

MEETING OF THE CITY OF CONNELL, WASHINGTON

CONNELL, FRANKLIN COUNTY, WASHINGTON

September 11, 2006

The regular semi-monthly meeting, of the City Council of the City of Connell was called to order by the Mayor at 7:30 pm in the City Hall and was opened with a moment of silence in remembrance of September 11, 2001 and was then followed by the Pledge of Allegiance.

ROLL CALL

PRESENT: Mayor Gary Walton, Mayor Pro Tem Ron Boyer, Councilmembers Jim Klindworth, Rhonda Quinton and Monica Pruett.

EXCUSED: Councilmember Kent Mosbrucker

STAFF: City Administrator Art Tackett, Police Chief Rick Rochleau, Planning Building Clerk Jed Crowther and Deputy Clerk Treasurer Maria ChavezPeña.

VISITORS: Sam Harris, Scott Frakes DOC; Pat Springer, Florian Nordhus, Refugio Bernal, Liz Bernal, James Cole, Jack Olson, Rick Kent, Dave Kunkel, Sterling Joyner, John Larralde; and Kathy Bingham, Franklin County Graphic.

CORRESPONDENCE

Kennewick General Hospital – Would be holding events to inform area residents of the future needs of the hospital, such as a major expansion, to give people a chance to ask questions and give their opinions.

APPOINTMENTS

Mayor Walton noted that Councilmember Klindworth would remain temporarily on the Finance Committee until Councilmember Mosbrucker returned.

CONSENT CALENDAR

*Motion:* Councilmember Quinton moved to approve the Consent Calendar as listed:

- a) Minutes of the August 28, 2006 Regular Council Meeting
- b) Warrant Register for September 5, 2006 for \$148.80.
- c) Warrant Register for September 11, 2006 for \$244,298.50
- d) Correction of Payroll for August 28 , 2006 for -\$2,195.89.
- e) Payroll for September 11, 2006 \$10,816.38
- f) Motion to surplus vehicles as listed on attachment

Councilmember Pruett seconded motion. Motion carried unanimously.

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CITIZEN/NON-AGENDA ITEMS

Pat Springer, 770 S. Almira, inquired about the proposed closure of Gum Street and felt that those who resided in that area should be able to vote in regards to closure of the street.

City Administrator Tackett advised that the Connell Downtown Development Committee was not the same as the Connell Downtown Development Association, the group who was doing the murals.

Liz Bernal, 780 S. Burke, expressed that she would like to see Gum Street stay open as she had nearly been hit three time when going through Fir Street and had seen many children run out into the street when they couldn't see traffic. She chose to drive around on Gum Street because she felt it was safer.

Molly Kunkel, 792 S. Burke, commented that she was a little confused in regards to the issue and who was putting out the petition as it was not the Downtown Development Association and was under the impression that the petition was for beautifying the entrance and closing Gum Street but that when she asked Carol Linder as to the purpose of closing Gum was told that it was a safety issue. Molly Kunkel further added that she thought maybe others did not understand what they were signing or if they new the purpose for the closure of Gum Street.

James Cole commented he would also like to see Gum Street stay open.

John Larralde, 728 S. Almira, expressed that he would like to see Gum Street stay open. There was a lot of through traffic going through S. Almira. The way cars were parked on Fir Street was very dangerous as cars had to pull out onto Columbia in order to see and was surprised that no one had been seriously hurt on Fir Street.

Dave Kunkel, 792 S. Burke, inquired as to the big push to close Gum Street as he had lived there over 25 years and had not seen any problems.

Rick Kent inquired as to the number of accidents on Gum and commented that he was afraid of the impact to the Fir/Columbia intersection if Gum were closed, there would be serious complications because of the volume of traffic going to Sunmart and that it would be a big mistake.

Scott Frakes, CRCC, advised that he had been working with the Downtown Development Association to start the process for the Public Arts Work. Had received the Art in Public Places Policy for review and would bring more information back to Council at a future date.

APPROVAL OF AGENDA

Mayor Walton made the following additions to the Agenda:

- 12 a) Approval of Name Change for Land Sale
- 12 b) Sound System for Council Room
- 12 c) Application for Payment No. 3 from Pegram
- 12 d) Consultant selection for Impact Fees for CRCC Expansion - Executive Session
- 12 e) Lawsuit issue – Executive Session

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*Motion:* Councilmember Klindworth moved to approve the agenda as amended. Councilmember Quinton seconded motion. Motion carried unanimously.

ORDER OF BUSINESS

PUBLIC HEARING – VACATING ALLEY - NORDHUS

Mayor Walton opened the Public Hearing at 7:50 pm for the purpose of vacating an alley right-of-way, owned by Florian and Corolyn Nordhus located at 529 North 5<sup>th</sup> Ave.

There being no reason not to proceed with the hearing Planning/Building Clerk Jed Crowther provided the Staff Report:

PROPOSED VACATION OF ALLEY

Vacate the alley abutting Parcel Nos. 109-682-024 and 109-682-015, owned by Florian J. & Carolyn A. Nordhus.

Hearing Date:	September 11, 2006
Applicant:	Florian J. Nordhus
Petition submitted on:	June 15, 2006
Purpose:	Vacation of Alley
Property Location:	529 North 5th Avenue
Parcel Numbers:	109-682-024 and 109-682-015, owned by Florian J & Carolyn A Nordhus, abutting property owners of the request.
Dimensions:	20' wide X 280' long.
Legal Description:	Fully given in Resolution 2006-08 & Ordinance No. 813.
Zoning Designation:	Residential Medium Density (RM)

Background:

Mr. Nordhus had made proper request in accordance with Connell Municipal Code 16A and RCW 35.79 to vacate the 20' wide alley abutting his properties. This would allow full utilization of the area now occupied by the alley.

It would be the purpose of this hearing for the council to adopt findings which support the public purpose behind the alley vacation. The use of surrounding properties was considered and it was determined that the alley vacation would provide the best use of land.

Findings of Fact:

1. The area requested to be vacated was currently not being used, and had not been maintained as an alley for many years.
2. The area being considered was identified as residential in the City's adopted Comprehensive Plan as found on page 9.
3. Connell Comprehensive Plan - Goal 3 - Policy 1 stated: "Focus growth into areas that currently have adequate capital facilities to absorb new development."

It had been determined by Public Works that adequate infrastructure was in place, including sanitary sewer nearby. Water was also available at the site.

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4. Connell Comprehensive Plan - Goal 5 - Policy 1: “Maintain or improve the integrity and livability of established neighborhoods.

It should be noted that extensive clean-up and renovation had been performed.

5. Connell Comprehensive Plan – Goal 4 - Policy 3: “Provide diverse residential density to permit housing for a variety of life styles and household income levels.”
6. On page 21 of Connell Comprehensive Plan, it forecast that the City of Connell would need an additional 444 dwelling units by 2020. There was currently an increased need for additional housing.

Conclusion:

Based on the Findings of Fact, staff recommended approval of the alley vacation.

There being no comments from the public, Mayor Walton opened the hearing up to comments from the Council.

Councilmember Klindworth inquired about access to the land once it was replatted.

There being no further discussion, Mayor Walton closed the Public Hearing at 8:00 pm.

ORDINANCE NO. 813 – NORDHUS ALLEY VACATION

Mayor Walton presented Ordinance No. 813 vacating an alley right-of-way.

*Motion:* Councilmember Pruett moved to adopt Ordinance No. 813, Nordhus alley vacation. Councilmember Pruett seconded motion. Motion carried unanimously.

PETITION - CLOSURE OF GUM STREET

City Administrator Tackett advised that the City had received a petition from some citizens to close Gum Street.

Councilmember Klindworth expressed that he felt the term ‘petition’ was being used loosely and that an outline should be created as to what a petition should include.

Councilmember Boyer noted that the letter did not include the word ‘petition’ and that he had been approached by a group to bring the letter to Council.

City Administrator provided that this issue had come up about a year ago. The City at that time realized that there was not 350 feet of distance from the centerline of Highway 260 to the centerline of Gum.

Mayor Walton commented that two thirds of Gum Street was owned by the State Department of Transportation.

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Councilmember Boyer suggested that the City bring in someone with expertise to help.

City Administrator Tackett agreed to contact the Regional Council.

Mayor Walton expressed that once more information was received he would like to hold a community meeting in regards to the closure of Gum Street.

IMPACT FEES

To be discussed in Executive Session.

COLA

City Administrator Tackett reported that the Finance Committee had met Wednesday morning and reviewed cost of living adjustments and recommended a 3.8% COLA.

Councilmember Pruett noted that the Finance Committee did not get into the benefit package and would do so once Councilmember Mosbrucker returned.

Councilmember Klindworth expressed that Council had a bigger project ahead of them in order to make the structural changes to the benefit package.

City Administrator Tackett commented that he had sat down with City Clerk Treasurer Eckman and discussed several options with a goal to eliminate at least the families.

Councilmember Boyer commented that Council needed to start the project as it was unrealistic to think that the City should be paying full employee benefits with family and children. Taxpayers he had spoken to were tired of financing their own insurance and those that worked for the City.

Deputy Clerk Treasurer ChavezPeña provided that currently the City paid \$385 per employee for employee medical benefits and an additional \$719 per family.

Councilmember Boyer also commented that it was unrealistic to expect employees to pick that up.

Mayor Walton provided that in many places employees would pick up about half of the increase.

*Motion:* Councilmember Boyer moved to accept the recommendation from the Finance Committee to set the 2007 cost of living adjustment at 3.8%. Councilmember Klindworth seconded motion. Motion carried unanimously.

APPROVAL OF NAME CHANGE FOR LAND SALE

Mayor Walton reported that Council had previously approved the land sale of 4.68 acres to Varsity LLC and that due to a member of Varsity LLC retiring the name needed to be changed on the paperwork. The price of the land was \$46,800.

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*Motion:* Councilmember Pruett moved to approve the 4.68 acre land sale with the new name changes of Leslie T. Savitch, Gabrielle Savitch, James S. Paul Jr., and Kathy Y. Paul. Councilmember Quinton seconded motion. Motion carried unanimously.

SOUND SYSTEM FOR COUNCIL ROOM

City Administrator Tackett provided that staff had Sound System Solutions break out the amount of the agreement.

Deputy Clerk Treasurer ChavezPeña explained that the sound proposal had included software and services, according to the RCW those items were exempt from the bidding process. Once those had been broken out the cost of the equipment was under the \$7,500 bidding requirement. After further discussion with Sound Solutions regarding the extended warranty, Sound Solutions provided that they offered a system care plan of \$35 a month instead of an extended warranty.

*Motion:* Councilmember Pruett moved to authorize the City purchase the Sound Solution System Equipment Package, the installation services package, the System Care Program and the Dell Laptop with the sound recording software. Councilmember Quinton seconded motion. Motion carried unanimously.

APPLICATION FOR PAYMENT NO. 3 FROM PEGRAM

Alan Schroeder of Anderson Perry presented Application for Payment No. 3, the last pay estimate for the water project, except for the release of retainage, and recommended approval.

*Motion:* Councilmember Pruett moved to pay Application for Payment No. 3 to Pegram Construction in the amount of \$51,743.60. Councilmember Boyer seconded motion. Motion carried unanimously.

CONSULTANT SELECTION FOR IMPACT FEES FOR CRCC EXPANSION

To be discussed in Executive Session.

LAWSUIT ISSUE

To be discussed in Executive Session.

MEETING RECESSED

Mayor Walton recessed the regular meeting at 8:40 pm to go into Executive Session for approximately 20 minutes to discuss consultant selection, impact fees and lawsuit issues.

Mayor Walton extended the Executive Session at 9:05 to last another 15 minutes.

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REGULAR MEETING RECONVENED

Mayor Walton reconvened the regular meeting at 9:24 pm.

COMMITTEE / DEPARTMENT REPORTS

ENGINEERING – Alan Schroeder, Anderson Perry

Had received information in regards to cost for the waterslides, would be getting together with City Administrator Tackett to proceed.

CITY CLERK/TREASURER’S OFFICE – Deputy City Clerk Treasurer Maria ChavezPeña

- 1) City staff would be attending training on the new accounting software system for Harris October 5<sup>th</sup> and 6<sup>th</sup>.

CONNELL POLICE DEPARTMENT – Police Chief Rick Rochleau

- 1) School had begun without incident.
- 2) Fall Festival went without any problems

Councilmember Klindworth expressed his concern with the candy being thrown during the parade and the unsupervised children running into the middle of the street and suggested that candy be handed out by people walking alongside the cars in the parade.

CITY ADMINISTRATOR’S REPORT – City Administrator Art Tackett

- 1) Would be meeting with the County September 12<sup>th</sup>.

Councilmember Klindworth suggested the City look into carrying a \$5,000 deductible for the City and that the City look into replacement costs of the buildings.

MAYOR’S REPORT – Mayor Garland Walton

Had been in contact with Dave Hart in regards to the dishwasher for the Community Center, the price should be under \$3,000.

MEETING ADJOURNED

There being no further business to be heard before the City Council Mayor Walton adjourned the meeting at 9:32 pm.

ATTEST: \_\_\_\_\_  
Maria T. ChavezPeña, Deputy Clerk-Treasurer

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Garland D. Walton, Mayor