

MINUTES
CITY OF STEVENSON COUNCIL MEETING
January 17, 2019
6:00 PM, City Hall

1. CALL TO ORDER/PRESENTATION TO THE FLAG: Mayor called the meeting to order at 6:00 p.m., led the group in reciting the pledge of allegiance and conducted roll call.

PRESENT

Councilmember Robert Muth, Councilmember Amy Weissfeld, Councilmember Paul Hendricks, Councilmember Jenny Taylor, Councilmember Matthew Knudsen

2. CHANGES TO THE AGENDA: None

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

- a) **Liquor License Renewal** - Big River Grill and Backwoods Brewing Company
- b) **Approve Prosecuting Attorney Interlocal Agreement** - City Administrator Leana Kinley requested approval of the 2019 contract with Skamania County for Prosecuting Attorney Services.
- c) **Minutes** of December 20, 2018 City Council Meeting and the January 10, 2019 Special Council Meeting.

MOTION: To approve Consent Agenda items a-c made by Councilmember Hendricks, Seconded by Councilmember Muth.

Voting Yea: Councilmember Muth, Councilmember Weissfeld, Councilmember Hendricks, Councilmember Taylor, Councilmember Knudsen

4. PUBLIC COMMENTS:

Resident Mary Repar asked that the Council look forward and not backward and not to deal with situations by moratorium. She suggested to see things coming and work together to build a good future for the community. She asked the Council to be more proactive and less reactive.

Resident Elise Skora agreed with Repar. She noted being personally affected by the recent moratorium after purchasing land in the downtown. More to come on this topic later in the agenda.

5. PUBLIC HEARINGS:

- a) **6:15 - Findings of Fact Supporting the Single-Family Residential Construction in C1 Zone Moratorium** - City Administrator Leana Kinley presented Resolution 2019-326 regarding the Findings of Fact to support the moratorium of Single-Family Residential construction in the C1 zone with Ordinance 2018-1129.

Mayor Anderson opened the Public Hearing at 6:18 p.m.

The Council asked about the Planning Commission's involvement and Shumaker noted that they have looked at whether to change to conditional use. There was some discussion at January's meeting and was focused in two parts: looking at zoning and making a change to conditional use and discussion of the moratorium. They settled on having more discussion of zoning use and they want to consider it within the context of the whole downtown plan. When discussing the moratorium, they didn't want to take that on as they thought it was a Council decision.

Resident Thomas McCloskey objected to the moratorium. He and Skora purchased property in C1 with the desire to build a family home. McCloskey noted that the city has had five years to implement changes and there didn't seem to be any emergency rush until they purchased the property. The city staff reported more time than they were given and now they stand harmed financially. He asked the Council to not continue the moratorium or to help reach a goal that allows for completing their building project.

Resident Rick May noted the document describing single family existing in commercial zone for 50-60 years. He stated that research says residents live in their homes for an average of 7.8 years before moving on. He stated that the idea that allowing one single family dwelling would blight downtown for 50-60 years isn't supported by data. He suggested that the Council back off on the moratorium long enough to allow McCloskey and Skora to develop single family dwelling and then reinstate the moratorium. He noted that the Council has a good idea but should allow this family to finish their plan.

Resident Mary Repar stated that this is an issue of fairness. She suggested spot zoning and spot moratorium. She stated that the moratorium should be for the big picture and not just for one family. She has no problem with single family in downtown and wants to see a diverse downtown. She stated that we don't have all the information on how many single-family lots could be down there or could be built. She suggested that the Council lift the moratorium to let these people go on with their lives and without harming people economically.

The Public Hearing was closed at 6:25 p.m.

The Council discussed before moratorium versus current moratorium and explained that before the moratorium, there was nothing to stop single family development in C1. Councilmember Hendricks was on the committee to write the current comprehensive plan and there was discussion at that time around the downtown being a commercial area and residential units were discussed but only in mixed use. He did not recall anyone being in favor of single family at that time and the committee included around 20 residents. Repar was also in attendance at the committee and remembers discussion around leaving the family residences as they were and if someone left and bought the house it could still remain a residence. Hendricks agreed and added there was opposition to new ones.

Councilmember Muth recollected that one can't take down a commercial building to put up residential. He added that the Council is stretching beyond the comprehensive plan language to force a moratorium and has a negative feeling about what is being done with this property. Councilmember Weissfeld wants McCloskey and Skora to do what they want to do as it was a single-family residence before and it's not being changed. She also noted wanting to make sure that the Council isn't boxed into this corner again and options for preventing this from happening again. Councilmember Knudsen noted that the moratorium isn't preventing construction as much as it is considering the longevity of the downtown.

City Attorney Ken Woodrich explained that the moratorium allows the city a time out and it sends a message. He added that the comprehensive plan isn't zoning. He noted that proposed development often triggers a need for a moratorium, which is a typical way to handle it. He confirmed that what the city is doing is entirely legal.

Mayor Scott Anderson explained that it was decided at the Council retreat that there is a vision for downtown and an interest in shaping that vision. He noted that the city has an opportunity to make a change.

The Council asked to focus on options moving forward, including lifting the moratorium indefinitely, lifting the moratorium temporarily, or modifying/amending the ordinance 1130 (not 1129, as previously stated).

Shumaker suggested amending the ordinance to include "zone transition areas", which are defined as areas located on the less restrictive side of the district boundary or 100 feet, whatever is less. The C1 zone is less restrictive than the zone next to it, making the property in question in the zone transition area. If the property qualifies then McCloskey and Skora could submit an application while the moratorium is in effect for everyone. Woodrich stated that this option is best and suggested adopting the findings of fact and providing a new moratorium to submit, modify findings of fact with moratorium with new window to submit application.

MOTION: To approve Resolution 2019-326 adopting findings of fact supporting Single-Family Residences in the C1 zone moratorium made by Councilmember Weissfeld. Seconded by Councilmember Knudsen.

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

Voting Nay: Councilmember Muth

MOTION: To ask the Mayor to give city staff direction to pursue amendment language to include zone transition areas in the code for a period of 60 days to submit for single family residences within this zone made by Councilmember Weissfeld. Seconded by Councilmember Muth.

Voting Yea: Councilmember Weissfeld, Councilmember Hendricks, Councilmember Taylor, Councilmember Muth

Voting Nay: Councilmember Knudsen

- b) 6:30 - General Sewer Plan and Wastewater Facilities Plan Update -**
The revised City of Stevenson General Sewer Plan and Wastewater Facilities Plan Update was presented for public comment and council consideration.

In the last 13 months, the city has been above the BOD limit of 612 and the problem has gotten worse since the city plan was finalized in 2017. After the BOD increase in 2014/2015, the city went out for proposals which were approved at the end of 2017. There was enough push back, however, that the city went out for value planning. The group came up with more ideas and suggestions to look at. Tetra Tech evaluated the alternatives and will discuss them tonight.

Tetra Tech representative Cyndy Bratz explained that two workshops were held and looked at wastewater alternatives. The consensus from stakeholders was to proceed with alternative 1a Wastewater Treatment Plant improvements which includes removal of some facilities. The project includes the Fairgrounds and Rock Creek pump stations. The total project cost is \$12.34 million. The treatment plant is still \$10 million.

The Council discussed \$3.2 million on support facilities, which is the lab and operations building, electrical instrumentation and SCADA system. They also discussed the inflation cost. Hansen explained that it will take a year to get the plans drawn and accepted by the Department of Ecology (DOE). The city will start spending money 2019-2022.

City Administrator Kinley discussed the options on the timeline: modify timeline, which means from 2021 to 2022, and extend the moratorium; or continue the current timeline and RFQ for design, which means the engineers are making decisions to move process along and the city has a bit less involvement; or not go out to RFQ for design and use language to secure Tetra Tech for a plan that they can be used for design and upgrades which would be open to DOE funding. The Council reached consensus to stretch the timeline to spend less money and to try to get funds from both DOE and USDA. The Council agreed to apply for as much grant funding as possible rather than shorten timeline.

Mayor Anderson opened the Public Hearing at 7:28 p.m.

May noted that a recession is more likely than anything else and affordability is important.

Councilmember Hendricks noted that inflationary pressures should also be considered.

Repar stated that the city doesn't want to extend and lose the 2019 dollars for 2020 dollars. She asked, how much value will you get as time goes on? She noted that DOT is composting in Goldendale with road kill and others have similar viable programs and were able to sell it. She is on solid waste committee with the county and can leverage grants with composting program. She added that it is important to get the County involved.

Tetra Tech representative Bratz noted that value engineering means the city staff and the engineer consider optimal size and economical perspectives. Hansen advocated for 3-month right sizing.

The Public Hearing was closed at 7:33 p.m.

Page 20 of the cost estimate at the back of the facility plan explains the 7 million cost breakdown. The project will not be fully covered through grants and grants don't usually kick in until the affordability threshold is met. The city will be paying back the loan through utility rates. A rate study will need to be done to know if the rates will increase beyond what was previously described. The Council wants to know more about grant opportunities before gathering details around loan options.

Kinley explained that they city is not ready for a motion on the resolution. Tetra Tech will need enough direction to go to DOE and say what the city wants to amend the plan with.

The Council consensus was to still move forward, after public hearing, based on discussion from the special council meeting in January. The Council consensus was to extend to get as much funding as possible and to get the correct design. Consensus to move forward with RFQ and adjust timeline.

6. OLD BUSINESS:

- a) **Sewer Plant Update** - Public Works Director Eric Hansen provided an update on the Stevenson Wastewater System and Compliance Schedule.

Hansen introduced Ian Lofberg, the new city employee working in the field.

The Council asked about high-end discharge notifications and Hansen noted Skunk Brothers are the only ones communicating with city currently. A color change was noticed recently at the plant and, after some investigating, someone

admitted to putting expired fruit concentrate down the drain. No foaming has been seen. The city is currently waiting on individual use contracts to better support the process.

The Council also asked about grease trap inspections. Hansen explained that all passed except for one and the one is being corrected. There will be follow up to make sure they are on schedule. More check ins to come as well as an update to the grease trap standards.

May noted discoloration from the sewer as a yellow with sediment. Councilmember Hendricks noted that he is on the same line as May and observes no problems. Staff notes it is likely the line coming in. The city currently has plans to replace the School Street line but no additional plans to replace lines at this time.

7. NEW BUSINESS:

- a) **Planning Commission Appointment** - The Planning Commission recommended City Council appoint Jeff Breckel to fill position #5, which was vacated by the resignation of Matthew Knudsen.

Shumaker explained that Breckel sat on the Stevenson Planning Commission and the Board of Adjustment in the 80s. He recently retired as the director of the Lower Columbia Fish Recovery Board and has moved back to Stevenson to retire. Councilmember Taylor noted good political connections in Olympia.

MOTION: To appoint Jeff Breckel to Planning Commission position #5 made by Councilmember Muth, Seconded by Councilmember Taylor.

Voting Yea: Councilmember Muth, Councilmember Weissfeld, Councilmember Hendricks, Councilmember Taylor, Councilmember Knudsen

- b) **2019 Annual Appointments** - City Administrator Leana Kinley presented the 2019 annual appointments list for review, discussion and approval.

Councilmember Muth to remain on the swim team committee. Councilmember Knudsen to join the homeless council and replace Kinley, as finalized by county approval.

MOTION: To appoint Knudsen to Homeless Council made by Councilmember Muth, Seconded by Councilmember Weissfeld.

Voting Yea: Councilmember Muth, Councilmember Weissfeld, Councilmember Hendricks, Councilmember Taylor, Councilmember Knudsen

MOTION: To approve the 2019 Annual Appointments with changes as discussed made by Councilmember Hendricks, Seconded by Councilmember Knudsen.

Voting Yea: Councilmember Muth, Councilmember Weissfeld, Councilmember Hendricks, Councilmember Taylor, Councilmember Knudsen

- c) 2019 Legislative Priorities** - City Administrator Leana Kinley presented a memo for review and discussion regarding the city's 2019 legislative priorities.

The Bridge of the Gods FLAP will be removed from this list as they are no longer pursuing that route.

The traffic tax reference was amended to clarify the changes wanted with the implementation of taxation for trucks.

MOTION: To approve the list of 2019 legislative priorities as amended and discussed made by Councilmember Muth, Seconded by Councilmember Hendricks.

Voting Yea: Councilmember Muth, Councilmember Weissfeld, Councilmember Hendricks, Councilmember Taylor, Councilmember Knudsen

- d) Rural Development Initiatives Support** - Mayor Scott Anderson requested council financially support Rural Development Initiatives (RDI) in the amount of \$1,000 for the training they are providing to our community.

The Council discussed why this support is necessary now and not prior to. It was explained that with so many grants they needed to bring in money so they're readjusting their budget and doing fundraising.

MOTION: To approve financially supporting RDI in the amount of \$1,000 for community training made by Councilmember Muth, Seconded by Councilmember Hendricks.

Voting Yea: Councilmember Muth, Councilmember Weissfeld, Councilmember Hendricks, Councilmember Taylor, Councilmember Knudsen

- e) **Resolution 2019-328 Metropolitan Park District** - City Administrator Leana Kinley presented Resolution 2019-328 to council for discussion and consideration. This resolution would authorize a ballot proposition for the creation of a Metropolitan Park District following the boundaries of the Stevenson-Carson School District #303.

The idea of a bigger scope to include all parks as well as the pool was discussed and North Bonneville wasn't interested. The primary election would include board appointments as well as the district creation. The School Board has set deadlines and revenue numbers for the pool to make before deciding to close the pool permanently with August as the final decision date. This is to show the city supports the creation of the district and will help support the School District in the decisions they need to make. It will be on the ballots of those areas within the School District boundaries. Previously, the pool district didn't pass by approximately 40-60. The county is not considering rolling over their parks department.

MOTION: To approve Resolution 2019-328 authorizing a ballot proposition for creation of a Metropolitan Park District made by Councilmember Hendricks, Seconded by Councilmember Muth.

Voting Yea: Councilmember Muth, Councilmember Weissfeld, Councilmember Hendricks, Councilmember Taylor, Councilmember Knudsen

- f) **Resolution 2019-329 Authorizing the Mayor to Sign DOE Loan Agreement** - City Administrator requested council approval of Resolution 2019-329 which authorizes the Mayor to sign the State Revolving Fund loan agreement with the Washington State Department of Ecology in the amount of \$1,985,000 at 2% interest. A copy of the draft agreement was included in the packet as the final agreement will not be ready until after the council meeting.

MOTION: To approve Resolution 2019-329 authorizing the Mayor to sign the State Revolving Fund Loan Agreement with the Washington State Department of Ecology at the amount of 1,985,000 at 2% interest made by Councilmember Weissfeld, Seconded by Councilmember Hendricks.

Voting Yea: Councilmember Muth, Councilmember Weissfeld, Councilmember Hendricks, Councilmember Taylor, Councilmember Knudsen

- g) **Wastewater Treatment Plant Management Contract Amendment #4** - Public Works Director Eric Hansen requested approval of the contract

amendment #4 with Operations Management International, Inc (OMI) for 2019 services in the amount of \$133,849, a 3% increase over 2018.

The Council discussed that they are not meeting contractual obligations but that the city is not ready to move on without them.

MOTION: To approve the Wastewater Treatment Plant Management contract amendment #4 with Operations Management International, Inc. for 2019 services in the amount of \$133,849 made by Councilmember Knudsen, Seconded by Councilmember Weissfeld.

Voting Yea: Councilmember Muth, Councilmember Weissfeld, Councilmember Hendricks, Councilmember Taylor, Councilmember Knudsen

h) Resolution 2019-330 Adopting Financial Policies - City Administrator Leana Kinley presented Resolution 2019-330 adopting financial policies for the City of Stevenson for discussion and consideration.

The difference between the development fees charged and the costs associated is 30%, or about \$20,000 dollars. It was described that bigger cities, like Washougal, they shoot for 100% cost recovery. Stevenson doesn't currently have impact fees, which are also charged in the bigger cities. The Council consensus was that those going to develop should pay the fees at 100%. Property taxes currently cover the 30% difference and wastewater is the top priority at this time so keep it at 100% and adjust the fees accordingly.

MOTION: To approve resolution 2019-330 adopting financial policies made by Councilmember Hendricks, Seconded by Councilmember Knudsen

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

i) BergerABAM Trail Monitoring Contract - Public Works Director Eric Hansen requested approval of the contract with BergerABAM for monitoring activities related to the 2013 mitigation plan for the Multi-Purpose Trail project in the amount of \$4,957.00.

With the expedited permit review process discussed last month, the city needs to monitor city projects if we ask the community to monitor. The contract is through 2023 at the end of the monitoring period. Shumaker is the regulator for the critical areas who makes sure that there's a report prior to a qualified professional

monitoring. It is a public works project. The monitoring indicates survival rate of plants planted, keeps invasive species out and ensures that it performs the functions of a wetland. It is located in the swale between Rock Creek Drive and Highway 14, which is the mitigation area. The trail has been brush cut about a month ago and vegetation has been replanted (6 trees). Skamania Lodge said they will take back the vegetation maintenance.

MOTION: To approve the contract with BergerABAM in the amount of \$4,957.00 for activities as outlined in the contract made by Councilmember Muth, Seconded by Councilmember Hendricks.

Voting Yea: Councilmember Muth, Councilmember Weissfeld, Councilmember Hendricks, Councilmember Taylor, Councilmember Knudsen

- j) Approve Ordinance 2019-1134 Repealing Dance Hall Permit Code** - City Administrator Leana Kinley requested approval of Ordinance 2019-1134 Repealing Ordinance 572. This will remove the regulation of public dances through permit as it is outdated and any concerns can be enforced through other means. A copy of the code as it currently exists was included in the packet along with the ordinance.

MOTION: To approve Ordinance 2019-1134 repealing ordinance 572 made by Councilmember Hendricks, Seconded Councilmember Knudsen.

Voting Yea: Councilmember Muth, Councilmember Weissfeld, Councilmember Hendricks, Councilmember Taylor

- k) Mackenzie Contract Extension** - City Administrator Leana Kinley requested approval of the contract addendum with Mackenzie to extend the timeframe from December 31, 2018 to March 31, 2019.

MOTION: To approve the Mackenzie contract addendum as presented made by Councilmember Weissfeld, Seconded by Councilmember Hendricks.

Voting Yea: Councilmember Muth, Councilmember Weissfeld, Councilmember Hendricks, Councilmember Taylor, Councilmember Knudsen

- l) Discuss Smart Meter Capabilities** - Additional information regarding the Kamstrup radio read meters was attached. The city has applied for an energy efficiency grant in the amount of \$314,633 towards the total project cost of \$642,110.

8. INFORMATION ITEMS:

- a) **Sheriff's Report** - A copy of the Skamania County Sheriff's report for December, 2018 was attached for council review. The Council requested to have a summary similar to what we have on the traffic report. They would like to see if there are monthly trends. Kinley to discuss further.
- b) **Municipal Court Cases Filed** - A summary of Stevenson Municipal Court cases recently filed was attached for council's review.
- c) **Chamber of Commerce Activities** - The attached report described some of the activities conducted by Skamania County Chamber of Commerce in December, 2018.
- d) **Fire Department Report** - The attached report describes the activities performed by the Fire Department in December, 2018.
- e) **Timber Harvest Update** - The timber consultant, HFI, is currently working with the Gorge Commission and the Forest Service about permitting the remaining 5 acres. If it were to move forward, the logging would take place in the summer and would bring in around \$200,000. The staff explained that the land is our city's watershed and has already been replanted.
- f) **Planning Commission Minutes** - Minutes were attached from the 12/10/18 Planning Commission Meeting.

9. CITY ADMINISTRATOR AND STAFF REPORTS:

a) Eric Hansen, Public Works Director

The 1974 fire truck is currently being surplussed and has six bids currently. The summer help ad will be appearing next week in the Pioneer. The old computers and equipment from downstairs are being cleaned out and six monitors have been sold. The annual county-wide utilities meeting will be at City Hall. The purpose is to bring the entities together and make them aware of projects. The public works employees removed the old wires from power poles. This saves the city money in contact fees. Hansen is working with Melissa Elliott who plants and maintains the flower beds on Russell to possibly expand from that area.

b) Ben Shumaker, Community Development Director

He held a scoping meeting this week on the downtown plan to provide professional level review on what to put into the plan and what needs to be accomplished. There is an RFP for consulting services in process. The scope includes traffic parking issues and design of street and buildings and land use market issues. They will expand the scope

of the transportation part out to Rock Creek Drive to plan for connection from Skamania Lodge to downtown.

Shumaker is attending meetings by the School District for their future facilities planning. They have decided on a course of action to reopen Wind River Middle School for three grades, retire Carson Elementary School and expand Stevenson Elementary.

The hospital district needs a hospital to endorse them and Skyline isn't interested. Peace Health is being approached. More to come.

The Planning Commission established a work plan for their year. They are on board with downtown plan taking up most of their staff time. In addition, there will also be Commission training and other smaller projects to get in front of. The downtown plan will include transportation improvements and approve an impact fee.

Shumaker received a notice for a transportation alternatives grants. This paid for part of a trail and they are back with a call for projects and looking at best project to push forward.

Shumaker held a meeting with a potential developer that is working with the county and Port in some projects and the downtown planning effort. Some of their development in other areas in the state include a library in Ridgefield. It was rented to the city at a lower price and, after a certain number of years, the city bought them out. They are interested in development on the mill site in Rock Cove.

c) Leana Kinley, City Administrator

The homeless housing council talked about the shelter being full and has a waitlist of 7-8 people. This is not all accurate as some people are from Portland. The shelter was full for the entire month of December. The school's new locker program has given out 35 pairs of boots. The Fire Department also donated smoke detectors and fire safety materials to the program. The program supports children and their families. Also includes pool passes so they have a place to shower and play.

There is a new chart up in City Hall to track progress on projects discussed at the retreat. Only the 2019 projects are currently reflected on the chart.

A flyer was mailed this week listing the summary of 2019 priorities, 2018 accomplishments, information about rates going up and the Mayor's message. Looking at moving forward with a similar newsletter being delivered twice a year.

The lodge pavilion is moving forward but no actual permits for additional permits on short term rentals, single and multi-family.

New turbidity meters will help with optimization of the water treatment plant.

The next agenda will include information on homeless/affordable housing options as well as an ordinance for water curtailment for emergencies.

10. VOUCHER APPROVAL AND INVESTMENTS UPDATE:

- a) December 2018 payroll & January 2019 A/P checks have been audited and were presented for approval. December payroll checks 13106 thru 13119 total \$93,381.79 which includes one EFTPS and five ACH payments. A/P Checks 13120 thru 13179 total \$187,345.45 which includes two ACH payments. The A/P Check Register and Fund Transaction Summary are attached for your review. Detailed claims vouchers were available for review at the Council meeting. No investment activity in December 2018.

MOTION: To approve vouchers made by Councilmember Muth, Seconded by Councilmember Weissfeld.

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

11. MAYOR AND COUNCIL REPORTS:

Councilmember Knudsen explained that he attends the Planning Commission meetings regularly and speaks occasionally on items discussed during City Council meetings. The Council consensus was for Knudsen to verbalize "as a member of council this is my personal opinion..." without committing the Council to anything.

12. ISSUES FOR THE NEXT MEETING:

There will be further information for Council at the next meeting regarding possible property development.

13. ADJOURNMENT - Councilmember Muth motioned to adjourn the City Council meeting. Mayor adjourned at 9:01 p.m.

_____ approved; _____ approved with revisions

Scott Anderson, Mayor

Date

Minutes by Claire Baylor