

CALL TO ORDER:

Mayor Tim Wilson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Present: Mayor Tim Wilson; Councilmembers: Ken Caylor, Dan Dever, Genna Dorow, Charles Garcia, Kenneth Johnson, Mark Snyder, and Marc Spohr.

Also Present: City Administrator Ehman Sheldon; Department Heads: Finance Officer Mike Bailey, Police Chief Steven Dunnagan, City Clerk Debbie Kudrna, and City Attorney James Whitaker.

CITIZEN INPUT

Jimmy Almaguer, 1065 S 4th Avenue said that when he calls the police department to report on gang issues in his apartment complex, the gangs are gone before the police department arrives. He referred to several instances that he called the police department and his discussions with the officers.

APPROVAL OF AGENDA

Council carried a motion to approve the agenda. M/S Garcia/Dever.

CONSENT AGENDA:

- A. Approval of City Council Minutes of June 14, 2010
- B. Approval of Accounts Payable Checks
- C. Resolution to Accept a Donation – Shop with a Cop
- D. Resolution to Approve use of Lions Park for American Fiesta Amistad

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.

Expense Claim Check No. 38415 to No. 38462 in the amount of \$196,656.85.

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

BOND ORDINANCE

Finance Officer Mike Bailey advised that the bond ordinance is the final step for the financial part of the Main Street project. Jack McLaughlin of D. A. Davidson reviewed the bond rating report and the City's credit strength and advised that the city was assessed an A+ rating. He explained how bonds are priced, reviewed the debt service schedule, and other bond information.

Bond Counsel Cynthia Weed of K & L Gates advised that the bond principal amount is \$3,195,000. She explained that if the Council approves the ordinance, they will be authorizing the issuance of the bonds; agreeing to the final interest rates and setting forth payment dates, which would be paid off in December 2035. The City could pay off the bonds early in 2020.

Council carried a motion to approve AN ORDINANCE OF THE CITY OF OTHELLO, WASHINGTON, PROVIDING FOR THE ISSUANCE AND SALE OF LIMITED TAX GENERAL OBLIGATION BONDS OF THE CITY IN THE PRINCIPAL AMOUNT OF \$3,195,000 TO PROVIDE FUNDS FOR CERTAIN STREET IMPROVEMENTS; PROVIDING THE DATE, FORM, TERMS AND MATURITIES OF THE BONDS TO BE ISSUED AND FOR LIMITED TAX LEVIES TO PAY THE PRINCIPAL THEREOF AND INTEREST THEREON; AUTHORIZING A PRELIMINARY OFFICIAL STATEMENT; AND PROVIDING FOR THE DISPOSITION OF THE PROCEEDS OF SALE. M/S Dever/Caylor. This shall be known as Ordinance No. 1320.

At 7:40 p.m., the Mayor adjourned the meeting for a 5 minute break. The Mayor reconvened the Council meeting at 7:45 p.m.

EASEMENT AGREEMENT WITH P.J. TAGGARES CO. – OLYMPIA STREET

City Administrator Ehman Sheldon presented an easement agreement with P. J. Taggares Company to be used for construction of the north half of Olympia Street between 4th and 7th Avenue. He reported that the City will pay for all of the construction costs and we cannot charge adjacent future developers a

latecomer's fee. There is an exception that we can charge for future improvements, such as curb, sidewalks and gutters, which are not included in the construction.

Council carried a motion to approve the easement agreement with P. J. Taggares Company. M/S Snyder/Dorow.

WELL #5 UPDATE

Larry Julius and Taylor Denny from Gray & Osborne provided a video of Well #5, after the equipment was pulled out. The video indicated an issue at 360' below ground surface that will need to be taken care of, if the well is rehabilitated. The well is also misaligned at 250' down and at approximately 220' down it is out of alignment by 5". They believe that the misalignment is a factor to the shafts breaking. Mr. Denney advised that at approximately 360' down, there is piece of galvanized pipe wedged between the bigger casing and the smaller 16" casing and a collar is sitting behind the galvanized pipe. These obstacles will have to be removed if the well is rehabilitated. The well contractor believes that this collar is what is wedging the tool, pump and equipment in the well. Mr. Julius stated that if we install a smaller diameter pump and equipment back in, we may be able to get past the misalignment at 250' and the obstruction at 360'. Mr. Julius noted the well is a high producer and used to pump 1500 gpm. He also reported that there is a surge when the pump comes on and off, which may have caused some of the shaft problems. He also reported that the brackets that held the column together were loose when they pulled the equipment out of the hole. There is not a low amperage cut out in the controls to tell the pump to shut off in emergencies and if we don't install a vertical frequency drive, we would need a low amp cutout. Mr. Julius provided options for the Council to consider:

- If we were to drill a new well, it could cost approximately \$1 million. If we could reuse part of the existing well house, that would reduce the cost.
- Rebuilding the existing well and installing a submersible pump with a variable frequency drive with the low amp cut out and putting the pump down at the 700' level with a 300 hp motor, we could get approximately 1200 gpm. The cost would be approximately \$250,000 - \$290,000.
- If they install a vertical turbine pump with a 350 hp motor, they believe we could get 1500 gpm, but they believe it would need to be replaced within three years. They estimate it could cost \$325,000- \$375,000.
- If we were to use Well #5 as a backup well, install a smaller pump motor, shaft and column, we could get 600-700 gpm. The cost would be approximately \$125,000-\$150,000. If this was the option picked, they strongly recommend finding land to drill a new well.
- Installing a submersible pump with a variable frequency drive with the low amp cut out and putting the pump down at the 700' level with a 350 hp motor, we could get approximately 1500 gpm. The cost would be approximately \$300,000.

Mr. Julius advised that drilling a new well can take up to one year. Mr. Sheldon stated that a claim for the well failure has been filed with our insurance carrier. Public Works suggested installing a smaller tube at the 250'-350' section. When this was done to Well #3, they lost no water volume and only lost 3 psi. They also do not support installing a submersible pump. The Mayor asked if we could use a harder gage of steel at the 250'-350' section. Mr. Julius stated that the grant for rehabilitation of Well #6 does not need to be spent until November and there's a possibility for an extension if needed.

Mr. Julius offered providing more solid estimates and information at the next meeting. It was decided to have a special council meeting on Tuesday, July 6th at 6:30 p.m. to discuss the Well #5 issue further.

EMERALD DATA SOLUTIONS – BOARD DOCS AGREEMENT

City Administrator Ehman Sheldon presented a contract with Emerald Data Solutions, Inc. for the Board Docs software program.

Council carried a motion to approve the contract with Emerald Data Solutions. M/S Dorow/Dever.

COUNCIL EMAIL POLICY

City Clerk Debbie Kudrna explained that the Council email policy provides the process for elected officials to bring the City laptops to City Hall for our IT staff to backup and archive their emails. She cautioned them to not delete any emails until that process is finalized. She explained that communications that are made or received in connection with the transaction of public business are public records and are subject to public records disclosure, unless they are found to be exempt by statute. Deletion of any public records, which have not been made a part of the City's records management system may be illegal. All communications by elected officials, with a few exceptions, will be retained for 2 years and staff will arrange for appraisal by the Washington State Archives prior to recording and deleting. She explained that if Council was to generate or receive substantial email concerning land use appeals, those should be routed to the City Administrator and a determination will be made whether the email or parts of the email will be presented during the hearing. She reviewed what is considered a public record, as provided for in section 5.4.

Council carried a motion to approve the Council E-Mail Policy. M/S Johnson/Garcia.

COUNCILMEMBER JOHNSON'S PROPOSED ORDINANCE REVIEW

City Attorney Jim Whitaker made several suggestions to the proposed ordinance:

- Sections .030-.060 relate to a municipal court and Othello has not had a municipal court available for over 15 years.
- Adding two items to OMC 8.26.030 regarding nuisances.
- Section .090 should be stricken and suggested that the Council consider an ordinance regarding parental responsibility.
- Re-write sections .030-.060 to provide that parents be responsible for the cost of cleanup.

Mr. Whitaker explained that Auburn has a good example of an ordinance relevant to parental responsibility. Council's consensus was to further discuss having judicial court held in Othello once a month. Councilmember Johnson will continue working on the draft ordinance and he hopes to get feedback from the upcoming community forum.

NEW BUSINESS

Mayor Wilson made the following announcements:

- On Tuesday, July 29th, the second Main street community forum will be held at 6:00 p.m. at City Hall.
- On Thursday night there will be the community forum relative to "gangs in Othello" at McFarland Middle School. We have a panel to report and respond to questions.
- Next Monday is a holiday; therefore our meeting will be held on Tuesday, July 6th. A special council meeting will be held at 6:30 p.m.
- Stan Anderton is available tomorrow to help Councilmembers with their laptop computers.

ADJOURNMENT

With no further items to discuss, Mayor Wilson adjourned the Council meeting at 9:14 p.m.

By: _____
TIM WILSON, Mayor

ATTEST:

By: _____
DEBBIE L. KUDRNA, City Clerk