

MINUTES
CITY OF STEVENSON COUNCIL MEETING
August 20, 2020
6:00 PM, Via Zoom and YouTube

1. CALL TO ORDER: Mayor Anderson called the meeting to order at 6:00 p.m. and conducted roll call.

Attending: Mayor Scott Anderson; Councilmembers Paul Hendricks, Matthew Knudsen, Annie McHale. Councilmember Amy Weissfeld had trouble logging-in for several minutes.

City Staff: City Administrator Leana Kinley, Public Works Director Karl Russell, Community Development Director Ben Shumaker.

City Attorney: Ken Woodrich

Guest: Sheriff Dave Brown

Public attendees: Sofia Lopez, Brian McNamara, Monica Masco, Dana Hendricks, Rondell Conn.

a) *Excused Absences-Councilmember Robert Muth requested an excused absence.

MOTION to excuse **Robert Muth** was made by **Councilmember Knudsen** with a second provided by **Councilmember McHale**.

- Voting aye: **Councilmembers Hendricks, McHale, Knudsen**
- Voting nay: None

2. CHANGES TO THE AGENDA: *The following items were added or deleted from the initial agenda.*

- a) ***Changes as of 1pm on 8/20 included: Removal of the Hollstrom Road agreement from the agenda (was item 7g); Addition of public comments from Mary Repar for the Rock Creek Cove public hearing (item 5a); Addition of public comments from Brian McNamara for the public hearing on ordinance 2020-1157 (item 5b)

**Changes on 8/19 included: Updated staff report for the Rock Creek Cove public hearing (item 5a); Addition of the incident report for the downtown incident update (item 7a); Identification of Foster Garvey as the recommended bond counsel for a final cost of not to exceed \$10,000 plus associated letter of engagement (item 7e); Addition of voucher information (item 10)

*The final agenda published 8/18 changes included: Addition of an excused absence request for councilmember Robert Muth (item 1a); Addition of a water adjustment to the Consent Agenda (item 3d); Inclusion of a staff memo to the back-billing waiver request (item 7c); Addition of approving social media records retention solution (item

7h); Addition of discussion of unmanned aircraft regulations (item 7i); Addition of the Fire department report (item 8e); Addition of the Sheriff's department report (item 8f)

Councilmember Knudsen thanked **City Administrator Kinley** for providing the list of changed items.

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

a) Water Use Waiver - The meter for the Port of Skamania was turned on during the swap-out project after the customer had it shut off to demolish the house. This caused water to flow until they discovered the usage in July. The total amount of usage to be waived is \$156.01, which is total usage billed rather than the calculated amount per the City's water leak policy due to the nature of the water usage.

b) Water Adjustment - The MacKinnon Family Trust (meter No. 802300) requested a water adjustment of \$183.95 for a water leak in their irrigation that they have since repaired.

c) Liquor License Renewal - El Rio Texicantina

d) **Water Adjustment -The meter for Christy Harrah was not installed properly, which left a small leak after the meter. The customer recently discovered the issue because of a large volume of water in the meter box. The total amount of usage to be waived is \$44.10, which is the difference between the average usage for the customer over the past five years, and the recent meter read. This is outside of the calculation in the City's leak policy due to the nature of the water usage

e) Minutes of the July 16, 2020 Council Meeting.

Councilmember Hendricks requested the language referencing a member of the Lewis and Clark expedition be amended to state *York, a person enslaved by William Clark*.

MOTION to approve consent agenda items a-e with modification of language in the July 16th, 2020 Council minutes as indicated by **Councilmember Hendricks** was made by **Councilmember Hendricks** with a second provided by **Councilmember McHale**.

- Voting aye: **Councilmembers McHale, Hendricks, Knudsen.**
- Voting nay: None

4. PUBLIC COMMENTS:

>Sofia Lopez of Stevenson spoke about a recent incident outside a Stevenson business. She stated she has had family subject to similar comments expressed at the recent confrontation, and believed the language used was offensive, xenophobic and racist. She urged Councilmembers not to ignore or dismiss it.

5. PUBLIC HEARINGS:

a) *** 6:05 PM Rock Creek Cove Plat Alteration - Mayor Anderson opened the public hearing at 6:10 p.m. **Community Development Director Ben Shumaker** presented a staff memo and information regarding the alteration of a plat that involves a public dedication for public comment, council review and consideration. He pointed to pages in the Council packet with information on the proposed amendments to the project. Reducing 3 lots to 2 and modifying easements for pathways are requested by the applicant. Shumaker explained the findings and criteria to be considered and the recommendations made by the Planning Commission and City staff regarding the site.

Attorney Woodrich conducted an Appearance of Fairness Disclosure, as the Council would be considering a site-specific land use proposal. He asked each Councilmember to disclose if they had engaged in any substantial communication with a proponent or opponent of the proposal, if any Councilmember owned any real property within 300' of the project's boundaries, and if any Councilmember had any kind of potential financial interest in the project. He noted **Councilmember McHale** had disclosed in a previous meeting conversations she had with the applicant regarding possible use of the event space during consideration of the preliminary plat. **Councilmember McHale** was asked if she had any reason she could not be fair and impartial, and she reported none. **Attorney Woodrich** asked if the applicant or anyone had objections to her participation in the current decision. No objections were raised by anyone.

Mayor Anderson opened the Public Comment portion of the hearing at 6:20 p.m.

City Administrator Leana Kinley reported the only public comment received was on page 36 of the Council meeting packet. It was from Mary Repar in support of walking paths.

>Mike Beck spoke as a member of the Planning Commission and as a member of the public. He noted the PC's unanimous recommendation was to not reduce the width of the dedicated easements.

Attorney Woodrich was asked to determine if the applicant could comment. He explained the applicant's testimony is considered part of the public comment session.

>Zachary Pyle, applicant, gave details for the reasons for the proposed alterations to the site. He asked the Council to consider rejecting the pathway providing access to "Florida", the southern peninsula portion of the lot, in order to preserve privacy for future guests using the planned cabins.

Councilmember Weissfeld received confirmation the larger loop paths (1 and 2) on page 35 would remain as easements but not built out as per the Planning Commission recommendations. She suggested several compromises, including time-limited access on pathway usage to allow for privacy in the areas along the southern peninsula.

Councilmember Hendricks asked for an explanation regarding the critical areas detailed. **Community Development Director Ben Shumaker** explained they are the habitat areas adjacent to Rock Cove, where the vegetation buffer encourages wildlife nesting and water access.

At 6:36 p.m. Mayor Anderson closed public comment.

DISCUSSION

Councilmembers engaged in a substantial discussion and deliberation regarding the Rock Creek Cove Plat application. Much of the focus was on the design and location of the pathways within the project area. All agreed maintaining public access as much as possible was essential.

A number of options were considered. As access to Rock Cove is readily available at the county fairgrounds, it was finally determined to not require the applicant to provide public water access. Councilmembers also agreed to maintain the easement on the southern peninsula ("Florida") as shown on page 34 of the Council meeting packet, but allow time limits for public access by including language under condition 3f on page 12 of the application: *proponent may establish reasonable time restrictions subject to review and approval by the Stevenson Public Works Director.*

MOTION to approve the Rock Creek Cove Plat Alteration as presented with components on page 34 with changes to 3f as discussed was made by **Councilmember Knudsen** with a second provided by **Councilmember McHale**.

- Voting aye: **Councilmembers Knudsen, McHale, Hendricks, Weissfeld**
- Voting nay: None

b) * 6:15 - Public Hearing: Second Reading Ordinance 2020-1157 Regarding Changes to Zoning** Mayor Anderson opened the next public hearing at approximately 7:05 p.m.

Community Development Director Ben Shumaker presented a staff report and ordinance 2020-1157 amending the Stevenson zoning code (SMC Title 17); modifying where single-family detached dwellings (SFDD) and townhomes are allowed; clarifying use categories within SMC 17.13.010; and incorporating zoning interpretations conducted under SMC 17.12.020 for council review and discussion.

Shumaker provided information and history on the topics included in the proposed zoning ordinance. He explained the modifications and related the Planning Commission decisions and recommendations for the ordinance. He pointed to pages in the meeting packet that provided additional details.

Following his presentation, Councilmembers asked a number of questions on back and forth conversions of existing residences to businesses and establishing a minimum height requirement for buildings in the C1 district.

In response to questions from **Councilmember McHale**, **Mayor Anderson** highlighted efforts he and the City staff had put into ensuring the public had information regarding the Downtown Plan and the proposed ordinance.

Councilmember Knudsen confirmed that if an existing SFDD burned down, the original owners could rebuild it with an "as like" structure if the Council approved the zoning changes proposed. **Shumaker** verified that, and pointed to language on page 34 regarding the intent of the draft ordinance and 'Legacy Homes' definition. He stated there was no ownership component to the regulations. Non-conforming usage would be subject to time constraints of rebuilding within one year as currently allowed in the city code.

Councilmember Knudsen expressed reluctance regarding inclusion of the townhome zoning change, but essentially was in favor of the other provisions. He supported commercial buildings staying commercial in the downtown area. **Commissioner Knudsen** suggested offering a window of opportunity to provide owners a choice regarding a commercial vs residential setting. **Mayor Anderson** called for a straw poll to determine what the Council was considering. **Councilmember Weissfeld** stated she saw no reason to prevent toggling back and forth, and no legislative action was necessary on the part of the Council to address the issue.

Attorney Woodrich noted no Appearance of Fairness Doctrine was required as the hearing was for legislative purposes.

Mayor Anderson opened the public comment portion of the hearing at 7:18 p.m.

City Administrator Leana Kinley related Brian McNamara had submitted comments. They were on page 76 of the meeting packet. She reminded participants how to mute/unmute their microphones.

>Brian McNamara then spoke regarding his support of being able to switch building uses back and forth from residence to commercial, stating it was the reason he had purchased property in downtown Stevenson. He believes market forces should determine usage. He pointed out there were limited constructed places downtown, and it was expensive to remodel or tear a house down and construct a new building.

>Monica Masco of Stevenson spoke next. She noted she had made comments previously on the subject at earlier meetings. She appreciated the consideration for long-time property owners in converting back and forth or allowing dual use.

>Brian McNamara commented the last 18 months meant a number of homeowners had faced potential jeopardy by not being able to rebuild if their home had been destroyed.

Community Development Director Ben Shumaker directed Councilmembers to pages 38 and 39 in the meeting packet. He noted the Planning Commission had not provided a specific recommendation, but as staff he was in favor of back and forth conversions. He pointed to draft language regarding what would qualify for protection as a Legacy Home:

- Occupation as a SFDD since originally constructed;
- Occupation as a SFDD since the last zoning ordinance update approved September 15th, 1994;
- Occupation as a SFDD since January 1, 2020 (or the effective adoption date of Ordinance 2020-1157.)

He recommended limiting the ordinance to reflect the timeline of occupancy of a SFDD from 1994 to the effective date of adoption of the revised zoning ordinance before the Council.

Following questions from the Council, **Shumaker** clarified any building occupied as a SFDD prior to 1994 and/or from September 1994 to the date of the approved revised zoning ordinance (**Ordinance 2020-1157 Regarding Changes to Zoning**) under discussion could be rebuilt if damaged or destroyed.

Mayor Anderson closed the public comment portion at 7:29 p.m.

DISCUSSION

Councilmember McHale expressed appreciation for the residents becoming involved in the process and encouraged more participation in decision-making. **Mayor Anderson** noted time spent at public meetings with people had paid off. **Councilmember Weissfeld** spoke in favor of all the zoning proposals, including the toggling back and forth of uses as detailed.

Councilmember Hendricks recapped the discussion: No new SFDD will be permitted to be constructed on lots where existing buildings have not been occupied as a SFDD since 1994, but an existing SFDD can be replaced with another SFDD if destroyed. Any lot that is vacant or currently has a commercial structure will not be allowed to construct a SFDD. Any SFDD currently in place and occupied can convert between business and residential use.

Shumaker agreed and pointed to the text included on pages 38/39, Sections A.2 and B.1 to support a motion. **Mayor Anderson** then questioned if someone purchases a current SFDD, tears it down or it is destroyed and the owner then constructs a commercial building, then that lot no longer has the Legacy Home protection. **Shumaker** verified that as well.

The discussion next turned to the proposed minimum height restriction for downtown buildings. **Community Development Director Ben Shumaker** stated the Planning Commission saw it as a 'band-aid' approach to restricting usage of shipping/storage containers. **Mayor Anderson** spoke against having rusty, bare steel containers in the downtown area, but has seen some converted to homes that are attractive. He cautioned against initiating design standards.

Councilmember Knudsen suggested tackling design standards may be something to consider in the future. **Councilmember Weissfeld** did not support a second moratorium against storage containers. It was noted they would not be permitted to be used as a SFDD under the moratorium in place, and the current Waste Water Treatment Plant restrictions exclude some business usage. **Community Development Director Ben Shumaker** confirmed the shipping container moratorium had expired. After further discussion the Council agreed to the proposed

height restriction but requested the Planning Commission revisit the issue and develop a policy within a 12-18 month time frame.

MOTION to approve amending the Stevenson zoning code title 17 including options contained in A.2 and B.1, and the minimum building height under section C was made by **Councilmember Weissfeld** with a second provided by **Councilmember Hendricks**. **Attorney Woodrich** clarified the motion referred to Ordinance 2020-1157.

- Voting aye: **Councilmember Weissfeld, Hendricks, McHale**
- Voting nay: **Councilmember Knudsen**

Mayor Anderson then changed the order of the agenda to allow Skamania County Sheriff Dave Brown to speak regarding an incident that occurred in Stevenson on Friday, August 7th. **City Administrator Kinley** shared there was an incident report added to the council packet as a hyperlink.

7. NEW BUSINESS:

a) ****Downtown Incident Update** - Sheriff Dave Brown was present to update the Council on an incident that took place outside a local business on August 7th, 2020.

A Stevenson resident reportedly threw firecrackers and shouted racially charged statements at a group of visitors patronizing a local business. Councilmembers and the Sheriff discussed the incident, with several Councilmembers stating they believed the incident was ethnically motivated due to the nature of the comments as reported by witnesses. Sheriff Brown disputed the racial inference, stating it had been presented as such via social media but the facts could not be confirmed. **Councilmember Weissfeld** shared she felt it warranted a statement of regret from the Sheriff's Office. Sheriff Brown disagreed; noting the family in question has not been found or contacted in order to file a complaint or provide statements, resulting in gaps in the account. **Councilmember Weissfeld** noted the report had witness statements referring to the group as people of color.

Further discussion on the lack of mental health resources available within the County took place, including what mental health training for law enforcement is available. Sheriff Brown noted the individual was known to law enforcement as there had been calls regarding their mental health in the past. **Councilmember Knudsen** asked a number of questions on mental health response training for law enforcement. He asked about conflicting reports on the incident, and Sheriff Brown explained errors made in obtaining witness statements contributed to it. **Councilmember Knudsen** suggested better communication via social media from the Sheriff's Office to address concerns and provide assurance to residents that Skamania County is safe would be welcome.

Councilmember Hendricks requested opportunities for public participation in the conversation. Sheriff Brown agreed to try and answer questions.

>Dana Hendricks spoke about the comment, "Go back to your own country," as hate speech. Sheriff Brown reported the determination of a crime is made by the County Prosecuting Attorney. It was noted he was a participant at the meeting. An invitation to the PA to comment received no response.

>Rondell Conn, an employee of the business asked about a written witness statement that spoke about the racial nature of the incident. Sheriff Brown explained it was made part of the case file, but was not in the report generated from their computer system. She questioned if an apology made by the business was viewed as negative towards the SO, noting the intent was simply to apologize to the family. Sheriff Brown reported it was not. Rondell then asked if any further incidents with the individual had occurred since August 7th and Sheriff Brown made reference to nails being thrown in the businesses parking area. **Councilmember McHale** asked Sheriff Brown to follow up on the written witness statement and he assured her he would.

6. UNFINISHED BUSINESS:

a) COVID-19 Update - Mayor Scott Anderson provided an update on the city's current response to the COVID-19 pandemic. The City continues to meet weekly with State Representative Mosbrucker. **Mayor Anderson** shared the conversations are now more about public demonstrations being allowed while businesses still have restrictions on occupancy. Covid-19 statistics show the vast majority of cases come from social gatherings, with few reported from dining at restaurants due to sanitation standards in place. Garage sales have been shown to be responsible for spreading the virus as well.

City Administrator Leana Kinley advised the PPE stocks are manageable and keeping up with demand. She reported there are Community Development Block Grants (CDBG) CV1 funds available. Skamania County may partner with Klickitat County. Klickitat County's goals are only to support rent, mortgage and utility payments. If Stevenson wishes to partner with Klickitat County to access the funds it would exclude the WAGAP request for quarantine housing needs. The Council was asked if they wanted to partner with Klickitat County or continue on their own. Skamania County is holding a public hearing September 1 regarding use of the funds and grant applications are due September 3rd, 2020. **City Administrator Leana Kinley** stated there is about \$15K in CARES funding that could be used for quarantine housing. Those funds have to be used by October 31, 2020, while CDBG can be used up to 3 years. Following a short discussion, the Council opted to go with Skamania County, and if Klickitat County takes part to ensure quarantine housing is included.

Mayor Anderson called for a short break at 8:40 p.m. The meeting resumed at 8:43 p.m.

b) Sewer Plant Update - Public Works Director Karl Russell provided a brief report on the Stevenson Wastewater System and the Compliance Schedule. He noted some repairs being done, but all was well. His complete update was on page 78-79 of the Council meeting packet.

c) Follow-up from Council Strategic Retreat - City Administrator Leana Kinley presented a revised draft of the 2021-2022 goals from the discussion at the July 11, 2020 council retreat for

council review and discussion. She noted previous goals were included, in addition to what has been completed and what is outstanding. She also clarified goals with items and directed the Council to page 86, which showed five main goals with projects.

b) Appoint Brian Riffel to Board of Adjustment - Community Development Director Shumaker recommended appointing Brian Riffel to the Stevenson Board of Adjustment to fill the remainder of a 3-year term ending on 12/31/21. Shumaker noted this had been a long-time vacancy.

MOTION to appoint Brian Riffel to the Stevenson Board of Adjustment was made by **Councilmember Knudsen** with a second provided by **Councilmember McHale**.

- Voting aye: **Councilmembers Knudsen, Weissfeld, Hendricks, McHale,**
- Voting nay: None

c) *Approve Waiving Back-Billing for Billing Discrepancy - City Administrator Leana Kinley presented information regarding additional meters to be billed as discovered during the recent meter project for council review and consideration. She noted most were for city irrigation systems. The company will be back on August 31, 2020 to complete installation of meters, and no additional ones are anticipated.

MOTION to approve waiving the back-billing in relation to unbilled meters for the customers listed in the memo provided by **Councilmember Weissfeld** with a second by **Councilmember Knudsen**.

- Voting aye: **Councilmembers Knudsen, Weissfeld, Hendricks, McHale**
- Voting nay: None

d) Utility Connection Extension Request - City Administrator Leana Kinley presented a request for a 6-month extension to connect to water and sewer for Rhianna Hurff and Stephen Muilenburg. SMC 13.10.070(C) and 13.10.080(C) require connections be made within six months or the permit is void and the connection fee is forfeit, and..."one six-month extension may be granted by the city council due to circumstances judged to be beyond the applicant's control." She explained the delays were due mainly to Covid-19 restrictions, and the homeowners were requesting one extension.

MOTION to approve a six-month extension request for water and wastewater utility connections for Rhianna Hurff and Stephen Muilenburg was made by **Councilmember Weissfeld** with a second provided by **Councilmember Hendricks**.

- Voting aye: **Councilmembers Knudsen, Weissfeld, Hendricks, McHale**
- Voting nay: None

e) *Approve Engagement Letter for Bond Counsel - City Administrator Leana Kinley presented an agreement for bond counsel for a USDA Loan as part of the match funding for an EDA grant for wastewater collection system infrastructure. These costs are rolled into the USDA loan total.

She explained the loan requires the City to have a bond counsel. The costs are split into \$6k/\$4k portions. Council will have to approve an ordinance to secure revenue.

MOTION to approve the agreement with Foster Garvey to serve as bond counsel in the amount not to exceed \$10,000 was made by **Councilmember Hendricks** with a second provided by **Councilmember Knudsen**.

- Voting aye: **Councilmembers Knudsen, Weissfeld, Hendricks, McHale**
- Voting nay: None

f) 2021 Budget Calendar - **City Administrator Leana Kinley** presented the calendar for adopting the 2021 budget by year-end for council review and discussion. She explained the preliminary budget would be presented in September, and noted the Council would need to consider a cost of living allowance for employees. The final budget hearing is held in November 2020, with the deadline approval in December 2020. She verified the budget can be amended. Several Councilmembers supported holding a special meeting solely for a budget discussion.

g) Discuss Transparency Solutions - **City Administrator Leana Kinley** presented options for increased transparency and communication for council discussion and consideration. She explained the various vendors' software options, products and costs. Some would help to provide budget and financial data on the city website. Pages related to capital projects could be developed, with the information then available for posting on social media. Public input/engagement on budget issues is possible. One vendor, Municode offers 0-25 GB of data storage for \$350, with costs rising as more data is stored. **Attorney Woodrich** ensured the City could cancel or terminate the agreement. Councilmembers were not in favor of large expenditures but favored the Municode option.

h) *Approve Social Media Records Retention Solution - **City Administrator Leana Kinley** presented information from ArchiveSocial regarding their solution for retaining and retrieving public records related to the city's Facebook page for council consideration. She explained the problems and risks with transient public comments - those posted and then removed. Washington State has strict requirements regarding public records requests. **City Administrator Leana Kinley** relayed the City provides weekly postings of information and updates as a way to maintain relevant communication with the public. Any public comments received are not responded to. Comments cannot be turned off as per Facebook policy on government agencies.

Councilmember Knudsen questioned the use of Facebook, noting it is not intended to be a message board. He asked if the local Chamber of Commerce could post City information. **City Administrator Kinley** replied the Chamber's focus is to market the City and their audience is different.

Attorney Woodrich related compliance regarding public records requests is important and noted it can be extremely costly if a lawsuit is filed. Everything is considered city business and must be retained, including pages of meta data. He advised taking the Facebook page down or use a public records archival system to protect the city.

A short discussion ensued, with several Councilmembers questioning the use of the City's Facebook page and if it was meeting the City's needs by limiting active public engagement. **City Administrator Kinley** noted staff did not have time to actively monitor Facebook comments. Most posts are informational, with few responses generated. Several Councilmembers suggested more human-interest stories.

Councilmember Hendricks asked if the city website could be used rather than Facebook. **Administrator Kinley** replied not everyone goes to the website. She stated it is another way to encourage public participation and listed other methods the city uses to inform residents. **Mayor Anderson** agreed Facebook is another tool for communication and some residents rely on it.

Councilmember Knudsen related lack of response looks questionable to some. He suggested including a notice that comments will not be responded to, or place that message on the About Us page. **Councilmember Weissfeld** stated she understood the program was a cost of doing business and would increase transparency of city business. **City Administrator Kinley** confirmed it was billed as an annual contract.

Attorney Woodrich noted if the program was cancelled the city needs to confirm it should have access to the records archived for 6 years or the legal retention period for social media. **City Administrator Kinley** pointed out other sites the city has that are subject to public records requests, including the Fire Department's Facebook page and the City's YouTube Channel. **Attorney Woodrich** advised looking at the program as insurance regarding public records requests.

MOTION to approve contracting with ArchiveSocial for their Economy plan at \$199/month billed annually was made by **Councilmember Hendricks** with a second provided by **Councilmember McHale**.

- Voting aye: **Councilmembers Weissfeld, Hendricks, McHale**
- Voting nay: **Councilmember Knudsen**

i)*Discuss Unmanned Aircraft Regulations - City Administrator Leana Kinley presented information regarding regulating unmanned aircraft use within city limits brought about by a request from a concerned citizen. She related information on regulations for minimum flight levels. She asked the Council if they would like to pursue regulations regarding usage within the City. Privacy concerns were cited. Councilmembers agreed it was a worthwhile discussion to pursue in the future.

Mayor Anderson spoke highly of the Planning Commission's talent and work and encouraged people to attend their meetings. He also asked people to consider applying for the open Planning Commission position.

8. INFORMATION ITEMS:

a) **Chamber of Commerce Activities** - The report presented described some of the activities conducted by Skamania County Chamber of Commerce in July 2020.

b) **Financial Report - City Administrator Leana Kinley** presented the Treasurer's Report and year-to-date revenues and expenses through July 2020.

c) **Planning Commission Minutes** - Minutes from the 7/13/20 and 7/20/20 Planning Commission meetings were presented.

d) **Affordable Housing Tax Implementation - City Administrator Leana Kinley** presented the confirmation from the Department of Revenue on collection of the sales tax credit for affordable housing approved by council in June for council information.

e)***Fire Department Report** -The Stevenson Fire Department's report for July 2020 was presented for council review.

f)***Sheriff's Report** -The Skamania County Sheriff's report for July 2020 was presented for council review.

9. CITY ADMINISTRATOR AND STAFF REPORTS:

a) **Ben Shumaker, Community Development Director** commented on the drone matter, noting it was centered on Lotz Rd. He noted one resident there has expressed the City Council is not acting in their interest and the drone issue may be better addressed without a regulatory approach.

He agreed the Planning Commission is working hard on in-depth issues. He spoke of the PC's efforts to engage the public in local planning issues and highlighted examples of their success. Upcoming work will include revising the zoning code through the Increasing Residential Building Capacity Grant from the Department of Commerce. Homeowners in the R3 district will be the first contacted.

Some movement with increasing broadband service has taken place. MCEDD will be organizing a meeting with Washington State's Broadband Office to consider ways of overcoming barriers to expanding broadband in underserved areas of Stevenson and Skamania County.

Mayor Anderson spoke of funds available through the state Public Works Board for broadband expansion. He noted Stevenson had no projects available, but the State Broadband Office and MCEDD have offered to help develop prospects. He related the PUD in Skamania County had expressed interest.

Shumaker provided information about the Stevenson Downtown Association regarding building facade renewals and improvements in the downtown area.

He spoke briefly about removing the sewer moratorium some time in the future.

Shumaker shared information on a water quality concern, in that a resident has complained of liquid seeping apparently from a capped landfill. A state regulatory agency (DOE) is not willing to initiate a point source or non-point source response following a request from the City to investigate. The site in question is owned by Skamania County but the run-off is affecting city property. Liability concerns were cited by Councilmembers. Following a brief discussion, the Council approved funds to conduct testing to determine if any toxic contaminants are in the seepage. **Shumaker** related if contaminants are found the City could pursue the issue as a nuisance and recover costs.

MOTION to approve up to \$1,000 to pay for water tests to determine if specific contaminants are present in seepage arising from a former landfill currently owned by Skamania County was made by **Councilmember Knudsen** with a second provided by **Councilmember McHale**.

- Voting aye: **Councilmembers Knudsen, Hendricks, McHale, Weissfeld.**
- Voting nay: None

b) Karl Russell, Public Works Director reported a \$422K grant application for a Small City Arterial Program was submitted to TIB for work on the First St. pedestrian amenities and overlook project. He expects to hear in November if it was successful. He advised there was some pavement settling unevenly on First Street. The PWD is working on replacing 500' water line on Hollstrom Road in anticipation of the Tolliver Road subdivision. Sewer and storm drain repairs are taking place in other areas.

c) Leana Kinley, City Administrator directed Councilmembers to her report in the packet, and noted staff has been busy reviewing work plans.

10. VOUCHER APPROVAL AND INVESTMENTS UPDATE:

**July 2020 payroll & August 2020 AP checks were audited and were presented for approval. July payroll checks 14538 thru 14544 total \$110,429.32 which included EFT payments. August AP checks 14524 thru 14537 and 14545 thru 14596 total \$330,917.46 and included ACH payments. The AP check register with fund transaction summary was attached for review.

MOTION to approve vouchers as presented was made by **Councilmember Hendricks** with a second by **Councilmember McHale**.

Prior to the vote **Councilmember Knudsen** spoke about repairs made to the Firehall doors. He stated he recognized there was a need, but was disturbed that concerns raised during the initial discussion in April were cut off by the City Administrator because the cost was not subject to Council approval as it was within budgeted spending limits.

City Administrator Kinley stated she did not understand the conversation he was talking about, and did not recollect cutting him off about the dollar amount. She apologized, stating that was not how she remembered the situation.

