

City of Othello
Regular Council Meeting
March 9, 2015

CALL TO ORDER:

Mayor Shawn Logan called the meeting to order at 7:00 p.m. and Councilmember Bain led an invocation and the Pledge of Allegiance.

Present: Mayor Shawn Logan; Councilmembers: Eugene Bain, Genna Dorow, Corey Everett, Kenneth Johnson, John Lallas, and Mark Snyder.

Also Present: City Administrator Wade Farris; Department Heads: Public Works Director Terry Clements, Police Chief Phil Schenck, Community Development Director Travis Goddard, City Clerk Debbie Kudrna, Finance Officer Spencer Williams and City Attorney Kelly Konkright.

Absent Was: Council carried a motion to approve the absence of Councilmember Angel Garza. M/S Dorow/Bain.

CITIZEN INPUT

There was none.

Police Chief introduced Sergeant Todd Gilbert, who showed the proposed mid-weight jumpsuit that the police officers will be wearing.

APPROVAL OF AGENDA

Council carried a motion to approve the agenda. M/S Johnson/Dorow.

CONSENT AGENDA:

- A. Approval of City Council Minutes of February 23, 2015
- B. Approval of Planning Session Minutes of March 2, 2015
- C. Approval of Payroll and Related Expenses
- D. Approval of Accounts Payable Checks
- E. Appoint Gloria Rodelo to Othello Housing Authority Board
- F. Annual Loan Display Agreement for the T-33A Aircraft in Pioneer Park
- G. Resolution to Release Retainage – E. Main Street Overlay

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. 45039 to No. 45039 in the amount of \$33,515.25.

Accounts Payable Check No. 45040 to No. 45083 in the amount of \$132,418.58.

Payroll and Related Expenses Check No. 29216 to No. 29249 in the amount of \$304,187.44.

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

Public Hearing on a Community Development Block Grant (CDBG) Planning Only Grant

Community Development Director Travis Goddard Staff explained that he is requesting Council to approve a resolution to authorize the Mayor to apply for Community Development Block Grant (CDBG) Planning Only Grant (POG). He explained that the 2015 work plan for the City Community Development Department includes updating the City's 1994 Comprehensive Plan. This program is eligible planning under the POG program.

Mr. Goddard reported that preliminary cost estimates for the comprehensive plan update is \$60,000. The request to CDBG will be for \$30,000 for the planning only grant funds. He also reported there is CDBG general purpose funding and asked Council for authorization to apply for this 2015/2016 funding. This would be used for the proposed sewer project connecting the Port of Othello property to the trunk line on S. Hwy. 24 and road improvements.

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Mayor Logan opened the public hearing at 7:17 p.m. Mayor Logan asked for citizen comments. There was none. Mayor Logan asked for Council comments. There was none. Mayor Logan closed the public hearing at 7:18 p.m.

Council carried a motion to adopt the Resolution authorizing the Mayor to pursue CDBG funding. M/S Dorow/Snyder. This shall be known as Resolution No. 2015-09.

Crime Free Rental Housing Program Ordinance

Police Chief Phil Schenck recommended the approval for a Crime Free Rental Housing Ordinance. He explained that a meeting was held with local landlords and they implemented many of their recommendations into the program. This is a voluntary program unless tenants at a specific address have 2 or more violations. Landlords that fail to show they have not taken action of these incidents can be cited with a C-5 civil infraction. The program includes voluntary licensing; background checks; flagging properties, appeal process and pursuing remedies.

John Warling, owner of Mar Jon Management, spoke in favor of the resolution as proposed.

Council carried a motion to adopt the ordinance as proposed. M/S Lallas/Dorow. This shall be known as Ordinance No. 1428.

Award Sewer Force Main on E. Cunningham Road

Public Works Director Terry Clements explained that Council had declared an emergency to install the water transmission line from Well #9 into town. The water project included approximately 5600' of sewer line (to be installed from the well to the west side of Hwy 17). It was determined by the City's legal counsel that the forced sewer main should not be included in the waterline emergency bid process and therefore we would need to go out to bid separately. The cost of the project will fall below the ceiling for a full bid process.

Staff contacted the same five contractors that sent in proposals for the water transmission line project. Due to other commitments, three of the contractors opted out of bidding on this project. We received the following two proposals:

P.O.W. Contracting –	\$113,813.05
Pegram Construction -	\$144,431.09

Mr. Clements advised that the city water project cost will be adjusted because it will only include a portion of the sewer installation at the highway crossing; approximately 617' of sewer line in the original water contract. Attorney Konkright noted that we will follow the State bidding process and noted that the 617' sewer line can be included in the water contract because it falls below the state bid law criteria.

Council carried a motion to award the East Main Street Sewer Line Project to P.O.W. Contracting. M/S Dorow/Everett.

Spring Clean Up Days Proclamation

Mayor Logan read the Proclamation into the record.

UNFINISHED BUSINESS

Councilmember Lallas asked staff to have the Council Code Compliance committee review several issues and report back to Council. Councilmember Bain noted that many property owners are parking on their front yards and he would like to have that discussed. Mayor Logan noted this can also be addressed in the comprehensive plan.

NEW BUSINESS

Terry Clements reported that Council declared Well #3 as an emergency in October, 2014 and the well has recently been put back into production. He asked that Council declare Well #6 as an

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emergency because we will need the additional water for the upcoming summer and the well is vibrating in the shaft and we need to get the pump out and repaired before it fails. It is currently pumping only 1383 g.p.m. Councilmember Lallas asked that we video the well hole. City Administrator Farris stated that Well #9 will not be running by this summer and suggested that we postpone that analysis because we will be late getting the well back on line. Councilmember Lallas mentioned there are several scenarios for the well repair.

City Attorney Konkright advised that he is working with DOE relevant with Well #9. Mr. Reed should have an update at the next meeting. Mr. Farris explained that since we don't have Well #9 online yet, we will have to address the issue with Well #6 soon. Mr. Clements advised it may take three months to get Well #6 back online.

Councilmember Lallas made a motion to pull Well #6 and get the pump looked at. The motion died due to a lack of a second.

Council carried a motion to declare Well #6 as an emergency, contingent that the City Attorney verifies that we are legally compliant. M/S Snyder/Bain.

EXECUTIVE SESSION

Mayor Logan announced that Council was going to adjourn into an Executive Session to discuss property acquisition and potential litigation at 7:58 p.m. for approximately 20 minutes. Also in attendance were City Administrator Wade Farris, Public Works Director Terry Clements, Community Development Director Travis Goddard and City Attorney Kelly Konkright. Mr. Farris announced at 8:19 p.m. that the executive session would continue an additional 10 minutes. Mr. Farris announced at 8:32 p.m. that the executive session would continue an additional 5 minutes. Mayor Logan reconvened the Council meeting at 8:38 p.m.

ADJOURNMENT

With no further items to discuss, Mayor Logan adjourned the Council meeting at 8:39 p.m.

By: _____
SHAWN LOGAN, Mayor

ATTEST:

By: _____
DEBBIE KUDRNA, City Clerk