

MEETING OF THE CITY OF CONNELL, WASHINGTON
CONNELL, FRANKLIN COUNTY, WASHINGTON

March 7, 2007

The regular semi-monthly meeting, of the City Council of the City of Connell was called to order by the Mayor at 7:00 pm in the City Hall and was opened with the Pledge of Allegiance.

ROLL CALL

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

STAFF: City Attorney Dan Hultgrenn, Police Chief Rick Rochleau, Public Works Director Larry Turner, Planning/Building Clerk Jed Crowther, and Deputy City Clerk/Treasurer Maria ChavezPeña.

VISITORS: Sally McKenzie, Franklin Co. Solid Waste; Darrick Dietrich, Basin Disposal Inc.; Mark Koepl, Andrew Koepl; Doug Edmonds, LDS Church; Joe Chapman, Tri-City Herald; Ben Gullett, Varsity Development; Paul Christensen, Harms Engineering; Felix Anderson, Sylark Edition; Jeff Arlington; Jim Riddell, Tullamoor; Jack Olsen, DOC; Burl Booker, FCPC; Sterling Joyner; Alan Schroeder, Anderson Perry ; and Kathy Bingham, Franklin County Graphic.

CONSENT CALENDAR

Motion: Councilmember Mosbrucker moved to approve the Consent Calendar as listed:

- a) Minutes of the February 20, 2007 Regular Council Meeting
- b) Warrant Register for February 22, 2007 for \$166.38
- c) Warrant Register for February 27, 2007 for \$966.33
- d) Warrant Register for March 1, 2007 for \$144.00
- e) Warrants for March 7, 2007 for \$254,214.40
- f) Payroll Register for February 27, 2007 for \$93,644.88

Councilmember Quinton seconded motion. Motion carried unanimously.

CITIZEN COMMENT

Kathy Bingham, Franklin County Graphic, provided that there had been a group of Turkmenistan farmers and professionals who had toured Connell that day.

Councilmember Quinton expressed that she had been contacted by numerous citizens of the community who expressed their concerns about the actions and views of several of the councilmembers. They had requested that their disappointment and dissatisfaction with the opinions and actions of those councilmembers go on record to be known to the public and brought to the attention of the Mayor. Councilmember Quinton provided that as a councilmember and representative of the citizens it was her duty and obligation to acknowledge those concerns and voice them on their behalf. Many of those citizens believed that several of

MEETING OF THE CITY OF CONNELL
Regular Meeting – March 7, 2007

those councilmembers were not looking out for the best interest of the community but were more interested in their personal agenda.

APPROVAL OF AGENDA

Mayor Walton made the following additions to the agenda:

- 17 a. Crew Chief
- 17 b. R.C. Park

Motion: Councilmember Mosbrucker moved to approve the agenda as amended. Councilmember Pruett seconded motion. Motion carried unanimously.

ORDER OF BUSINESS

SALLY MCKENZIE, PUBLIC WORKS SOLID WASTE DEPT PRESENTATION

Sally Mckenzie provided Council with a presentation outlining Earth Day (Month). This program was started in 1991 in the City of Richland as a one day celebration which, over time, grew into a month long program that out grew the Tri-cities and had been expanded to the Mid-Columbia Basin. There had been 209 total projects in 2006, with 182 of those projects being senior/disabled yard projects. Ms. McKenzie asked Council to join in the program this coming year. The main day for the program and activities was scheduled for April 21.

City Administrator Tackett provided that Spring Clean up would be held from April 14 to April 28. BDI would deliver two 30 cubic yard drop boxes with no charge for deliver or pickup. There would be no charge for dump fees per ton for the first \$600 after which the charge would be \$50.25 per ton.

Motion: Councilmember Pruett moved to set April 14 through the 28 as Spring Clean Up. Councilmember Quinton seconded motion. Motion carried unanimously.

CONTINUATION OF CLOSED RECORD HEARING - OASIS

Mayor Walton opened the continuation of the Closed Record hearing at 7:32 for Case No. 002-07, Subdivision Preliminary Plat.

City Administrator Tackett read Connell Municipal Code 16.04.090 dealing with Preliminary Plats as to be considered by city council.

The Planning Commission had met March 5 and made the following motion:

Motion: Commission Member Kunkel moved to recommend Preliminary Plat approval with the following conditions:

- A. The revised preliminary plat, dated 1/12/07 shall be the approved plat configuration.
- B. Prior to initiation of any further site work; and/or prior to issuance of any development/construction permits by the city:

MEETING OF THE CITY OF CONNELL
Regular Meeting – March 7, 2007

- i. All site development work shall comply with the requirements of the plans and permits approved pursuant to Condition A, above.
 - C. The following additional restrictions and/or items shall be indicated on the face of the final plat:
 - i. Each lot within this subdivision will be subject to a \$315.00, plus current CPI factor, park impact fee as mitigation to the city park system consistent with the adopted parkland LOS of 10 acres of parkland per 1,000 population. Said payment shall be noted by a covenant placed on the face of the recorded plat and included in the deed for each affected lot within the subdivision. This payment is due prior to or at the time of building permit issuance for each single-family residence.
 - ii. Tract A shall be conveyed in fee simple to the City of Connell.
- Commission Member Ferguson seconded. Motion passed unanimously 4-0.

Motion: Commission Member Kunkel moved that Council be made aware regarding Skylark water delivery that the Planning Commission:

1. Did not believe resolution of the Skylark water issue was necessary to Preliminary Plat approval.
 2. Believed parties were in basic agreement and that it appeared details might be resolved upon construction.
 3. Understood that ultimate design development approval would be granted by the City.
- Commission Member Ferguson seconded. Motion passed unanimously 4-0.

City Administrator Tackett provided a correction to the conditions, the city required 3 acres of parkland per 1,000 population in a neighborhood development not 10 acres per the City's Park Plan.

Mayor Walton expressed that he had been contacted by about 20 members of the community who would prefer to see a park area instead of the payment in lieu of park land. Another issue that had been brought up was the lack of sidewalks.

Councilmember Quinton provided that she had also received comments in regards to wanting to see a park in that area.

Councilmember Mosbrucker inquired about cost for maintaining parks.

City Administrator Tackett noted that the Planning Commission did not have those numbers at their meeting. Staff would need to work on providing those numbers.

Councilmember Mosbrucker was pleased that the Skylark issue had been separated from the preliminary plat approval.

Councilmember Boyer also agreed with taking the Skylark water issue out of the preliminary plat approval although he did not feel that the park issue had been resolved and would like to see a park in that area. Councilmember Boyer also agreed with the Mayor in regards to needing sidewalks.

Councilmember Klindworth expressed that he felt that he was being condemned by Councilmember Quinton's remarks and that his agenda was to represent the citizens in

MEETING OF THE CITY OF CONNELL
Regular Meeting – March 7, 2007

Connell, not to represent Skylark or farmers outside of town. In regards to the park issue, he envisioned about an acre for kids to get together in, not a full blown park, and did not understand the Planning Commission voting unanimously for no parks through two sessions. Councilmember Klindworth also agreed with the Mayor in regards to needing sidewalks on the main streets. He also agreed that the Skylark water issue needed to be excluded but did not agree with items two and three of the second motion made by the Planning Commission.

Attorney Hultgrenn advised to set discussion with the developer on sidewalks outside of the Preliminary Plat adoption.

Mayor Walton closed the closed record hearing at 7:48 pm

Motion after debate and amendment: Councilmember Quinton moved to adopt the Subdivision Preliminary Plat for Oasis with the conditions and Findings of Fact as recommended by the Planning Commission with the modification of including a one acre neighborhood park and not requiring a \$315 fee per lot. Councilmember Pruett seconded, motion carried unanimously.

City Administrator Tackett advised that staff would meet with Skylark and work out some issue and would keep in touch with the developers.

Motion: Councilmember Mosbrucker moved to authorize staff move forward with discussions in regards to a partnership with Oasis in regards to sidewalks. Councilmember Boyer seconded motion. Motion carried unanimously.

PROJECT STATUS – ANDERSON PERRY

Alan Schroeder of Anderson Perry reported that the Water and Wastewater expansions were proceeding with the resolution of the 200 bed issue. A letter had been received from DOC. Design work for the Water and Wastewater expansions would be ongoing for several months. Mr. Schroeder requested that he would like to have the Impact Committee verify, at their next meeting, that the full impacts had been identified and that Anderson Perry was proceeding in the right direction.

The Water System Plan had some changes made due to comments from the Department of Health and was being resubmitted for approval.

The Street design had been complete and had gone out for bid.

Public Works Director Turner provided that the Pre Bid Tour had gone well. The bid opening would be held March 20th at 2:00 pm.

ORDINANCE NO. 819 – HEARING EXAMINER ORDINANCE

City Administrator Tackett commented that as a result of previous discussion regarding the Board of Adjustments staff had prepared Ordinance No. 819, which had been reviewed by Attorney Dan Hultgrenn.

MEETING OF THE CITY OF CONNELL
Regular Meeting – March 7, 2007

Motion: Councilmember Mosbrucker moved to accept the Hearing Examiner Ordinance No. 819. Councilmember Pruett seconded motion. Motion carried unanimously.

ATTORNEY CONTRACT

City Administrator Tackett advised that there had been a clarification of the travel time for the monthly court sessions.

Motion: Councilmember Mosbrucker moved to approve the Professional Services Agreement with Terry Tanner. Councilmember Quinton seconded motion. Motion carried unanimously.

US DEPT OF THE INTERIOR – LAND SALE CONTRACT

City Administrator Tackett advised that he had received the Land Sale Agreement for the property needed for the Wastewater Treatment Plant expansion due to the Prison expansion. The Department of Corrections was paying for that parcel. The Agreement had been reviewed by the Attorney.

Councilmember Klindworth inquired about other costs incurred by the City in regards to cost associated with the appraisal.

Jack Olson of DOC provided that DOC would reimburse the City for those other costs incurred.

Motion: Councilmember Quinton moved to approve the purchase of Bureau of Reclamation land for \$253,000 and closing cost. Councilmember Pruett seconded motion. Motion carried unanimously.

WATER ISSUES

Mayor Walton commented that Staff was working on converting water rights and more information would be available at the March 19 the meeting.

INTERLOCAL AGREEMENT WITH FRANKLIN COUNTY AND NF SCHOOL DISTRICT

City Administrator Tackett provided that the City had previously approved the Interlocal agreement with the County and North Franklin School District to share costs for preparation of the Payment-In-Lieu-of- Taxes Study. When it was reviewed by the County Attorney he had some small changes. Those changes had been reviewed by the City attorney and were not a problem however, Council would need to adopt the changed Agreement.

Motion: Councilmember Klindworth moved to approve the Interlocal Agreement with Franklin County and North Franklin School District. Councilmember Quinton seconded motion. Motion carried unanimously.

MEETING OF THE CITY OF CONNELL
Regular Meeting – March 7, 2007

City Administrator Tackett provided that staff had met with folks in regards to the PILT. The meeting had gone well and had received some interesting input. Staff had not been able to meet with Senator Hargrove. The strategy would be to have the Mayors and local government officials meet to get briefed on so that they could speak to their legislatures. Staff was continuing to pull that together.

CONTRACT APPROVAL – J.D. WHITE & ASSOCIATES

The contract presented by J. D. White had been reviewed by the City Attorney who wished to make some changes. This item would be brought back to the March 19 meeting.

CONTRACT APPROVAL – CITY POSITION ANALYSIS

The City had received two submittals for the City Position Analysis. OF those two one group had not submit a full proposal. City Administrator Tackett suggested Councilmember Boyer meet with him to review the remaining submittal to bring back a recommendation at the next Council meeting.

CREW CHIEF

Mayor Walton expressed the need to hire a Crew Chief for Public Works due to the heavy work load and staff not being able to keep up.

Council requested Public Works Director Turner bring a recommendation to the March 19th Council meeting.

RC Park

City Administrator Tackett reported that the Park Board had met with Councilmember Mosbrucker and passed a recommendation to proceed with construction of a RC Park and requested that Councilmember Mosbrucker provide a presentation to the Council. The park would be located north of the potato sheds, south of Elm Street, between Seventh Ave and Sixth Ave.

Councilmember Mosbrucker requested use of the property for an RC Park, approximately 100 by 200 feet. Volunteers would dump some dirt to build mounds to create a race track for the cars to race on. Councilmember Mosbrucker provided a slide show of other RC Parks. The track would appeal to a wide age group and population. A fence would be placed around the park to protect the cars.

Councilmember Klindworth inquired about the noise frequency of the cars and suggested a survey be done of the surrounding homeowners. Councilmember Klindworth expressed his interest in having Councilmember Mosbrucker form a group and sign a contract.

Motion: Councilmember Pruett moved to allow proceeding with the RC Park with the condition that problems would need to be taken care of. Councilmember Quinton seconded motion. Motion carried with four votes for and Councilmember Mosbrucker abstaining.

MEETING OF THE CITY OF CONNELL
Regular Meeting – March 7, 2007

COMMITTEE / DEPARTMENT REPORTS

PARK BOARD – City Administrator Tackett

City Administrator Tackett reported that the Park Board had met and toured the Pioneer Park with staff from CRCC. The Park would be a priority for Public Works. Staff was working through some issues with the slides. Advertisement for lifeguards had gone out.

PUBLIC WORKS DEPARTMENT – Public Works Director Larry Turner

- 1) Working on the Parks, right on schedule
- 2) Had a crew working on the Coulee

POLICE DEPARTMENT – Police Chief Rick Rochleau

- 1) The Fire Arms Simulator had to be rescheduled
- 2) Audited by the Training Commission. Connell PD exceeded the training requirements and passed the audit without any problems
- 3) Been busy with driving issues with kids

CITY ADMINISTRATOR - City Administrator Art Tackett

- 1) Published advertisement for Assistant City Administrator
- 2) Published City Clerk Treasurer position
- 3) Attended TACK meeting for Regional Council, discussed transportation issues
- 4) Attended RC & D meeting, working on getting a grant for the museum
- 5) Public Works Director Turner had completed a Public Works program that would be presented at the next meeting
- 6) The prison expansion issues had been broken out into two separate issues, Prison Expansion Impacts and PILT.

Councilmember Klindworth requested having the Council meetings be listed in the Tri-City Herald.

MAYOR'S REPORT - Mayor Garland Walton

Mayor Walton read the letter from DOC in regards to water and sewer impacts for the extra 200 beds.

Water: The water system improvements for the 2,048-bed expansion would be sized to accommodate not only the 200-bed expansion, but also the previous 4000 beds. Water system improvements for 2,648 would include:

- Sizing of the transmission main from the existing 3,000,000 gallon reservoir to the new reservoir.
- Sizing of the pumping facilities at the existing pump station adjacent to the 3,000,000 gallon reservoir.
- Sizing of the new reservoir.

The City would gain storage capacity in their existing reservoir system by moving the existing 600-bed facility onto the new reservoir and pressure zone.

The City would gain capacity in the reservoir and pressure zone. There would be additional capacity constructed within the new reservoir due to height requirements that would create additional capacity that was not required by DOC. The estimated additional capacity not needed by DOC was approximately 100,000 gallons.

MEETING OF THE CITY OF CONNELL
Regular Meeting – March 7, 2007

Sewer: The improvements to the waste water treatment plant (WWTP) would be based upon 2,248 offenders that would provide not only the 2.048-bed expansion but also for the 200-bed expansion. DOC would replace the City's WWTP capacity absorbed by the 200-bed expansion.

Sewage lift station: DOC agrees to construct a new sewage lift station as part of the 2.048 bed expansion. This sewage lift station would be constructed between the existing manual bar screen and the City's gravity sewer line. The sewage lift station would be designed by Anderson Perry and constructed by DOC's Design-Builder. DOC would pay all design and construction costs. The sewage lift station would divert all of the sewage from the existing 600-bed facility to lift station #5, by-passing downtown and sewage lift station #4.

Jack Olson had requested that the city confirm that once those improvements specified in his letter were made that it would resolve the 200 bed impacts on the City's utilities.

Motion: Councilmember Klindworth moved to accept the letter from Mr. Olson on fulfilling the requirements for the 200 bed impact of CRCC and thanked Mr. Olson for his efforts on their behalf. Councilmember Pruett seconded motion. Motion carried unanimously.

MEETING ADJOURNED

There being no further business to be heard before the City Council, Mayor Walton adjourned the meeting at 9:02 pm.

ATTEST: _____
Maria T. ChavezPeña, Deputy Clerk-Treasurer

Garland D. Walton, Mayor