

City of Othello
Regular Council Meeting
January 8, 2001

Mayor E R Kelley called the meeting to order at 7:00 p.m. Members present were: Leonard Lyon, Les Clemons, Everett Cole, Don Derifield, Jeannie Ochoa and Kenneth Johnson. Absent was Eleanor Brodahl. Also present were: Debbie Kudrna, Curt Andrews, Rhonda Miller and John Cagle, City Department Heads; William Shaw, City Administrator; James Whitaker, City Attorney; Bob Compean and Scott Para d.b.a. B.S. Pumpers; Don Gentry and Brent Miller.

Council Member Les Clemons led the opening invocation and E R Kelley led the Pledge of Allegiance.

Bill Shaw introduced the city's new Finance Officer, Rhonda Miller.

APPROVAL OF AGENDA

Council carried a motion to approve the agenda as presented. M/S Ochoa/Cole.

CONSENT AGENDA

- A. Approval of Minutes of December 26, 2000.
- B. Approval of Payroll and Related Expenses for December, 2000.
- C. Approval of Warrants for December, 2000.

Accounts Payable was audited and certified by the Auditing Officer, as required by RCW 42.24.080; and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing that is available to the Council.

Expense Claim Check No. 22666 to No. 22764 in the amount of \$119,086.54. Payroll Check No. 13995 to No. 14081 in the amount of \$152,760.73.

Council carried a motion to approve the consent agenda as presented. M/S Clemons/Johnson.

APPOINT MAYOR PRO-TEM

Council carried a motion to appoint Council Member Everett Cole as Mayor Pro-Tem for the year 2001. M/S Derifield/Clemons.

B S PUMPERS REQUEST

Scott Para and Bob Compean d.b.a. B S Pumpers requested that the Council authorize permission for their company to dump into the city sewer system for six-months, starting the end of February, 2001 through September 1st, 2001. Mr. Para explained that they are in the process of building their own lagoon system, but due to the lengthy process that the Department of Ecology requires, the six-month agreement would allow them to provide the service until their lagoon system is permitted. There was some discussion regarding this Council's tabling of their request on September 11th, 2000 and taking their request under advisement at the December 11th, 2000 council meeting. The company owners acknowledged that they could meet the requirements that are set in the agreement with Tee Pee Septic, which allows Tee Pee Septic to dump into the city sewer system. Mayor Kelley noted that the City Council has attempted to discontinue receiving outside waste into the city lagoon system in order to reduce the liability exposure of the city's system. He noted that he felt that the city had not been unfair in making the past decisions. Mr. Para made a statement that in the agreement with Tee Pee Septic, the city is allowed to take random samples of Tee Pee Septic wastes and noted that he has a resource that has informed him that this has not been done. City Attorney, James Whitaker wanted to clarify

City of Othello
Regular Council Meeting
January 8, 2001

that B S Pumpers was requesting an extension of an agreement allowing them to dump into the city sewer system from February 28th, 2001 through August 31st, 2001. He also asked them whether or not they were making any claims for monetary reimbursement of past revenues. Scott Para representing B S Pumpers said that they were not making any restitution claims for any monetary reimbursement. Council Member Ochoa noted that the City Council has been trying to terminate receiving other wastes into the city sewer lagoon system since February of 1999.

It was Council's consensus to not change their decision, which would allow septic dumper's a contract through February 28th, 2001 if they could meet the contract terms in the current agreement with Tee Pee Septic and to uphold their decision made at the November 27th, 2000 city council meeting.

REQUEST FOR WATER AND SEWER SERVICES OUTSIDE CITY LIMITS – DON GENTRY

Don Gentry from First Choice Realtors approached the Council and stated that he was representing a client that wants to receive city water and sewer services to a proposed development at the corner of Taylor Road and SR 26. He introduced Brent Miller, representing the primary contractor for the proposed development. Their future development is approximately 67 acres and the first phase is to develop approximately 41 acres into building lots for single and multiple family stick-built housing. He noted that the type of housing built on the site would be affordable for the medium income families with the lot size being approximately 1/3rd of an acre with the projected selling cost of \$80,000.00 to \$100,000.00 per lot. The total area after completion of the development should provide 75 to 85 buildable lots. Mr. Gentry requested that the City of Othello provide water and sewer services to the proposed development area and explained how the development could connect to existing water and sewer lines that are available at Eagle Village, which is adjacent to this proposed development. Their plans would be to hook onto the existing water line by obtaining a county right-of-way for a 12-inch water line. Their proposal for extending the sewer is to use the existing private sewer system at Eagle Village for a connection and extending a 12-inch line to their proposal. He noted that this would include the city obtaining ownership of the private sewer line in Eagle Village. Mr. Gentry explained that their project would include placing the water lines in the asphalt streets and obtaining an easement that would run from their future development area for a sewer trunk line to the city's lagoon system. They would also develop alleys for other utility services. Their proposal also included having entrances into the development off of Taylor Road. Building Official, Curt Andrews noted that we do have a line that reduces to a 12-inch service line at Eagle Village that could be used for extending their services. He noted that it is a viable project; it is not adjacent to the city limits but is adjacent to city services; and is in the area for long-term planning for inclusion to the city's water and sewer proposed loop system. Discussion was held regarding the standards that may be imposed upon the development, if these services were allowed. Mr. Andrews noted that Kameron Estates have developed water and sewer infrastructure at city standards, and roads, sidewalks etc. are developed at county standards. Kameron Estates has completed Phase I and Phase II is almost ready to be sold as units. He did note that the area has a future County Park and church near this development. Mr. Whitaker noted that the Council might require certain development conditions as a condition of receiving water and sewer services. Mr. Shaw reminded the Council that they still have a potential request for a large development south of the city limits located in the area of Bench Road and Highway 24. Council Member Derifield reported concerns of debris in the East Columbia Basin Irrigation District irrigation canal in that area since developments have been allowed and would hope that a requirement may be to place a fence to help with solid waste management. He also stated the need for the development to obtain irrigation water for their non-domestic use. Council's direction was to request

City of Othello
Regular Council Meeting
January 8, 2001

Don Gentry to continue consultation with the Administration Staff regarding development issues and have another discussion at the next city council meeting.

Mr. Andrews noted that the big issue for the Council to discuss is, urbanize city dwellers expecting city services and what the city will require for development standards and how much area the Council will commit to providing city water and sewer services. Mr. Gentry noted that eventually the city services would extend to this area and this developer is willing to obtain easements for a sewer trunk line and extend city services now for new developments.

AUTHORIZE AGREEMENT FOR FUNDING TO OTHELLO LITERACY COUNCIL

Council carried a motion to authorize the mayor to sign the agreement with the Othello Literacy Council providing \$3,000.00 in funding for their services in 2001. M/S Cole/Clemons.

PROCLAMATION REGARDING DR. MARTIN LUTHER KING JR. HOLIDAY

Mayor Kelley read into the record a letter from Governor Gary Locke, dated November 15th, 2000, regarding assistance in making January 15th, "A Day On, Not A Day Off", for the citizens of Washington. Mayor Kelley then read into the record a proclamation declaring January 15th, 2001, Dr. Martin Luther King Jr.'s birthday as "A day of service to create a better life for all."

STORM WATER PIPE PROJECT

City Planner, Curt Andrews reported on the storm water pipe project noting that the city has \$140,000.00 of federal funding to help with the storm water project, which will alleviate city street storm water from discharging into the USBR canal. He noted that we have an additional \$50,000.00 of funding for the pipe re-routing part of the project to a containment basin, which the city has recently purchased from the port district. The city will use the small works roster process for the ditching part of the project. The re-contouring of the containment basin will be the second phase of the project, with the dirt possibly being used for the Highway 17/SR 26 over-pass project. Enhancements to the containment basin, which may include trees and cattails, may be a third phase of the project.

Council carried a motion to authorize the mayor to sign all documents that is necessary for reimbursement of the federal funding for the storm water pipe project. M/S Johnson/Clemons.

CITY COUNCIL RETREAT SCHEDULE

The proposed issues to be discussed at an up coming Council Retreat are:

- A discussion with the Planning Commission regarding the Bench Road – Highway 24 annexation request.
- Road projects.
- The Boys and Girls Club have requested a discussion with the Council.
- The Sunset Clause of the Utility Tax.
- Growth issues.
- Application for municipal & irrigation water rights.

Council Member Derifield noted that he did read Mr. Shaw's budget 2001 report and noted that it included a lot of information regarding these issues.

City of Othello
Regular Council Meeting
January 8, 2001

City Council set Friday, February 2nd, 2001 as the Council Retreat date. The retreat will be held in the City Hall Council Chambers and will commence at 12:00 noon for lunch and will continue through the afternoon for these discussions. The Council will hold their right to continue the Council Retreat to either Saturday, February 3rd, 2001 or to Monday, February 5th, 2001 during the regular council workshop.

EXECUTIVE SESSION – PERSONNEL

The mayor announced an executive session would be held to discuss personnel for approximately 30 minutes and began this executive session at 8:25 p.m. At 9:00 p.m., City Attorney, James Whitaker announced that the executive session was extended for an additional 15 minutes. Mayor Kelley reconvened the council meeting at 9:19 p.m.

ADJOURNMENT

With no further business to discuss, Mayor Kelley adjourned the council meeting at 9:20 p.m.

E R KELLEY, Mayor

ATTEST:

DEBBIE L KUDRNA, City Clerk