



MINUTES

City Council Regular Meeting

6:30 PM – Monday, February 26, 2018

Council Chambers, City Hall – 500 E Main St

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Logan called the meeting of the Othello City Council to order at 6:30 p.m. and led a silent invocation and the Pledge of Allegiance.

ROLL CALL

Councilmembers Present:

Eugene Bain
Genna Dorow
Corey Everett
Angel Garza
Larry McCourtie
John Lallas
Mark Snyder

Councilmembers Absent:

ADMINISTRATIVE STAFF PRESENT

Shawn Logan, Mayor
Wade Farris, City Administrator
Rebecca P. Ozuna, City Clerk
Spencer Williams, Finance Officer
Terry Clements, Public Works Director
Anne Henning, Community Development Director

CITIZEN INPUT

There was none.

APPROVAL OF AGENDA

Council carried a motion to approve the agenda. M/S McCourtie/Garza

CONSENT AGENDA

A. Approval of City Council Minutes of February 12, 2018

B. Approval of Account Payable Checks

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

Accounts Payable Check No. 49321 to No. 49373 in the amount of \$184,638.55.

Accounts Payable Manual Check No. 5418 to No. 5418 in the amount of \$493.75.

Council carried a motion to approve the Consent Agenda, as presented. M/S Dorow/Bain.

CURRENT BUSINESS

PUBLIC HEARING FOR SAND HILL ESTATES DEVELOPMENT AGREEMENT AMENDMENT

Councilmember Angel Garza recused himself from discussion and vote to due conflict of interest with the project.

Mayor Logan opened the public hearing at 6:32 p.m. Community Development Director Anne Henning reminded Council that they originally approved the Development Agreement on October 2017 for Sand Hill Estates and mentioned that as the project has developed there have been some additional costs which have caused the agreement to be updated, have a new public hearing and come back to council to get approved.

Ms. Henning stated that there were various attachments to show the changes and gave a brief overview of each attachment presented to Council. Councilmember Lallas pointed out from the breakdown that some of the items are going to cost less and Ms. Henning did agree and mentioned that most of the changes were costs that were not included the first time and that the spreadsheet provided also shows what funds would be used to cover the cost.

Councilmember Dorow inquired if the funds had the monies available to cover the costs and Ms. Henning answered that there is, and the end will result will be a rebuilt street. Mayor Logan inquired if it was from 14th Ave to 7th Ave and Ms. Henning stated that it is and the full width for Olympia Street for that full distance. Mayor Logan also inquired if the Cities participation was \$425,525.07 and was responded that would be the new total.

Councilmember Lallas commented that the City charges and is beneficiary of the use tax and inquired why the City must pay the use tax. Developer Angel Garza responded that because they are not paying prevailing jobs and are paying private jobs, it is saving the City money because he is paying for it and will get reimbursed that tax. Mayor Logan summarized that the City will be getting ½ a street for 7 blocks which is also 3 ½ full blocks for \$425,525.07 where as the City usually pays \$200,000 per block if contracted out, which is a big discount. Councilmember Lallas inquired about construction fees and Mr. Garza responded that those fees could include various fees that are hard to be fixed fees for example having to pay people an extra four (4) days because of compaction. Mayor Logan inquired if the City has oversight on the project and

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Ms. Henning stated the City will accept it once the project is done. There was more discussion between Council, Staff and the Developer regarding final numbers of the project, issues that have arisen, and the possibility of holding the price at \$425,525.07 with a \$30,000 contingency.

Mayor Logan asked for public comments in support, neutral and opposition. There was none.

Mayor Logan closed the public hearing 6:45 p.m.

Council made a motion to APPROVE THE RESOLUTION AMENDING THE SAND HILL ESTATES DEVELOPMENT AGREEMENT. M/S McCourtie/Dorow.

Councilmember Angel Garza returned to council after voting.

PRESENTATION BY THE RETAIL COACH

Steven McFadden from Adams County Development Council gave a presentation about The Retail Coach, the services they have to offer to help increase the development of retail and a \$4,000 proposal for the City of Othello. Councilmember Dorow inquired where the funds would come from to cover the cost and was answered that the information can be provided at the next council meeting unless they need a decision now. A brief discussion was held about needing more restaurants and hotels, what the possibility of getting some of those would be, what information is used to determine if a company opens a business, if Othello has that information available, if time line can be met and then a consensus was determined to allow the City of Othello to enter the partnership and provide the funds.

Council made a motion to ALLOW THE CITY OF OTHELLO TO PARTICIPATE IN A PARTNERSHIP WITH ADAMS COUNTY FOR THE SERVICES OF THE RETAIL COACH IN THE AMOUNT OF \$4,000. M/S Dorow/Lallas.

1st AVENUE PROJECT CHANGE ORDERS

City Engineer Kurt Holland presented to Council three (3) change orders for the 1st Avenue Project Phase II and commented that most of the changes were previously reviewed by the Public Works Committee and/or Council. Mr. Holland commented that some of the costs were negotiated with the contractor and when the amount was not agreed upon, the contractor was reimbursed "time and material" as it is outlined in the construction contract. A brief overview of each change order was reported to Council by Mr. Holland who also mentioned that all the changes were made on behalf of the City. Councilmember Lallas inquired if there was cost coverage from the state grant and if once the change orders are approved is the 1st Ave Project completed, and Mr. Holland responded that there were not any monies from the grant to cover the costs and that left on the project was the permanent stripping which is in already included in the cost.

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Council made a motion to APPROVE THE CHANGE ORDER WITH ADVANTAGE DIRT
CONTRACTORS, INC. M/S Dorow/Garza

CONTRACT AWARD TO SCHNEIDER EQUIPMENT INC. FOR WELL #3

City Engineer Jesse Cowger reminded Council that back in December they passed Resolution No. 2017-37 declaring Well #3 an emergency and that the City has applied to USDA-Rural Development (RD) for a grant to fund the Well 3 replacement and presented the estimates for the drilling of the Well 3 replacement. The engineer estimate was \$1,153,235.20 including sales tax and the estimate from the contractors comes to \$970,959.73 including sales tax. Mr. Cowger commented that the presented breakdown was included in the City's application to USDA-RD:

• Well Drilling	
o Construction	\$1,140,000
o Contingency	\$160,000
o Eng., Inspection, Constr. Admin, Funding Admin	<u>\$150,000</u>
o Total	\$1,450,000
• Pump Station Adaption/Modification	
o Construction	\$190,000
o Contingency	\$30,000
o Eng., Inspection, Constr. Admin, Funding Admin	<u>\$50,000</u>
o Total	\$270,000
• Total Project	\$1,720,000

City Engineer Jesse Cowger mentioned that staff has reviewed the recommendation from Varela and recommends that contract be awarded to Schneider Equipment Inc. for Well #3 replacement. Discussion was held between Council, Staff and Mr. Cowger regarding potential grants, possibility of reimbursement once the project has begun possibility of an inter-fund loan from the sewer fund due to the timeframe of funds being received, and a short overview of the project in some detail.

Council made a motion AWARD THE CONTRACT FOR WELL #3 REPLACEMENT TO SCHNEIDER WATER SERVICES. M/S Dorow/Garza

UNFINISHED BUSINESS

There was none.

NEW BUSINESS

City Administrator advised the Council of the new hires Tim Unruh, City Inspector and Abner Garza, IT Director.

Councilmember Lallas stated that he would like the City to create a list of projects and overview from the Strategic Plan Meeting to be able to review and take to meetings.

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ADJOURNMENT

With no further items to discuss, Mayor Logan adjourned the Council meeting at 7:30 p.m.

By: _____
SHAWN LOGAN, Mayor

ATTEST:

By: _____
REBECCA P. OZUNA, City Clerk