

CITY OF STEVENSON COUNCIL MEETING
November 17, 2016
6:00 p.m., City Hall

City Council in attendance: Robert Muth, Paul Hendricks, Amy Weissfeld, Jenny Taylor, Frank Cox, Mark Peterson

Staff in Attendance: Ken Woodrich, Ben Shumaker, Nick Hogan, Eric Hansen

Public in Attendance: Mary Repar, JP Hollstrom

CALL TO ORDER at 6:00 PM.

MINUTES: The minutes from October 20, 2016 were circulated for discussion and approval. MUTH motioned, HENDRICKS seconded, a motion to approve the October 20, 2016 minutes as presented. Unanimously approved.

CONSENT AGENDA: The consent items were presented for Council approval.

- a) Water adjustment – John Stocker (meter No. 614100) requests a water adjustment of \$385.09 for a water line leak in his front yard which has since been repaired.
- b) Special Occasion Liquor License – Rock Cove Assisted Living Center, November 18, 2016.
- c) Special Occasion Liquor License – Ratification of Special Liquor License approved by Mayor Cox for SHS Senior Parents, November 12, 2016, Fabulous Fall & Jazz Fundraiser.
- d) Training Request – Public Works employee Alex Olsen requests approval to attend a two-day workshop, Waste Water Training, in Renton, Washington December 6 and 7, 2016. Approximate cost to the City will be \$765 plus use of a city vehicle.

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

PUBLIC COMMENTS: *[This is an opportunity for members of the audience to address the Council. If you wish to address the Council, please sign in to be recognized by the Mayor. Comments are limited to three minutes per speaker. The Mayor may extend or further limit these time periods at his discretion. The Mayor may allow citizens to comment on individual agenda items outside of the public comment period at his discretion.]*

JP Hollstrom requested a change to the published agenda and asked Council to consider his request for issuance of a temporary Certificate of Occupancy (CO) so he may convert his construction loan to a mortgage. He added, he only learned of the urgent need at 3:00 pm on the day of City Council meeting (11/17/16) and contacted Eric Hansen, who directed him to attend the meeting to present his request. There was general discussion about whether to allow the agenda item or not. HOGAN offered to add him to the agenda for the special meeting in two weeks but Mr. Hollstrom responded by saying his request is more urgent than 2 weeks and stressed the time sensitivity of his request at his banks urging. WEISSFELD asked to have 10 mins to hear an overview of the situation, and added she didn't know about any of the details of Mr. Hollstroms request. There was general discussion about the points to be considered in his request. PETERSON does not want the item added to the agenda and repeated his feeling Council should not be asked to vote on important items on same-day notice. Hollstrom agreed but repeated his need for the CO and agreed the issue with the road

completion could probably not be decided tonight. WOODRICH asked if Mr. Hollstrom questioned the need to complete the road improvements and cited the agreement he entered into with the City for Mr. Hollstrom to pave the road. WOODRICH asked why the city should approve a temporary CO if Mr. Hollstrom has not fulfilled his obligation to the City under the agreement. Mr. Hollstrom indicated he would be filing for a variance request to remove the road paving requirement, but has not yet submitted the application for variance and wants to postpone road improvement discussion. He repeated the urgency to convert the construction loan to a mortgage, and the need for the CO. WOODRICH commented Mr. Hollstrom has had 3 yrs to build the road and Mr. Hollstrom's time constraint is not the Council's emergency. There was general discussion about the pros and cons of issuing the temporary CO. MUTH commented Mr. Hollstrom is asking for more than just a simple memo and CO, there is much more information to review and consider before the CO could be issued and he added, the City Council as a legislative body, cannot do that. MUTH commented how the road improvements, under the agreement, are to have been completed prior to Mr. Hollstrom's occupancy of the house and Mr. Hollstrom acknowledged the point and commented construction projects do not always go as planned. MUTH asked if a temporary CO would satisfy the bank and Mr. Hollstrom confirmed it would. MUTH directed Mr. Hollstrom to contact City staff to issue a temporary CO with an expiration date. There was discussion about whether the bank would accept a temporary CO with an expiration date. PETERSON repeated his feeling, he does not want to consider the item tonight. WEISSFELD asked for the negative consequences to issuing a temporary CO. HOGAN responded by saying if the obligations of the agreement are still not met at the end of the temporary CO period, the City is faced with evicting Mr. Hollstrom from the home. There was general discussion about who uses the road. WOODRICH discussed current road standards and noted it was within Council's power to change road standards. HENDRICKS commented he does not have a problem with staff issuing a temporary CO. TAYLOR commented she wants to give staff authority to issue the temporary CO. WEISSFELD commented the City will not waive any right to have the road paved but would approve of issuing a temporary CO. There was continued general discussion about road paving requirements. PETERSON commented, if a temporary CO is issued and the road isn't built, he does not see the City Council evicting Mr. Hollstrom from his home and repeated again, he does not want to decide this issue tonight. PETERSON asked Mr. Hollstrom if he could post a construction bond to insure the road gets built and Mr. Hollstrom said he does not have means to post a bond. There was continued general discussion about road standards and what action is needed by Council. PETERSON repeated his stance, he does not want to decide the action tonight.

PETERSON motioned, TAYLOR seconded the motion, to table the discussion and take no action.
Vote: In favor – 2 (PETERSON, TAYLOR), Opposed: 3. Motion fails.

HENDRICKS motioned, MUTH seconded his motion to allow staff to issue a temporary Certificate of Occupancy. WOODRICH offered a restated motion to interpret City Council's intent in the agreement that the CO referred to in the agreement is a permanent CO. MUTH motioned, HENDRICKS seconded the motion, to allow City staff to approve a temporary CO, if staff determines such meets the terms of the Memorandum of Understanding (MOU) executed in February 2014.
Vote: In favor: 4 , Opposed: 1 (PETERSON).

Mary Repar commented her strong objection to HENDRICKS selection to serve on the Skamania County Planning Commission and doesn't feel it's appropriate to have elected officials on boards. She added she believes he is a great City Council member but he should not serve on all the bodies. She said she has spoken with HENDRICKS directly and she has emailed Skamania County.

MUTH asked Ms. Repar if she objects to his service on the City Planning Commission when necessary

to make quorum. WOODRICH stated a City Council member cannot serve on the Planning Commission because of the doctorum of incompatible offices. MUTH will no longer report to Planning Commission to make quorum.

PUBLIC HEARING

Mayor COX opened the Public Hearing at 6:28 PM.

HOGAN presented the updated City budget to City Council and answered questions received, to date, regarding the 2017 proposed budget. HOGAN responded to a question from MUTH at the last budget meeting about why property taxes were going down this year and HOGAN explained he researched the last five years and found a difference in the timing of recent payments received by the City, and that with the receipt of November payments the City is now on track to meet projected revenues in property taxes.

M. Repar had asked if and how the City is receiving taxes from online hotel/motel bookings, both sales and hotel/motel tax revenue and HOGAN reported City staff research proves online bookings are being correctly reported and paid.

HOGAN discussed several updates to the Priorities and Goals of the budget. He explained updated B pages summarizing the Stevenson Comprehensive Plan and the addition of Goal #5, to be more cognizant of the Stevenson Comprehensive Plan and to make progress in implementing objectives and tactics.

Public Comment

M. Repar opposes the City Council action to raise property tax 1% at their last meeting. She continued to say the added revenue won't affect grants. She added citizens are already stressed financially and the City of Stevenson is asking for more money to pay for water/sewer/pool, etc and taxes shouldn't be raised by committee and feels that's why people are paying their property taxes later.

COX closed the Public Hearing at 6:35 PM. HOGAN noted City Council action tonight would be to approve the budget and then adopt the budget in December.

MUTH motioned, PETERSON seconded the motion, to approve the 2017 budget as presented by staff. Unanimously approved.

Public Hearings, Continued

COX opened the next Public Hearing at 6:36 PM to discuss the 2016 Budget Amendments and proposed Ordinances 2016-1098 and 2016-1100. HOGAN presented Ordinances 2016-1098 and 2016-1100 and answered questions from City Council. He explained there are two ordinances regarding budget amendments and he opted to separate them, to keep the actions of the Council clear. He continued to say 2106-1098 creates a new fund 301 for Timber Harvest. He commented the fund is already in the budget the Council just approved for 2017, but not in the 2016 budget. He explained that without the fund in the 2016 budget he can't pay for expenses related to the timber harvest. He discussed the revenue projections for the timber harvest. MUTH asked where revenue will go, if to the bank or into bonds and HOGAN responded, when there is enough cash, he will purchase a fourth bond.

HOGAN then presented Ordinance 2016-1100 which closes three funds. He commented two of the

accounts have cash balances, while one fund is in the negative. He referenced the bottom of page 1, regarding fund 305 for the Quiet Zone and will move the balance of the fund to capital improvements. He then commented on fund 302 which also had money left, which he will move to capital improvements. He then discussed fund 300, for the Cascade Ave improvements, is overspent but noted the net \$3,757.00 in the other two accounts offset the negative balance in Cascade Ave project fund. WEISSFELD questioned moving \$3,757.00 to capital improvements, due to the fact some of the funds were donations received for a specific project. There was general discussion about how and where to invest the \$3,757.00 to best maintain the spirit of the donations. HOGAN added Tourism donated to the Cascade Avenue project and suggested the money could be returned to Tourism. WEISSFELD felt the money should be earmarked for improvements on the Waterfront. HOGAN suggested if the money were in Tourism, it could be invested in new waterfront signage or he could leave a capital improvements/waterfront fund open with the balance of \$3,757.00. WEISSFELD approved of either option to maintain the spirit of the donated funds. HOGAN summarized the proposed change, fund 300 closes out to waterfront improvements.

Public Comment

COX invited Public Comment on Ordinances 2016-1098 and 2016-1100. No public comments were offered so COX closed the Public Hearing.

WEISSFELD motioned, MUTH seconded the motion, to approve Ordinance 2016-1098, amending the budget for the City of Stevenson, for the fiscal year 2016 by adding Fund 301 for timber harvest. Unanimously approved.

WEISSFELD motioned, PETERSON seconded the motion, to approve Ordinance 2016-1100, amending the budget for the City of Stevenson for the fiscal year 2016, to close funds 302, 305 and 307 as amended by Council during discussion. Unanimously approved.

OLD BUSINESS

Pool Update

HOGAN presented an update from Stevenson-Carson School District Superintendent Karen Douglass on efforts to reopen the community pool for Council's review and read the letter submitted by Mrs. Douglass. Mrs. Douglass' letter thanked the Council for their support and reported the SCSD School board committed to \$40,000.00 investment in reopening the pool as well as the other funding streams she is researching and applying for. The letter has been submitted for the public record. There was general discussion about the other funds needed to reopen the pool.

COX commented how Council's quick vote to commit funds towards reopening the pool is an example of PETERSON concern over City Council's taking action too quickly on new items presented. HOGAN commented he would have a draft Intergovernmental Agreement for Council to review at the next meeting.

Stipend for Planning Commission members

In response to Council members request to review a list of similar committees, HOGAN presented the requested information and MRSC confirmed it is legal for the City to pay Planning Commissioners because Stevenson is a code city. TAYLOR asked how much stipend is proposed and HENDRICKS suggested 50% of City Council pay, or \$75 for not more than two meetings per month. He also proposed future adjustments to City Council compensation will be extended to the Planning Commission compensation. MUTH commented he supports the idea to pay the Planning Commission members because they do invest a significant amount of time in their activities. COX

commented on how much work the Planning Commission does and supports the proposal.

HENDRICKS motioned, TAYLOR seconded the motion, to pay the five Planning Commission members at a rate of 50% of City Councils compensation. Unanimously approved.

Public Comment

M. Repar commented her passionate opposition to the proposal to pay the Planning Commissioners. She feels very strongly people should not be compensated for doing their civic duty.

SHUMAKER commented there will need to be a change to the ordinance which created the Planning Commission, to allow payment to the Planning Commission as it currently says they serve without compensation. SHUMAKER will provide an amendment at the next meeting.

NEW BUSINESS

Tourism Funding Awards

HOGAN presented the Tourism Advisory Committee's (TAC) 2017 funding recommendations for Council consideration and discussed the awards. He commented that TAC's recommendation for Columbia Gorge Interpretive Center (CGIC) included \$20,000 dedicated to expanding Capacity for hosting weddings, which might provide future revenue streams to CGIC. WEISSFELD commented on CGIC's importance to Skamania Lodge and that they are strongly supportive of funding CGIC. HOGAN reviewed the list of recommended awards and discussed supporting reasons for awards and reasons for the non-awards.

HOGAN noted low attendance for X-fest and the resulting withdrawal of TAC support. He discussed the \$100,000.00 Leavens Point project and the Council's past approval of the award, and how the approved funds will be carried forward until the Port of Skamania begins the project. He added they will want to put an end date on the award so it doesn't carry forward indefinitely. He briefly introduced items Q-T, new awards. He discussed new signage for the waterfront, including an informational kiteboarding sign and the installation of temporary docks to support additional boats attending new sailboat races in Cascade Locks, OR in July. He discussed item T, to support marketing of the pool. HOGAN reviewed the purpose of the Main Street program - to revitalize downtown Stevenson.

MUTH commented he wants to remove the Stevenson Wifi program from the list of approvals. WEISSFELD commented the Wifi project is important to tourists who use it at the waterfront and added it's a small investment for an international amenity. MUTH commented on the spotty coverage of the network. WEISSFELD discussed the nodes on the network and the areas they are supposed to carry and added it's a small investment in an international amenity. MUTH commented he supports the idea but has never had personal success connecting to, or using the Stevenson Wifi network. There was continued general discussion about the Stevenson Wifi network. MUTH commented he will support the award if he can review some reliability reports.

HENDRICKS motioned, PETERSON seconded a motion to approve the Stevenson TAC awards, as presented. Unanimous approval.

INFORMATION ITEMS

Sheriff's report

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

Municipal Court Cases Filed

A summary of recently filed Stevenson Municipal Court cases was distributed for Council's review. HOGAN noted traffic citations were up, demonstrating the Sheriffs attempts to be responsive to City Councils request for traffic enforcement.

Planning Commission Minutes

Minutes from the October Planning Commission meeting were distributed for Council's review.

Chamber of Commerce Activities

A report describing some of the activities conducted by Skamania County Chamber of Commerce in October, 2016 was distributed for Council's review.

CITY ADMINISTRATOR AND STAFF REPORTS

HOGAN reported Tina Smith invited City Council to library on 11/18 to discuss community ideas for an Interior refresh of the library. He thanked WEISSFELD for her TV presence regarding local train activity. He also said the last four years of City Auditor reports are now on the City website.

SHUMAKER reported he has received a variance request for front yard setback, which he will not be recommending hearing examiner and allowing Board of Adjustment to make the determination. He commented Walking Man has released a promotional video about the brewery and the area, and urged the Council members to find it and view it. He continued by saying the appeal on the REMI short plat would take place 11/22/16 and he will report on the outcome at the next meeting. SHUAMKER reported there has been some action on the Rock Creek development and Gabe Spencer is leading Skamania County's movement. They have been awarded .09 funds and are working on some EPA grants for brown field clean up. He also reported working on a grant for the Fire Dept. He also announced being approached by City of N. Bonn and Friends of the Gorge to extend a hiking trail from Beacon Rock to Stevenson. He reported Chinidere has requested the City Council meeting minutes to determine their next steps and he will follow up. WEISSFELD asked PETERSON if he could investigate some white powder she has noticed, along the side of roads of the development.

MAYOR AND COUNCIL REPORTS

WEISSFELD reported Kari Fagerness is new EDC Director and announced a vacancy on the EDC board.

VOUCHER APPROVAL AND INVESTMENTS UPDATE

October 2016 payroll and November 2016 A/P checks were presented for approval.

MUTH motioned, PETERSON seconded the motion, to approve the Voucher Approvals, as presented. Unanimously approved.

ISSUES FOR THE NEXT MEETING

MUTH suggested JP Hollstrom should be added to the next meeting agenda. TAYLOR reported she would be absent from the 12/15/16 meeting.

COX adjourned regular session at 7:24 PM and entered Executive Session for 15 minutes.

RETURN TO REGULAR SESSION at 7:46 PM.

CITY COUNCIL ACTION

City Council directed the City Administrator to proceed with negotiations as discussed in Executive Session.

ADJOURNMENT at 7:48 PM.

Approved _____; Approved as amended _____

Frank Cox, Mayor

Minutes by: Jennifer Anderson