

**CALL TO ORDER:**

Mayor Tim Wilson called the workshop to order at 7:00 p.m.

**Present:** Mayor Tim Wilson; Councilmembers: Eugene Bain, Kenneth Caylor, Dan Dever, Genna Dorow, Charles Garcia, Kenneth Johnson, and Mark Snyder.

**Also Present:** City Administrator Ehman Sheldon; Department Heads: Finance Officer Mike Bailey, Police Chief Steven Dunnagan, City Clerk Debbie Kudrna, and Planner Darryl Piercy.

**ADAMS COUNTY FIRE DISTRICT #5 REPORT**

Fire Chief Gary Lebacken provided a 2011 year end report, which included information about alarms; staff training; business inspections; testing of trucks, pumps, ladders, and fire hydrant testing. He also reported on year end stats for incidents, response calls, and the fire prevention program in the School District. He reported that an employee of the Washington Survey and Rating Bureau has audited the fire district. The information will be used to calculate the fire insurance rating.

**COMPREHENSIVE PLAN REVIEW – VISION STATEMENT; HOUSING ELEMENT, AND LAND USE ELEMENT**

City of Othello Planner Darryl Piercy reviewed the draft comprehensive plan vision statement; land use element goals and policies, and housing element goals and policies. Councilmember Johnson suggested a change to the vision statement relevant to promoting “industrial” instead of “light industrial”, which was agreed upon by the other Council. Councilmember Caylor asked whether we support accessory apartments in residential zones. Mr. Piercy advised that this policy reflects language from State law, which requires entities provide for accessory units within their zoning code, with exception of cities that fall under a certain population. Othello is not obligated under State law to allow accessory rental structures. Mr. Piercy stated that by state law we are to allow manufactured homes anywhere in residential zones where stick built structures are allowed. Local laws can include standards for manufactured homes and a home owner’s association covenant can exclude manufactured homes. Mr. Piercy explained that having a mixed business/residential building can enhance the value of the property and he gets inquiries about mixed use development in Othello.

**POTENTIAL WATER OPTIONS REVIEW**

Nancy Mortar from Gray & Osborne reviewed the following regarding water reclamation and reuse: our current wastewater treatment facility (WWTF); current flows and loadings from 2006-2010 and future WWTF influent projections to 2030; the definition of water reclamation and reuse; water reclamation class ratings; formation of a water reclamation utility; water reclamation facility and distribution system costs, and grants and low interest loans available. City Engineer Larry Julius reviewed our water system analysis and our water source production analysis. He noted that in the water system plan, G & O recommended drilling and equipping a new well. There was a discussion about how reclaimed water can be used and the process of a reclaimed water proposal.

**MONTHLY INVESTMENT REPORT**

Finance Officer Mike Bailey gave a report on the status and performance of the City’s investments in the Local Government Investment Pool and the financial portfolio with the Bank of America.

**TRANSPORTATION BENEFIT DISTRICT DISCUSSION**

City Administrator Ehman Sheldon explained that formation of a Transportation Benefit District (TBD) would allow the Council to establish a fee to be assessed on license tabs for the sole purpose of acquiring, constructing, improving, providing and funding transportation improvements within the District. The City’s has seen a reduction of funding sources, which included funding for street improvements and the costs for street improvements have increased. He reviewed the process for establishing a TBD; the District functions, and use of the funds and benefits. He advised that the Council could levy a tax on license tabs up to \$20. If the Council

wanted to establish a fee more than \$20, it would require the vote of the people. He noted that \$129,000 could be raised annually with the new tax. Mayor Wilson stated that it is a fair tax. Mr. Sheldon noted that several communities have established a Transportation Benefit District. It was Council's consensus to continue researching the issue.

#### **COMMITTEE REPORTS – COUNCIL COMMITTEE MEMBERS SHARE INFORMATION**

Councilmember Caylor attended the AWC conference and the big issues are the State budget and the budget constraints on the cities and counties. There was a lot of discussion about how to increase revenues and possible funding opportunities at the conference.

Councilmember Johnson stated that the Beautification Committee will be presenting a proposed Main Street plan soon.

#### **NEW BUSINESS**

Councilmember Johnson noted that there are a lot of newspapers thrown on sidewalks, property, and streets. He asked if there is something that we can do to reduce the litter and waste. Mayor Wilson stated that we can look into it.

Councilmember Caylor asked if there has an influx of graffiti. Chief Dunnagan noted that we haven't had any more than usual and they have caught two people who were responsible for some.

Mayor Wilson made the following announcements:

- The Mayor's luncheon is Wednesday, February 8<sup>th</sup> at noon at the Othello Senior Center.
- The Sandhill Crane Festival is March 23<sup>rd</sup>-25<sup>th</sup>. To get tickets, call 1-866-726-3445.
- The Chamber banquet is Friday, February 24<sup>th</sup> at 6:00 p.m. in the High School corridor.

#### **EXECUTIVE SESSION**

Mayor Wilson announced that the Council was going to adjourn into an Executive Session at 8:50 p.m. pursuant to RCW 42.30.110(1) (b) to consider a selection of a site or acquisition of real estate by lease or purchase. He stated that the Executive Session would last approximately 30 minutes. No action will be taken during the Executive Session. At 9:20 p.m., Mayor Wilson announced that the Executive Session would continue another 20 minutes.

Mayor Wilson reconvened the meeting at 9:34 p.m.

#### **ADJOURNMENT**

With no further items to discuss, Mayor Wilson adjourned the workshop at 9:34 p.m.

By: \_\_\_\_\_  
TIM WILSON, Mayor

ATTEST:

By: \_\_\_\_\_  
DEBBIE L. KUDRNA, City Clerk