

MINUTES
CITY OF STEVENSON COUNCIL MEETING
September 19, 2019
6:00 PM, City Hall

1. CALL TO ORDER/PRESENTATION TO THE FLAG: Mayor Scott Anderson called the meeting to order at 6:00 p.m. and led the council and audience in the Pledge of Allegiance.

Councilmembers Robert Muth and Jenny Taylor request excused absences.

Attending

- Mayor Scott Anderson, Councilmembers Paul Hendricks, Matthew Knudsen, Amy Weissfeld.
- City Staff: Public Works Director Eric Hansen, Community Development Director Ben Shumaker. City Administrator Leana Kinley arrived later.
- City Attorney Ken Woodrich.
- Audience members: Rick May, Emily Reed, Phillip Watness, Annie McHale, Hannah Joy

2. CHANGES TO THE AGENDA:

No changes to the agenda occurred.

3. CONSENT AGENDA: The following items are presented for Council approval.

- a) **Liquor License Renewal** - North Bonneville PDA
- b) **Approve Proclamation Declaring September 2019 as Childhood Cancer Awareness Month** - Mayor Scott Anderson presents this proclamation for council consideration and approval.
- c) **Special Occasion Liquor License Application** - Skamania Democratic Central Committee at the Hegewald Center on Oct. 12 from 5-9:30pm.
- d) **Minutes** of August 22, 2019 City Council Meeting.

In regards to the consent agenda, Councilmember Knudsen discussed whether any additional actions will occur based on the proclamation presented on childhood cancer awareness. He understood it may be too late to include additional actions for September of this year, but suggested the City consider what else can/should be done if a similar proclamation is made in 2020.

MOTION to approve the consent agenda made by Councilmember Hendricks, Seconded by Councilmember Weissfeld.

Voting Yea: Councilmember Weissfeld, Councilmember Hendricks, Councilmember Knudsen

4. PUBLIC COMMENTS:

Emily Reed presented the Council with an October 2019 calendar for "Gorge Happiness Month". She thanked the Council for their participation in 2018 and described the importance of "the daily 3" (3 gratitudes, an act of kindness, and a moment of silence). She asked the Council to incorporate gratitudes into their October meeting agenda.

Rick May suggested the City should delineate the Del Ray Avenue right-of-way. Mayor Anderson agreed some additional delineation would be helpful. Public Works Director Hansen described the use of signs on both sides of the Iman Cemetery Road right-of-way at Rock Creek. After some discussion Councilmember Knudsen was satisfied that the method of delineation would not be out of the norm. Councilmember Hendricks suggested informing both property owners and residents of the City's action. The Council came to a consensus to act on May's suggestion.

5. UNFINISHED BUSINESS:

- a) **Sewer Plant Update** - Public Works Director Eric Hansen provided an update on the Stevenson Wastewater System and the Compliance Schedule. PWD Director Hansen reported continued low levels of influent loadings at the WWTP. He attributed this to the successful partnership the City facilitated between Dirt Huggers and the Significant Industrial Users side-streaming much of their waste.

Responding to a question from Council, PWD Hansen confirmed that the City is not subsidizing the waste haul-off in any way. Councilmember Weissfeld suggested maintaining a list of alternate/back-up vendors if the relationship with Dirt Huggers ends. The City of Camas is busy, but PWD Hansen still maintains contact with them as a possible back-up.

The next step in working with the significant industrial users will be to issue contracts with each user setting continued side-streaming and rate expectations. They will also be required to do their own sampling and calibrating of effluent flow meters. Hansen reported on the ordering of several pieces of equipment that will help provide immediate monitoring and enhance the WWTP's ability to treat influent. These parts are future-proofed in the sense they can be incorporated in the major plant expansion being considered.

He then discussed preparations for life after Jacobs (the current contracted plant operators), who have informed the City they are not interested in renewing their contract. These preparations include discussions with BSK lab testing services in Vancouver regarding the sampling schedule and coordinating courier visits. Potential improvements to the City's in-plant lab to perform the required tests in-house were also briefly discussed.

6. COUNCIL BUSINESS:

- a) **Approve Ratification of the Russell Avenue Project Local Agency Agreement Supplement No. 1 and Revised Project Prospectus** - Public Works Director Eric Hansen requested council approval of the Agreement Supplement No 1 and revised Project Prospectus with the Washington State Department of Transportation, which increases the overall project costs by \$254,013, from \$982,659 to \$1,236,672.

PWD Hansen presented a request regarding a local agency agreement supplement and a revised Project Prospectus that reflected additional costs on the Russell Avenue Rebuild

Project due to increased right-of-way work and consultant fees. Revised construction estimates, right of way acquisition and wider sidewalks aligned with the City's comprehensive plan resulted in additional costs of \$254,013.

Proposed construction dates are now January through May. PWD Hansen has some concerns due to winter weather, but the consultant assured him there are strategies in place in order to complete work within the project window. He believes it to be less expensive to follow that schedule. Councilmember Hendricks wanted to make sure the project was completed by the beginning of the 2020 tourist season.

Councilmember Weissfeld questioned the increase and asked if everything included was necessary. PWD Hansen reported he is working to make the project best fit the vision for Stevenson as planned by the Council and improve the whole 2 block site all at once. Mayor Anderson noted the City had been working to create an accessible thoroughfare and venue setting on Russell Street.

Councilmember Knudsen asked what was gained with these changes? PWD Hansen stated additional ROW's and some permanent easements were needed (some as little as 2") in order to make it all public ROW. The ROW acquisition was along the back of the sidewalks and against existing buildings so even 8' sidewalks would have meant additional ROW costs. Needed temporary construction easements to allow seamless transition for sidewalk construction.

As the project developed more issues were found, raising construction costs. PWD Hansen noted the amount under discussion was an engineer's estimate, not a final bid. Mayor Anderson asked where would the money be coming from to cover the project cost? PWD Hansen related he was advised of a possibility of an additional \$120,000 from WSDOT local programs, but learned from Skamania County that was not accurate. The local fund looks at the total project amount- not what was agreed on. Community Development Director Ben Shumaker advised the city could still request it. Administrator Kinley reported as the budget discussion progresses that is a question that needs to be addressed. Undergrounding utilities was also not included in the original estimate. PWD Hansen thought the costs would be shared by the other utilities but that did not happen as none have contributed. Kinley did note there was \$300K in timber funds available in the general fund that could be put towards the project.

Rick May asked if the additional cost came from permanent easements? PWD Hansen responded that additional consultant costs for ROW acquisition increased the cost greatly. May commented that sometimes the positive affect from the improvement leads to some people donating that easement. Hansen noted no one had come forward to donate that portion of land.

Community Development Director Shumaker suggested asking Skamania County for a portion of the \$120K. There would have to be an agreement between the county,

Stevenson and North Bonneville. He also proposed finding donors to fund the decorative lamps. The cost for the lamps is estimated to be \$24K.

MOTION to approve the ratification of the Local Agency Agreement Supplement No. 1 and revised Project Prospectus for the Russell Avenue Project for a total project cost of \$1,236,672 was made by Councilmember Weissfeld with a second by Councilmember Hendricks.

Voting Yea: Councilmember Weissfeld, Councilmember Hendricks. Voting Nay: Councilmember Knudsen

Following the voting results Attorney Ken Woodrich advised that due to the light quorum, passing a substantial financial decision likely needed a majority vote of the entire body not just those present. It was highlighted that time was critical and a decision needed to be made tonight. Attorney Woodrich stated he would research the issue during the meeting and determine if the vote was insufficient. (See ➤, pg. 5)

- b) Approve Resolution 2019-346 Rescinding Resolution 2019-328 Regarding the Creation of a Metropolitan Park District** - City Administrator Leana Kinley presented this resolution for council review and approval. A new resolution regarding the creation of a district for the purposes of supporting the pool will be presented at the October council meeting.

Administrator Kinley pointed to the memo in the council packet and summarized the issue regarding the resolution rescinding calling for a Metropolitan Park District intended to help fund the pool. When the Boundary Review Board met, outcry from some residents about the proposed district lines prompted the county to consider coming up with a revised resolution.

If existing district lines are used (e.g., Stevenson City limits), no Boundary Review Board is needed. If outside urban growth boundary, a new district would need to be created. One challenge is timing, as the deadline to get on the February 2020 ballot is approaching. An April 2020 vote is also a possibility, but beyond that the district's authority to assess and collect taxes (if the measure passes) would not take place until 2022. That would be too late to help the pool meet expenses.

The Stevenson Pool Association recommends using the established city limits for the Metropolitan Park District. The City Council members could serve as the official body for the Park District, or could appoint or have members elected.

Ideas regarding the amount of levy to assess were discussed, as changing the district to just within Stevenson City limits would likely change the proposed levy from .19 to .25 or even .50/1000. Administrator Kinley pointed out even at .50/1000 the amount generated (\$113,000) would not meet the needs of the facility. Additional funding would be needed to bridge the gap.

The Stevenson Pool Association wants the new resolution, if approved by the City Council, to go on the February ballot with a levy of just .25/1000, which would result in even lower revenue. Councilmember Knudsen expressed reservations about the lack of support from Skamania County as a whole. He asked why should Stevenson carry the entire burden when the pool is a county resource? Administrator Kinley noted most of the opposition came from the Stabler/Hemlock/Carson area. She stated there are a lot of supporters there as well.

The current proposal had the school district boundaries, absent North Bonneville, set as the Park District. The levy was set at .19/1000.

Audience member Rick May remarked a larger .50/1000 levy within City limits would be a hard sell and a good marketing strategy would be needed.

Community Development Director Shumaker advised that if the Park District was within the city limits the council could set whatever rules it decided would work best if the council chose to function as Park District members.

Councilmember Hendricks suggested supporting a new resolution with a .25/ levy and if it passes revisit the issue county-wide within a year. Rick May suggested going for the higher amount and if it does not pass go back and try again.

Councilmember Knudsen pointed out if the revenue is not enough to cover expenses the pool will close. He asked if there was any direction from the school and was told the Stevenson-Carson School District board of directors has determined that without levy support the pool will no longer operate. Councilmember Weissfeld advocated for a district that was more than just the city limits.

>At this point Attorney Woodrich advised the Council the initial vote on the Russell Street was insufficient and needed to be redone. Councilmember Muth was called on the telephone but was not available. Councilmember Taylor was called on the telephone and participated in further discussion and a second vote. Councilmember Weissfeld again **MOTIONED** to approve the ratification of the Local Agency Agreement Supplement No. 1 and revised Project Prospectus for the Russell Avenue Project for a total project cost of \$1,236,672. Councilmember Hendricks provided the second and the vote was 3-1 in favor, with Councilmember Knudsen casting the nay vote.

Following the vote, a motion to excuse Councilmember Robert Muth's absence was made by Councilmember Hendricks, with a second by Councilmember Knudsen. The motion passed unanimously. As Councilmember Taylor did attend briefly by phone, it was noted no motion to excuse her absence was necessary.

MOTION Returning to the MPD resolution Councilmember Knudsen moved to approve resolution 2019-346 rescinding resolution 2019-328 calling for the creation of a Metropolitan Park District. The motion was seconded by Councilmember Weissfeld.

Voting Yea: Councilmember Weissfeld, Councilmember Hendricks, Councilmember Knudsen.

Following the vote rescinding the resolution Administrator Kinley asked for direction on moving forward with a new resolution. Councilmember Weissfeld wished to see both city limits and urban growth areas included in order to lessen the dollar amount requested. Councilmember Knudsen asked for more coordination with the county. Councilmembers agreed to Kinley's suggestion to reduce voting costs by serving as Park District Commissioners.

Audience member Hannah Joy spoke out and said the pushback against the first resolution had nothing to do with the levy, it was that some people were upset that a new junior taxing district had to be created in order for the levy to pass. Mayor Anderson noted he had heard similar sentiments with people upset that the district could raise taxes or use eminent domain without public approval.

Audience member Walt Loehrke then spoke in favor of the resolution and the MPD. He related having facilities such as the pool adds to the quality of wellness and life in the area. He had no problem with forming a new taxing district and stated just a few people were misinformed and creating a ruse. He suggested without the pool property values may decline.

Attorney Woodrich noted that levy increases by local taxing districts are limited by law to 1% per year. Administrator Kinley questioned if MPD's may have additional authority and it was decided to investigate the issue further.

Audience member Phillip Watness encouraged Council members to read an article in the recent Skamania County Pioneer regarding the County's efforts at creating a limited park district via a law passed in 2017. He stated it addresses some of the concerns expressed by Hannah Joy.

Councilmembers were reminded they could not openly work to influence voter's decisions and needed to remain neutral and just provide information.

- c) **Approve the Wastewater Project Amendment No. 1 to the Wallis Contract** - City Administrator Leana Kinley presented this amendment for council consideration. The increased scope includes \$17,721 for a cultural review, which is required due to the location of the lift stations and treatment plant, and \$2,801 for an income and affordability study (sample documents attached).

Administrator Kinley explained the \$17,721 increase to the Wallis Contract was due to additional excavation for the lift stations and treatment plant, resulting in a larger project footprint which triggered a cultural review. De-watering is also an issue. The review is also required as part of the USDA application, as well as tribal interests.

Administrator Kinley explained the sample income and affordability report included in the packet as what would be produced following Council approval of the additional funds needed for the study. The \$2,800 would likely help secure a lower interest rate and possibly secure additional grant funding. It is a deep dive into the financial health of the community.

Councilmember Weissfeld questioned why the income data was from Gladstone, Oregon. Kinley explained it was there as an example of what the city would receive for the \$2,800 it was paying for an income and affordability study and wanted to ensure the Council knew what was being purchased.

MOTION to approve Wastewater Project Amendment Number 1 with Wallis Engineering in the amount of \$20,522 for a revised contract amount of \$410,000 made by Councilmember Knudsen, Seconded by Councilmember Hendricks.

Voting Yea: Councilmember Weissfeld, Councilmember Hendricks, Councilmember Knudsen

- d) Approve Contract Amendment with Wallis Engineering for the Russell Project** - Public Works Director Eric Hansen requested approval of the attached contract amendment in the amount of \$5,760.82 for a total revised contract amount of \$235,745.81 for a change in the design from 8' wide sidewalks to 10' wide sidewalks.

The Council entered into a brief discussion regarding the additional cost for the design change in sidewalks from 8' to 10' in the Russell Street Project. PWD Hansen noted it had been explained in an earlier discussion that night. Widening the sidewalks aligned with the comprehensive plan and would make the downtown area more inviting. Administrator Kinley noted the funds were already included in the previous increase approved by the Council that evening.

MOTION to approve Supplement Agreement Number 3 with Wallis Engineering in the amount of \$5,760.82 for a total revised contract amount of \$229,984.99 made by Councilmember Hendricks, Seconded by Councilmember Knudsen.

Voting Yea: Councilmember Weissfeld, Councilmember Hendricks, Councilmember Knudsen

- e) Planning Commission Appointment** - The Planning Commission is recommending City Council appoint Mike Beck to fill position #3, which was vacated by the resignation of Karen Ashley.

Community Development Director Shumaker reported that long time Planning Commission member Karen Ashley had resigned. The Council expressed appreciation for her work and suggested creating a 'Karen Ashley Day' and invite her to the next Council meeting to recognize her service. Their wish was to present her with a token of appreciation.

Shumaker reported only one person applied for the open position. Mike Beck, who works with Skamania County to do Scenic Area planning was the applicant. He lives in downtown Stevenson. He has planning experience but is not a developer. Shumaker reported the Planning Commission interviewed him at the last meeting and asked questions regarding any possible conflict of interest. None was reported or considered problematic by either the county or city. Attorney Woodrich agreed there appeared to be little chance of any conflict. The Commission recommended Mike Beck be appointed by a 3:1 vote.

MOTION to appoint Mike Beck to Planning Commission position #3 was made by Councilmember Hendricks, Seconded by Councilmember Knudsen.

Voting Yea: Councilmember Weissfeld, Councilmember Hendricks, Councilmember Knudsen

- f) **Approve Resolution 2019-345 Declaring the Intent to Adopt a Sales Tax Credit Authorized by House Bill 1406** - City Administrator Leana Kinley presented this resolution for council consideration. Funds from the sales tax credit can be used for affordable housing and related costs as outlined in the resolution.

Administrator Kinley explained the resolution is a notice of intention to adopt a sales tax credit the city could use for housing vouchers or rental assistance for low income households. This sales tax option is actually a credit against the state sales tax rate of 6.5%, so it will not increase the tax rate for residents. It also encourages investments in affordable housing projects.

The resolution's intent is to provide authorization for the city to adopt that credit. It needs to be passed by January 2020. An ordinance that authorizes the city to maximize the amount of the tax credit then needs to be adopted prior to June 2020. By adopting both the city can double the tax credit that will be available, from .00723% to .01446%.

MOTION to approve Resolution 2019-345 declaring the intent of the city council to adopt legislation to authorize a sales and use tax for affordable and supportive housing in accordance with substitute house bill 1406 (chapter 338, laws of 2019) and other matters related thereto made by Councilmember Weissfeld, Seconded by Councilmember Hendricks.

Voting Yea: Councilmember Weissfeld, Councilmember Hendricks, Councilmember Knudsen

- g) **Approve Ordinance 2109-1146 Regulating Camping** - City Administrator Leana Kinley presents Ordinance 2019-1146 regulating camping in the city for council consideration. A draft of this ordinance was presented and discussed at the August council meeting.

The Council discussed the proposed ordinance regulating camping within city limits. Councilmember Hendricks asked if there was a significant problem with someone sleeping in their RV or car on the street.

Councilmember Weissfeld expressed her concerns with the wording of the ordinance. She said she felt it was over-engineered, particularly regarding people sleeping in cars or using cars for storage, and was concerned about penalizing people for being in poverty. She did not want people to receive a misdemeanor.

Administrator Kinley responded by reporting the Public Works Department and the Sheriff's Office often had to chase certain RV's from street to street and the Sheriff's Office had requested the ordinance to help them counter the rising number of incidents involving homeless individuals. Attorney Woodrich advised the Council it would need a unanimous vote to pass.

Mayor Anderson asked what would make the ordinance acceptable. He noted it does address certain-if things do become a problem, what can we do to fix verbiage to make it acceptable. Councilmember Knudsen asked what language could be struck to ensure passage?

Attorney Woodrich noted it was intended to prevent permanent usage of a car as a residence. This does not mean people can't sleep overnight in a car. Councilmember Weissfeld reiterated she was not a fan of the ordinance. Mayor Anderson elected to table the discussion to another time, but asked the Council to keep the issue open for further review.

No action was taken on Ordinance 2019-1146.

- h) Ordinance 2019-1147 Revising Fund Structure** - City Administrator Leana Kinley presented this ordinance for council review and consideration. This ordinance restricts the use of these funds to what is stated in the ordinance. The amount of money in each fund will be allocated with adoption of a revised 2019 budget ordinance.

City Administrator Kinley shared with the Council she had been discussing the need to create reserve funds and restrict them to only be used in certain circumstances. The two funds she is proposing this for are the General Reserve and the Fire Reserve Funds. The Fire Reserve fund is general so it can be used for all fire needs, including equipment and building.

The General reserve is limited as to how funds can get out for emergency purposes. It can help with certain loans and grant applications by keeping funds separate from General funds.

MOTION to approve ordinance 2019-1147 to add the General Reserve and Fire Reserve Funds to the fund structure made by Councilmember Knudsen, Seconded by Councilmember Hendricks.

Voting Yea: Councilmember Weissfeld, Councilmember Hendricks, Councilmember Knudsen

- i) **Approve Amendment No. 1 to DOE Loan for WWTP Design** - City Administrator Leana Kinley requests approval of amendment no. 1 to agreement no. WQC-2019-StevPW-00044 between the Washington State Department of Ecology and the City of Stevenson. This amendment adds the immediate improvements as task 4 for \$63,000, moving the money from the design task. The total amount of the loan and terms remain the same.

Administrator Kinley shared with Council the amendment presented does not change the amount of funds but allows the city to use the loan to pay for immediate interim measures in order to help prevent further effluent violations at the WWTP. The work is part of the overall WWTP project. Mayor Anderson relayed the project continues to make great progress and is moving forward in positive ways.

Community Development Director Shumaker noted for the Council that for budget purposes the total project amount of \$1.985M is where the \$400,000 approved earlier is coming from for any additional design changes.

MOTION to approve amendment No.1 to agreement No. WQC-2019-StevPW-00044 between the State of Washington Department of Ecology and City of Stevenson made by Councilmember Weissfeld, Seconded by Councilmember Knudsen.

Voting Yea: Councilmember Weissfeld, Councilmember Hendricks, Councilmember Knudsen

- j) **Preliminary 2020 Budget** - City Administrator Leana Kinley presents the 2019 budget calendar and the proposed 2020 cost of living adjustment. The preliminary 2020 budget will be presented prior to the meeting for council review and discussion.

The Council began the process of developing a city budget for 2020. Administrator Kinley offered a 2019 budget calendar and a "very, very, very" rough draft of the proposed budget. She stated it needed to be presented before October 1, 2019 to comply with state law. The budget itself needs to be adopted by December 31, 2019.

At the next Council meeting there will likely be a public hearing on the budget. In November 2019 there will be another public meeting, along with a proposed property tax levy and rate changes for water and sewer.

Administrator Kinley asked the Council for direction regarding a proposed Cost of Living Adjustment (COLA) in the amount of 2.6%. The Council confirmed that was still the rate.

She explained the figures presented, stating she is still reconciling numbers. Beginning and ending cash balances still need to be entered as well. She pointed out areas where some numbers do not completely reconcile due to end of year delays. The expense for the new fire command vehicle is there but the grant revenue has not yet been entered.

Administrator Kinley reported the process is different than in the past. She pointed out that in 2020 there is an apparent \$330,000 decrease in appropriations, but noted again

it was still a rough draft. Budget amendments still need to be taken into account. The street and water/sewer funds are struggling. The draft is for the council to look at. She stated the next meeting will include a discussion on how to bridge the gap. Administrator Kinley was pleased to report the budget preparation was easier thanks to the new software.

Mayor Anderson shared that in 2018 it was helpful to have the pie chart with the revenue and expenses detailed. He asked for that to happen again. He asked for a quick review of revenue, particularly for housing sales and property tax.

Administrator Kinley explained she estimates general property tax low, as it is only 1%. She said that when a new house is finalized and added to tax rolls, the tax rate is applied to value of house and determines what can be collected by the city. When a house is sold the money from the real estate excise tax goes to the capital improvement fund.

She went on to explain other budget details, including the street fund. It has an added cost for environmental monitoring of the Bridge of the Gods trail. A tree maintenance plan is also a possible cost. She pointed out comments in the margins of the document were made to help explain budget items.

Unreserved negative reserve cash is \$168,000. It needs to be \$21,000 as per city policy. Not showing is a budget amendment in 2019 for Russell Street Project covering engineering costs. Other road projects for 2020 include First Street and Loop Road, etc.

The Kanaka Bridge rebuild will not happen in 2019, which will raise ending cash. Revenues for street funds from taxes is estimated to be \$270K. Funds for specific projects not included. She briefly described other work in progress, including those for tourism and promotion. The Port of Skamania will roll over its project for waterfront enhancements and will use \$30,000 in 2020.

She noted the last major fund is for water and sewer. Rate increases will help, but other expenses continue, including a new employee and solids hauling costs. Not paying Jacob's will save \$100K. The Public Works building will be displaced by the new WWTP so a new site will be needed. It may be possible to co-locate on the possible fire hall site.

A budget workshop was scheduled for November 14th at 6 p.m.

The new parks employee was commended for doing an excellent job. She is cross training for other purposes, including running tests in the WWTP.

7. INFORMATION ITEMS:

- a) **Chamber of Commerce Activities** - The attached report described some of the activities conducted by Skamania County Chamber of Commerce in August, 2019.
- b) **Sheriff's Report** - A copy of the Skamania County Sheriff's report for August, 2019 was attached for council review.

- c) **Elected Officials Essentials Flyer** - Information about upcoming training for new and seasoned elected officials.
Attorney Woodrich recommended Council members attend the workshop in Vancouver on December 7th if possible. It counts towards the hours needed for government training. Reimbursement is available for travel expenses. New board members need to attend training within 90 days of being seated.
- d) **Municipal Court Cases Filed** - A summary of Stevenson Municipal Court cases recently filed was attached for Council's review.
- e) **Fire Department Report** - The attached report described some of the activities conducted by the Stevenson Fire Department in August, 2019.
- f) **Building Permits Issued** - Stevenson has 19 SFRs total with 9 started in 2019, 4 cabins, 1 triplex, and 73 building permits for 2019. 4 houses have been finalized since last council meeting. Invision wants to start talks soon to start the building phase of tree houses for the Lodge. North Bonneville has 2 SFRs and one duplex, 1 finalized since last council meeting.
- g) **AWC 2020 Legislative Priorities** - The 2020 Legislative Priorities for the Association of Washington were attached for council review.
- h) **Housing Market Information** - A copy of the August 2019 RMLS Mid-Columbia residential real estate statistics was attached for review.

Mayor Anderson asked a realtor to send a current listing of real estate sales in the Mid-Columbia area. He reported the median home price in the area was \$375,000, and for Stevenson it was \$432,000. He described being shocked and dismayed at the prices and challenged the Council to find ways to help local residents and/or first-time home buyers manage their housing costs. He noted that young home buyers are being outbid by others with more equity who then make improvements to a house and make it even more expensive. Pressure from the Portland and Vancouver Metro area is contributing to the rising housing costs. Councilmember Knudsen pointed out there is a limited capacity.

Rick May commented that perhaps developers could be granted waivers from some zoning restrictions or road requirements but in turn would be expected to sell homes at lower costs. Attorney Woodrich explained that may not be feasible but Land Trusts are where restrictions can be put in place. He suggested contacting David Poucher, the Mayor of White Salmon to learn more about Land Trusts.

Councilmember Hendricks advocated for discounted permit fees and lower utility hook-up rates for builders creating smaller, more affordable homes. Community Land Trusts were also presented as an option. Talking with Mid-Columbia Housing Authority was suggested to learn what programs they offer for affordable rentals or first-time home buyers. Additional discussion will take place at future meetings.

9. VOUCHER APPROVAL AND INVESTMENTS UPDATE:

- a) August 2019 payroll & September 2019 A/P checks have been audited and were presented for approval. August payroll checks 13806 thru 13810 total \$101,018.97 which includes twenty-one EFT payments. A/P Checks 13811 thru 13868 total

\$162,592.47 which includes four ACH payments. The A/P Check Register is attached for your review. Detailed claims vouchers were available for review at the Council meeting. August 2019 Investment Activity: \$300,000 bond matured at 1.3% (Federal Home Loan Mortgage Corp.), \$300,737.10 Non-Callable Bond purchased at 1.45% (Federal Farm Credit Bank).

MOTION to approve vouchers made by Councilmember Hendricks, Seconded by Councilmember Weissfeld.

Voting Yea: Councilmember Weissfeld, Councilmember Hendricks, Councilmember Knudsen

8. CITY ADMINISTRATOR AND STAFF REPORTS:

- a) PWD Hansen reported road striping has been delayed due to weather. The Russell Street Rebuild has been taking a lot of staff time. He met with the Port of Skamania and tenants to discuss ways to slow traffic down on Chesser Road.

The McCloskey's found two neighboring sewer lines under their property when excavation began. Where they connected it was discovered the joints were misaligned and they were leaking. PWD Hansen has been seeking bids to repair the leak under the small projects provision. He informed the Council that Crestline will replace dying trees by Gropper Road.

Councilmember Hendricks asked for new striping by Skamania Lodge, observing the lines are nearly invisible on the speed bump.

- b) Community Development Director Shumaker reminded the Council about the upcoming meeting on Monday, September 23 where the next phase of the downtown plan will be presented. He has advertised it as an open meeting due to Planning Commission participation.

A Board of Adjustment member has resigned, leaving a vacancy. Shumaker will be publishing a public notice advertising the vacancy and hopes to have a possible appointee to bring before the council before too long.

The Fire District has received a \$500K grant for a new fire truck. Under the terms the FD needs to match 10%. The retired truck was from 1968, with wooden shims in the transmission. Shumaker was thanked by the Council for his efforts in attaining the grant, as it took four attempts.

He talked briefly about the amount of development taking place and how the inventory of lots is dwindling. Hidden Ridge is filling up fast. Reduced inventory will likely drive more subdivisions and increase costs. He noted the Sunstone 1 preliminary plat approved in 2014 has 11 lots available until 2021.

Mayor Anderson asked what power does the city have to compel developers to provide more affordable residences. Shumaker explained there was a new PUD process

approved by the Council that offers bonuses. The property can be divided into more lots if the owner donates lots or sells to a non-profit like Mid-Columbia Housing Authority. He was asked how this was being marketed so developers were aware of the opportunity. Shumaker has a calculator to use that can determine what bonuses are available based on lot size and other variables.

- c) Administrator Kinley reported the audit has been delayed and has not been rescheduled as of yet. The applications for tourism promotion projects are to be sent out on Friday. She pointed the Council to other items in her report contained in the Council packet.

10. MAYOR AND COUNCIL REPORTS:

Mayor Anderson and Councilmember Weissfeld attended the 3rd annual Rail Summit. Mayor Anderson said he felt initially it was a platform for the railroads to talk about what a good job they were doing. He noted a large number of different entities were in attendance from both Washington and Oregon. His biggest takeaway was realizing the need for Hazmat training for local first responders.

He was not reassured by the railroads simply saying "they had a plan" in the event of an incident. BNSF has a training center in Colorado for first responders. Scholarships are available. He asked if any of the local municipalities had a response plan. Councilmember Weissfeld suggested reaching out to Bingen to see what their plan was, and to work with John Carlson, Skamania County Emergency Operation's Director, the Fire Chief and the Sheriff's Office to put together a plan.

Mayor Anderson reported that Union Pacific would be holding a training October 6th in North Bonneville. He urged the City of Stevenson to get a response plan and practice it regularly. He relayed that just prior to the Mosier derailment a training had occurred in Mosier, resulting in a positive and coordinated response by emergency services. Emergency communication across agencies can also be problematic.

He then noted that officials from the Port of Cascade Locks came to Stevenson again asking for support for the Bridge of the Gods. Mayor Anderson reiterated that the City of Stevenson wants to see 100% of the toll revenue be dedicated to bridge maintenance. Administrator Kinley noted that same message had been communicated to the staff in Senator Murray's office.

Councilmember Weissfeld asked to have money included in the budget to paint the wall by the Skamania Lodge. She asked also to schedule a meeting with Mid-Columbia Housing Authority and other housing programs to discuss forming a Land Trust sub-committee. Attorney Woodrich advised it would not need to be open to the public as it was an ad-hoc advisory group but it would be up to the committee to decide. Rick May asked to be notified when the committee would meet.

She finished by saying the Economic Development Council is in the process of hiring a new director and she was on the hiring committee.

11. ISSUES FOR THE NEXT MEETING: *[This provides Council Members an opportunity to focus the Mayor and Staff's attention on issues they would like to have addressed at the next council meeting.]*

- Continue discussion on affordable housing.
- Continue looking at camping ordinance.

12. EXECUTIVE SESSION - Council convened in Executive Session under:

a) RCW 42.30.110(1)(g) to review the performance of a public employee.

The council entered executive session at 8:30 p.m. for the purpose of reviewing the performance of a public employee. Mayor Anderson announced it would initially be for 10 minutes. The Council came out of executive session at 8:40 pm. No decisions were made.

13. ADJOURNMENT – Mayor Anderson adjourned the meeting at 8:40 pm.

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Approved _____; Approved with revisions _____

Name

Date

Minutes by Johanna Roe