

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

March 19, 2012

The regular semi-monthly meeting of the Connell City Council was called to order by Mayor Walton 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 Monica Pruet, and Councilmembers: Lee Barrow, Jim Klindworth, and Rhonda Quinton.

EXCUSED: Councilmember Broberg

Motion: Councilmember Quinton moved to excuse Councilmember Broberg. Councilmember Barrow seconded. Motion carried out unanimously.

STAFF: Attorney Dan Hultgrenn, City Administrator Steve Taylor, Public Works Director Larry Turner, Police Chief Mike Kessler, and City Clerk/Treasurer Maria Peña.

VISITORS: Kathy Bingham, Franklin County Graphic; Alan Schroeder, Anderson Perry; Randy Hayden, Port of Pasco; and Citizens Roger Bailie, John White, and James & Elizabeth Cole.

CORRESPONDENCE

Mayor Walton received Liquor License Renewals from the Washington State Liquor Control Board for Mei-Ling Inn, and Sun Mart # 18.

Mayor Walton received a Liquor License Application for Steele's Got Liquor LLC to be a Spirits Retailer.

CONSENT CALENDAR

Motion: Councilmember Klindworth moved to approve the Consent Calendar as presented.

- a) Minutes of the Regular Council Meeting March 7, 2012
- b) Check Register 2/29/2012 for \$234.90
- c) Accounts Payable Register 3/19/2012 for \$170,939.28

Councilmember Barrow seconded motion. Motion carried unanimously.

Councilmember Klindworth was temporally appointed to the Finance Committee.

CITIZEN COMMENT/NON-AGENDA ITEMS

Mr. John White, 605 South 2nd stated he was in favor of the feedlot. A little more smell in Connell would not make a difference to the smells already here. Mr. White asked Council to consider ringing the bell when there was a fire.

City Administrator Taylor replied to Mr. White with the issue of public safety if the bell was rung for fires.

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Elizabeth Cole, 755 S. Almira, let Councilmembers know she was against the feedlot going in near Connell.

James Cole, 755 S. Almira, let Councilmembers know that he was not in favor of the feedlot going in near Connell.

City Administrator Taylor briefed Councilmembers on the tree plan for the parks in Connell.

APPROVAL OF AGENDA

Mayor Pro Tem Pruett moved to approve the Agenda as listed. Councilmember Quinton seconded motion. Motion carried unanimously.

ANDERSON PERRY-CAPITAL PROJECTS DISCUSSION

Consulting engineers Alan Schroeder from Anderson Perry gave an update to Council on the 2012 Capital Projects listed below:

- Klindworth & Campbell Neighborhood Water Efficiency Project (PWTF Loan & Grant)
- W. Adams Street Reconstruction (TIB)
- Force Main Remediation Project (City)
- Connell Industrial Area Access Road (HAEIFC, Port of Pasco, City)
- E. Date Street Sidewalk (STP-TE, Port of Pasco, City)

Mr. Schroeder provided a map and timeline for each project. Councilmembers held discussion.

CONNELL PUBLIC WORKS STANDARD PLANS AND SPECIFICATIONS

City Council had previously adopted Resolution 2008-05 establishing the Connell Public Works Standard Specifications and Standard Plans, 2008. At this time, it was necessary to update the document with new general and specific languages, as well as modified infrastructure construction and installation plans.

Unfinished Business: Bring back to April 4, 2012 council meeting.

CONNELL INDUSTRIAL AREA ECONOMIC FEASIBILITY STUDY PRESENTATION

The City contracted JUB Engineering to conduct an Economic Feasibility Study of the Connell Industrial Area in 2011. The study goals were to focus on identifying potential industrial users, identify infrastructure improvements, and prepare marketing strategy for the Connell Industrial Area. Spencer Montgomery, JUB's lead consultant presented a power point presentation of the study. Spencer Montgomery stated strategies for development for the City of Connell would be:

- 1) Select Alternative 3, single parcel
- 2) Contact Commercial Brokers to finalize selling price and marketing strategy.
- 3) Work with other property owners for smaller users
- 4) Apply for other grants for sewer, water, site preparation
- 5) Work on eliminating uncertainty with zoning issues

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- 6) Comprehensive Plan update for “unbuildable area”
- 7) Use 28’ roadway configuration, w/o sidewalks
- 8) If interest doesn’t increase, consolidate debris and grad the site

Councilmembers held discussion.

CITY INVESTMENT POLICY DISCUSSION

City Administrator Taylor stated at the last council meeting staff had proposed changing policies and practices of the Investment Fund in order to take advantage of other investment options under State Law. The City’s currently yielding 0.1213% in the Washington State Treasurer’s Local Government Investment Pool (LGIP). With approximately \$4,000,000 in investments, the City receives roughly \$400/month interest. Staff was seeking direction from the Council to authorize the direct investment of funds in a portfolio of federal government agency bonds authorized for investment by state law. (the same type of investment that makes up roughly half of the LGIP portfolio). Staff provided Councilmembers with a draft City Investment Policy that outlined how the City should manage cash and invest public funds based upon the four principles of Legality, Security, Liquidity, and Yield. Recommendation was to invest 2.5 to 3 million in longer term bonds. Councilmembers held discussion.

Unfinished Business: Bring back a Policy in a Resolution form at next meeting.

SEWER CODE UPDATE DISCUSSION

City Administrator Taylor had presented a draft Sewer Code update at the March 7th Council meeting. Staffs needed further direction on the following:

- 1) Mandatory compulsory sewer connections for existing structures within 200 feet of sewer lines.
 - A) Does the City start enforcing connection to the City’s sewer system or remove it from City code?
- 2) How was new development going to be handled?
 - A) If it was within the 200 feet of a current sewer line.
 - B) If the development was not close to a City sewer line.

Councilmembers held discussion. Councilmembers were looking at options for customers that were currently not connected to the sewer and it was available within 200 feet per the current Sewer Code.

Unfinished Business: Bring back to next council meeting

DISCUSSION ON FR. CO. CUP APPLICATION 2012-03-PROPOSED FEEDLOT

City Administrator Taylor reviewed the discussion from the previous council meeting. Councilmembers held discussion on whether to provide a letter to the County Commissioners on the Case Vander Muelen’s application for a Conditional Use Permit for establishment of a 3,500-head Cattle Feedlot. Council consensus was to write a letter addressing the Pros and Cons heard.

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DEPARTMENT REPORT

Matt Nelson Connell's newest Police Officer had resigned his position as of the end of March.
State Transportation Budget placed \$700,000 in road improvement for a deceleration lane.

MEETING ADJOURNED

There being no further business before the City Council of Connell, Mayor Walton adjourned the meeting at 9: 08 pm.

ATTEST: _____
Rose Courneya, Deputy Clerk/Treasurer

Gary Walton, Mayor