



NORTH BONNEVILLE CITY COUNCIL

Mayor Brian Sabo
Councilmember Terry Norris
Councilmember John Acton

Councilmember Travis Randall
Councilmember Judie Whitcomb
Councilmember Margie Lee

North Bonneville Workshop Agenda February 13th, 2018 6:30 p.m.

Council Workshop

Workshop Meeting Call to Order 6:30 pm

Roll Call – Present: Mayor Sabo, Councilmembers Lee, Randall, Norris, Acton, Whitcomb

Unfinished Business - None

New Business

- Discussion of CPI on utility rates – Tom J – Brought a worksheet- CPI is set to kick in for utility rates March 1st. Proposing that we drop the CPI in calculating our utility rates. Suggesting we take into account the CPI yearly, but decide on our own rates for ease of calculation. need to change the ordinance that states CPI must be used, and change the resolution to reflect what the council decides for rates, rather than use CPI. With that ordinance change, we can determine rates without changing code every time, just a yearly resolution.
Travis R- Would like to see rates at even amounts, ex. 50 cents rather than 37cents. Easier for people who budget their billing.
Tom J- So far, the November and January billings have been spot on with simpler rate calcs
Deanna A- It has also made it easier to explain the billing to customers
Terry N- we were talking about some electronic meters at some point?
Brian S- another city showed that they were obsolete nearly right after installation, batteries died and was a giant cost.
Ken W- In White Salmon they are set up now to send data straight to the office. May save on administrative costs and meter reading inaccuracy.
Travis R- Lets watch White Salmon and see how they do, and consider it later. Could make for loss of job security though. Concern about meters failing due to being submerged.
- Gorge Days discussion- Brian S- Chamber not putting on. Deanna organizing ideas. Have some business owners willing to sponsor the car show. Would like public input. Who should organize garage sale?
Jennifer Kackley- “Party in the Park” music, talent show, poker run, food carts, bike around the trails. Shelly Acton- Patriotic themed. Don Stevens- Gorge running club sponsor race?
Cheryl Jermann- rubber “ducky” salmon float- \$per salmon to city. Brian Sabo- dunk tank.
Don Stevens, Glen Bell- fire department may staff car show, already have trophies. Travis Randall- superintendent Doc Pruett may help? Tom Jermann- Basketball tourney? Deanna Adams- rent booths for selling crafts/art/food/etc. Margie Lee-raise \$ to get out of jail.
John Acton- Disc Golf tourney? Cheryl Jermann- insurance for events is only \$100. Ken W- use general fund/pmt. for service. Don Stevens- use tourism fund.

Adjournment- 7pm



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City Council Meeting Agenda February 13th, 2018 7:00 p.m.

Meeting Call to Order - 7:05 pm

Roll Call – Mayor Sabo, councilmembers Lee, Randall, Norris, Acton, Whitcomb all present

Pledge of Allegiance

Agenda Changes & Additions –

- Add Chief Bell to Guest Presentations
- Norris – Add crosswalk discussion to new business

Public Hearings - none

Consent Agenda

- Approval of January 23rd, 2018 meeting minutes – J. Acton – Whitcomb was listed as present, but was absent.
Motion to approve by T. Randall, second by J. Acton Passed 5-0

Guest Presentations

- Kathleen Arthur – New business presentation – Bigfoot Lodge
Kathleen has bought and developed creative properties around the west coast and Vegas successfully, and has now bought the old “Sweet Ricky’s” (202 CBD) building with plans to turn it into the Bigfoot Lodge, including high end condos, art gallery, bar, and weekend mystery theatre and skits. Is open to community involvement/ideas. Plans to open around 5 months from now. She develops, then turns over to a property management company. Marketing heavily to the Tesla crowd to bring in high spenders/travel enthusiasts-in talks with Tesla on installing charging stations. Requesting 10 assigned parking spaces for lodging- close to the building.
Tom Jermann- Code states one parking spot per lodging room, 1 for the business, plus 2 for residence. There are six rooms plus residential, so you are entitled to 9 spaces.
Kathleen-heard about NB ‘hiccups with new business, rather than being accommodating. Was hoping for 10 assigned spots, code is changeable.
Brian Sabo – I say yes to 9 spaces assigned.
Tom and Kathleen will get together when the plans are close to look at planning. She will hire from within the community.
- Chief Bell – Fire Department update
2018 achievements: 3 AED’s purchased- working on new AED’s for City Hall/Public Works
Emily Sabo got a \$12,000 grant to go towards the new type 6 fire engine, equipped with gel for structure protection, which will be used solely in our town.
New training leaders/programs: burn to learn, wildfire Red Card training S130, S190. NB does red flag warning at 40% humidity (20% elsewhere). Working on fuel mitigation plan because of proximity to structures. Needs donations, budget does not support our need. Our risk level has gone up because of wildfire. NWSA fuels group will help. Need about \$32,000.
T. Norris- thought we had new engine? Thought you needed a brush truck?

Chief- yes, this truck we need is an F550 with 280-gallon water tank and gel for structures.

Public Comments –

Cheryl Jermann- Thank Glen for FD work. Mentioned rubber (ducky) salmon races on Hamilton creek. As far as PDA, hope city/store can come to an agreement to not close.

Councilmember Comments – T. Norris- I love the packed house, we need more chairs.

Mayor's Comments – Extend thank you for coming- buy chairs Deanna.

Staff Report – Getting caught up with water bills and training. Getting reports on track.

City Attorney's Report – Post agendas on City Hall windows week before meeting

Unfinished Business

- PDA discussion – T. Norris- looked at PnL's, #'s not looking good. Loves the business, not against marijuana. MJ market oversaturated and profit is going down. Cuts needed, not liking PDA to continue if it's this way

J. Acton – City wanting changes is not personal, it's business. Forecast flat to last year, that's a concern. Short list of clients in a small town. In talking to another business owner, he would run the other way and get out before more losses occur.

T. Randall- Wants to see biz stay open. High risk loans/rates no longer make sense, we are not in prohibition, it's legal. Look for escape clause or renegotiate loans. Had a big boom, but slowed down. With closure of hot springs, less business. Bad biz to sign off on these high rates in the first place. Would like to see someone get you a less expensive building.

Robyn Legun – We did attempt to negotiate lease. Building owner discounted rent 2015 by \$450/mo. Renegotiation may be obtained, working w/legal counsel. Lease up June 2019 and will try again then. 6 high interest loans @15% interest- down to two loans. One has 80,000 15% interest with balloon payment. Other has 10% interest at 127K remaining now. Has shopped lenders and 16% was the standard rate.

To T. Norris- Still working on end of year financials, so numbers are not completely accurate. We reconciled bank accounts- 1.4 mil cash came in last year, net income of \$104,000. Official PnL was \$7000 because loans were paid off. We do have a small market, but paying off debt is priority, so adjustments were made. T. Norris- what adjustments? Robyn – Cut back on FT people, salaries/wages, and product prices are down. J. Acton – City got a letter saying you defaulted on loan and they wanted the City of NB to pay it. Are donors/lenders receiving interest pmts? Robyn – It was fishy, no signature on letter, lawyer said they had not defaulted. That loan has since been paid off due to that letter. I will email you financials about interest pmts.

B. Sabo – How much of sales are taxed? November Directors Meeting- why are you not talking about decline in customers? December was down, too. How much Market loss?

Robyn – \$410,338 taxed out of 1 mil. Nearly 50% taxed. We have 7% loss from last year. Liquor Control Website is not updating, so can't answer market loss now.

B. Sabo – Biz is down in trend, loan concern, etc. Concern is that city is protected from loans but responsible to PDA- designed to help, not take from community. If we part ways, probably better for you, could move to Stevenson, less rigid rules if part from City of NB. Giving you credit for taking heat and being a pioneer. If keep going backwards, may not come back from it. If council dismisses this, everyone loses. Looking for a mutual agreement to pull out from city/PDA and go private. Robyn – disagree with you about PDA. T. Norris – is the market saturated?

Robyn- Trying to squeeze out the black market takes time. Aspen MJ sales surpassed liquor sales- definitely growing, not saturated. Smaller market takes time to even out, WA should allow more stores to rid black-market sales. J. Whitcomb- Do we lose monthly tax for the city if we separate. Thought it was 1800/mo.?? B. Sabo- not so much- only \$9,000 all year. To Robyn -why

is it so important for you to stay PDA and attached to City? Mike – PDA was designed for strict control/safety/no failed stings/\$\$ stay within town. There is still potential for benefitting the city. B. Sabo- doing excellent with safety/control- no problems, but still why not separate instead of troubling council/city?

T. Norris – PDA was good when it made money, but council's responsibility to oversee. Things changed, now it's concerning.

Robyn - #'s were bad, mostly due to using most of profit to quickly pay off loans. Personally, once paid, we'd like to see profit go to the city, would like to give FD their 30k, or whatever is needed. B. Sabo- numbers show loss even beyond loan payments

T. Randall – It would be great for you to help with city needs, but we should pull away from PDA if losing- we are responsible. Really need to find a different way. B. Sabo – every year has gotten worse vs plans/projections. Very concerned. Why wouldn't you jump at the chance to get out from under the govt?

Ken W. – It's not that easy- limited options on pulling out/selling/giving away- would have to liquidate. We created, but they are their own biz and we can't micromanage- if biz bankrupts, not the city's responsibility. Our responsibility is just being aware. Huge process to separate and may not be beneficial. Seems low numbers are mainly coming from accelerated loan payoff.

B. Sabo- city should watch them fail? Only option besides dissolve? High cost was negotiated and agreed upon. Legal and already decided on. When people get burned, the community burns if things go under- morally can't stand to watch it fall apart – trusts Robyn, but market changed.

- Review City Committees, Boards, and Appointments – Reviewed current and suggested appointments needing to be decided upon. J. Acton volunteered to run the Utility Rates/Finances Committee board. T. Norris volunteered to be on the Emergency Service Compensation Board along with Mayor Sabo. J. Whitcomb mentioned that Chamber doesn't want us to be on board because we no longer contribute to additional cost aside from regular membership, but states our community needs the tourism and we should consider still being involved in the Chamber. Rid finance committee due to there already being utility/finance committee combined. Slate vote.

T. Randall motion to approve, second by J. Acton Passed 5-0

New Business

- Approval of Resolution 506 – amending Resolution 501 Exhibit E misc. fees
Adding fees which were not included on original fee schedule and buried in code. Purpose to clearly have all fees in one location for public awareness. Included also changes in number of dogs allowed privately and within kennels. Ken W. points out two subjects of change within one resolution is not recommended- change the fees or change the dog numbers, but not both. Good to put all fees in resolution and take out of code for easier change in future fees. Purpose of this resolution is mainly for fees. Numbers of dog's will be revisited at a later time.
M. Lee mentions that many neighbors have more than allotted number of dogs, but nobody to enforce. Also mentions dog tags are same color every year- easier to track if tag color changes yearly. Tom/Deanna/Sabo – must make a complaint with city to start the process. We now have a code enforcement officer – Pat Bell. Process is this; Make a formal complaint by phone or in person at City Hall, Deanna will follow up with a letter outlining codes and penalties, Pat will follow up within 10 days and citizen will be fined if not corrected. Citizen concerns that it will not be followed up on because this has happened before. B. Sabo points out that we have a new administration who will enforce, and have already had one complaint come in and be followed up on with penalties, and sheriff will be involved if further action needed. M. Lee suggests we

look through the license books to see who actually does and doesn't have current licenses.

T. Randall motion to approve, second by nobody – no vote – continued on adopt as amended.

M. Lee motion to adopt resolution as amended, second by T. Randall Passed 5-0

- Approval of Ordinance 1091 – amending chapters 5, 6, 8, and 12 relating to fees
Covering same information as the resolution regarding to fees, licenses, and kennels, to remove from code and resolved with resolution instead. Again, two subjects (fees/number of dogs), need to amend to resolve fees only.

T. Randall motion to adopt, second by J. Whitcomb passed 5-0

M. Lee motion to amend, second by T. Randall passed 5-0

- Request for One-time reduction in water bill due to leakage- Caryn Shackelford
Request received, repairs made, documentation included.

T. Randall motion to approve, second by J. Whitcomb passed 5-0

- Review of Amendment to Union Agreement
B. Sabo explains some maintenance workers were being paid under the federal minimum wage. Also, a premium for those who get certified within 6 months. It has been a problem getting the required two certified employees without compensation.

T. Randall motion to approve, second by M. Lee passed 5-0

- Terry Norris new business addition – crosswalk discussion
Table until next meeting. B. Sabo mentions that we already have a grant in the works for crosswalks

Closing Public Comments:

- Jen Kackley from Skamania – wants to clarify they bought the Cannabis Corner for several hundred thousand and insurance was very high due to the nature of the intent for the building relating to cannabis. They do not bring in as much as has been talked about. With the funds earned, they have invested back into the community by buying and cleaning up a couple run-down properties. City consultant chose the \$ amount for rent, not them.
- Cheryl Jermann- consider the crosswalk – not lit well, has almost hit several people

Closing Council Comments:

- Judy Whitcomb – there is a huge pile of wood from storm near path- huge fire hazard. Enjoying the frogs, please don't spray anything that would harm them, it has happened before
- Travis Randall – Chief wants to clean that up, part of the purpose for the brush truck
- Terry Norris – no comment
- Travis Randall – thanks for coming
- Margie Lee – Tons of standing water by strawberry island, looks sludgy/oily. Coming from treatment plant?
Grants for lights? B Sabo says Devin says we may have missed the boat.
- Travis Randall – do we have a pipe by the RR crossing? There is always water coming from there, even on a dry day.
Consensus is that it is not our pipe
- John Acton – Kids are climbing on the roof of the restroom in the ballfields again. Not sure there's any resolve for this- sheriff would be there too late. B. Sabo suggests the city talk to the parents- if known- so that there are no neighborly rifts.

Motion to adjourn – Motion by J. Acton, second by T. Randall