

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

May 21, 2007

The regular semi-monthly meeting, of the City Council of the City of Connell was called to order by the Mayor at 7:05 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, and Monica Pruett.

EXCUSED: Councilmember Pruett moved to excuse Councilmember Boyer who was on vacation. Councilmember Mosbrucker seconded, motion carried unanimously.

STAFF: City Administrator Art Tackett, City Attorney Dan Hultgren, Public Works Director Larry Turner, Building/Planning Clerk Jed Crowther, and City Clerk/Treasurer Maria ChavezPeña.

VISITORS: Chris Cerna; Dan Walsh, Avista; Jim Riddell, Dee Riddell, Brian Iller, Riddell Development; Cliff and Ruth Perkins; Alan Schroeder, Anderson Perry; Katherine Bingham, Franklin County Graphic.

CORRESPONDENCE

- 1) Meals On Wheels – Invitation to a breakfast on May 30th at the Community Center to provide information in regards to the Meals On Wheels program.
- 2) WA State Liquor Control Board – Liquor License Renewal for La Querrence, 704 S. Columbia. No objections were heard.
- 3) WA State Liquor Control Board – Liquor License Application for Smokehouse Pit BBQ. No objections were heard.
- 4) DOC Hastings – Would be at the Community Center on May 29th for a Town Hall meeting.
- 5) Boy Scout recognition – Jed Crowther expressed his appreciation to Boy Scout Troop 120 who provided 31 volunteers to distribute and collect the Comp Plan Update survey.

CONSENT CALENDAR

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

- a) Minutes of the May 2, 2007 Regular Council Meeting
- b) Correction for Accounts Payable for May 2, 2007: \$139,790.38 approved, \$140,637.70 actual to include \$500 to Wesslen Construction and \$347.32 to Zoll Medical corporation.
- c) Accounts Payable Check Register for May 10, 2007 for \$1,400.00
- d) Accounts Payable Check Register for May 14, 2007 for \$ \$24,613.2
- e) Accounts Payable for May 21, 2007 for \$146,165.82
- f) Final Payment for Pool Bond \$19,551.00
- g) Payroll Check Register for May 14, 2007 for \$ 10,065.38

Councilmember Pruett seconded motion. Motion carried unanimously.

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CITIZEN COMMENT/NON – AGENDA ITEMS

Cliff Perkins, expressed that he had received a letter in regards to his lot that needed to be cleaned up but felt that his lot was cleaner than a lot of other yards in town. The weeds had been kept down and the vehicles on the lot would eventually be restored.

Chief Rochleau provided that according to Connell Municipal Code abandoned junk vehicles were defined as any motor vehicle that substantially met the following criteria: left on private property for more than twenty four hours without permission of the property owner, three years or older, extensively damaged, apparently inoperable, and was without a valid current registration plate. The practice had been to allow residents to tarp their vehicles and inquired if that was still acceptable as it was not specifically mentioned in the Code. Chief Rochleau advised that the process for an appeal was that the property owners could request a public hearing before the City Council at its next regular meeting to be held at least five days after the giving of such notice.

Councilmember Klindworth suggested a Code Enforcement Committee be formed to discuss the questionable sites and how to proceed.

Ruth Perkins expressed that their next goal would be to put a fence with slats and that she was in support of Connell becoming a cleaner place to live.

Mr. Perkins inquired about getting his side street swept and about the weeds.

Public Works Director Turner advised that he had been informed that the street sweeper brought up the road on Davis Way and therefore it was not swept and that staff was working on taking care of the weed problem.

Mayor Walton advised that no further action would be taken on the letter to Mr. Perkins as the Connell Municipal Code would need to be looked into before Council could proceed.

Councilmember Pruett and Councilmember Quinton agreed to sit on the Code Enforcement Committee.

Christopher Cerna provided that he had been contacted by two different police officers that he was not in compliance with the garbage can ordinance. His can did not have wheels and therefore was not being moved. Mr. Cerna also expressed that he did not feel that the police officers should be garbage can monitors.

Mayor Walton advised that a new can could be ordered and delivered to Mr. Cerna so that it would be possible to pull the can off the street and that the police department was responsible for code enforcement.

Bill Hoppe, Varsity Development, wished to comment on the proposed ordinance for sidewalks. He expressed that normally sidewalks are done as the houses are being put in because streets, curbs and gutters are put in by the developers. Sidewalks were put in as each house was being built.

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Sidewalks had different load requirements than driveways, 4” for sidewalks and 6” for driveways. Mr. Hoppe questioned what would the developer pour for sidewalks 4” or 6” as the developer would not know where the driveway was going to be put in and that that was the reason the builder was the responsible party for putting in the sidewalk. If sidewalks were preinstalled the builder would have to jack out the existing sidewalk and the curb and gutter at a considerable expense. Also, the asphalt next to the curb and gutter would be destroyed thus causing repair problems with the streets. He stated that curbs and gutters that are put in after the fact cause consistent problems.

APPROVAL OF AGENDA

Mayor Walton made the following additions and changes to the agenda:

- 16 a) Letter of Support Ground Water Management
- 16 b) Employee Replacement
- 16 c) Salary Commission – Mayor and Council

Moved Agenda Item 13) Avista Gas Line Easement before Item 8)

Motion: Councilmember Quinton moved to approve the agenda as changed. Councilmember Mosbrucker seconded motion. Motion carried unanimously (*Councilmember Klindworth did not vote as he had stepped out of the room briefly*).

ORDER OF BUSINESS

AVISTA GAS LINE EASEMENT

Dan Walsh from Avista brought up the need to come to an agreement on an easement that would allow Avista to install a natural gas pipeline that had become necessary because of the increased demand for natural gas that would come with the prison expansion. Mr. Walsh requested a twenty foot wide easement strip along the east edge of the city owned property, adjoining the highway right-of-way, extending northerly from the south line of vacated Birch Street to the north line of the abandoned BNSF railroad right-of-way. Language had been included to the fact that although the City did not yet own the railroad corridor, it intended to acquire it at some point. Mr. Walsh also requested a twenty foot wide easement strip, adjoining the highway right-of-way on the City owned property that contained the water tank and a 20 foot wide strip of land that is part of that parcel, that extended northerly. Avista was also working on obtaining easements from other private land owners.

Attorney Dan Hultgrenn would review the contract and it would be brought back to Council for further discussion and approval.

PROJECT STATUS – ANDERSON PERRY

Alan Schroeder of Anderson Perry reported that the water and sewer improvements were continuing. DOC was looking into getting approval from DOE to change the use of the existing water line to the new construction site from non-potable to potable.

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On the Street/ Alley project Mr. Schroeder reported that the utility work was done, excavation was close to being done, and that paving would take place June 4th. Previously, discussion had taken place to continue paving the south half of the alley between East Elm and East Fir. Mr. Schroeder presented a change order to cover that for \$14,129.49 from Central Washington Asphalt. Previously it had also been discussed to substantially increase the work on Hawthorne. This could not be done with a change order and that work would have to be bid out. There would be a bid opening for the Ironwood/Hawthorn overlay on May 23 to follow behind the existing project.

Motion: Councilmember Pruett moved to approve Change Order No. 1 in the amount of \$14,129.49 to Central WA Asphalt. Councilmember Mosbrucker seconded motion. Motion carried unanimously.

Mr. Schroeder further reported that they were in the process of preparing the easements for the City Farm property. A map of the waterlines and access was prepared. A legal description had also been prepared.

Mr. Schroeder noted that he had been requested to do a boundary line adjustment to square up some property at the Pioneer Park.

Public Works Director Turner advised that he had checked the water pressure in the areas of town that had expressed a concern and that the water pressure was normal in all areas.

The pool slides were scheduled for delivery the following week.

WATER REQUEST - BENNETT

City Administrator Tackett provided that the City had received a letter from Mr. Bennett's attorney to request water from the City. Mr. Bennett was currently working with the County Planning Department to develop a small subdivision west of Skylark Addition. This area did lie within the City's urban Growth Boundary and places the subdivision within the City's service area.

Staff recommendation was to sit down with the Real Estate Committee to review providing water service to areas outside the city limits.

WILD LAND TRUCK USE AGREEMENT WITH FRANKLIN COUNTY

City Administrator Tackett advised that the agreement for the Wild Land Truck Use had been forwarded to another attorney and was still under review.

MEETING RECESSED

Mayor Walton recessed the regular meeting at 8:12 pm to go into Executive Session approximately 18 minutes to discuss with legal counsel representing the City litigation or potential litigation to which the City, or a city councilmember or employee is, or may be, a party for.

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MEETING RECONVENED

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

CONTRACT - JEFF ARLINGTON

The real estate contract with Jeff Arlington was up for renewal. Mayor Walton provided that the renewal contract was for 12 months and could be terminated at any time subject to thirty days written notice.

Motion: Councilmember Klindworth moved to renew the Real Estate Services Contract with Jeff Arlington. Councilmember Mosbrucker seconded motion. Motion carried unanimously.

ORDINANCE NO. 820 - SIDEWALKS

Building/Planning Clerk Crowther provided that at Council's request he had prepared an ordinance that sidewalks be required at the time of construction of the street. The Planning Commission had reviewed and discussed the ordinance and made a recommendation for adoption. City Attorney Hultgrenn had also reviewed and provided additional input on the ordinance for clarification.

Alan Schroeder advised that many cities required sidewalk construction at the time of street construction. Largely beneficial to do that for a variety of reasons for continuity purposes and safety; the down side that might be considered by Council was the additional cost to the developer. In the case of a low curb the problems Mr. Hoppe discussed were not an issue and there were ways to not overload the sidewalks even if they were 4".

Motion: Councilmember Pruett moved to adopt Ordinance No. 820 pertaining to design and construction standards and sidewalks requirements for new developments. Councilmember Klindworth seconded motion. Motion carried unanimously.

MEMORANDUM OF UNDERSTANDING – FRANKLIN COUNTY

City Administrator Tackett presented the MOU between the City of Connell and Franklin County in regards to the sharing of costs for the Prison Impact Study. The purpose of the agreement was to provide the City and County with a vehicle where-by they could enter into a joint project. The \$30,000 cost would be split 40/60 with the County paying 40% and the City paying 60%. The City would carry the contract for the consultant and both the City and County would receive the deliverables.

Motion: Councilmember Klindworth moved to approve the Mayor sign the Memorandum of Understanding with Franklin County. Councilmember Pruett seconded motion. Motion carried unanimously.

CONTRACT FOR PROFESSIONAL SERVICES

City Administrator Tackett provided that Chase Economics and Reed Hansen & Associates had been chosen to provide consultant services for the Prison Impact Study.

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Motion: Councilmember Mosbrucker moved to approve the Contract for Professional Services with Chase Economics and Reed Hansen & Associates in the amount of \$50,000. Councilmember Pruett seconded motion. Motion carried unanimously.

IRRIGATION WATER REQUEST – TULLAMOOR

Mayor Walton advised that Addendum C had been received in regards to the Real Estate Purchase and Sale Agreement. The Real Estate/Water Committee had worked with the City Attorney and staff along with Tullamoor staff in preparing the addendum.

Motion: Councilmember Klindworth moved to approve Addendum C to the Real Estate Purchase and Sale Agreement with Riddell Development Company in the form presented to the City Council and authorize the Mayor execute the agreement on behalf of the City. Councilmember Pruett seconded motion. Motion carried unanimously.

LETTER OF SUPPORT GROUND WATER MANAGEMENT

Mayor Walton advised that he had received a request from Roger Bailie, on behalf of Ground Water Management Area, to provide a letter of support for a grant that they had received.

Motion: Councilmember Pruett moved to authorize staff to provide a letter of support for Ground Water Management. Councilmember Mosbrucker seconded motion. Motion carried unanimously.

EMPLOYEE REPLACEMENT

City Administrator Tackett provided information to Council on the Public Works Supervisor position. JM Consultant was recommending the City hire a Public Works Supervisor as apposed to a Crew Chief, which was what the City had previously and asked that Council review the information to make a decision at the next Council meeting.

SALARY COMMISSION – MAYOR AND COUNCIL

Councilmember Klindworth advised that he had come across the RCW for salary commission for Mayor and Council and suggested the attorney review the RCW and bring back information at the next Council meeting.

COMMITTEE / DEPARTMENT REPORTS

PARKS & REC – City Administrator Art Tackett

City Administrator Tackett reported that the Park & Rec Board was interested in working with the school district to set up community interest classes for the fall.

CLERK/TREASURER DEPARTMENT – Clerk Treasurer Maria Pena

The exit conference with the auditors had been set for May 29th at 10:00 am.

BUILDING/PLANNING DEPARTMENT – Building/Planning Clerk Jed Crowther

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- 1) Continuing to work on the Comp Plan Update. Would be setting up a council workshop to set goals for land use.
- 2) Continuing to work on the RV Park.

POLICE DEPARTMENT – Police Chief Rick Rochleau

- 1) Would be attending the Chief & Sheriff's Conference
- 2) Officer Boyer attended Field Training Officer school.
- 3) Milkar Gutierrez was graduating from the Reserve Academy and was hired as a full time officer.
- 4) Had been dealing with a lot of runaways and neighborhood disputes.
- 5) Arrested an Othello man on fraud charges.
- 6) Keeping busy with code enforcement.
- 7) Had received a lot of animal complaints.

PUBLIC WORKS DEPARTMENT – Public Works Director Larry Turner

- 1) Provided Council with a layout of the new prison site.
- 2) Provided Council with the schedule for Pioneer Park construction. Had received construction documents for the new slides, parking lots would be graveled.
- 3) Provided Council with timeline updates for chip sealing and alley construction.
- 4) Installed new meters.
- 5) Had been cleaning weeds.
- 6) The painting of the eagle on the water tower by high school students had been completed.

CITY ADMINISTRATOR - City Administrator Art Tackett

- 1) Community Center Committee had met and was moving along.
- 2) Had started the process for staff evaluations.
- 3) Provided a power point presentation on Pioneer Park, alleys, and prison construction.
- 4) Received a call from Coyote Ridge that due to the emergency mandate from the Governor in regards to holding of inmates there would be an extra 25 to 31 inmates.

MEETING RECESSED

Mayor Walton recessed the regular meeting at 9:30 pm to go into Executive Session to review the performance of a public employee for approximately 15 minutes.

At 9:45 Mayor Walton extended the Executive Session until 10:00 pm.

MEETING RECONVENED & ADJOURNED

Mayor Walton called the meeting back to order at 10:00 pm. There being no further business to be heard before the City Council, Mayor Walton adjourned the meeting.

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

Garland D. Walton, Mayor