

MINUTES
CITY OF STEVENSON COUNCIL MEETING
August 18, 2016
6:00 p.m., City Hall

CITY COUNCIL MEMBERS PRESENT: Frank Cox, Amy Weissfeld, Mark Peterson, Paul Hendricks, Robert Muth.
Excused Absence(s): Jenny Taylor

Public present: B. McNamara, L. Johnson, D. Johnson, B. Sciacca, Judy Jensen, Rick May

CALL TO ORDER: Meeting called to order at 6:00 PM

CHANGES TO THE AGENDA: There were no changes to the agenda.

MINUTES: **MUTH** motioned, **HENDRICKS** seconded to approve the minutes from July 21, 2016, as presented. Unanimously approved.

CONSENT AGENDA

- a) Water adjustment – Skamania County (meter No. 708000) requests a leak adjustment of \$703.48 for a water leak (toilet flapper valve) which has since been repaired.
- b) Water adjustment – Jody Poppenhagan (meter No. 605600) requests a leak adjustment of \$33.46 for water leaks which have since been repaired.
- c) Special Occasion Liquor License– Ratification of Letter of Approval signed by Mayor Cox August 15, 2016, for Special Occasion Liquor License requested by Friends of Stevenson / North Bonneville Libraries for a special event to be held October 1, 2016, at the Stevenson Library.
- d) Training Request - Planning Director Ben Shumaker requests approval to attend a four-day workshop, “The Planning Director Conference” sponsored by AWC in Chelan, Washington, September 13 through 16, 2016, for a total cost of \$1,200 including lodging of \$172 per night to stay at the conference center which is hosting the training. (The State lodging per diem rate for this area is \$89 per night).

HENDRICKS motioned, **PETERSON** seconded the motion, to approve the Consent Agenda as presented. Unanimously approved.

PUBLIC COMMENTS:

B. McNamara commented on how the Sheriff department reported searching for new ways to control traffic and made a offered few suggestions, which he felt might be more cost sensitive and easy to implement. He suggested, Eastbound on 1st Street to add additional speed limit signs and painting additional 25 MPH limits signage on the road. He further commented, to prepare eastbound vehicles to Yield on re-entry to Hwy 14, add a warning signage to alert drivers they need to be prepared to Yield to traffic on Hwy 14.

L Johnson asked why her specific suggestions were not recorded in the minutes and asked how to get her specific suggestions into the public record. HOGAN responded by saying he has instructed the minute taker to record the tone of discussions and actions taken by City Council but minutes are not a transcript of public comment. To get specific comments entered into the record citizens can submit a letter to staff and request it be attached to the minutes as part of the public record.

B. Sciacca commented he was disheartened by Council's decision to rescind direction to City staff to remove the stop signs on 1st St. He presented a petition signed by business owners on Hwy 14 in support of diverting truck traffic onto 1st Street. He summarized by expressing his strong dissatisfaction with how the public process has played out on this sensitive community topic.

M. Repar submitted a letter for the public record, attached to these minutes. HOGAN summarized her main concerns being: she disapproved of the action taken by the Planning Commission in approving the variance to remove condition #8 from the Chinidere project, and expressed a desire to have the City Council meeting in August next year to not conflict with the activities of the County fair.

HENDRICKS agreed with M. Repar's request to schedule future City Council meetings around the dates of the County Fair. **MUTH** responded to comments by B. Sciacca to clarify City Council did not rescind the vote to remove the stop signs on 1st Street, but directed City staff to stay their action until additional public comment could be heard on the topic.

PRESENTATIONS FROM OUTSIDE AGENCIES

Skamania County Economic Development Council

P. Albaugh presented EDC's 2nd quarter progress report and provided an update on recent activities. He distributed an invitation to the upcoming Pub Talk on 8/30 at Walking Man. Council members are invited to participate in the meet and greet to introduce candidates for upcoming elections.

He discussed information from the Gorge Economic Symposium which indicates current job market in the Gorge is "as good as it gets in the Gorge". New Unemployment Insurance claims are down. He presented a slide showing in Skamania County, private sector jobs are making up, and then some, for public sector job losses in previous years. He then presented a slide showing most of the private sector job losses have been low wage jobs and also showing a rise in hourly wages of \$20.00/hr and more.

He reported \$1.9M in loans out from the Washington Investment Fund and there are still funds available for small local businesses who need operating capital.

He reported the Port of Skamania is recruiting a new Executive Director. He went on to say there are lots of new local businesses opening in town, some businesses are expanding and overall, the outlook is positive and briefly named new businesses in town and changes happening with existing businesses.

He then reported the County has completed a Phase 1 Environmental Assessment and they are currently looking for other money from .09 funds to help pay for a Phase 2 Environmental study, Community visioning project and Countywide land inventory. He explained the .09 funds application process. He reported there is still interest in trying to get the County pool reopened. He also reported the Workforce Development board got \$15K towards micro soldering training.

MUTH asked how the micro loan program is going and Albaugh reported low numbers of non-payments.

A community member asked how EDC advertises funds available. Albaugh discussed methods the info is made public. **WEISSFELD** commented the EDC board is currently working on a more visible marketing campaign.

OLD BUSINESS:

Amendment to Chinidere Mountain Estates Extension / Development Agreement

Shumaker presented an amendment to the Chinidere Mountain Estates Extension & Development Agreement for Council ratification. He discussed the only change was to allow multiple signature pages and/or faxed signature pages in the Development Agreement.

HENDRICKS motioned to ratify the amended development agreement as presented.

PETERSON seconded motion. Unanimously approved.

PUBLIC HEARING: 6:30 PM – Zoning Map Amendment Ordinance 2016-1077

SHUMAKER discussed the staff report which includes the Planning Commission recommendations, municipal codes, background on proposal and analysis in the staff report. He explained a downzone requests less density than previously requested. He further explained how Condition #7 resulted in a note on the on prelim plat which limits multifamily housing to only 4 designated lots in the project. He added, in the future, not making this amendment could lead to confusion and misdirection from City staff to owners of lots in the R3 zone, who might believe they could build multifamily housing on their lot, when the City has required there be no more than the 4 previously assigned multifamily lots, but noted only on the plat. He then explained the thought process in reaching the proposed change. He added, the Planning Commission found the proposal confusing and didn't agree with the proposed boundary. He then discussed the changes actually made by the Planning Commission decision and Attachments 1 and 2.

PETERSON noted the terminology proposed action and the recommended actions and asked who the proposer of the amendment is. **SHUMAKER** answered Aspen Development, owner of Phases 1-3 is the proposer. The recommended action was made by the Planning Commission at their last meeting. There was general discussion about the reasoning the Planning Commission used in reaching their recommendation. **SHUMAKER** expressed the Planning Commission's willingness to reconsider the limit of multifamily lots and added any movement to remove the condition needs to be weighed against the variance criteria before any decision can be made.

J. Jensen asked if Phase 4 remained zoned R1. **SHUMAKER** confirmed, yes it is under the proposal. Jensen then asked if it would be changed in the future. **SHUMAKER** confirmed it could and added public process would be part of any change. She asked if the developer needed to build/sell 80% of each phase before moving onto the next. **SHUMAKER** reported the Planning Commission decision to remove condition 8, which provided the 80% restriction. There was general discussion about height restrictions, maintenance of the views. **WEISSFELD** commented that much of what neighbors fought to protect against was stripped out by the Planning Commission action.

Mayor Cox closed the public hearing at 6:44 PM.

SHUMAKER asked that any motion be subject to creation of an official GIS-based map reflecting the boundary described in Section 1.2.

WEISSFELD asked for clarification between proposed and recommended lines. **SHUMAKER** explained Planning Commissions reasons: 1) To spread out multifamily area allowable areas and 2) Questioning market conditions have changed such that there is now a need for additional housing which outweighs the decision made in 2005 when there was a much lower need for multifamily units than there is now. **SHUMAKER** touched on dimensional standards.

There was continued general discussion about which lots could be designated under the different scenarios and where MF housing would be allowed under the different zoning designations.

WEISSFELD pointed out typos in the Alternative Suggestions section.

MUTH motioned to table discussion because he doesn't have enough information to make a vote.

PETERSON wants to see maps to illustrate proposed and recommended actions. **SHUMAKER** confirmed he can supply what information the developer has provided. **HENDRICKS** confirmed no time sensitivity on the topic. **WOODRICH** discussed scenarios would make the discussion time sensitive and there was general discussion about timeline.

PETERSON seconded the motion on the table and asked to see additional information from the developer before next City Council meeting. Vote: In favor: 4 / Opposed: 0

R. May requested maps of the proposed phases of development.

NEW BUSINESS:

Resolution 2016-290 – Surplus Equipment

HANSEN presented Resolution 2016-290 for City Council consideration of Surplus Equipment and disposal. He added a neighboring city expressed interest in the surplus tractor so he's proposing an Interagency Agreement for transfer of surplus property.

MUTH motioned to approve Resolution 2016-290, as presented. **HENDRICKS** seconded motion. Unanimously approved.

Chinidere Performance Bond Request

HOGAN requested Council approval of a request from Aspen Development under SMC 16.26.030 to purchase a Performance Bond of up to \$100,000 plus 40% as contingency overage. **HOGAN** explained the purpose of a Performance Bond and scenarios where performance bonds are appropriate. **WOODRICH** explained the 40% overage and what could be recovered. **HOGAN** asked for the Council to authorize him to communicate the Council's intention to accept the Performance Bond, should they decide to pursue it. There was general discussion about the Performance Bond process. **PETERSON** clarified the City of Stevenson will be the beneficiary to the bond and **HOGAN** confirmed. No Council members spoke in opposition to allowing a performance bond to be used for this purpose. **HOGAN** stated no formal action was required from Council at this time but would be at the time of plat acceptance.

Funding Concurrence Letters

HANSEN discussed working with a consulting company on some street improvement grant writing and presented two funding concurrence letters stating the City Council supports the projects in the application and will match 5% of total project costs.

MUTH motioned to ratify the funding concurrence letters for the 2016 Sidewalk funding application in the amount of \$43,422.00 and the 2016 Small City Funding application in an amount of \$10,609.00.

HENDRICKS seconded motion. Unanimously approved.

Contract approval – Legal Services

SHUMAKER presented a contract with James Kacena, PLLC, for Council review, discussion and approval. **SHUMAKER** explained the short plat proposal received and that the City’s legal Counsel had represented the applicants in previous legal matters so outside counsel is needed to represent the City.

There was general discussion about compensation.

PETERSON motioned to approve the contract, as presented, in the hourly rate of \$275.00/hr. **HENDRICKS** seconded motion. Unanimously approved.

Request to Support the John Wayne Trail

HOGAN presented a request received from City Council of the City of Tekoa, Washington, to prepare a resolution in support of the preservation, maintenance, and improvement of the John Wayne Pioneer Trail. **HOGAN** discussed how the request came before City Council and how Tekoa is asking for resolution of support. **WEISSFELD** commented it’s important to send a message to our legislators that recreational areas are important to our community. **HENDRICKS** expressed his support for such a resolution. **HOGAN** offered to prepare a more specific resolution for consideration by Council at their next meeting.

INFORMATION ITEMS

Fire Hall Site Selection

HOGAN provided an update on the Stevenson Fire Hall site selection process. He explained he has formed a small committee comprised of Fire Chief Rob Farris, FD2 Commissioner Scott Griswold, and himself, to jointly make selection decisions. He invited Sheriff Brown to be represented on the selection committee; Sheriff Brown said he trusted the other committee members to select a good site from among the top sites recommended by the Stevenson Fire Hall Strike Team. **HOGAN** will bring the committee recommendations or an update to the next City Council meeting.

SR 14 / 2nd Street Truck Traffic

HOGAN provided a brief update on his progress in researching options to mitigate truck traffic on SR 14 (2nd Street) under the National Scenic Area designation. He reported a Town Hall meeting is scheduled for October 20, 2016 at Hegewald Center where discussion will focus on removal of the stop signs on 1st Street. He reported the regular City Council meeting will occur before the Town Hall meeting in a separate meeting room in the Hegewald center. He reported inviting Dena Marshall to serve as moderator for the Town Hall.

He reported he was working on a letter requesting assistance from the WSDOT regional director to reduce out of state-non local commercial truck traffic on SR 14 and had reached out to other Gorge interested groups seeking support. **WEISSFELD** suggested Staff submit a letter of facts to the Pioneer, to clear up community misinformation before the meeting. **SHUMAKER** discussed the need to approaches to provide more direction to the meeting than just another chance to vent frustration from any one side. There was general discussion about ways to accomplish this goal and to guide the discussion in a productive manner. **HENDRICKS** suggested pursuing grant funding to complete a thorough downtown traffic study which would likely guide future plans and discussions.

B. McNamara commented his appreciation for City Council work and believes there needs to be more community input and likes the suggestion of a comprehensive traffic study. He added, he would like to see more effort to slow traffic on 1st Street and to see City staff continue pursuing a National Scenic Area designation. He added the City needs more to educate public on accurate information before the Town Hall meeting.

D. Johnson commented that truck and pedestrian traffic are of concern. He commented that an online survey monkey form isn't a professional survey. He reported trucks are using 1st Street and added because SR 14 is a state highway, there are limited options to control legal truck traffic. He commented the 25 MPH signage recently painted on 1st St are not located in the best spot to have maximum impact and summarized his comments by saying he believes the stop sign removal discussion should coincide with discussion of the one-way couplet concept.

WEISSFELD commented she feels the format of the Comp Plan meetings, utilizing a breakout/brainstorming solution format, to be a more collaborative approach than just another vent session.

AFFF Foam Trailer

HOGAN presented an email from Fire Chief Rob Farris about the Fire Fighting foam trailer recently donated by BNSF to the City of Bingen.

He reported the unit belongs to the City of Bingen and they will maintain it but neighboring towns and Cities with the need may use the trailer and reimburse Bingen for the cost of the use.

Sheriff's report

A copy of the Skamania County Sheriff's report for July, 2016 was distributed for Council review.

Municipal Court Cases Filed

A summary of recent Stevenson Municipal Court cases filed was distributed Council's review. **HOGAN** commented on the recent level of traffic enforcement and that it was up from past months.

Planning Commission Minutes

Minutes from the July 2016 Planning Commission meeting were distributed for Councils review.

Chamber of Commerce Activities

A report of recent activities conducted by Skamania County Chamber of Commerce in July 2016 was distributed for Councils review.

CITY ADMINISTRATOR AND STAFF REPORTS:

Nick Hogan, City Administrator

HOGAN reported he will be attending the NW Economic Development training in Wenatchee, WA as approved last month by City Council.

Eric Hansen, Public Works Director

Nothing to report.

Ben Shumaker, Planning Director

Reported update on the land owned by Skamania County on Rock Cove. He discussed environmental barriers to developing Rock Cove Peninsula, located next to Rock Cove Assisted Living. He discussed the EDC and County Assessor being good partners on the project.

He also reported that building permit apps, new businesses applications, land division applications were all on the rise, an indicator of anticipated growth.

The Planning Commission is looking at next year priorities with focus on neighborhood density and effective Public Participation Plan, consideration of some areas with max (not minimum) lot sizes in City Limits to encourage higher density construction on appropriate parcels of land. He added parking and traffic control is also on the agenda. There was general discussion about anticipated growth and tiny homes in the zoning code.

He reported the Port is working on some parking expansion along Cascade Avenue, at the Tishner Building. **WEISSFELD** expressed concern at the loss of some of the recreational parking spaces lost along Cascade avenue and **SHUMAKER** confirmed preservation of the recreational parking spaces is a priority.

MAYOR AND COUNCIL REPORTS:

WEISSFELD asked if there was any merit to M. Repar suggestion of an Order of Remand from the Court to modify Chinidere Development Agreement Condition #8. **WOODRICH** reassured Council members they followed the correct process to make the change and the Council should be protected from legal action.

WEISSFELD also asked about the letter submitted by Dwayne Patterson, related to contracting with Berger Abam. The letter suggested the City should not be working with Berger Abam as Berger Abam also works for Tesoro Savage. There was general discussion about the concerns identified in the letter. City Attorney **Woodrich** advised that the City is required to follow a specific vendor selection processes outlined in the RCW's. No action was taken by City Council.

VOUCHER APPROVAL AND INVESTMENTS UPDATE: (REVISED 8/18/16))

July 2016 payroll and August 2016 A/P checks have been audited and were presented for approval. July payroll checks 10641 thru 10662 total \$82,715.91, which includes one EFTPS and two ACH payments. A/P Checks 10663 thru 10721 total \$112,631.92 which includes two ACH payments. The A/P Check Register and Fund Transaction Summary were distributed for Councils review.

MUTH motioned to approve vouchers, as presented. **PETERSON** seconded motion. Unanimously approved.

HOGAN then discussed one of the City's outstanding bond investments and explained it was called in July for the full face amount of \$500,000. He reported \$301,041.90 of that amount had been reinvested in a Federal National Mortgage Association (FNMA) bond which yields 1.35% /year and matures July 28, 2020. He then reviewed the City's current bond portfolio with City Council.

Meeting adjourned at 8:00 PM