

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

June 18, 2007

The regular semi-monthly meeting, of the City Council of the City of Connell was called to order by the Mayor Pro Tem at 7:02 pm in the City Hall and was opened with the Pledge of Allegiance.

ROLL CALL

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

EXCUSED: Council gave their consensus to excuse Mayor Gary Walton and Councilmember Kent Mosbrucker.

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

VISITORS: Pete & Jennifer DeHaan; Jim Riddell; Justin Door; Gene Stocking; Felix & Connie Anderson; Katherine Bingham; Darrell Ferguson; Ted & Mari Tschirky; Rob Davis, Travis Schuh; Pete & Peggy Peterson; Carl Noble; Burl and Megan Booker; Jeff Arlington; Danelia Barragan; Cliff Perkins; Dana & Valerie Herron; and Alan Schroeder.

CONSENT CALENDAR

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

- a) Minutes of the June 6, 2007 Regular Council Meeting
- b) Accounts Payable Check for June 18, 2007 for \$ 77,475.65
- c) Payroll Check Register Draw for June 11, 2007 for \$10,065.38
- d) Resolution No. 2007-01 Six Year TIP

Councilmember Quinton seconded motion. Motion carried unanimously.

CITIZEN COMMENT / NON-AGENDA ITEMS

Gene Stocking thanked the City for the new paving of some of the alleys and roads in the community.

APPROVAL OF AGENDA

Mayor Pro Tem Boyer made the following changes to the Agenda:

- Agenda Item 10. Dairy – Presentation by Pete and Jennifer DeHaan
- Agenda Item 13. Land Offer from Greg Mauseth – Tabled
- Agenda Item 16. Potential Water Rights Purchase – Tabled

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

ORDER OF BUSINESS

PUBLIC HEARING – ZONING ORDINANCE AMENDMENT

Mayor Pro Tem Boyer closed the regular meeting at 7:13 and opened the Closed Record Hearing for the purpose of considering a recommendation from the Planning commission for a zoning ordinance amendment submitted by Brianna Buettner, of Permit Surveying Inc., to rezone the LDS Seminary property from Agriculture to Residential Low Density.

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 being no objections to the participation of the Mayor Pro Tem or the Councilmembers in the proceedings, nor did the Mayor Pro Tem or Councilmembers have any interest in the property or issue and did not stand to gain or lose any financial benefits and were able to hear and consider the case in a fair and objective manner, thereby having no reason not to proceed, City Administrator provided Council with a Staff Report.

The Conclusions/Findings of the Planning Commission were:

- A. The proposal was consistent with the City of Connell Comprehensive Plan, GMA-based city codes, and the type and character of land use proposed on the project site.
- B. Adequate public services existed to serve the proposal.
- C. If approved the proposed rezone would make adequate provisions for the public health, safety and general welfare

Action of the Planning Commission was:

***Motion:*** Commission Member Kunkel moved to adopt zoning ordinance amendment as presented, Case No. 004-07, which provided a continuous RL area. Commission Member Hart seconded. Motion passed unanimously.

There being no further comments, Mayor Pro Tem Boyer officially adjourned the Closed Record Hearing at 7:17 pm.

*Motion:* Councilmember Pruett moved to adopt the request for the rezone as presented based on the findings of the Planning Commission. Councilmember Quinton seconded motion. Motion carried unanimously.

ORDINANCE NO. 822 – REZONE LDS SEMINARY

*Motion:* Councilmember Pruett moved to adopt Ordinance No. 822, rezoning the LDS Seminary from AG to RL. Councilmember Quinton seconded, motion carried unanimously.

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DAIRY

Jennifer DeHann provided a slide show presentation of the current dairy ran by the DeHann's as it would be similar to the dairy being proposed just outside city limits. A conditional use permit was submitted to Franklin County by Pete and Jennifer DeHann for the construction of a dairy adjacent to the City's western Urban Growth Area boundary. A public hearing would be held by the County on July 10.

Jennifer and Pete DeHann answered questions and concerns voiced by Council and the public. The proposed dairy would start with 1800 cows and in the future expand between 2200 to 2500 cows. Expected employment for the dairy would be approximately 35 people or more. It was also expected that the dairy would generate about 10 to 15 million dollars a year.

Councilmember Klindworth provided that he had toured similar dairies in Sunnyside and that according to their neighbors the smell was nominal. Councilmember Klindworth also expressed his concern that the average citizen had not been notified of the proposal and that the City had not had time to do their "do diligence" in this matter.

Gene Stocking, Chamber President, suggested that a Town Hall meeting be put together to obtain public input and gather more information.

The DeHann's agreed to attend the Town Hall meeting.

Mayor Pro Tem Boyer advised that if the public wished to comment they could provide those comments to the City Hall who would forward them to the County Planning Department.

City Administrator Tackett noted that he would inquire with the County as to obtaining an extension for the comment period deadline which was set for June 28.

PORT OF PASCO – WA STATE HIGHWAY SYSTEM PLAN

City Administrator Tackett provided that the Port of Pasco had prepared a letter on behalf of the Port of Pasco, the City of Connell, and Franklin County to Brian Smith, Director of Strategic Planning and Programming, in regards to the Lind/Highway 395 Interchange being dropped off the Washington State Highway System Plan (HSP).

The Washington State Department of Transportation had raised congestion (mobility) as the key priority for funding and had only included those projects on the HSP and dropped all other projects that were not listed in the mobility category.

*Motion:* Councilmember Klindworth moved to approve and for the Mayor and Council to sign the letter to Brian Smith, Washington State Department of Transportation. Councilmember Pruett seconded motion. Motion carried unanimously.

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ANDERSON PERRY - PROJECT UPDATES

Alan Schroeder reported that activity was continuing on the water and wastewater systems for the prison expansion. The issue with the Department of Health in regards to converting the water line, going to the newly built facilities, to potable water would be worked out between DOC and DOH. Activity for the wastewater system would be picking up, the pivot would be reconfigured and a new pivot would be put into place.

Street/alley Projects: There were punch list items that still needed to be addressed for the street project. The alleys looked really good.

WILD LAND TRUCK USE AGREEMENT WITH FRANKLIN COUNTY

This item was tabled until the July 5<sup>th</sup> meeting.

SALARY COMMISSION – MAYOR AND COUNCILMEMBERS

This item was tabled to allow staff to look into setting up a Salary Commission and draft an ordinance for Council approval.

ORDINANCE NO. 823 – SANITATION RATE INCREASE

City Administrator Tackett provided that BDI had submitted their amounts for the annual sanitation rate increase. The City had to provide notice for 45 days before the increase could go into effect.

*Motion:* Councilmember Klindworth moved to adopt Ordinance No. 823 setting sanitation rates. Councilmember Pruett seconded motion. Motion carried unanimously.

STOP SIGN – SEWER PLANT ROAD

City Administrator requested that Council authorize a stop sign be placed on the corner of N. Columbia Ave and Ford.

It was noted that due to thefts at the construction site, DOC had blocked the street to traffic after work hours and that although the street was a city street, DOC signage made it appear to belong to DOC.

*Motion:* Councilmember Klindworth moved to approve the placement of a stop sign at the intersection of N. Columbia Ave and N. Ford Ave.

AUTHORIZATION REQUEST FOR TEMPORARY EMPLOYEE

City Administrator Tackett provided that utilizing a temp agency to obtain temporary help for the parks during the summer was a good option for the City.

*Motion:* Councilmember Quinton moved to authorize hiring two temporary employees through Manpower at the rate of \$13.85 per hour each. Councilmember Pruett seconded motion. Motion carried unanimously.

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JM MANAGEMENT CONSULTANT PROPOSAL

City Administrator Tackett advised that at the time the staffing and salary analysis for staff was being done the police department had not been included because the information obtained through the analysis would be made public which could impact negotiations. There was a possibility that the analysis could go through the attorney so as to maintain attorney/client confidentiality. Cost for the police staff analysis would be \$5,000.

*Motion:* Councilmember Klindworth moved to table discussion on the proposal until the July 5<sup>th</sup> meeting. Councilmember Pruett seconded motion. Motion carried unanimously.

COMMITTEE / DEPARTMENT REPORTS

FRANKLIN COUNTY JAIL – Councilmember Pruett

Advisory Board on building the Franklin County Jail. A study had been completed and established the need of 359 beds. A meeting would be held July 26 to determine the cost and the type of building for the jail. The committee would then decide if they wished to approve the jail facility be placed on the ballot.

CLERK/TREASURER DEPARTMENT – Clerk Treasurer Maria Pena

- 1) The City had received a certificate for its participation in the Mid Columbia Earth Month Clean up.
- 2) Brooke Didier was hired through Manpower on a temporary basis and was helping out at the front window and was doing great.
- 3) Staff was continuing to input information on the new BIAS system.

POLICE DEPARTMENT – Police Chief Rick Rochleau

- 1) The thermal imaging unit had been received. Sergeant Kuehny had attended training for the unit and would be providing training for the rest of staff.
- 2) Changing from a DOS based system to a windows based system for the Access hookup. Access provided access to Washington State Patrol files.
- 3) Working with Day Wireless to look into the radio system and make sure that the City was in sync with the County's radio system.
- 4) Sergeant Kuehny attended training for hostage negotiations.
- 5) Officer Arteaga would be attending training on EVOC.
- 6) Sergeant Quinton would be attending training on a supervision class to obtain his certification as required by the State.

PUBLIC WORKS DEPARTMENT – Public Works Director Larry Turner

- 1) Work was continuing on the slide. Once the slides were up a concrete runner would be poured and the mechanical portion would then go in. Staff was hoping to have the slides running by July 4<sup>th</sup> but it would depend on receiving approval by DOH. The grass was growing on the ball fields and backstops had been made.

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CITY ADMINISTRATOR - City Administrator Art Tackett

- 1) Provided a slide show of the current projects; alley's, prison, slides, etc.
- 2) Steve Gorcester, TIB Executive Director, would be present for the Hawthorne Street dedication ceremony on June 27 at 2:30.
- 3) Diagnostics would be done for the Quiet Zone on September 12 at 10:30 am.
- 4) Staff would be meeting to put together performance standards. A meeting would be scheduled with Council for August.
- 5) Met with Ted Tschirky on the Skylark Water System, more information would be brought back to the Real Estate/Water Committee.
- 6) Land Use meeting set for June 20<sup>th</sup>.

A meeting for comments on the Dairy was set for June 27<sup>th</sup> at 6:00 pm.

MEETING RECESSED

Mayor Pro Tem Boyer recessed the regular meeting at 9:02 pm to go into Executive Session for approximately ten minutes to consider a real estate mater.

MEETING RECONVENED

Mayor Pro Tem Boyer called the meeting back to order at 9:13 pm and the following was heard before the Council:

REAL ESTATE PURCHASE AND SALES AGREEMENT

*Motion:* Councilmember Klindworth moved that the City of Connell accept the real estate purchase and sale agreement and earnest money from Greg Sofio on Richman and First Addition, Lots 1,2, & 3, Block 1, in the amount of \$153,000 with \$10,000 earnest money, with a twenty day feasibility study period, and to allow Mayor Pro Tem Boyer to sign the agreement. Councilmember Quinton seconded motion. Motion carried unanimously.

MEETING ADJOURNED

There being no further business to be heard before the City Council, Mayor Pro Tem Boyer adjourned the meeting at 9: 14 pm.

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

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Ron Boyer, Mayor Pro Tem