

**CITY OF RUSTON
REGULAR COUNCIL MEETING**

Tuesday, May 3, 2022

The City Council of the City of Ruston met on this date via Virtual Teleconference

MEETING CALLED TO ORDER

At 7:00PM Mayor Hopkins called the regular Council Meeting to order. Councilmembers present were Councilmember Kristovich, Councilmember Syler, Councilmember Huson and Councilmember Jensen. Councilmember Hedrick joined at 7:13PM. Following the flag salute, Councilmember Huson moved to approve the agenda, with a second from Councilmember Kristovich, passed 4-0.

MINUTES - Councilmember Huson moved to approve the minutes for the Regular Council meeting of April 19, 2022, with a second from Councilmember Kristovich, passed 4-0.

STAFF REPORT – Nothing at this time.

GENERAL PUBLIC COMMENTS – Nothing at this time.

BUSINESS – Nothing at this time.

CLAIMS – Councilmember Huson moved to approve Claims of May 3, 2022, with a second from Councilmember Kristovich, passed 4-0.

MAYOR'S TIME – In following Governor Inslee's proclamation directive, Mayor Hopkins announced that the first in-person public council meeting would be changed from May 17, 2022 to June 7, 2022. Council will be hosting an open house at the first in-person public council meeting on June 7, 2022 and will invite citizens to tour the new City Hall at the Ruston School at that time. Mayor Hopkins shared that the City was working with a business, New Beginnings, potential tenants at the Ruston School, with negotiations ongoing. Mayor Hopkins asked Councilmembers for feedback on tenant improvements and the need to bring the school into ADA compliance. Special Projects, Kevin Moser, was available for any questions the Council had. Improvements included the installation of an elevator at a cost of approximately \$200,000, which would bring the grade for ingress and egress to the basement into compliance. Mayor Hopkins proposed a tenant improvement cap of \$300,000 be included in the lease agreement. The City continues to explore funding for improvements, looking at City surplus properties, such as the Ruston Fire House. The City asked a realtor to provide a market analysis and the realtor calculated a market value of approximately \$450,000 as an offering price.

Councilmember Hedrick reviewed the lease agreement, in draft form, and had concerns related to tenant improvements and the timeliness of completion before the potential tenant would begin paying rent. Councilmember Hedrick noted there were a number of items within the school building which required improvement. Councilmember Jensen was excited to see a new tenant interested in the Ruston School and believed the potential tenant would be just as anxious in getting tenant improvements completed so they could fully move in and begin their business in Ruston. Mayor Hopkins noted the potential tenant was interested in a 15-year lease with the option of an additional 15 years. Mayor Hopkins would present updates to Council on the negotiations and noted that the City of Ruston must demonstrate that there are plans in place in moving the building to complete compliance. Mayor Hopkins asked Councilmember Jensen to speak about the planned open house and interest in holding a council retreat during her Council Time.

Councilmember Hedrick – Nothing at this time.

Councilmember Kristovich – Nothing at this time.

Councilmember Syler – Nothing at this time.

Councilmember Huson – Worked with Councilmember Jensen the past several months in planning an open house prior to our first in person council meeting. Councilmember Huson asked Councilmember Jensen to expand on the open house during her council time.

Councilmember Jensen – Was excited to host, along with all other Councilmembers, an open house at the first in person council meeting, to be held June 7, 2022. The open house will take place from 6-7PM, prior to the Council meeting at 7PM. Councilmember Jensen asked all Councilmembers for their ideas during the planning stages for this event. Councilmember Jensen shared that while working in her garden Ruston citizens walk by and inquire about initiatives at the state level, affordable housing, density, street planning, new buildings and parking. Councilmember Jensen invited the City Planner to join a council meeting and present a community development update. Councilmember Jensen asked Councilmembers if they were interested in holding a council retreat and proposed a day set aside to discuss City goals and goal setting. Councilmember Jensen noted it was important to consider costs when selecting a location and a facilitator for a council retreat; recommending the use of the Mary Joyce Community Center as the location and asking a citizen from the Ruston community to be the facilitator. Councilmember Jensen suggested scheduling the retreat on a weekday or weekend in July or August. Councilmember Hedrick recommended the retreat be held prior to the National Night Out event held in August. Councilmember Huson agreed.

CITY OF RUSTON
Regular Council Minutes
May 3, 2022

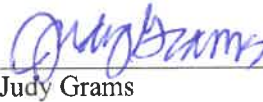
Mayor Hopkins reminded everyone that for years the City has worked tirelessly on the City's Comprehensive Plan, which was scheduled for an update, and encouraged Council to bring forward any goals that could be incorporated into the Comprehensive Plan. When holding a council retreat Mayor Hopkins recommended that the public be included.

MEETING AJOURNED – At 7:48PM Councilmember Hedrick moved to adjourn, with a second from Councilmember Jensen, passed 5-0.



Mayor Bruce Hopkins

ATTEST:



Judy Grams