

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

April 16, 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 Administrator Art Tackett, 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: Dan Deane; Bill Hoppe, Varsity Development; Vernell and Lance Whitney; Jake Hollopeter, Anderson Perry; Katherine Bingham, Franklin County Graphic.

CORRESPONDENCE

- 1) WA State Liquor Control Board: Liquor license renewal for Town & Country Lanes. No objections were heard.
- 2) Franklin County Mosquito Control District – Reappoint John White to the Mosquito Control District Board.

Motion: Councilmember Mosbrucker moved to reappoint John White to the Franklin County Mosquito Control District Board. Councilmember Pruett seconded motion. Motion carried unanimously.

CONSENT CALENDAR

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

- a) Minutes of the April 4, 2007 Regular Council Meeting
- b) Accounts Payable Roster for April 16, 2007 for \$197,778.67
- c) Accounts Payable Check Register for April 9, 2007 for \$27,044.67
- d) Payroll Draw Check Register for April 6, 2007 for \$10,065.38
- e) Motion adopting Ordinance No. 821 – Amending RL Zoning Requirements for Manufactured Homes.

Councilmember Pruett seconded motion. Motion carried unanimously.

CITIZEN COMMENT

Lance Whitney, Boy Scout, inquired about placing an electronic board in a central location in town. The board would provide information on activities that were taking place in the community.

MEETING OF THE CITY OF CONNELL
Regular Meeting – April 16, 2007

Council agreed that an electronic board would be a great idea and requested that Lance Whitney research it further and bring back more information to the Council.

APPROVAL OF AGENDA

Motion: Councilmember Mosbrucker moved to approve the agenda as listed. Councilmember Quinton seconded motion. Motion carried unanimously.

ORDER OF BUSINESS

CLOSED RECORD HEARING – BINDING SITE PLAN – RV PARK

Mayor Walton opened the Closed Record Hearing at 7:13 pm to consider a recommendation from the Planning Commission in regards to a Binding Site Plan for Coyote Run RV Park, Case No. 003-07. No additional testimony or evidence would be considered, only written statements and oral arguments on the record prepared by the Planning Commission would be considered.

There were no objections to Mayor Walton's participation or the participation of any of the Councilmembers in the proceedings. No Councilmembers had an interest in the property or issue, nor did they stand to gain or lose any financial benefit as the result of the outcome of the hearing and all Councilmembers were able to hear and consider the case in a fair and objective manner. No Councilmember had engaged in communication outside the hearing with opponents or proponents on the issue.

City Administrator Tackett presented the staff report with the Planning Commission's recommendation. The Planning Commission had met on April 2nd and held an open public hearing.

At the time of the open public hearing Mr. Hoppe, of Varsity Development, brought forth some items that had come up since submittal of the application and requested consideration for revisions of the following:

1. Paving – Requested Planning Commission consider allowing a gravel surface instead, with paving to come later after cash flow.
2. Hawthorn Street – Requested that the City participate in paving the extension of Hawthorn to the property line and associated utility work.
3. Restrooms – Proposed a “co-ed” design, with private entry, to help better serve family and handicapped needs, while still maintaining the 1 per 20 standard.
4. Office – Proposed that office construction to come later, with on-site park managers living in an RV.

A new Site and Utilities Layout had been provided to the Planning Commission which showed that the sites had been widened from the original submittal and totaled 72 units instead of 86.

City Administrator Tackett clarified that the City was planning to complete Hawthorne Street to just past the intersection.

MEETING OF THE CITY OF CONNELL
Regular Meeting – April 16, 2007

After further discussion the Planning Commission made the following recommendation:

Motion: Commission Member Kunkel moved to adopt Binding Site Plan, Case No. 003-07, with modifications; stating that roadways might be initially built with gravel to standards as specified by City staff, adequate bonding be posted for installation of pavement to be completed within 18 months, options allowed for "family-style" restrooms and for office to come later, and City to participate in paving of Hawthorn Street. Commission Member Hart seconded. Motion passed unanimously.

Mayor Walton opened the closed record hearing for discussion by the Council.

Council discussed the several options for paving the interior streets of the development and the need for those streets to meet the adopted fire codes.

Councilmember Klindworth inquired about providing for a late-comers agreement to reimburse the developer for fronting the costs for development of the 185 feet of Hawthorn.

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Mayor Walton closed the closed record hearing at 7:28 and the following motion was made:

Motion: Councilmember Klindworth moved to adopt the Coyote Run RV Park Binding Site Plan for Case no. 003-07 and adopt the findings and conclusion of the planning commission as presented with the following modifications:

- The roadway and pads may be initially built with gravel to the standards of the City of Connell,, but shall be paved within 18 months of the date of this approval; and
- An irrevocable letter of credit in a form acceptable to the City be posted by the developer guaranteeing the installation of paved roads and pads within the time provisions set forth above; and
- The developer may construct family style restrooms; and
- The City may participate in the paving of Hawthorn on such a basis that was agreeable to the City.

Councilmember Pruett seconded motion. Motion carried unanimously.

After some discussion Bill Hoppe agreed that the pads would also be paved within 18 months.

PROJECT STATUS – ANDERSON PERRY

Jake Hollopeter of Anderson Perry reported on the following:

Water Project: The design was moving along. Staff had a set of 50% completed drawings.

Public Works Director noted that once a logo had been decided on, it would be etched into the reservoir.

MEETING OF THE CITY OF CONNELL
Regular Meeting – April 16, 2007

Wastewater Project: Work was progressing on the lift station for the existing CRCC facility.

Pioneer Park Project: Would be having a conference call with the company fabricating the slides.

Street Projects: Had received a quote of \$61,500 for additional work for Hawthorn. The original bid was \$122,000 for repairing sections of Hawthorne.

Second Street Project: Need to iron out ownership of right-of-ways before moving ahead.

Farm Easement Elements: In the process of preparing easement descriptions.

STREETS PROJECT - TIB

City Administrator Tackett received notice that the Transportation Improvement Board had money for preservation improvement projects that would need to be completed before the end of summer. The City would apply for funding for Hawthorne, this would free up funds to complete other street preservation projects.

Council reviewed a map of potential street projects. Council requested some revisions be made and brought back to Council.

Councilmember Klindworth expressed his concern with working on streets that were rarely used when there were other streets that were in serious need of repair.

Motion: Councilmember Pruett moved to authorize staff apply for TIB funding and for the Mayor to sign. Councilmember Boyer seconded motion. Motion carried unanimously.

MEETING RECESSED

Mayor Walton recessed the regular meeting at 8:18 pm to go into Executive Session to evaluate qualifications on an applicant for city employment for approximately 12 minutes.

MEETING RECONVENED

Mayor Walton called the meeting back to order at 8:30 pm and the following was heard:

Mayor Walton offered the City Clerk Treasurer position to Deputy Clerk Treasurer Maria ChavezPeña, to become effective May 1st.

COMMITTEE / DEPARTMENT REPORTS

PLANNING DEPARTMENT - Building/Planning Clerk Jed Crowther
Joint planning meeting with the Planning Commission and City Council May 7 at 6:00 pm at the Community Center.

MEETING OF THE CITY OF CONNELL

Regular Meeting – April 16, 2007

POLICE DEPARTMENT – Police Chief Rick Rochleau

- 1) Had spent a lot of time chasing truant kids.
- 2) Officers would be attending training on First Aid and CPR

PUBLIC WORKS DEPARTMENT – Public Works Director Larry Turner

- 1) Pioneer Park on schedule, sprinkler system was being set up on the new fields.
- 2) Fixed sidewalks on Clark, near Hillcrest, and on Burke
- 3) A chipper had been obtained to chip limbs during the spring clean-up
- 4) Four dumpsters had been placed near the city fire hall and were filling up

ADMINISTRATION DEPARTMENT – Deputy Clerk Treasurer Maria Pena

- 1) Continuing to work with the Auditors
- 2) Continuing with the software update with BIAS

CITY ADMINISTRATOR - City Administrator Art Tackett

- 1) JM Consulting would be providing a Council Workshop on April 23rd at 5:00 pm at the Community Center
- 2) April 30th there would be an Impact Committee meeting, location to be determined
- 3) There would be an Impact meeting May 14th.

MAYOR'S REPORT – Mayor Garland D. Walton

Dave Hart was looking into the cost for the new dishwasher for the Community Center.

MEETING ADJOURNED

There being no further business to be heard before the City Council, Mayor Walton adjourned the meeting at 8:45 pm.

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

Garland D. Walton, Mayor