

**CLARKSTON CITY COUNCIL MINUTES**  
**March 13, 2017**

ROLL CALL: Skate Pierce, Terry Beadles, Brian Kolstad, Monika Beauchamp, Belinda Campbell, John Murray and Kelly Blackmon were excused on a motion by Beadles, seconded by Pierce.

STAFF: Chief Hastings, Chief Cooper, PWD Martin, Clerk Austin, City Attorney Richardson

**AGENDA CHANGES:** Add Agreement for usage of Southway Bridge to New Business

**APPROVAL OF MINUTES:** Minutes of the February 27, 2017 Regular Meeting were approved as distributed.

**COMMUNICATIONS:**

**A. From the Public:**

John Flerchinger, 2115 6<sup>th</sup> Ave #20

**B. From Mayor:**

Mayor Lawrence gave an update on her participation in Read Across America for the 5<sup>th</sup> grade at Heights Elementary. Councilmember Campbell read for the 5<sup>th</sup> grade at Highland Elementary. Councilmember Beauchamp also participated.

The Public Works Director position was posted as of Friday on the City website, in the Sunday Newspaper and the AWC website.

Mayor Lawrence advised that she attended a workshop by AWC that discussed having a Financial Policy. AWC recommended that all cities have a policy in place. The mayor will work on it with the Finance committee.

Mayor Lawrence reminded the council that workshops could be useful for the city council.

The City received correspondence from the Department of Ecology regarding the Shoreline Master Plan Update. A final approval letter will be sent, the update has been approved and will be going into effect.

Municipal Research has information on Cost Shared revenue emails from AWC. As always we seem to have legislators that are jeopardizing our revenue. Currently we receive City County Assistance, we get a small part. We also receive Liquor profits and taxes, and Criminal Justice money to spend on criminal justice purposes for cities that have 125% of state-wide average crime rate. Chief Hastings advised it is primarily in DUI funds and Criminal Justice funds dedicated to projects. Councilmember Beauchamp asked if Clarkston was 125% of the national average crime rate. Mayor Lawrence advised that there is a formula that uses the state averages of all the cities and counties.

AWC also asked Mayors to send a letter in support for the Public Works trust fund. Mayor Lawrence has sent a letter in support. The City borrowed \$10,000,000 in 2011 from the fund. The City would not have been able to do the upgrade that we did, it helped pay for it. If we did not complete the upgrade, we would have been out of compliance with Department of Ecology at our wastewater treatment plant. The loan was very low interest: 0.5%. PWD Martin advised it actually ended up being 0.25%. This was due to the upgrade being finished on time.

**C. From Staff:**

PWD Martin advised on cost of snow removal and street repair. Usually we budget around \$3000, however we have used four times that amount, around \$12000 this year. Along with the increase in snow removal, the winter has been tough on streets, and there will need to be money spent on those repairs. Councilmember Pierce asked if the TBD money could be used for repairs. Martin advised that the City could, once the plan is in place.

Clerk Austin updated the council on the recent S&P Global Sewer Bond Rating. New rating criteria prompted the review. As a result of this rating the city has been downgraded from an "A+" rating to "A" with a stable outlook. This is primarily because of revenue fund use that had been specifically set aside for our recent upgrade and the fact that Clarkston does not have much room for commercial expansion. WMCA is sponsoring a training and conference. As a new clerk, a scholarship has been provided for the cost of the registration and lodging. This training will be at a minimal cost to the City.

## **COMMITTEE REPORTS**

**Finance:** Councilmember Beadles reported the bills were reviewed and approved for payment. Total expenditures for the February 28, 2017 open period of \$277.73 and the March 13, 2017 period of \$484,575.06. MOTION BY BEADLES/KOLSTAD to approve the bills as read. Motion carried.

**Public Safety:** Councilmember Pierce reported on the March 7 meeting. Chief Cooper reported to Public Safety that the ambulance at Hall Ford had warranty work completed, the oil leak from the front of the engine has slowed considerably. Chief Cooper thinks in the future we might need to replace the motor or get a new ambulance. We've had recent joint training with other local departments, mutual aid is in effect for structure fires, with automatic aid beginning on April 1, 2017. Last Thursday was vehicle familiarity training for all local departments. A couple of our reserve firefighters have found full time employment in other regional fire departments. Chief Hastings reported that the You Have Options victim assistance program training is nearly complete. Also, Officer Morbeck our SRO is going to a week long active shooter training and later a training to identify security risks at our local schools. Alive after Five dates have been submitted 6/1, 7/6 and 8/3. Approval is an agenda item. Jim Babino came to Public Safety representing the Fire Fighters Union. They offered the opportunity to renegotiate the current contract and the unions desire to work with our current issues to find a solution.

**Public Works:** Councilmember Pierce reported on the March 7 meeting. John Flerchinger spoke to the committee about his interest in starting a non-profit group to provide lifeguards at Chestnut Beach. The committee was interested in his proposal, and we will begin to work on the long process that would be required to make this work. The city would need to lease the land from the Army Corps of Engineers then sublease it to the non-profit group. Loads of red tape to wade through, but it's an excellent plan. We'll begin work on it immediately. The committee discussed the former municipal pool at Beachview Park, and what we should do with it. Councilwoman Beauchamp is going to distribute a survey at local elementary schools and the middle school to gauge interest in the current skate park. The property on the south edge of Gateway Park has asked for a sublease on the park property to have a side yard to allow full access to their property. As long as the sublease has strict rules for care and upkeep of the property there should be no issue with the sublease. Bike Month Banners for Highways 12 and 129 were discussed. Director Martin needs more information. Rotary Shelter at Beachview Park. We received an email from the Rotary Club informing us of the continued partnership with Avista in providing the poles and the materials for construction. Sunrise drive lift station work will begin on March 20<sup>th</sup> and should finish on March 24<sup>th</sup>. There should be no interruption in service.

City Attorney Richardson discussed the Chestnut Beach lifeguard proposal. A NEPA review may be required. This can be costly. The last one that Richardson had been involved in was around \$50,000-\$100,000 when it was completed about 10 years ago. The City may also run into SEPA (state environmental) plan requirements. Both of these could be significant hurdles to the proposal. The plan that was initially provided included concessions. The City would have to take care of the concession stand and the park that would need to be taken care of. Vendors would have to carry the liability instead of the City. There are some protections from Recreational Use statutes, but the City may need to speak with WCIA. Mr. Flerchinger has great idea, whether or not the City can afford it, or make it feasible down the road is the issue.

Councilmember Beauchamp asked why Flerchinger could not sublease directly from the Army Corps. Richardson advised that the information that Flerchinger provided said he had to sublease from the City. Councilmember Kolstad added that we should look at it, even if it is tough. Council directed the City Attorney to look further into leasing the beach to install a lifeguard stand.

**Admin Committee:** Did not meet

**Community Development:** Councilmember Beauchamp reported on the March 2 meeting. The committee talked about the bike flag banners. The MPO will pay for them and still working on figuring out how many we want and how the city will affix them to the poles. Councilmember Beauchamp has emailed the Lewiston Public Works Department regarding how they did it last year. The City doesn't have a bucket truck to put them up. In one email Lewiston offered to do the installation of the banners. PWD Martin will check with Avista for installation of poles on Bridge Street, this would provide continuity with Lewiston.

The minutes from last meeting indicated some confusion regarding the cannabis licenses. Only 3 currently have been issued. City Attorney Richardson was emailed about moratorium, but after finding out that LCB does not have any plans to issue more for this area, Attorney, Mayor, and Beauchamp all agreed that there was no reason to pursue a moratorium at this time.

Library expansion fundraising is underway. They are doing a fundraiser to collect money. Community Development agreed to ask council for a \$1000 donation from the City to the library.

**(Agenda Item)**

There is a bike summit in Olympia and it is not very expensive. Councilmember Kolstad considered sending Ranger Jeff Smith of the Lewis Clark Bicycle Alliance to represent the City of Clarkston to our state legislators in support of Clarkston for bicycle related issues. Smith said he would like a little more direction on what the City would require from that representation.

Janet Marugg came to ask if we can update our website to show that we do take a non-discrimination stance and welcome diversity in our community. She wants it displayed prominently to show anybody looking to move here that we are a welcoming society. Also discussed the website in general and that it needs updated. Potentially a good project for a college student.

Low interest loans to help people fix up homes and businesses were discussed. Possibly through a community block grant. Councilmember Murray had mentioned this before and he has familiarity with grants. He emailed after the meeting and there is some money available for the City to look at it.

Clarkston Free Parking has drafted an agreement to transfer ownership from them to the City for the parking lots they own. **(Agenda item)**

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**A. Alive After Five dates for 2017 (Public Safety)** Motion for Nelly Broadcasting approval to shut down street on the requested dates. MOTION BY PIERCE/KOLSTAD. Motion Carried.

**B. Resolution 2017-01, Donation for Asotin County Library Expansion (Community Development)** MOTION BY BEAUCHAMP/CAMPBELL. Councilmember Kolstad asked to be recused since he has worked professionally for library. Motion carried

**C. Clarkston Free Parking discussion (Community Development)** City Attorney Richardson provided the history of the lengthy process of the discussion with Clarkston Free Parking. The City forwarded the proposal in May 2016. CFP has returned it with changes: the City proposed 25 years, CFP proposed 20 with two 10 year extensions at CFP discretion. The

current CFP proposal is that rent will be paid to the city in the approximate amount of the property tax that will not have to be paid. CFP imposed the duty on city to look at tax appraisal assessment. The City proposal stated that lighting costs would be provided by CFP. The new proposal states the City should cover it. The City has a contract with Avista for light maintenance.

PWD Martin advised that the current lighting might not be in Avista's inventory.

Councilmember Pierce asked how the current property tax is assessed. Richardson advised that CFP pays the County, then the County pays it to the City. If it is land owned by the City, then the County doesn't assess it to tell us what it is worth.

Councilmember Kolstad asked if the City takes over, would the maintenance of the parking lots fall under the jurisdiction of tourist dollars – would it fall under lodging tax. Richardson advised that it would not, it can be used only if it brings in tourists staying overnight.

Beauchamp asked how CFP would assess the value. The City proposed that use the property CFP currently owns on 6<sup>th</sup> Street that they could use as a standard. Pierce stated that the City needs the free parking for downtown businesses. Beauchamp was concerned that CFP has sole discretions for extension of the contract, as it binds future councils. Richardson added that there is no termination clause. Mayor advised the City had the same issue before when CFP wanted other stipulations.

Beadles asked about maintenance on the lots. Pierce advised it is in the contract. Richardson stated that the City would periodically sweep the lots. PWD Martin advised that the City is currently sweeping these lots.

Comments were made by Beadles and Campbell regarding the length of the contract. Campbell asked what would happen if business owners that now are participating, no longer own those businesses. Pierce advised that business are required to have parking, but if the business is within 600 ft. of the lot, they can use free parking to waive the requirement.

Richardson advised that the original contract was written for 50 years, but the previous council settled on 25 years. The idea is to have continued funding to maintain the properties.

Rent would be equal to the current property tax plus stormwater. There is confusion on how the proposed contract is a savings as it appears that the costs would be the same as they are currently, and not a savings for CFP. Councilmember Pierce asked for clarification from CFP on how this is a benefit. Campbell asked Richardson if he could contact their attorney soon. Pierce recommended that Attorney Ledgerwood attend Public Works Committee meeting or council to explain the savings.

**D. Agreement with CenturyLink for use of Southway Bridge.**

Richardson explained the reason for the agreement. The Port had been working on placing fiber in the existing conduit on Southway Bridge. This agreement is asking council approval to have mayor sign to allow CenturyLink to keep and maintain the current conduit on bridge, and let others use that conduit. All of the other involved entities have already signed. Mayor Lawrence advised that there were questions at beginning of journey, because the original conduit had been installed, but there was no paperwork or documentation. This allowed CenturyLink to let anyone into the conduit. Now there is control. One other benefit is working relationship between the four jurisdiction owners that will benefit all of the valley. Councilmember Campbell asked to be recused due to involvement with the Port. MOTION BY KOLSTAD/BEAUCHAMP for the Mayor to sign the agreement for the usage of the conduit on Southway Bridge. Pierce asked if there would be any cost to the City. Richardson advised that there would be no cost or revenue from this agreement. Motion Carried

**COUNCIL COMMENTS:**

Beadles commented and gave kudos to Happy Day for remodel of Arby's. Pierce commented "good luck"

to Lewiston on bond election, I hope they get their new school. Kolstad had comments for awesome bowlers in Clarkston. There was a 78 year old bowler that rolled a 300 on lanes 7 and 8. There was also a 100 year old bowler at lancer. I think that is cool. Mayor asked if they should give a “woohoo” to those bowlers. Kolstad added kudos to bowlers and Tribune for the stories.

**EXECUTIVE SESSION:**

Mayor Lawrence called Executive Session at 8:10pm. It is expected to last about 15 minutes. A five minute extension was requested at 8:25pm. At 8:30pm, a three minute extension was requested. Council was back in session at 8:33pm.

**ADJOURNMENT:**

Meeting adjourned at 833 p.m.

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Steve Austin, City Clerk

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Monika Lawrence, Mayor

Total Fund Expenditures, Feb EOM	EFT	\$277.73
Total Fund Expenditures, 3/13/17	Ck # 63581 - 63671	\$139,954.65
Payroll, 3/3/17	Ck # 63536 - 63578	\$344,620.41