

MEETING OF THE CITY OF CONNELL, WASHINGTON
CONNELL, FRANKLIN COUNTY, WASHINGTON
November 18, 2019

The Regular meeting of the Connell City Council was called to order by Mayor Barrow at 6:00 pm in the City Hall and was opened with the Pledge of Allegiance.

ROLL CALL

PRESENT: Mayor Lee Barrow and Councilmember's: Mayor Pro Tem Ray Minor, Kathie Silva, Pat Barrera and Joe Escalera.

STAFF: City Administrator Maria Peña, Deputy City Clerk Marissa Ortiz, Public Director Hallie Tuck, Police Chief Chris Turner, Deputy City Treasurer Genesis Bernal, Ken Woffenden and City Attorney Dan Hultgrenn.

EXCUSED: Councilmember Escalera moved to excuse Councilmember John White. Mayor Pro Tem Minor seconded motion. Motion carried unanimously.

CONSENT CALENDAR

Motion: Mayor Pro Tem Minor moved to approve the consent calendar as amended:

- a) Minutes of the Regular Council Meeting November 4, 2019
- b) Accounts payable 11/18/19 for \$163,125.49 (*amended total*)
- c) Payroll Register 10/31/19 – 11/05/19 for \$94,929.16

Councilmember Barrera seconded motion. Motion carried unanimously.

APPROVAL OF AGENDA

Motion: Councilmember Silva moved to approve the agenda as amended: (*swop of order items- #8 & #9*). Councilmember Barrera seconded motion. Motion carried unanimously.

ORDER OF BUSINESS

CLOSED RECORD HEARING – COYOTE FLATS PRELIMINARY PLAT

This closed record hearing was to consider the recommendation of the Planning Commission. Provided for Council's review was the Staff Report for the Coyote Flats Preliminary Plat submittal and the minutes from the Planning Commission Public Hearing. This report was prepared by Nicole Stickney and MillieAnne Van Devender from ABHL on behalf of the City.

CASE FILE: 2019-01 Booth "Coyote Flats"
(Preliminary Plat of 35 Single-Family Residential Lots)
APPLICANT: Caleb Booth, Farmers Electric II, Inc.

STAFF REPORT:

The proposal was for a Preliminary Plat (subdivision), to divide one parcel (6.8 acres in size) into 35 single-family residential lots (approximately 6000 sq. ft. to 11,000 sq. ft. each) in the RM

MEETING OF THE CITY OF CONNELL
Regular Meeting – November 18, 2019

Residential Medium Density Zoning District. The subject parcel currently carried a “Public” Land Use designation by the City of Connell. The proposal consisted of two phases. Phase 1 would include 22 lots, an extension of East Franklin Street, and the construction of a new road with a cul-de-sac. Phase 2 would consist of 13 additional lots, construction of a second road with a cul-de-sac, and a proposed 20’ wide paved emergency exit and walkway (proposed to be dedicated to the City of Connell). The applicant had requested nine deviations from the requirements contained in the City of Connell Municipal Code. Preliminary plat approval, if granted, would allow the applicant five years to complete and record the final subdivision plat(s).

Mayor Barrow opened the Closed Record Hearing to Councilmembers for discussion.

PUBLIC COMMENT:

None

Motion: Councilmember Silva moved to accept the written materials of record as provided by the City’s Planning Commission, and grant approval on File #2019-01, the Preliminary Plat of Coyote Flats, with the findings of fact, conditions of approval, and granting certain deviations, as provided by the Planning Commission. Councilmember Barrera seconded motion. Motion carried unanimously.

AHBL – CRITICAL AREAS ORDINANCE UPDATE PROPOSAL

The Growth Management Act (GMA) provided that each Washington city and county must periodically review and, if needed, revise its comprehensive plan and development regulations every eight years to ensure that they comply with the GMA, as per the schedule provided in RCW 36.70A.130, called Mandatory “periodic update”. The city was due for an annual comprehensive plan amendment in June of 2018. A Public Hearing would be held before the City Council on January 21st and a possible Council Workshop on January 6. Nicole Stickney from AHBL stated that along with the Comprehensive Plan update, all jurisdictions were required to review, evaluate, and, if necessary, revise their critical areas ordinances according to the updated schedule. Cities were required to develop policies and regulations to protect the functions and values of critical areas using the best available science. This was required in order to preserve the natural environment, wildlife habitats, and sources of fresh drinking water. Critical areas regulation also encouraged public safety by limiting development in areas prone to natural hazards like floods and landslides. The proposed agreement would allow for AHBL to help the City with the required Critical Areas Ordinance update. No motion was required until the following Council Meeting.

PUBLIC HEARING – 2020 FY FINAL BUDGET

Mayor Barrow recessed the regular meeting at 6:32 pm and opened a Public Hearing to allow for comment and discussion of the 2020 Fiscal Year Final Budget.

STAFF REPORT: City Administrator Maria Peña provided Council with the detailed final budget for fiscal year 2020. Changes to the budget since the last time it was presented were increases to the insurance premiums and an increase in expenditures for the Comp Plan Update, for an increase to the total budget of \$14,500.00. The State law required cities to hold at least two public hearings prior to adoption of the budget ordinance. Previous hearings had been held covering revenue sources and expenditures planned for 2020. Budget changes could still be made

MEETING OF THE CITY OF CONNELL
 Regular Meeting – November 18, 2019

up until the Final 2020 Budget was adopted by Council. Once the budget was adopted it could only be changed by amending it.

The projections for the 2020 Final Budget were as follows:

Fund	Revenues	Expenditures
• 001 General Fund	\$4,206,400.00	\$4,206,400.00
• 002 General Reserve Fund	\$1,690,850.00	\$1,690,850.00
• 101 Street	\$619,500.00	\$619,500.00
• 104 Hotel/Motel Tax	\$63,200.00	\$63,200.00
• 111 General Support Fund	\$1,501,200.00	\$1,501,200.00
• 300 Capital Facilities Fund	\$444,100.00	\$444,100.00
• 401 Water Fund	\$2,693,300.00	\$2,693,300.00
• 402 Sewer Fund	\$3,722,000.00	\$3,722,000.00
• 403 Solid Waste Fund	\$136,000.00	\$136,000.00
• 404 Water Emergency Fund	\$200,000.00	\$200,000.00
• 406 Sewer Emergency Fund	\$200,000.00	\$200,000.00
• 414 DWSRF Loan (CTED)	\$24,590.00	\$24,590.00
• 633 State Remittance Fund	\$57,550.00	\$57,550.00
Total		\$15,558,690.00

PUBLIC COMMENT:
 None

COUNCILMEMBERS COMMENT PORTION OF THE HEARING:
 Councilmember Escalera asked for clarification on the timeline of the 2020 Final Budget Adoption.

Mayor Barrow closed the hearing and opened the regular meeting at 6:36 p.m.

VISITOR’S CENTER - DISCUSSION

City Administrator Maria Peña reminded Council that the original design to the Visitor’s Center was estimated at over \$500,000 for construction, the Port of Pasco’s original budget for this project had been \$200,000. The engineers were asked to modify the design and materials, they then came back with an estimate of \$300,000 for construction. Administrator Peña informed Council that nine bids were received for the construction of the Visitor’s Center with the lowest bid coming in at a little over \$470,000 and the highest bid coming in at slightly over \$672,000. The Port of Pasco held a meeting on November 14th where they decided to hold off on the bid awards. They inquired if the City would be interested in utilizing the former Ang Clinic office as the Visitor’s Center. The building would be the right size for what had been anticipated for the original Visitor’s Center, with the square footage at 1,400. The original building proposed had been 1,508 square footage and the modified building had been 1,202 square footage. Staff looked

MEETING OF THE CITY OF CONNELL

Regular Meeting – November 18, 2019

for direction from Council regarding moving forward with discussions with the Port of Pasco to utilize the former Ang Clinic office for the Visitor’s Center. Council was receptive and not opposed to the change.

ENERGY COHORT

Public Works Director Hallie Tuck gave a short presentation on the accomplishments Public Works had been working on for the energy savings cohort. The City of Connell joined Energy Smart Industrial with six of the following cities: City of Yakima, Union Gap, City of Richland, City of Kennewick, La Grande OR and Baker City OR.

FRANKLIN CO EMERGENCY MANAGEMENT PROFESSIONAL SERVICES CONTRACT

For Council’s review was the Franklin Co Emergency Management Professional Services Contract which provided for a \$30,000 grant from Franklin County Emergency Management to fund two projects. Changes were made with recommendations provided by City Attorney Dan Hultgrenn. City Administrator Maria Peña stated as previously reported, the grant was a funding opportunity for a \$5,000 grant to Public Works Department for cameras and a \$25,000 grant to the Fire Department for the connection of a generator at the Fire Hall.

Motion: Mayor Pro Tem Minor moved to approve the Professional Services Contract between Franklin Co Emergency Management and the City of Connell for \$30,000. Councilmember Escalera seconded motion. Motion carried unanimously.

2019 HOLIDAY SCHEDULE

Deputy City Clerk Marissa Ortiz announced the tentative Holiday Schedule. For the Thanksgiving Holiday City offices closed on November 28 & 29, 2019 For the Christmas Holiday City offices would also close on December 24, 25 & 26, 2019. Emergency personnel would be working or be on call.

MEETING RECESSED

Mayor Barrow recessed the regular meeting at 7:11 pm to go into Executive session for 5 minutes to discuss the acquisition of real estate.

MEETING RECONVENED

Mayor Barrow called the regular meeting back to order at 7:16 pm.

MEETING ADJOURNED

There being no further business before the City Council of Connell Mayor Barrow adjourned the meeting at 7:17 pm.

ATTEST: _____
Marissa Ortiz, Deputy City Clerk

Lee Barrow, Mayor