

CALL TO ORDER:

Mayor Shannon McKay called the workshop to order at 7:00 p.m.

Present: Mayor Shannon McKay; Councilmembers: Eleanor Brodahl, Kathy Carlton, Kenneth Caylor, Everett Cole, Marc Spohr, Dale Wyman, and Tim Wilson.
Also Present: Department Heads: Curt Andrews, Mike Bailey, Police Lt. Bob Hampton, Debbie Kudrna; Jay Van Ness, and City Administrator Ehman Sheldon.

WATER LINE EXTENSION FOR OTHELLO FARM STORE

Municipal Services Coordinator Jay Van Ness provided estimates for an 8" water main extension of \$101,700 and a 10" water main extension of \$115,000. This is for approximately 1900' feet from the southeast edge of the new farm store property to the 12" water line at 7th Avenue. If the City does not extend the water main to 7th Avenue, the farm store will be required to loop their water line north to Columbia Street. Phil Bloom, representing the farm store developers, explained that they are proposing to extend the water main to the southeast edge of their property and will install a fire hydrant at the end of that water main and another fire hydrant on the Columbia Street side. The developer has a lease agreement with Del Farm Store and they are ready to complete the building. Councilmember Cole recommended that the City install the water line to 7th Avenue; bid the project this fall; budget in 2008; and complete the project next year. Mr. Bloom stated that the developer will be assessed a mitigation fee by the Department of Transportation for impact to 1st Avenue and Hwy. 26. Mr. Sheldon advised that the water main extension does not meet the criteria for grant funding, and that the Council could set a latecomers fee to recoup the investment. Councilmember Caylor recommended funding the project in 2008 and get authorization for the short term dead end water main for the new store. He suggested that since the property is zoned commercial, the City should upsize the farm store line from 8" to 10" and install the 10" water main to 7th Avenue. Mr. Sheldon advised that it is not necessary to get a waiver from the Department of Health for the temporary dead end line. Mr. Van Ness explained that the developer will be required to widen Columbia Street at their frontage, and install curbs and sidewalks. Mayor McKay stated that a decision needs to be made; asked for confirmed figures on the upsizing of the 8" to a 10" water line adjacent to the farm store; the cost of the extension to 7th Avenue (8" and 10"); and to budget appropriately.

ORDINANCE AMENDING OMC CHAPTER 16.11 ENTITLED "SHORT SUBDIVISION"

Building Official Curt Andrews advised that the four ordinances include: updates to be compatible with State law; house cleaning issues to change the ordinance to reflect the actual procedures; and new codes. He reviewed the proposed ordinance, noting there is one new section providing a charge to administrative costs for staff review of complex developments. Mr. Andrews advised that the School District's major plat project would not incur the administrative fee. He also explained that a short plat is for a subdivision of four lots or less and is administratively approved. The major subdivision is for more than five lots, five acres or bigger, and binding site plans are an offshoot of the plat process.

ORDINANCE AMENDING OMC CHAPTER 16.17 ENTITLED "MAJOR SUBDIVISIONS"

Mr. Andrews reviewed the proposed ordinance, which included the new provision of charging for staff to create a mailing list and the administrative costs for staff review. It also provides that the developer must submit any requests for reimbursement or latecomer's contracts or cost sharing of any improvements.

AN ORDINANCE AMENDING OMC CHAPTER 16.26 ENTITLED "BINDING SITE PLAN"

Mr. Andrews reviewed the proposed ordinance, noting it is used for unique developments. It includes a new fee of \$50 for each parcel within a binding site plan and for charging administrative costs for staff review. He explained that plats are reviewed by the Planning Commission and the design standards ordinance has been reviewed by the Planning Commission.

Council's consensus was to bring the three ordinances back to the Council at the next meeting under the Consent Agenda for action.

ORDINANCE AMENDING OMC CHAPTER 16.29 ENTITLED "DESIGN STANDARDS"

Mr. Van Ness reviewed the proposed ordinance changes. Mr. Sheldon advised that the Council can consider creating a utility district, which provides that developments pay for their street light usage and then it would no longer impact the City budget; currently, the City pays for the street light usage. Staff was directed to provide clarification of the reason to delete sections 16.29.320 and all of .360.

UNFINISHED BUSINESS

Mr. Sheldon reported that we had a problem with Well #3 and #5; Well #5 was brought back into production. The Council will receive a resolution to declare an emergency for the Well #3 repairs at the next meeting. Well #6 is being used to maintain the water level. The breaker to the telemetry system was inadvertently turned off and it caused an overflow of the water towers last Friday. He reported that McCain Foods is still using the City's water supply. Council requested that they be informed when McCain Foods request to use the City's water supply. Mr. Van Ness advised that McCain's is using their main well and the City's supply is their backup.

NEW BUSINESS

Mayor McKay announced the following:

- AWC Statement of Policy and Resolutions 07-08 has been approved and the Resolutions committee had adopted significant changes.
- Staff is reviewing locations for park shelters. Councilmembers Caylor, Spohr, and Wilson volunteered to serve on a committee.
- Fall Vegetation Clean-up is scheduled for Saturday, October 27th. Citizens can take yard vegetation to the loading dock at 1016 S Broadway and it will be hauled to a compost project in Royal City.
- Sister City committee meeting is scheduled for Thursday 5:30 in the Council Chambers. The treaty signing ceremony will be held September 24 during the regular Council meeting.
- The bi-annual City/Fire district meeting will be October 9th at 7:00 pm at the fire station.
- Teamster Strategy session is scheduled for Wednesday September 5th at 3:00 pm City Hall.
- Simplot negotiation planning session to follow Teamster meeting.
- Pool Committee will meet on Wednesday September 12th at 4:00 pm.

ADJOURNMENT

With no further items to discuss, Mayor McKay adjourned the workshop at 8:30 p.m.

By: _____
SHANNON MCKAY, Mayor

ATTEST:

By: _____
DEBBIE L. KUDRNA, City Clerk