

**Sewer Ordinance Committee - Summary Meeting Notes**  
**Approved by Committee: November 6, 2023**

**Date:** Monday, October 30th, 2023  
**Time:** 6:00 PM to 8:00 PM  
**Location:** Stevenson City Hall

<b>Desired Objectives/Summary Notes</b>
<p><b>Welcome and Introductions &amp; Clarity on Group Purpose Statement</b></p> <p><i>To learn from one another about the known impacts of amending Stevenson’s sewer ordinance. Provide recommendations, comments, or both on the proposed ordinance changes related to facilitating community sanitary services to meet the growing needs of the Stevenson.</i></p>
<p><b>Meeting Open to the Public Vote</b></p> <p>On October 30th, Pat Rice emailed City staff and the Committee to share his concerns about the legality of not having an open meeting and that he would attend the October 30th Committee meeting. Leana informed the Committee about the reasoning for confidentiality behind the decision not to make the Committee a public meeting or open to the public.</p> <p><u>Process:</u></p> <ol style="list-style-type: none"><li>1. A confidential ballot was presented with the following question: <i>Would the meeting being open to the press and public reduce your ability to be forthcoming with your perspective?</i></li><li>2. Questions and comments were solicited</li><li>3. The ballots were reviewed by the City Council members present, the Mayor and the facilitator. Two Committee members voiced “yes” votes, indicating a reduced ability to be forthcoming.</li><li>4. Dave Cox shared with the group that the meeting would continue as initially organized, not open to the public.</li></ol>
<p><b>The committee has a history and current state understanding of why we are faced with the need to change the 1972 Sewer Ordinance and the proposed changes.</b></p> <p>PowerPoint Presentation attached.</p> <p>Questions were asked/answered during this discussion.</p>
<p><b>Considering the Sewer Ordinance proposal, hear the perspectives in the room and aim to understand better the specific challenges and opportunities faced by septic users, developers, ratepayers, business owners, etc. Surface gaps in information to advance the Committee’s ability to identify meaningful solutions.</b></p> <p>The Committee was organized into six groups with varying perspectives (septic, business, developer, etc.) They were asked to answer the following questions:</p>

1. What, besides the proposed sewer ordinance change, brought you into this conversation? Why sacrifice your time here?
2. What is the known impact of the sewer ordinance from your perspective (financial, environmental, etc.) Please indicate what is positive, negative or neutral.
3. What is unknown or a question you need to be answered by staff, a contractor, or others that will help you to provide recommendations, comments, or both on the proposed ordinance changes related to facilitating community sanitary services to meet the growing needs of Stevenson.

**Why here?**

1. Just the sewer connection code future city character (Housing, Business)
2. What have we not thought about?
  - a. Grant writers-ROI
 Concerned about legal issues  
 Direct impact, varied scenarios/perspectives  
 Community
3. Concerns about pricing out locals
  - a. Cost to extend mainline too great for an individual parcel
 Concerns about high density within city limits
4. Planned growth  
 Get as many people as possible on sewer to help spread cost concerns.  
 Understand grade and processing o installation of connecting to system.
5. Help avoid community discord  
 Promote fairness across users/community  
 Promote “shareholder” mentality
6. Only sewer ORD- equitable use  
 Previous PWD bringing experience, life long member  
 Concerned about city being sued  
 Payment equity across community

**Known Impacts**

1. Increased sewer costs  
 Loss of businesses  
 Livability  
 Property values
2. Financial burden on those far from sewer  
 Property value loss with underdeveloped (financially) properties
  - Then, shifting of tax collection
  - Slow/stopped development in these areas
3. Devaluation on any parcel on septic or vacant  
 Personal exp- only buy within sewer Service area  
 If unable to pay to extend the sewer main, could lose home  
 If a home is on sewer, the value goes up  
 Decrease development outside of sewer lines unless there are many lots to support cost of main line extension
  - Initial investment goes up, no one local can afford
  - No history of this type of developer interested
 No development at outskirts due to rising Costs
  - 10 year LID expiration, developer won't get paid back, unless mainline is extended.
4. Fiscal concerns  
 Financial of private V. public money
5. Personal financial impact (-)

	<p>Lack of fairness in financial bureau (-)  Professional management V. out-of-sight, out-of-mind (+)  Fosters resentment in city action (-)  Strength of regulation will drive noncompliance (-)</p> <p>6. Negative because financing is unreasonable (property owners)  Possible litigation and lower tax revenue  Commercial charge V. residential charge</p>
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**Unknown or Questions:**

1. Under what current proposal, what will be the impact on the economy and population?  
Livability of community
2. How do we get it paid for in a way that doesn't hurt too much?  
How much will it cost?
3. None
4. Figures on existing and planned infrastructure  
How is the City helping homeowners manage the fiscal impact?
5. How will property values be affected?  
Rate study/ scenario impacts
6. Backwoods moving, did we overbuild?  
Rates?

**Review and agree to the Committee Charter**  
The Charter was reviewed, discussed, and questions addressed. A more formal Fist to Five vote will occur at the next meeting to establish agreement.

**The group established agreements for the code of conduct, norms and expectations of being a member of this Committee**

1. **Seek to Understand**
2. **Respectful Communication**
3. **Accept and expect a lack of closure**
4. **Think outside the box & be open-minded**
5. **What is said outside of the meeting is said inside of the meeting** (if key conversations or learnings occur, please bring back to the group for the benefit of the Committee process.)
6. **Committee members will review and approve all summary notes from meetings before publishing on the City website.**
7. **Take care of yourself** - do what you have/need to do during the meeting.

**Members agree to the Group Agreements and Charter or opt to dismiss themselves.**  
 Ran out of time, will agree to Agreements & Charter November 6th.

**We've identified our action items and know what our next steps are.**

- ~~A Questions/Answers document~~
- ~~Tracy's office hours posted~~
- ~~Historical documentation links shared out to group~~

**Convened 8:05**

### Attendance

**Staff:** City Administrator Leana Kinley, Public Works Director Carolyn Sourek, Community Development Director Ben Shumaker

**Facilitator:** Tracy Gratto

**Committee:**

Name	Signature	Name	Signature
Adam Miller	x	Mark Peterson	x
Brian McKenzie	x	Michael Johnson	x
Chuck Oldfield	x	Rick Jessel	x
Dave Cox	x	Rick May	x
Gail Collins	x	Scott Anderson	x
Graham Gentry	absent	Shawn Van Pelt	x
Jeff Breckel	x	Steve Waters	absent
Jenny Taylor	x	Wes Houston	x
Karen Rutledge	x		