of the restrictions. **WEISSFELD** responded she had the answers she wanted.

R. May questioned what the wildlife area buffer will be and **SHUMAKER** clarified the rule.

The public hearing was closed at 7:03 PM. **MUTH** motioned to approve the Development Agreement as presented. **TAYLOR** second motion. Vote: In favor 5/Opposed: 0

PRESENTATIONS FROM OUTSIDE AGENCIES

Sheriff's Update – Sheriff Dave Brown provided an update to City Council on traffic-related enforcement activities commenting June 1 - July 17, 2016, 16 citations were issued to vehicles on 1st for speed. None were commercial vehicles, most were non-residents, only four were local residents. He added enforcement isn't the only answer to speeding drivers around the City. He acknowledged City Council made the decision to pull the stop sign on 1st St and feels it's not advisable, but respects it is the City's decision. Moving forward the Sheriff's Office will continue to do their part and made a few traffic control suggestions for Council members to consider and he encouraged further discussion with **SHUMAKER**, **HANSEN** and **HOGAN**. **WEISSFELD** thanked Sheriff Brown for the update and asked if traffic citation numbers will be same or lower going forward? Sheriff Brown noted there are days where increased enforcement are possible and said Stevenson and Bonneville are marked for added traffic enforcement. **WEISSFELD** thanked him for his offices renewed action in this area.

Skamania County Chamber of Commerce Update – Executive Director Casey Roeder provided an update on recent events and activities at the Chamber office commenting it has been a busy summer with the outpost up 13% over last year in visitation. She said Skamania County Commissioners are currently installing a "Welcome to Skamania County" sign in front of the outpost. The Chamber office has been open seven days/week. Gorge Blues and Brews was June 24-25 with final net proceeds of \$20K. 2016 had the highest attendance since 2011. Funds will be directed to the Park Plaza project fund. She gave a list of the recent and upcoming events around Stevenson and Cascade Locks. She made special mention of the fair parade starting at the Interpretive Center this year, making it possible for the 4H kids to see the parade. She added the Red Bluff Tap House soft opening next week. The Chamber office as a 'local decal' distributor for the Port of Cascade Locks distributed 3,000 and the deadline to get your 'local decal' from the Port of Cascade

Locks is July 29, 2016 and added anyone without a decal can purchase coupon books which discount the crossings to \$1. She commented how the number of passes distributed through the Chamber office speaks to how many Skamania County residents use Bridge of the Gods.

OLD BUSINESS

1st Street Stop Sign Removal – Public Works Director Eric Hansen briefed Council on progress and plans for removal of the 1st Street east-west stop signs as requested by City Council. **HANSEN** said there was no update to the timeline yet - warning signs were ordered on June 30, 2016, warning of the stop signs removal on Aug 3. He added one noteworthy point will be losing 1 parking spot on SW corner of the intersection to maintain safe sight distance for turning.

SR 14 Corridor Management Plan (Columbia River Gorge National Scenic Area) - **HOGAN** briefed City Council regarding the SR 14 Corridor Management Plan in regards to non-local trucks using SR 14 and submitted letters from Krystyna Wolniakowski, Executive Director of the Columbia River Gorge Commission; and Brian McNamara for public record.

HOGAN presented three informational handouts about using National Scenic Byway to mitigate truck traffic on HWY 14. He explained SR14 is included in Corridor Management Plan which does not mention truck traffic restrictions but said B. McNamara's letter indicates other cities have used this byway designation to change truck traffic. **HOGAN** reported he has spoken about this issue with the Regional Transportation Council and was advised that it might be the best strategy to write a letter to the Regional Director of WSDOT asking for their assistance with revising rules to limit trucks on SR14. **HOGAN** asked for Council permission to pursue the path of writing a letter to WSDOT asking for their assistance. **WEISSFELD** asked to clarify role of Regional Transportation Council and **HOGAN** explained the different agencies roles. **WEISSFELD** commented it's ideal to coordinate the opinions of all the separate Gorge-based transportation agencies and to organize historical background to make the strongest possible case.

Stevenson Fire Hall – **HOGAN** updated Council on recent events regarding the Stevenson Fire Hall site selection and informed Council members, since the last meeting, the EMS chief who spoke at the last Council meeting has been terminated. **HOGAN** met with leadership at EMS and with the FD2 Commissioners to discuss next steps. The FD2 Commissioners said that Fire District 2 cannot allow further delays while waiting for EMS. **HOGAN** proposed to move forward with site acquisition for a new fire hall based on the report prepared by the Stevenson Fire Hall Strike Team and added, if the selected site has adjacent land available he would alert EMS to the availability and allow them to pursue their own path. **HOGAN** asked Council for their direction on how much to factor future EMS collaboration into site acquisition decisions. **MUTH** asked **WOODRICH** to clarify the rules of executive session in regards to site disclosure and he did. **HENDRICKS** recommended choosing the best property focusing on fire hall needs. Council indicated concurrence with this direction.

Lakeview Road Vacation – Nick Hogan presented a request received from Dave Prosser for vacating Lakeview Road for Council consideration. **HOGAN** gave City Council the history of the agenda item, regular discussions had with Lakeview Road property owner, Dave Prosser, staff actions taken, initial cost estimates,

the inclusion of storm water mitigation requirements added to the project with revised cost estimates and maintenance expenses incurred by the City in paving Lakeview Road. Taylor commented storm water mitigation must be part of any paving project. Given the circumstances, Prosser made an informal request for the City to vacate Lakeview Road and allow designation as a private road. Council members expressed concerns Mr. Prosser might pave the private road himself, and circumventing engineering requirements which would be required of a City paving project. **HANSEN** commented, vacating the road and making it a private road goes against Stevenson Engineering standards. **WOODRICH** agreed with **HANSEN** and added vacating Lakeview Road would go against the Council's past feeling on privatizing roads inside City limits. **WOODRICH** discussed the process of vacating the road and there was general discussion of the pros and cons. **HENDRICKS** and **MUTH** both commented they did not feel compelled to take any action. **COX** reminded Council Mr. Prosser owns an additional 5 acres at the end of Lakeview Road and there was continued discussion about future development there. **HOGAN** confirmed the position of Council is to not consider vacating Lakeview Road and he may communicate that information to Mr. Prosser.

NEW BUSINESS

MCEDD Appointment – **HOGAN** presented a request from MCEDD to appoint a representative to serve on the MCEDD Board of Directors. **HOGAN** currently serves, and his term is expiring and he is looking for a replacement. **HENDRICKS** asked about the obligation involved with the position and **HOGAN** responded by saying the Board meets quarterly. **MUTH** motioned to appoint **HENDRICKS** to the MCEDD Board of Directors. **WEISSFELD** second motion. Vote: In Favor: 5/Opposed: 0. **HOGAN** to write a letter to Skamania County nominating Paul Hendricks for the 'Cities of Skamania County' position.

Resolution 2016-289 – **HOGAN** presented draft Resolution 2016-289 for Council consideration, and explained it is a Resolution opposing any expansion of infrastructure whose primary purpose is transporting or storing fossil fuels in or through Stevenson or adjacent waterways. He discussed the draft resolution and asked for Council input on language regarding end-user restrictions and there was general discussion about the possible effects on end-users. After discussion, Council decided to take no action on this item.

Contract approvals

Melissa Elliott Landscaping & Design LLC - **HOGAN** presented a contract for Council ratification, for a total not-to-exceed amount of \$15,500 for professional services, plants and materials, and installation. He added work is being completed at the intersection of 2nd St./Russell Ave. **HOGAN** discussed the not-to-exceed limits and hourly rates. City Council praised the changes happening at the intersections. **HENDRICKS** motioned to approve the contract as presented. **PETERSON** second motion. Vote: In favor: 5/Opposed: 0

INFORMATION ITEMS

Financial Report - **HOGAN** presented the City's Financial Report for year-to-date revenues and expenditures through June 30, 2016 and reported quarterly financial reporting to the City Council is required by law. **HOGAN** focused the report on the GENERAL FUND because Council has direction primarily of this fund. He noted how certain revenues don't come in evenly throughout the year, such as property taxes are received mostly in May in November. Interest income to date is slightly higher than budgeted.

Building Permits Issued - **HOGAN** presented a summary of recent Building Permits issued for new residential or commercial/industrial buildings. He reported four building permit applications have been received for single family homes and commercial buildings so far this year.

City of Stevenson Job Descriptions – **HOGAN** provided current job descriptions for review by Council members as a means of educating new Council members of City staff job responsibilities, in response to a request from **TAYLOR** to learn more about city business. **TAYLOR** clarified she more preferred a dialog with staff about what obstacles city staff face in going forward in their day-to-day jobs and or projects and to learn what keeps them up at night. **WOODRICH** discussed possible off-sites and pre-meeting workshop trainings open to the public.

Sheriff's report – **HOGAN** provided a copy of the Skamania County Sheriff's report for June, 2016.

Municipal Court Cases Filed – **HOGAN** provided a summary of Stevenson Municipal Court cases recently filed through June, 2016.

Planning Commission Minutes – **HOGAN** presented minutes from the June Planning Commission meeting.

Chamber of Commerce Activities - The activities report provided by the Chamber of Commerce in June, 2016, attachment 10.g, was distributed to Council.

CITY ADMINISTRATOR AND STAFF REPORTS

HOGAN attended the One Gorge Meeting to discuss traffic control up and down SR14. He reported the Home Valley weigh station is being closed, and a new one will be installed on Hwy 97 and there will be a portable station for SR14 and others. He reported that the WADOT field officer present at the meeting confirmed some of the truck traffic is due to differences in interstate taxing methods and truck drivers cite the taxing difference between OR and WA as their motivation to use SR14 and said because SR14 is state route, trucks are not prohibited. **HOGAN** reported the City sold a bond and provided additional background on federally backed bond investments. He updated Council members on the annexation request on Bone Rd, saying the petition is still out but the property owners have reported buying a new, already constructed, home so the annexation request is not being currently pursued. He then gave an update on the Bridge of the Gods trail and asked for Council direction on a design project vs plants installation as beautification. Council members preferred something other than plain concrete wall, preferring plants as a cost effective method.

HANSEN attended the TIB conference, giving information on grant programs for street programs adding the chip sealing was done through a similar grant because the State had dedicated money for roads. He discussed grant writing support and reported spending time on the sewer plan update, a very labor intensive project.

SHUMAKER distributed the zoning code reformat document and discussed format purpose and intention and estimated Council would see a final draft in October for approval. **SHUMAKER** discussed the plat

approval process for the Chinidere subdivision and the variance recently approved by the Planning Commission. **WEISSFELD** confirmed her understanding of the Planning Commission action and **SHUMAKER** expanded on reasons for the decision. **SHUMAKER** discussed the historical background of the project, as it directly related to the 80% building threshold. **WOODRICH** clarified the City process for landowner variance approval, based on the lack of precedent, to include the 80% threshold before subsequent phases can break ground. **WEISSFELD** asked if Council votes to grant final plat approval, is the City opened up to legal liability.

WEISSFELD expanded on the background of the project and community outcry and expressed frustration at the elimination of the 80% restriction. **SHUMAKER** explained, by the original timelines of the project, neighbors have been given an extra 5-year reprieve and further explained Stevenson has no phasing ordinance in place.

MAYOR AND COUNCIL REPORTS

No reports

VOUCHER APPROVAL AND INVESTMENTS

June 2016 payroll and July A/P checks have been audited and are presented for approval. June payroll checks 10562 thru 10582 total \$80,275.06 which includes one EFTPS and two ACH payments. A/P Checks 10561 and 10583 thru 10640 total \$119,919.12 which includes two ACH payments. The A/P Check Register and Fund Transaction Summary are attached for your review. Detailed claims vouchers will be available for review at the Council meeting. Two investments matured in June 2016: Riverview CD \$145,000 and Time Value Investments FNMA early bond call \$498,783.75; funds to be reinvested in July.

MUTH motioned to approve the vouchers as presented. **HENDRICKS** second motion. Vote: In favor: 5/Opposed: 0.

Meeting adjourned at 8:42 PM.