

City of Othello  
City Council Workshop  
September 8, 2009

**CALL TO ORDER:**

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

Present: Mayor Shannon McKay; Councilmembers: Eleanor Brodahl, Kenneth Caylor, Dan Dever, Kenneth Johnson, Mark Snyder, Marc Spohr, and Tim Wilson

Also Present: City Administrator Ehman Sheldon and Department Heads: Mike Bailey, Debbie Kudrna, and Jay Van Ness

**DONATION OF ART TO THE OTHELLO CENTENNIAL COMMITTEE**

Mayor McKay presented Mr. Michael Lewis with a certificate of appreciation for donating an oil painting to the Othello Centennial Committee.

**WALK PATH EAGLE SCOUT SIGN DESIGN**

Eagle Scouts Callen Andersen and Michael Gerber thanked the City and Public Works for their assistance on their project. They showed an example of the mile markers that will be installed on the bike/walk path and exercise signs that will be located along the path. They advised that the path is currently 3.9 miles and they proposed a 4 mile route by extending it on the north side of Lions Park. It was noted that the proposed walk path does not have a sidewalk and Mr. Van Ness stated that there are other sections of the walk path that do not have sidewalks. Mayor McKay indicated that they could discuss completing the sidewalks during the budget process. Mr. Van Ness stated the difference is an additional tenth of a mile. There was further discussion about installing sidewalk to complete the walk path. Callen Anderson stated that they will also install a sign at the entrance of the walk path on East Main Street. Council's consensus was to approve the Eagle Scout project, as presented.

**ALL AMERICAN PROPANE WATER CONNECTION AGREEMENT**

City Planner Darryl Piercy advised that Mr. Dick Start of All American Propane requested a 10 year payment plan for the water connection fee. This is a charge for repayment of a section of the water main that was installed by the City. As part of the installation of the building, they will need to connect to the City water system and apply for a building permit. The cost for the water connection is \$7823.18 based upon their frontage. Staff suggests that a 4% interest rate be applied to the repayment. Mr. Start advised that they researched several properties for their new business and bought the property on South Broadway. He advised that they don't have an issue with the water general and site facility fees, but the water connection fee was a surprise. Mr. Start asked that the cost be spread over a 10-year period. He stated that they will also install a septic system and have been advised that when the City extends sewer infrastructure they will have to remove the private septic system. Mr. Start asked permission to install a collection tank for their sewer, which can be pumped out instead of installing a septic field or a pressurized sewer system. Mayor McKay advised that the City can work together with them on the payment plan for the water connection fee and asked staff to work with Mr. Start on installation of a system in the most efficient way.

**PLANNING COMMISSION**

Mayor McKay had asked the City Attorney to provide information about what the role and responsibilities of the Planning Commission; a memo was provided in the packets. He noted that the Planning Commission spent a considerable amount of time reviewing the two proposed ordinances and held a public hearing to receive public comment. City Planner Darryl Piercy advised that the memo will be provided to the Planning Commission members. Councilmember Spohr stated that he appreciates the time that the Planning Commission devotes but feels he needs to represent his constituents. He agreed with the proposed ordinances and only had a concern with the proposed front setback. Mayor McKay explained that the Planning Commission forwards their recommendations on land use issues to the Council and the Council is to hear any appeals on the land use issues.

**CONSIDERATION OF PLANNING COMMISSION RECOMMENDATIONS:**

Mr. Piercy stated that the minimum front yard setback of 15' is for C-2 zones and each building site plan will be reviewed to decide if there are any site and safety issues. Site distance will always over ride the set back requirement in the City's code and there are sections of the code that provide for site design and traffic safety elements. Mr. Piercy advised that other cities are moving to setting buildings nearer to the streets for pedestrian access. He explained that the ordinances provide clear standards and substantial flexibility for site review, allow businesses to be unique, and allows Othello to be business friendly. Mr. Piercy advised there are different site setbacks in residential districts. In the commercial district, it's best to create a business core, still maintaining safe site restrictions. Councilmember Spohr advised he is concerned of site clearance at intersections. Mr. Piercy stated that the City codes require proper site distance at each intersection. Mr. Van Ness indicated that our current code addresses site at corners within new developments. Mr. Piercy advised that the Planning Commission also recommends approval of the site plan review process ordinance, which will provide a thorough review of each new plan in conjunction with a proposed development ordinance. Councilmember Caylor stated that the proposal will eliminate parking in front of a building when there's not enough room to pull out without driving on the sidewalk. He asked why the ordinance prohibits buildings more than 4 stories high. Mr. Piercy explained that if a developer seeks a taller building, there's a provision in the code that allows the issue to go before the Planning Commission. Mr. Piercy stated that the Planning Commission was trying to create some sense of architectural theme and some character throughout the city. There is a process within the code to review any variances by an applicant. Councilmember Caylor explained that the Coulee Corridor set up standards to not allow billboards along the National Scenic Byways, and he proposed that we do not allow billboards along our scenic byways. Mr. Piercy noted that the code prohibits billboards.

**KIWANIS PARK SOCCER FIELD DISCUSSION**

Mayor McKay asked for public comment. Mr. Jerry Roth, advised that he is a property owner adjacent to Kiwanis Park. He stated that the park is family oriented and used by citizens and churches. He voiced a strong opinion to not change the status of Kiwanis Park and not allow organized sports. Janice Farley advised her backyard is adjacent to Kiwanis Park. She stated that it is a family park and is against designating it as a sport facility. She said it is noisy when there are soccer games going on and there is not enough parking for organized sports. Mayor McKay advised that Mr. Parrish had asked the City to allow youth soccer games in Kiwanis Park and it's not the Council's intent to turn it into an adult sport facility. Councilmember Brodahl advised that she was told that when Kiwanis Park was developed, the City held meetings with the adjacent property owners. She suggested that the City send letters to the adjacent property owners to get feedback. She agreed that there is not a lot of parking to accommodate sport activities. Councilmember Caylor stated that he agrees that Kiwanis Park should remain as a family oriented park.

**CENTENNIAL BRICK PROJECT**

City Clerk Debbie Kudrna reported that the Centennial Committee is working on several projects, all geared towards a two-day event honoring the City's centennial and continuing the centennial theme throughout 2010. One project that the committee would like Council's support is for a fundraising brick project. She explained that there is a section of sidewalk in front of City Hall, approximately 8' x 21 1/2' that needs to be replaced. The Centennial Committee has suggested this as the location for a fundraising brick project. They would like to start marketing the project at the fair next week. The committee would cover the costs for the bricks that will be engraved. She asked the Council to cover the costs for the electrical heating system; the cost for a granite stone that will have the date of incorporation and elevation, and the costs for the bricks not sold as the fundraiser. She estimated the cost to be \$6,000. Public Works would remove the existing sidewalk and install the new brick sidewalk. The bricks would be sold through the end of January, engraved, and then completed by the centennial, May 23<sup>rd</sup>. She provided pictures of a brick project in Wenatchee and a brick that has been engraved promoting the City centennial. She explained that a sub-committee would be selected to complete the project. Councilmember Spohr stated that he is concerned the bricks would create a hazard at the main entrance of City Hall.

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Councilmember Johnson stated that the bricks will last for years if they are laid properly and this is another way to get the community involved in the upcoming centennial. The City Clerk stated that the funds raised through the project would be used towards scholarship awards to graduating seniors. Councilmember Caylor explained that it could take approximately 1,000 bricks and the bench could be reset at the same location. He mentioned that the Centennial Committee could help with some of the costs. The City Administrator advised that the funds could be appropriated from the general fund balance, unless the Council wants to consider a budget amendment.

Mr. Emil Martinez stated that the bricks will be laid correctly and the lawn watering system can be changed to not hit the area. Councilmember Caylor stated that the suggested cost is \$50 for the small brick and \$100 for the large brick. It was decided that this will be discussed again at the next meeting to appropriate the funding for the project.

**COMMITTEE REPORTS**

Councilmember Caylor advised that he went to the National Scenic Byway Conference in Denver. They provided a presentation on the Coulee Corridor project and they were presented a special award for the Coulee Corridor Scenic Byway.

Councilmember Johnson advised that Adams County Development Council held their first golf tournament and generated funding for their projects. They have a meeting this Thursday in Ritzville and they are hosting a business development conference on October 9<sup>th</sup> at McFarland Jr. High.

Councilmember Brodahl advised that the Adams County Community Network still has a funding issue.

**NEW BUSINESS**

Councilmember Snyder asked where we're at for development of a new park. Mr. Sheldon advised there are several avenues that they are pursuing. Mayor McKay advised we're not in negotiations for property, although staff has initiated discussions. Councilmember Brodahl asked that we get aggressive with developing a new park and noted we have funding available for a park. Mr. Sheldon advised we also have to be cognizant of the City's comprehensive plan. Mayor McKay suggested this be discussed at the budget workshop. Councilmember Johnson advised that he viewed the City's website and the counter indicates that it is being used a lot. Councilmember Caylor advised that the Centennial poster will advertise our website and include a text message promotion. It was reported that McFarland Middle School received a 2009 school distinction award from the State.

**ADJOURNMENT**

With no further items to discuss, Mayor McKay adjourned the workshop at 8:50 p.m.

By: \_\_\_\_\_  
SHANNON MCKAY, Mayor

ATTEST:

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