

City of Othello
City Council Workshop
April 3, 2017

CALL TO ORDER:

Mayor Shawn Logan called the workshop to order at 6:30 p.m. and led a silent invocation and the Pledge of Allegiance.

Present: Mayor Shawn Logan; Councilmembers: Eugene Bain, Angel Garza, Larry McCourtie, John Lallas, and Mark Snyder.

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

Absent Were: Councilmembers Genna Dorow and Corey Everett.

Council carried a motion to approve the absence of Councilmembers Genna Dorow and Corey Everett. M/S Bain/Garza.

CITIZEN INPUT

There was none.

APPROVAL OF AGENDA

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

TREE USA PRESENTATION – BEN THOMPSON

Ben Thompson, Forester for the Department of Natural Resources congratulated the City of Othello and presented the 2016 Tree City USA award plaque, hat, flag and lapel pin to Mayor Logan.

ADAMS COUNTY PET RESCUE

Dr. Sheena Sorensen and Kyya Grant from Adams County Pet Rescue advised that Pet Rescue and Sagehills Veterinary Clinic will host a “Homeless Cat Spay/Neuter Day” event on April 22nd. It will benefit City and County citizens. Dr. Sorensen explained that they are dedicated to help make the local cat population healthy and stable, noting they have seen a decrease in kittens and sick cats inside the city limits. They will hold the annual vaccination/licensing day in June.

ROTARY CLUB PRESENTATION FOR PIONEER PARK

Ian Eccles stated that the Rotary Club was awarded a \$50,000 grant and they will use it to make improvements to Pioneer Park. The will add a new walkway and in support of the City's recent branding efforts, the Rotary Club will use our new branding statement, along with actual pictures of Othello to memorialize it along the new sidewalk. Rotary would like to make Pioneer Park part of their annual improvement plan and community service projects. They will also remove the old community events board and will install three of the decorative pedestrian lights at the park when the Beautification Committee project gets to this block. Mr. Eccles advised that future projects for Rotary will include more landscape improvements. City Administrator Wade Farris advised that he located a company that will refurbish the T-33 jet in Pioneer Park for approximately \$32,600. He will present a contract to the Council at a later date for the work. Mr. Eccles stated that Rotary will consider using any remaining funds from their grant to cover a portion of the cost to refurbish the plane. Finance Officer Williams stated there are options for funding the plane restoration in the City's budget. Mayor Logan thanked Rotary for their participation to improve Pioneer Park.

PUBLIC HEARING ON THE CRITICAL AREAS

Mayor Logan opened the public hearing at 6:56 p.m. Community Development Director Travis Goddard advised that the City of Othello received a \$24,000 CDBG grant to update its code, including required updates to the City's critical areas ordinances. The Planning Commission has reviewed the language and recommends that the City Council adopt the proposed code language after it has been reviewed for Best Available Science (BAS) by the City's consulting team (AHBL and Herrera Environmental).

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Mr. Godard reviewed various sections of the critical areas ordinances and suggested changes in the following codes: frequent flooded areas, fish and wildlife habitat, wetlands, critical aquifer recharge areas, and geological hazardous areas.

Mr. Goddard recommended that the City Council direct staff to forward the proposed critical area ordinance language to the Department of Commerce for distribution and review by the State and Federal agencies. At the end of the 60-day review period, staff will return the code ordinances to the Council for review and adoption.

Mayor Logan asked for citizen comments in support of the code updates. There was none. Mayor Logan asked for citizen comments neutral to the code updates. There was none. Mayor Logan asked for citizen comments in opposition of the code updates. There was none. Mayor Logan closed the public hearing at 7:37 p.m.

Council carried a motion to direct staff to finalize the Best Available Science document and submit the proposed critical areas ordinance code language to the State and begin the required 60-day agency review. M/S McCourtie/Snyder.

SAGESTONE 8 DEVELOPERS AGREEMENT

Community Development Director Travis Goddard reviewed the proposed Sagestone 8 Addition plans. The developer Pete Olsen and his engineer were present at the meeting. Mr. Goddard advised there will be a public hearing tomorrow before the Hearing Examiner on the Sagestone 8 Subdivision request. The street committee has reviewed the subdivision plans and preliminary budget. He advised the developer is working on the Columbia Street alignment and obtained the appropriate 80' right of way on the Garza and the Michel's property and on their own property. Mr. Goddard explained there will be a water line installed on the Garza property and the Garza's will repay Mr. Olsen with a latecomers agreement for a portion of the installation costs up to \$30,000, as part of the agreement for dedication of the right-of-way. We will install a water line across the Michel's property to connect a looped line at 14th Avenue. The Michel's have agreed to a latecomers agreement with the City for that improvement. Mr. Olsen is seeking assurance from the Council that the developer will be reimbursed for portions of the utility work through a latecomers agreement for work on the Garza Enterprises property. The City will also be responsible for upsizing and lowering the utilities, including irrigation lines. Councilmember Lallas reiterated that the City agrees to pay for the upsizing of the water line and the irrigation lines and a latecomer agreement will be with the Michel's for reimbursement to the City. He noted that this project will make the property very valuable.

Mr. Goddard explained that the developer is requesting an estimate on the inspection fees and wants other language included in the developer's agreement. The developer and council committee have agreed to a 2.5% inspection fee based on the total project budget. This 2.5% inspection fee will be a pilot project for this development. It will cover the costs for normal inspections throughout the project; however, it will not include the costs for three or more reinspections on any conditions. The developer will be charged for those multiple inspections. They have also requested a change in the plat timeline. The OMC provides that the plat timeline is two years to apply for a site plan, a plat or a building permit. This can be extended for one additional year. The State RCW provides 5 – 10 years. The developer is concerned that it may take more than 2 years to complete all three phases of their project within three years. They have proposed that they be allowed additional time, up to five years for the first phase and after that first phase is complete, they will have 2 years for the next phase and an additional 2 years for the final phase (nine years maximum).

Mr. Goddard explained that the developer has also proposed an alternative design for Columbia Street. He explained that the Garza and Michel's property are zoned commercial and the developer property between the two is zoned residential. Mr. Olsen is concerned that a full 80' does not

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make sense going through this residential area. They propose a smaller road lane width that will have a curb and gutter with a planting strip behind it and a sidewalk. This eliminates approximately 16' of pavement width in the residential section and should slow vehicles down in the residential section. Mr. Goddard noted that turn lanes can be included within the commercial sections of Columbia Street.

Del Green from Columbia Northwest Engineering stated that he represents Pete Olsen. He explained that they still have an 80' right-of-way in the residential corridor with an ability to widen the road. They will have 5' planters, 5' sidewalks and 6.5' for utilities and other improvements. Mr. Green explained that there will be street signs indicating no parking at the "S" curve on the new street. Due to the narrow width, they will install street signs limiting on-street parking. He stated that the utility work required by the City is not required for the Pete Olsen project and neither is deepening and oversizing the storm water and sewer mains. Those costs should be paid by the City. He stated that the developer is still not comfortable with the costs for re-inspections. He suggested that the City absorb some of the re-inspection fees. Mr. Farris stated that we have agreed to a flat 2.5% inspection fee; however, if there is a need for a third or more re-inspection because the installations are not up to City standards, there will be a fee. Councilmember Lallas stated that the City is installing pipes going east across the Michel's property and the City will cover the costs of the inspections for that section. Mr. Green stated that it wasn't clear in the agreement that the costs for a single inspection and a need for a second inspection would be included in the 2.5% fee. Mr. Green stated that there is a significant effort in the compaction testing in Olsen's developments, noting that he has never had a settlement issue; however, they are unsure what geological structures they will encounter in the land. They will like to change the agreement relevant to describing perpetual need for re-inspection and it's their goal to create a pattern for efficient development. Mr. Farris advised that re-inspection fees (3rd time inspections) have not been set yet. The City will use a combination of our staff and Varela & Associates for inspections, since Varela will be working on S 1st Avenue and should be available for some inspections. Councilmember Lallas stated that the storm water will accommodate this development and further development to the east of 14th Avenue.

Mr. Goddard noted that minor changes will be made on the developer's agreement.

Council's consensus was that they are comfortable with the developer's agreement.

ADAMS COUNTY MARIJUANA MORATORIUM

Community Development Director Travis Goddard explained that the Adams County Commissioners renewed a moratorium on marijuana producers, marijuana processors and marijuana retailers in unincorporated Adams County. The Commissioners are asking for recommendations regarding preferred distances from residential zoned areas, as well as incorporated community boundaries within the unincorporated areas of Adams County, relating to location of producers, processors and retailers of marijuana products. Mr. Goddard suggested that we consider a 2 mile distance from our residential zones and the urban growth area, whichever is larger. Based upon the Council's discussion, Mayor Logan asked staff to prepare a letter from the Council that we agree to the County's two mile proposal.

COMMITTEE REPORTS

There was none.

UNFINISHED BUSINESS

Councilmember Lallas asked when the brick project at the skate park will be done. Mr. Farris noted it will be done by this summer. Councilmember Lallas advised that the cracks at the skate

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park do not seem to have gotten worse. Mr. Farris explained that there is a product for the cracks; however, there are some concerns to use it. They will continue to monitor the cracks.

NEW BUSINESS:

Mayor Logan made the following announcements:

- Reminder to file PDC annual reports by April 15th.
- Reminder that official candidate filing week is May 15th – 19th.
- Mayor Logan advised that he attended a recent Adams County Commissioners meeting, and with the retirement of Gary Brueher, the Commissioners are looking at redistricting Adams County into one large district. Changing it from a Ritzville District Court and an Othello District Court to one large District Court. It appears the Commissioners are interested in appointing Deputy Prosecutor Caroline Benzel from Ritzville as the Othello District Court Judge to serve the remaining term of Gary Brueher (18 months). The County Commissioners may decide after the 18 month period, that they may only have one District Court Judge for Ritzville and Othello. There were many people at the meeting, including the current Judges, who recommended that they not take this action; however, it appears that their decision may have already been made. There are concerns that we will have a Judge that is not a part of the community, noting there are other concerns if they change it to one District. Councilmember McCourtie stated that he met with Chief Schenck to review the issues. Then they met with Commissioner Hartwig and the city representatives explained the City's position. Councilmember McCourtie suggested that we write a letter, on behalf of the City Council, stating we want to hold court in Othello and not limit it only in Ritzville. It would be up to each Councilmember, whether they want to sign it. Mayor Logan asked staff to prepare a letter.

EXECUTIVE SESSION – PERSONNEL

Mayor Logan announced that Council will adjourn at 8:31 p.m. to go into an executive session pursuant to RCW 42.30.110(g) to review the qualifications of an applicant for public employment. The executive session is expected to last 15 minutes. City Administrator Wade Farris and City Clerk Debbie Kudrna attended the executive session. He advised that Council may take action after the executive session. Mayor Logan reconvened the Council meeting at 8:48 p.m.

Mayor Logan explained that he has the authority to appoint a new city clerk, subject to the approval of the City Council. He would like to appoint Rebecca Perez-Ozuna as the next City Clerk, effective July 1st. Council carried a motion to approve the appointment of Rebecca Perez-Ozuna as City Clerk, effective July 1, 2017. M/S McCourtie/Lallas.

ADJOURNMENT

With no further items to discuss, Mayor Logan adjourned the workshop at 8:49 p.m.

By: _____
SHAWN LOGAN, Mayor

ATTEST:

By: _____
DEBBIE L. KUDRNA, City Clerk