

City of Othello  
Regular Council Meeting  
April 24, 2017

**CALL TO ORDER:**

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

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

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

**CITIZEN INPUT**

There was none.

**APPROVAL OF AGENDA**

Mayor Logan announced that the public hearing on the Development Agreement for Olsen Homes was cancelled and rescheduled for May 8<sup>th</sup>.

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

**CONSENT AGENDA:**

- A. Approval of City Council Minutes of April 10, 2017
- B. Approval of Accounts Payable Checks
- C. Set Public Hearing on the CDBG Grant for May 8, 2017
- D. Set Public Hearing on the Development Agreement for Sagestone 8 for May 8
- E. Resolution to Release Retainage for Well #9 Pump House and Pump Project

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. 48002 to No. 48063 in the amount of \$279,171.32.

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

**PURCHASE IRRIGATION WATER RIGHTS FOR ANGEL GARZA PROPERTY**

Councilmember Angel Garza asked to stay for the discussion and be recused from the vote.

City Administrator Wade Farris explained that Angel Garza purchased land north of Olympia Street that has irrigation water that can be converted to municipality and industrial use. Once the City develops our irrigation utility, we will need these rights to supply customers with irrigation water. To do so, we should purchase these rights from the Irrigation District at a cost of approximately \$6,000 per year. This cost will be rolled into the annual fee charged to the consumers of the City's irrigation utility.

Councilmember Lallas advised that these are not water rights; they are assessments issued by the irrigation district. He noted that we will pay the assessment charge for the turnout and will be charged for any water use. Mr. Farris advised that we may see a return for the initial costs when the homes are built in this development. Mr. Garza explained that his property will not be farmed this year. His first phase may start this year and they will install irrigation water lines.

Councilmember Lallas asked if the School District will purchase their irrigation assessments. Mr. Farris will check into this.

Council carried a motion to approve the purchase of the water assessment from the East Columbia Basin Irrigation District, for the Angel Garza property. M/S Lallas/Dorow.

Councilmember Garza abstained from the vote.

**EXPRESS PERSONNEL CONTRACT**

City Administrator Wade Farris reported that his administrative assistant is going on a three month maternity leave. Staff would like to hire a temp employee for that period and contacted Express Employment in Moses Lake. They will do the recruitment and pay the salary and benefits for \$29.43 per hour. He stated this is very close to what we currently pay. City Attorney Konkright advised that he has concerns of the language in Section 9 of the agreement regarding indemnifying and holding Express Personnel harmless from any claims or damages caused by the city and that we agree to waive all segregation rights against Express Personnel. He stated that we are asking the City's insurance carrier to approve the contract language. Mr. Farris asked for approval of the contract, pending the approval or litigation of Section 9. Attorney Konkright stated it is Express Personnel's contract and it may be difficult to get them to change it. His primary concern is the city is aware of the potential effect in Section 9 if we don't have advance consent from our insurance carrier.

Council carried a motion to approve the contract with Express Employment, provided that our insurance carrier approve the terms of the contract. M/S Lallas/McCourtie.

**KIWANIS PARK TENNIS COURT OVERLAY**

Mayor Logan thanked Amy Hurlbut for the successful opening day for Little League.

Parks and Recreation Coordinator Amy Hurlbut advised that we were approached by the School District to use the tennis court for their JV tennis. Based upon the disrepair of the courts, Public Works discussed sharing the cost for the work to be completed with the School District. Requests for Proposals (RFQ) by Public Works were sent out to repair the Kiwanis Park tennis court.

Ms. Hurlbut explained the asphalt will be overlaid and surfaced. The companies that they contacted for the asphalt work did not want to do perform the surface work and they both recommended contractors for the surfacing.

Public Works received two bids for asphalt, sealing and striping as follows:

Granite Construction (with surfacing company costs) - \$36,729.16  
Central Washington Asphalt (with surfacing company costs) - \$52,233.04

Public Works has prepared the site and it is ready for asphalting. She advised that Public Works recommends awarding the bid to Granite Construction. Granite Construction can start the project after Memorial Day. Approximately six weeks after the asphalt work is completed, the surfacing can be done. During construction, the courts will be barricaded to prevent damage to the new asphalt.

Ms. Hurlbut gave cost breakdowns on the surface work applied over the asphalt. The School District advised that they are willing to pay for half of the cost, up to \$20,000.

Council carried a motion to accept the bid from Granite Construction for the Kiwanis Park Tennis Court renovation in the amount of \$36,729.16. M/S Dorow/Bain.

**RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN/POLICY**

City Clerk Debbie Kudrna advised that the City will apply for a \$750,000 CDBG grant to help fund a new well and a new water reservoir. A public hearing will be held on May 8<sup>th</sup> to hear more information about the grant, project and provide time for citizen input on the proposed project. She explained that there are many requirements to apply for a CDBG grant, which includes that we have to adopt a Residential Anti-Displacement and Relocation Assistance Plan. We have used the exact language from CDBG that meets all of their requirements. This plan will only be used for projects funded by State grants. We anticipate that we will not displace or need to relocate any citizens with the new well and reservoir project.

City of Othello  
Regular Council Meeting  
April 24, 2017

Council carried a motion to approve the Residential Anti-Displacement and Relocation Assistance Plan/Policy. M/S Lallas/McCourtie.

**ORDINANCE AMENDING OMC CHAPTER 11.32 “ADDRESSES AND STREET NAMES”**

City Clerk Debbie Kudrna reported that the original addressing ordinance provided that the City Clerk would do the addressing of new buildings. She advised that the Building Department has been addressing buildings since 2013. The ordinance includes changes relevant to who will be addressing buildings and changes of how this is actually being done.

Council to carry a motion to adopt the ordinance to amend OMC Chapter 11.32 titled “Addresses and Street Names”. M/S Dorow/Garza. This shall be known as Ordinance No. 1491.

**UNFINISHED BUSINESS**

Councilmember Everett asked that the Council discuss the city parking lot again. Mr. Farris advised that it is on the workshop agenda and he has had a discussion with the building property owner.

Councilmember Lallas asked when the project for the red barn across the street from City Hall will be complete. Public Works Director Terry Clements explained that they are working on the site development, will have to get a right of way permit and coordinate with the city for two sewer connections. They will have to include electrical in the underground trench. It was questioned whether they have an occupancy permit yet. Mr. Farris will check into this.

**NEW BUSINESS**

There was none.

**ADJOURNMENT**

With no further items to discuss, Mayor Logan adjourned the Council meeting at 7:03 p.m.

By: \_\_\_\_\_  
SHAWN LOGAN, Mayor

ATTEST:

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