

Moscow City Council



Regular Meeting ~Minutes~

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Laurie M. Hopkins
City Clerk

208.883.7015

Monday, June 15, 2020

7:00 PM

**Council Chambers
206 E. Third St.**

The meeting was called to order at 7:00 p.m.

PRESENT: Mayor Bill Lambert, Art Bettge, Sandra Kelly, Maureen Laflin (via video, Brandy Sullivan, Gina Taruscio, Anne Zabala (via video)

STAFF: Gary J. Riedner, Mia Bautista (via video), Bill Belknap, Bob Buvel, Megan Cherry, Amanda Argona, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

Sullivan led the Pledge of Allegiance.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council June 1, 2020 Minutes - Laurie M. Hopkins

Minutes presented for approval.

ACTION: Approve minutes.

B. Approval of Moscow City Council May 18, 2020 Minutes - Laurie M. Hopkins

Minutes presented for approval.

ACTION: Approve minutes.

C. Disbursement Report May 2020 - Sarah Banks

Staff will present the Accounts Payable Report for the month ending May 2020.

ACTION: Sign the Disbursements Report for the month of May 2020.

Bettge moved, Taruscio seconded approval of the consent agenda as presented. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REGULAR AGENDA

2. Public Comment and Mayor's Response Period (limit 15 minutes)

Mayor Lambert spoke on the incident in Minneapolis and related to our community.

Victoria Seever, 121 Lilly St Moscow, feels Moscow has an excellent police force and has confidence in the department. She wanted to recognize they do a great job. The City is doing well with dealing with COVID and helping the businesses get back on track.

Riedner read an email from Dulce Kerstin-Lark commending the City staff and volunteers on their efforts to provide Farmers Market in-person shopping.

3. Public Hearing: Howard Street Right-of-Way Vacation (ACTION ITEM) - Bob Buvel

On December 9, 2019, the City received a letter requesting the vacation of a portion of the Howard Street right-of-way (ROW) located south of Homestead Street and north of East E Street. A copy of the letter is included in the packet. The request was made by Mr. Neil Brown, who is the owner of 704/706 East E Street, which abuts the subject property. A vicinity map of the proposed vacation area is shown on the Notice of Public Hearing attached herein. The notice of the hearing was advertised in the newspaper of record and mailed to properties within 300 feet of the subject ROW and all franchise and other utility providers were also provided notice. Due to the COVID-19 meeting restrictions, the hearing that was previously scheduled for the May 4 Council meeting was delayed until June 15 to allow public testimony and participation. All electronic comments received for the prior hearing date have been included within the packet.

PROPOSED ACTIONS: Hold a public hearing pursuant to the revised procedures adopted in light of the COVID-19 pandemic response, to accept public testimony on the matter of the Howard Street ROW Vacation request both in person during the public hearing and by way of receiving emails and letters in advance of the hearing, consider such testimony, and approve the vacation request by adoption of the Ordinance under suspension of the rules requiring three complete and separate readings and that the ordinance be read by title and published by summary; or consider the Ordinance on first reading; or deny the vacation request; or take such other action deemed appropriate.

Buvel introduced the item as written above and listed considerations for the area. See attached presentation. The required easement for aerial powerlines would have an aerial restriction but could have a driveway or landscaping in the easement. Access would be from Homestead. Transportation Commission reviewed this request. Moscow Pathways Commission has not. A pedestrian pathway would be possible but difficult. The developer would be responsible to install the street. If developed, providing sewer to the lots would be challenging as the closest gravity sewer is on Homestead.

Mayor Lambert opened the public hearing at 7:33 p.m.

Jason Brown, real estate broker, represents the applicant Neil Brown. No formal plans have been created to develop the lots. The current intent is to utilize the current lot. Due to the grade, it is not feasible to development.

In order to develop the lots, Howard Street would need to be developed. By vacating, it relieves the owner of that requirement.

Derek Forseth, 65 N Moore St Moscow, if vacated, the applicant understands the property would be split down the center line. He questions if a survey is required and who is responsible for payment and if a driveway was allowed, what would be the requirements for surfacing? Belknap said there is no set standard for surface but needs to meet minimum fire code standards.

Robert Johnson, 614 N Howard St Moscow, asked for consideration of the impact on Homestead Street and on the community. It has been a sledding hill for years.

Lyndon Frazier, 620 East E St Moscow, said he has maintained this area for years.

Forseth said the property is listed for sale but the potential to develop the lots would be difficult. By granting the vacation, it would make it more feasible. He read a letter from Neil Brown.

Mayor Lambert closed the public hearing at 7:51 p.m.

Discussion ensued regarding flag pole driveways and access to the lots, Should the vacation be approved, a lot division would have to be applied for if it was to be developed on.

Sullivan moved to deny the vacation and Taruscio seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion denied.

4. Farmers Market Report - Amanda Argona

Argona described the Moscow Motor-In Market, a pre-paid no-contact market and the logistics on how it is run. Guidelines to keep the market safe and open included procurement of hand sanitizer and disinfecting wipes, development of FAQ's, best practices signage, all at the direction from the North Central Idaho Public Health District. Engineering assisted with determining the number of patrons who could be in the market area per 12' x 12' area. A que similar to an airport security line was created on Sixth Street. This could be a concern when the weather gets hotter and the que is in complete sun. Vendors are required to wear face masks. Fifty patrons were allowed into the market area last weekend.

5. 2020 Artwalk Recommendation (ACTION ITEM) – Megan Cherry

Moscow Artwalk has a 16-year tradition in this community, and it is one of the favorite features of summer event programming. In late April, City staff chose to postpone Artwalk until September rather than canceling it altogether. This was based on a hope that virus conditions would shift in such a way that community celebrations like Artwalk would be possible. Since that time, virus infection rates and guidance from the Governor's office have pointed to the reality that continuing plans for Artwalk 2020 carries two risks: that public safety concerns may eventually force an event cancellation or that social distancing and other safety measures would require extensive and unappealing shifts to the event's identity. In light of the ongoing risks associated with COVID-19, the best approach would be to cancel the event for 2020. This recommendation is made with recognition for the special place this event holds in the community, and the Arts Department is dedicated to Artwalk's continuation into the future.

PROPOSED ACTIONS: Cancel Artwalk 2020 or take such other action deemed appropriate.

Cherry introduced the item as written above. Sullivan proposed a business, on their own, could feature an artist and the City can publish a brochure but not have an opening event.

Taruscio moved to cancel Artwalk 2020. Kelly seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

6. Haddock Building Purchase Agreement (ACTION ITEM) - Gary J. Riedner

On May 21, 2019, the City held a bond election to authorize the City to issue general obligation bonds to fund general governmental building improvements, including the construction of a new Police Services Facility, renovation of the existing Fourth Police Station on Fourth Street to office space, as well as minor repairs to the Mann Building adjacent to City Hall. Associated Architects was retained to prepare a preliminary building plan and cost estimate for the Fourth Street Building remodel. The building renovation costs were estimated to cost approximately \$1.5 Million.

Recently, City Staff became aware that Gritman Medical Park, LLC was preparing to sell the Haddock Building located at 504 S. Washington Street. The Haddock Building was constructed in 1985 and includes 7,500 square feet of office space, 1,400 square feet of storage space within a partial basement, and 15 off-street parking spaces. Gritman has offered to sell the Haddock Building to the City for \$875,000. The cost of acquisition and renovation of the Haddock Building is estimated at \$1.3 Million as compared to \$1.5 Million for the renovation of the Fourth Street Building. In addition, the City Council could direct that the Fourth Street Building be sold, which would further reduce the acquisition and renovation expense. The property acquisition and renovation will be funded with a combination of bond proceeds as well as general fund capital accumulation and has been accommodated in the draft FY2021 budget. Staff is seeking Council approval of the purchase and sale agreement for the Haddock Building in the amount of \$875,000.

PROPOSED ACTIONS: Approve the Purchase and Sale Agreement to purchase the Haddock Building from Gritman Medical Park LLC in the amount of \$875,000; or take other such action deemed appropriate.

Riedner introduced the item as written above. If approved, this building remodel could begin sooner, rather than staggering with the construction of the police facility. Additional savings could be early release from the American Insurance lease.

Bettge moved to approve the Purchase and Sale Agreement to purchase the Haddock Building from Gritman Medical Park LLC in the amount of \$875,000. Kelly seconded.

Sullivan feels like this is a gift to have an opportunity for a building that is in better shape, a cost savings and will free up downtown parking. Zabala has concerns during this economic market.

Roll Call Vote: Ayes: Five (5). Nays: One (Zabala). Abstentions: None. Motion carried.

7. Whitcom Update - Gary J. Riedner

Riedner gave a history of Moscow dispatch service switching over to Whitcom. Currently, Whitcom has encountered some management issues and is running at a deficit. Captain Lanier was contracted to work for Whitcom temporarily and was tasked with determining a funding model. Increases are proposed for next year. For the three original entities, the increase will be over \$100,000 and for Asotin County and Moscow, about \$60,000. In-kind services provided by City of Pullman and WSU were valued at approximately 2.5%. Moscow and Asotin County are petitioning for another seat on the board. Also discussed was shifting to a five-year contract rather than 3 years. A financial representative from each entity could meet every year to ensure increases could keep the entity afloat. Moscow's contract ends December 1 and Asotin County is already expired. Staff is looking for direction. Dispatchers are not paid extremely well and there is a lot of stress, not to mention covering shifts and having a good work environment. Lanier is implementing a new sustainable pay schedule as an incentive.

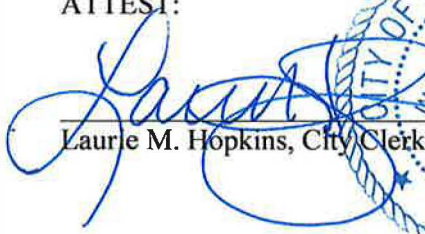
8. City COVID-19 Response Update - Gary J. Riedner

Riedner said Moscow is on Stage 4 of the Governor's rebound plan. There are several counties having community spread. The City is close to be back to normal. A mask protocol has been implemented. Committee meetings will resume July 13. Commissions were going to start up in August but now can meet sooner if desired. Expansion of sidewalk cafes is going well so far. Allocation for tax relief information is being sent out to cities. Funding is determined by population and how many cities/counties are participating and includes how much spent on supplies and salaries. There are a lot of complications and insufficient information other than process on how to be reimbursed. There is no information on the affect of future taxes.

ADJOURN

The meeting adjourned at 9:28 p.m.

ATTEST:


Laurie M. Hopkins, City Clerk

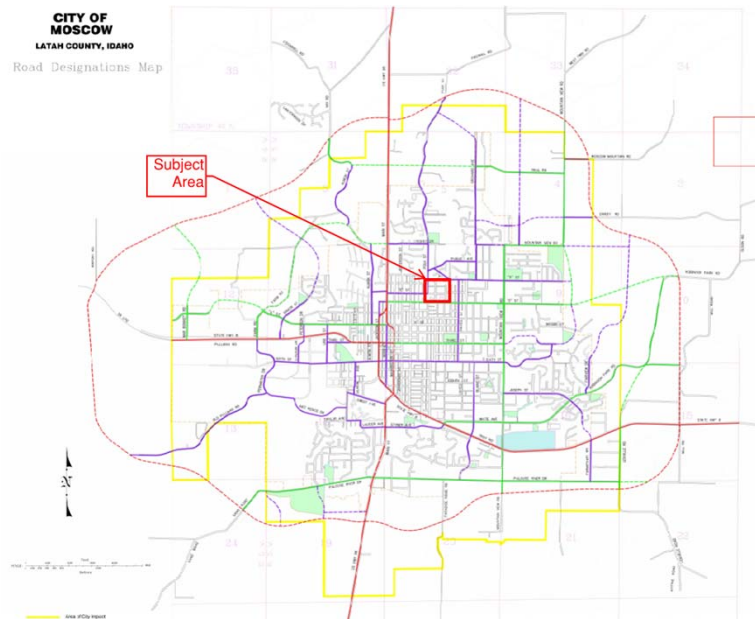



Bill Lambert, Mayor

Right-of-way Vacation Request N. 600 Block of Howard Street

Bob Buvel, P.E.
June 15th, 2020

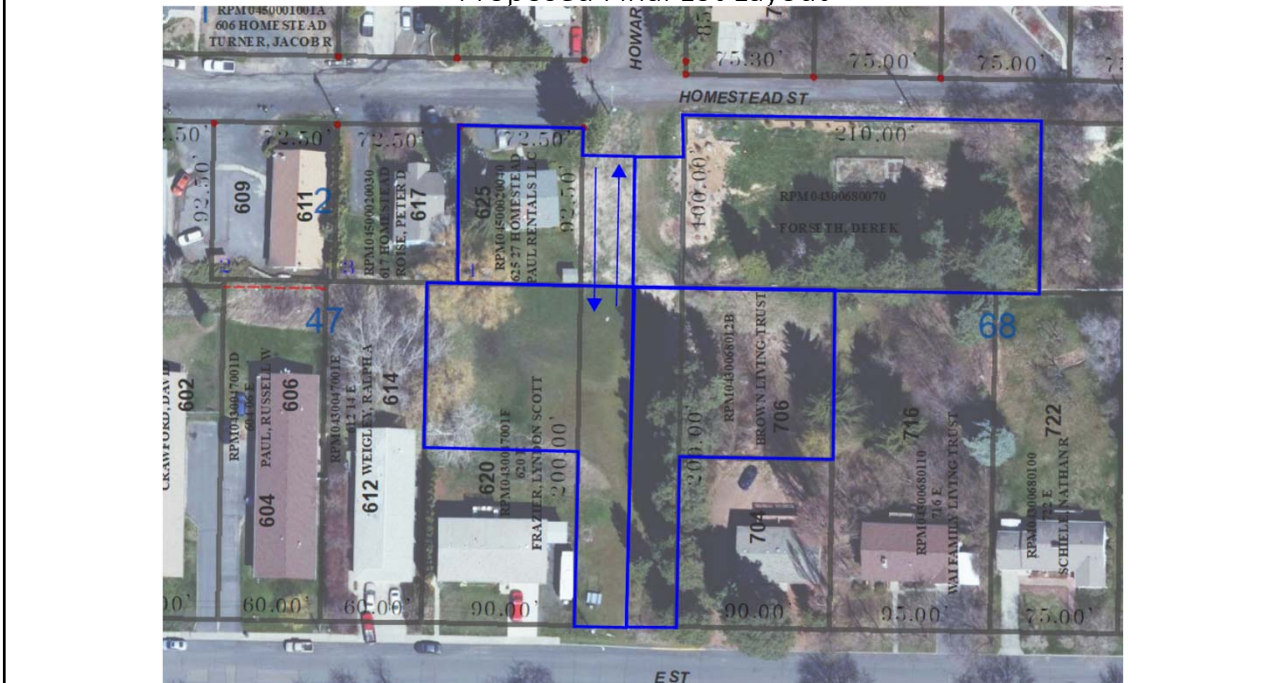
Vicinity



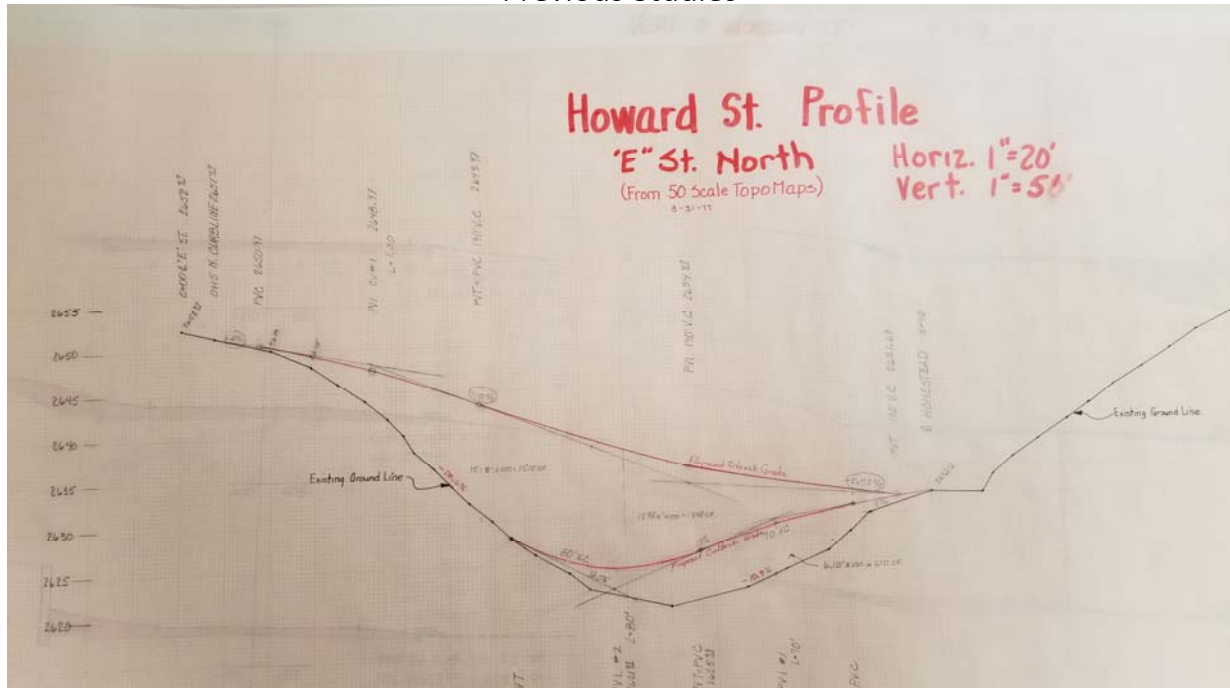
Subject Right-of-way



Proposed Final Lot Layout



Previous Studies



Considerations

- Vacation Would Allow Infill Development
- Reduce Maintenance Costs
- Loss of Future Use (Transportation, Utility, Recreation)
- Slight Increase to Homestead Traffic Volume (Homestead is Substandard)
- Street Construction Does Not Appear to be Financially Viable
- If Street Was Extended, Access to Adjacent Property Would Be Difficult
- Cul-de-sac Wouldn't Fit Within Current 60 Foot Right-of-way
- No Plans to Utilize Right-of-way For Utility Expansion (Avista Easement)
- Lot Development Will Still Be Difficult

Recommendation

- It is Staff's understanding that three Of The Four Adjacent Property Owners Agree To Vacation
- Roadway Extension Would Provide Limited Value to Transportation Network Relative to the Cost of Construction, it Does Not Appear Likely the Roadway Construction Would Ever Occur
- Staff Has No Objection To the Proposed Vacation

Questions?