



NORTH BONNEVILLE CITY COUNCIL

*Mayor Don Stevens
Bianchi*

Councilmember Bob

North Bonneville Council Meeting Tuesday November 22, 2016 6:00 p.m.

Council Workshop: Note - the workshop discussion period is from 6:00 P.M. to 7:00 P.M. followed by the Regular Council Session - it is possible that workshop discussion items are continued into the regular council session.

Workshop Meeting Call to Order

Councilor Whitcomb was absent

Unfinished Business

Council budget discussion:

John advised Council they should all have a budget memo in their Packets. He noted that he has added \$1,500 to the budget to cover the cost of a sprinkler system at the City's main entryway. John said he had amended the budget to remove revenue in 2017 associated with rehabilitation of lift station 2. He said if we were fortunate enough to get a grant next year for replacement of this lift station the actual construction would not occur until 2018. John noted that he did leave \$20,000 in the sewer fund for installation of pumps and other equipment from the old lift station 3 into station 2 if that action is necessary.

He said no sooner had he put the budget to bed than Steve called and said the City had received \$800,000 in transportation grant funds and that news sent me back to the drawing board. John said in response to that grant awarding he added an additional \$7,000 to the budget to reflect the sales tax revenue that will be generated by this transportation grant. He said he added a couple thousand more in revenue to the building department budget, reflecting the likely sale of the Hot Springs Resort and its subsequent conversion to a drug and alcohol treatment center. John said that conversion will necessitate considerable more building inspection services.

John said some of this additional revenue will be allocated toward union negotiation costs and a smaller sum will be contributed to the fire department budget. He said he has added considerable revenue to the fire budget - increasing its expenditure base from \$41,000 to \$63,000 and this higher sum does not include the \$30,000 annual fire truck payment that is allocated separately.

John asked the Council to keep in mind the fact the budget is simply a plan and it can be modified at any time during the course of the year to address changed circumstances. He said that given the fact there will be considerable emphasis on road construction next year he has reallocated monies away from the sewer fund to the public works water fund. He said all told the extra \$7,000 in sales tax revenues helps balance next year's budget. John said he has constructed an ordinance for Council's consideration that will authorize certain additional expenditures that will assure the City's operating budgets are in the black at year's end. John noted he has also constructed a second ordinance [Ordinance 1073] that will be relied upon to pass the budget and assuming that action will occur later this evening.

Councilor Sabo wondered why the City would expend money to run water to the recently rezoned land parcel on the highway known as S-43. Steve noted that the property does not have basic infrastructure that would be necessary for its development and the City needs to install sewer, water and power to make it more marketable. Councilor Sabo said he believes the City would not have to adjust its budget at the end of each year if it was more conservative in spending practices and this water improvement is an unnecessary need.

Steve said earlier this year, the City rezoned this property known as S-43 for commercial purposes. He said a water line runs through the land and the thought was to make it developable by adding a fire hydrant and water tap. He said that if we make this investment we add to the property's value whether it is leased, rented or sold. Councilor Sabo said he would rather save money than use it to generate more revenue. He also noted that the City has to adjust its budget upwards every year from the sums additional approved and he felt that resulted from overspending.

John said that was not the case, rather when he forecasts the annual budget he is conservative with both expense and revenue projections. John said in reality, both the revenue and expense sums he forecasts are exceeded during the course of the year. Thus, the fact we need to increase budget expenses at year's end is complemented by an even larger sources of revenue. John said after we adjust the expense side of the budget we will end the year with \$40,000 more in revenue than expense so the City is saving money. Steve also reminded council that we do save money for a rainy day and that we have almost \$300,000 in money market investments we never touch.

Councilor Norris said he would not like to invest in this property, rather let whoever purchases it make for the investment. John responded that if we don't provide infrastructure to commercial interests they will go where it is provided. John said he recommends the City install this infrastructure if we want to attract businesses. Councilor Sabo noted he did not see the rush to put the infrastructure in to make it saleable. Mayor Stevens suggested we have an appraiser give us two numbers: what it is worth as raw land and what it would be worth with basic infrastructure. Councilor Forster agreed with the Mayor. Councilor Bianchi advised Councilor Norris that a property owner that has access to City services is required to connect to the City's water system with City staff overseeing that connection process. Councilor Bianchi agreed with the Mayor the land should be subject to a before and after appraisal.

Steve said he was approaching the development of this property the same way the Skamania County Port District approached the development of the business park by taking the initiative to install streets, curbs, storm drainage, sewer, lights, power and water prior to marketing it for development. Steve also noted he was not recommending the property be sold at this time, rather it ought to be leased so it generates some rental income that further establishes its value. And, of course, a renter, like that of a coffee shop owner, does not have the money to invest in needed infrastructure. Councilor Norris inquired if we install water to this property will we be able to recoup that expense? Steve said yes, it is the City's water system and the developer is obligated to connect into it and they have to pay the City a connection fee for that privilege and that fee is several thousand dollars. After more discussion, the Council determined the City would move forward on a before and after appraisal of the property.

Councilor Sabo inquired about the fact some employees have opted out of receiving the City's health care benefit and are receiving payment in lieu of the benefit. He also noted that the health care expense was greater last year than this year. John said that last year he was not cognizant that certain persons were opting out and thus receiving less compensation. Accordingly, he over-budgeted for insurance last year and has corrected that circumstance this year. Councilor Sabo was of the belief that a person opting out of the City's health care insurance should not be provided payment in lieu of this benefit.

Mayor Stevens noted that this opportunity was a part of the collective bargaining agreement [CBA] and the

bottom line is that action cost the City less than if the employee was receiving the benefit. Councilor Sabo noted he was a union negotiator for years and the laws have changed.

New Business

Transportation Grant Award

Devin Jackson advised Council that the City was fortunate enough to get \$800,000.00 from the Transportation Improvement Board [TIB] to redo Evergreen Drive from the Hamilton Creek Bridge eastward to where that road intersects with East Cascade, then continuing east on East Cascade Drive from its intersection with Evergreen Drive Eastward to Hot Springs Way. All told, more than a mile of roadway will be rebuilt. He said the improvement proposed is known as a full-depth reclamation process whereby the existing road is completely ground down and replaced.

Devin proceeded to provide details of how the work would proceed. Devin explained that the City submitted two grant applications to TIB and they had elected to fund both proposals. He noted, with some level of satisfaction, that the total sum available for the region which is comprised of several counties was \$4 million with several cities competing for those dollars. He said, essentially we received 20 % of all monies available throughout the region. He explained that the process we used for Evergreen Drive rehabilitation this year is different than what is contemplated for these road improvements.

Stipend for Fire Department Secretary

Councilor Sabo suggested that the fire department secretary should receive some compensation for her services. Mayor Stevens noted the fire department relies upon a non-profit supporting foundation [auxiliary] to provide the department with a secretary that manages the paper work. He said this person was a volunteer so could the City pay them for services rendered through this foundation framework? Attorney Woodrich said that compensation could not be offered without a contract. Discussion followed whether she was a City employee or a volunteer. Mayor Stevens said she was not a City employee because she had never filled out any paperwork or gone through the City's hiring process. Ken Woodrich said the City cannot pay any outside party without first establishing some contractual relationship and moreover there has to be some established cost benefit gained from that action.

Councilor Sabo said she should be paid just the same way as firemen get paid. Steve said this request raises a number of concerns. He said there are many individuals, and he listed a few, that have contributed to the City for several years without compensation which begs the question: do we arbitrarily determine to compensate one volunteer and isn't that playing favorites. He said the stipend the firemen and the Chief receive is by statute or code and he suggested that if the City were to take this action it needed to first amend its code to provide a basis for that action satisfactory to the state auditor's office. He also noted this paperwork could be done by the deputy clerk otherwise we create a potential union grievance by taking work away from a part-time union represented employee.

Mayor Stevens said the foundation was created to financially support the fire department and the secretary is assisting the foundation so why not have the foundation pay her? Ken Woodrich said the foundation could certainly compensate her but the City could not do so outright. Councilor Norris said the money the foundation raises goes to pay for its paper supplies and things of that nature but not for salary. Steve said the foundation needs to have an interlocal agreement with the City reflecting how it intends to interact with the City property - similar to the arrangement the Discovery Trail group has with the City intended to minimize liability. For example: Should the foundation sponsor a fund raiser on City property and someone gets hurt who assumes that liability and the answer is it falls on the City's shoulders and that is not right.

Adjournment The Council adjourned the workshop meeting at 7.00 P.M.



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City Council Meeting Minutes Tuesday November 22, 2016

Regular portion of the Council Meeting reconvened 7:10 P.M.

Roll Call: All present

Audience: 10

Pledge of Allegiance

Agenda Changes & Additions

Excusing Judy Whitcomb from this evening's meeting

Councilor Bianchi made a motion to excuse Councilor Whitcomb and seconded by Councilor Forster

Yes Councilors Sabo, Bianchi, Forster and Norris

No

Abstain

Passed 4-0-0

Discussion of the PDA under new business

Public Hearing

Public Hearing associated with the 2017 budget [Ordinance 1073]

Mayor Stevens opened the public hearing for comment. There was no public comment and so the hearing was closed.

Consent Agenda

Approval of November 8th Minutes and November 22nd Invoices

Councilor Forster made a motion to approve the minutes and invoices and seconded by Councilor Forster

Yes Councilors Sabo, Bianchi, Forster and Norris

No

Abstain

Passed 4-0-0

Guest Presentations: Krystyna Wolniakowski Director of the Columbia Gorge Commission was present to provide information about the Commission's plan review scoping process that is underway. She was joined by the Skamania County-appointed Commissioner Keith Chamberlain.

Krystyna handed out a document that represents the Commission's current activities. She wished to bring the Council up to date on efforts to legally define the urban growth boundaries that are located within the National Scenic Area as determined by the U.S. Congress. The intent of this exercise is to exclude those living within these urban boundaries from the Columbia Gorge Commission's oversight.

She said the Commission has gone to some length to provide concise legal descriptions of these areas

for exclusion purposes. She said the boundaries have been subject to three workshops and anyone interested in the mapping process can come to their office located in Hood River. She said that the boundaries will be available for review in December and subject to public hearing in February. The results will be published in the Federal Register. Steve asked if the scenic area boundary and the City's municipal boundary are one and the same. Commissioner Chamberlain said they are not the same boundary and, in fact, the City's scenic boundary extends into Oregon.

He said the entire City was excluded from the scenic area except a portion of Beacon Rock golf course tee number 3 that is also a wetland area. Krystyna noted that every 10 years the Commission is supposed to update the national review plan process by doing a complete review of its management plan and this action is underway. She provided another handout explaining this process, the timeline and the steps associated with this review which will take place over the next couple years - ending in 2019. She said they intend to have targeted workshops that are meaningful and relevant.

Public Comments:

Greg Johnson advised that the fire department had taken the fire truck out and was able to successfully maneuver it through the railroad tunnel that accesses the golf course but noted there was not much room to spare. He said the location of the fire hydrant across from the golf course parking lot was not in a good spot and its placement would slow down a timely fire response. He also noted the ability to approach this location from the south was confronted by a number of oak and maple trees that dissuade that approach.

Council's Comments

Councilor Bianchi suggested that the fire department secretary be made a fire fighter and that might resolve the stipend issue.

Administrator's Report: None

City Attorney's Report: None

Unfinished Business:None

New Business

Ordinance 1074 Revising the 2016 Budget and Amending Ordinance 1063

Councilor Bianchi made a motion to revise the 2016 budget and seconded by Councilor Forster

Yes Councilors Bianchi, Forster, Sabo, and Norris

No

Abstain

Passed 4-0-0

Adoption of Ordinance 1073 annual Budget for Fiscal 2017

Councilor Bianchi made a motion to approve the annual budget for fiscal 2017 and seconded by Councilor Forster

Councilor Norris sought clarification: he asked if what they were voting on was the final budget to which John Spencer replied – Yes and based on the fact he had not heard anything this evening that called for its modification. Councilor Norris said he was of the persuasion that it was agreed the costs associated with improving City land parcel S-43 would be removed from the budget [\$15,000].

In response: An amendment was proposed to strike \$15,000 from the budget associated with installing a water connection to the S-43 property.

Note: Vote on the Amendment to remove the \$15,000 line item

Yes Councilors Sabo and Norris
No Councilors Bianchi and Forster
Abstain
Failed due to tie vote and a need for 3 affirmative votes

Note: Vote on the original proposal to adopt annual budget
Yes Councilors Bianchi and Norris
No Councilors Sabo and Forster
Abstain
Failed due to tie vote and a need for 3 affirmative votes

Note: John requested that the Council provide him information before the next council meeting so he has time to make any budgetary adjustments. Attorney Woodrich advised the Council they needed to pass a budget at the next meeting to meet State requirements.

Public Development Authority Discussion

Brian Sabo asked that the PDA discussion be continued to the next Council meeting – the Council agreed with that request

Closing Public Comments None

Closing Council Comments

Councilor Sabo inquired why Steve had written a letter to the Army Corps about connecting Coyote Ridge Road with Fort Cascade Road.

Steve advised that before the Skamania County Port District is allowed to develop the almost 40 acre business park they must connect the two noted roads together with the one of the roads belonging to the Army Corps. Steve said that the basis for connecting these roadways [and how that should occur] had been lost in time so Tom Jermann and he had researched this matter and were providing information via the noted letter to facilitate a positive outcome.

Councilor Bianchi wished to thank Devin Jackson and Steve for their efforts to procure the transportation grant in the sum of \$800,000

Adjournment

Councilor Sabo made a motion to adjourn the meeting and seconded by Councilor Norris

Yes Councilors Sabo, Bianchi, Norris and Forster
No
Abstain
Approved
Passed 4-0-0

Meeting was adjourned at approximately 8:05 PM

Mayor

City Administrator