

## COLVILLE PARKING COMMISSION

November 15, 2016  
5:00 P.M. – City Hall  
Minutes

The Colville Parking Commission held a meeting on Tuesday, November 15, 2016, at City Hall. The meeting was called to order by Chairman Ryke Dahlen at 5:00 P.M.

### ROLL CALL

Members Present: Ryke Dahlen, Karen Abeid, Steve Wisner, Stewart Kent, Avrum Baum, and Councilmembers Mike Birch and Doug Kyle.

### FINANCE REPORT

Chairman Ryke Dahlen presented the finance report. The 2016 budget was \$17,310.00 and the year to date expenditures totaled \$10,786.12. The Business Improvement District (BID) Reserve balance is \$96,755.00. Councilmember Kyle stated that the BID Reserve is not an ending reserve, instead it is an ending fund balance.

### MISSION STATEMENT

Chairman Ryke Dahlen explained to the committee what the parking commission is authorized and commissioned to do. Full description attached.

### OLD BUSINESS

- Wynne Parking Lot. The steps on the East Wynne lot by Burdick's were in advanced stages of disarray, cracked and broken concrete and missing handrails. The steps were taken out in early August and as of today they have not received a competitive bid to replace the steps. The company that they were originally going to use did not have all of the proper paperwork (prevailing wages) to be able to complete the project. Ryke Dahlen stated that Mayor Janke has proposed they wait until more planning is made with the proposed Heritage Court Project to be able to tie the stair replacement in with the proposed Heritage Court remodel. Karen Abeid asked if there are any current liability issues in the current stage. Ryke Dahlen and Councilmember Birch stated that the City has put measures in place to help avoid liability issues. Karen Abeid asked how we are going to get bids if we have not received bids yet. Councilmember Birch asked about making it a ramp in to become ADA compliant.
- Keefe Parking Lot Purchase. Ryke Dahlen brought the committee up to date regarding the purchase of the Keefe Lot. He stated that the original proposal was an owner contract approved by the City Council. Ryke Dahlen then talked to Dr.

Keefe about a cash price and getting a better offer, this was rejected by the City Council. Currently the lot is closed. Avrum Baum stated that it has been a big hit for parking in that area. Councilmember Birch stated that the price now \$79,550.00 is higher than it was with the original offer \$71,550.00. Ryke Dahlen explained that the asking price was originally \$79,550.

After the purchase fell through, Ryke Dahlen contacted the Goodwill and they were initially interested in that lot. At that time the Goodwill Corporation had three facilities they were looking to improve. The Goodwill Corporation decided to put the money into a facility other than the Colville store.

Karen Abeid stated that the lot was appraised at \$37,000 and asked if it was appropriate to sell for double the price.

Avrum Baum stated that he was at a meeting with School Superintendent Pete Lewis, Recreation Coordinator Jillian Marshall, and City resident Sharon McGrane. Sharon McGrane is spearheading a group on how to help the youth ages 18-21 of Colville. One of the items that came up was recreation facilities, the schools are booked and there is nowhere for the youth to go. The old Wiley's location was brought up as a place to develop with benches and ping pong tables. Avrum Baum suggested the City should purchase the Keefe lot and adjoining buildings that are for sale (Colville Monument and Roadrunner Electric building) to set up a Youth location with bathrooms and ping pong tables. Councilmember Kyle stated that the purpose of the parking commission is to focus on parking and the committee currently needs to decide if the Keefe lot is a viable location.

Karen Abeid asked if the Keefe lot could be purchased currently as a lot and in the future, if needed, make it into retail business.

Avrum Baum stated that if the City could afford to purchase the lot and offer complimentary parking on Main Street they should and make it a long-term improvement to parking in Colville. He believes the lot can be purchased at a reasonable price and use it for downtown parking. Ryke Dahlen stated that the estimated cost to pave the lot is approximately \$17,000 - \$21,000.

Karen Abeid asked if this is a fair price for the lot and if we are willing to pay this price. Dr. Keefe purchased the lot in 2007. The committee agreed that it is not a fair price.

Avrum Baum suggested a 100-year lease with five, one to two year options to renew and state that if the City was able to sell the lot for the purchase price or more, Dr. Keefe would then be paid off for the purchase price. Ryke Dahlen stated that Dr. Keefe will not do more than a three-year lease.

## NEW BUSINESS

On October 19, 2016, Realtor Denny Blair contacted Ryke Dahlen about re-

opening negotiations of purchasing the Keefe lot. Ryke Dahlen provided the committee with the proposed purchase agreement. Ryke Dahlen turned the purchase agreement over to Mayor Janke who has put it on the City Council Agenda for review. Avrum Baum asked if the City would be interested in offering \$35,000 for the lot. Councilmember Kyle stated the reason the City was hesitant before was the purchase price, interest and there was no appraisal. Councilmember Birch stated that when he inquired with the businesses there was a 50/50 split on whether the purchase was necessary. Some of the reasons for the no votes from the businesses was that they had enough parking and the money should not be spent that way.

Avrum Baum stated that we should seriously look at the purchase of this lot. Ryke Dahlen stated that this is on the next City Council agenda.

Councilmember Birch has offered to go and talk to the businesses again for their input on whether or not the lot is needed.

Avrum Baum moved and Stewart Kent seconded the motion "*The parking commission wants the City's full blessing to negotiate the best faith to acquire this parking lot for parking to enhance the long-term vision planning for the City of Colville.*" Motion passed.

Ryke Dahlen suggested that members attend the City Council meeting on November 22<sup>nd</sup>.

- Snow removal. Last month Daniels Nursery stated they do not wish to bid on the snow plowing this year. Ryke Dahlen stated that last year there was an issue with the cost of the de-icer he was using. The City advertised for the bids and there was one bid received today from Long Irrigation. Ryke Dahlen stated that the bid has not been accepted and it has been taken to both Municipal Services Administrator Eric Durpos and Street/Park Superintendent Terry LeCaire. Councilmember Birch asked about the cost of \$80 each plow and if it was a minimum to cover the lot. The bid from Long Irrigation indicates the estimated time to plow the lot would be 2.5 hours. Ryke Dahlen stated the bid based on a \$80/hr if it only took a half hour it would be \$40. Karen Abeid also questioned the way the cost is worded on the bid.

Ryke Dahlen stated that the Street Department is short of equipment and he has also added additional lots for the company to plow during the snow season. The bid is only for plowing, no sand or de-icing. Councilmember Birch suggested if the rates are correct they should consider the bid. Steve Wisner moved and Karen Abeid seconded the motion to recommend to proceed with the bid from Long Irrigation. Motion passed.

- Heritage Court Project. Mayor Janke has stated the that BID funds can be used for other projects per the RCW 35.87A.010. As far as the BID funds go, Ryke Dahlen asked should the parking commission have a vote in what the funds get

used for or should the City just be able to make the decision on how to use the BID funds. Councilmember Kyle stated that the parking commission should be able to look at that proposed use of the funds, and the parking commission can give their suggestions.

It was agreed that the parking commission would like to be advised of how the BID money is spent.

#### OTHER BUSINESS

Avrum Baum suggested that they need to come up with a way to discuss with the Stevens County Administrators to develop the area around the 'Avista' block to create the ability to allow everyone to park around there and to enhance that area of the City of Colville.

Depending on the outcome at the City Council for the Keefe lot will determine when the next parking commission meeting will be.

#### ADJOURNMENT

As there was no further business, the meeting was adjourned at 6:10 P.M.

## **PARKING COMMISSION**

The Parking Commission is comprised of five members, appointed for four-year terms by the Mayor and confirmed by the City Council.

### **Parking Commission Members**

<u><b>Name</b></u>	<u><b>Term Expiration</b></u>
Karen Abeid	2017
Stewart Kent	2017
Steve Wisner	2018
Ryke Dahlen	2019
Avrum Baum	2019

The Commission is authorized and empowered to:

- A. Own and acquire property and property rights for the construction, maintenance or operation of off-street parking facilities, and accept grants-in-aid.
- B. Construct, maintain and operate parking facilities.
- C. Establish and collect parking fees, make exemptions for handicapped persons, lease space for commercial, store, advertising or automobile accessory purposes, and regulate prices and service charges, for use of and within the aerial space over parking space under its control.
- D. Contract with private persons and organizations for the management and/or operation of parking facilities under its control.
- E. Execute and accept instruments, including deeds necessary and convenient for the carrying on of its business; acquire rights to develop parking facilities over or under City property; contract to operate and manage parking facilities under the jurisdiction of other City departments and of other public bodies.
- F. Determine the need for and recommend to the City Council:
  - 1. The establishment of local improvement districts to pay the cost of parking facilities or any part thereof.
  - 2. The issuance of bonds or other financing by the City for the construction of parking facilities.
  - 3. The acquisition of property and property rights by condemnation from the public, or in street areas.
- G. Transfer its control of property to the City and liquidate its affairs, so long as such transfer does not contravene any covenant or agreement made with the holders of bonds or other creditors.
- H. Require payment of any excise tax provided for by statute.