

City of Othello  
Regular Council Meeting  
September 12, 2016

**CALL TO ORDER:**

Mayor Pro Tem Genna Dorow called the meeting to order at 6:30 p.m. and asked for a moment of silence and the Pledge of Allegiance.

**Present:** Councilmembers: Corey Everett, Angel Garza, Larry McCourtie, John Lallas, and Mark Snyder.

**Also Present:** City Administrator Wade Farris; Department Heads: Public Works Director Terry Clements, Assistant Police Chief David Rehaume, Community Development Director Travis Goddard, City Clerk Debbie Kudrna, Finance Officer Spencer Williams and City Attorney Kelly Konkright.

**Absent Was:** Mayor Shawn Logan and Councilmember Eugene Bain.

Council carried a motion to approve the absence of Councilmember Eugene Bain. M/S McCourtie/Snyder.

**CITIZEN INPUT**

There was none.

**APPROVAL OF AGENDA**

Council carried a motion to approve the agenda. M/S Everett/MCCourtie.

**CONSENT AGENDA**

- A. Approval of City Council Minutes of August 22, 2016
- B. Approval of Accounts Payable Checks
- C. Approval of Payroll and Related Expenses

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. 47105 to No. 47159 in the amount of \$250,744.57.

Payroll and Related Expenses Check No. 30080 to No. 30154 in the amount of \$389,389.84.

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

**PUBLIC HEARING ON THE FREDDIE MAC 2<sup>ND</sup> AVENUE REZONE**

Mayor Pro Tem Dorow opened the public hearing at 6:33 p.m. Community Development Director Travis Goddard explained the history of zoning for the properties involved. He stated that the three properties within the rezone are on 2<sup>nd</sup> Avenue, north of Scooteny Street. The 1995 zoning map and the current zoning map indicate that the properties are C-1.

Mr. Goddard stated that the Federal Home Loan Mortgage Corporation (aka Freddie Mac) is requesting to rezone 848 S 2<sup>nd</sup> Avenue from Commercial 1 (C-1) to Residential 2 (R-2). When the owner offered this property for sale, the buyer's lender determined the buyer could not qualify for a "home loan" because it is zoned commercial. The applicant is requesting an R-2 zoning designation because the property is developed as a single-family residence and they would like to sell the property as a residential lot.

The Planning Commission (PC) unanimously voted to recommend approval of the zone change request and they also recommended that the zone change be extended to the neighboring C-1 properties that would appear to be better served by a residential zone.

He advised that after the PC meeting, he contacted the owners of 831 and 847 S. 2<sup>nd</sup> Avenue and both property owners agree that a residential zone best suits their desires. As a result, staff expanded the public hearing notification to include all three of these properties.

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According to our code, zone change requests must be found to be in the public interest; benefit the public welfare of the community; and be consistent with the city's zoning scheme.

The Comprehensive Plan provides for a change to the structure of the city's commercial zoning districts. The plan envisions that commercial property will be scaled for either neighborhood users, community users, or highway/commuting users. In this case, the subject properties could be a location for a "neighborhood commercial" scale; however, the existing use is residential and if they were burned down, they could currently make improvements for commercial activity.

The benefit to the community will be preventing commercial development on 2<sup>nd</sup> Avenue, which is a neighborhood circulator road and not built to commercial or collector standards. The residential zoning is consistent with the welfare of the community, especially the rest of 2<sup>nd</sup> Avenue, which is residential since they were built. The zoning scheme is not significantly affected by this change because the lots are small and it would be difficult build for commercial activities.

Mr. Goddard advised that the R-2 zone is acceptable for the three properties. He noted the barbershop is zoned C-1 and this property and the other duplex on Scooteney Street will remain commercial.

Mayor Pro Tem Dorow asked for Council questions or comments. Councilmember McCourtie stated he would like to rezone all three residential properties. Mayor Pro Tem Dorow asked for public testimony from those in support of the zone change. There was none. Mayor Pro Tem Dorow asked for public testimony from those neutral to the zone change. There was none. Mayor Pro Tem Dorow asked for public testimony from those in opposition of the zoning change. Maricela Lauriano, 801 S. 2<sup>nd</sup> Avenue asked if this will affect her property, if these are rezoned. She was advised it would not affect her property.

Mayor Pro Tem Dorow closed the public hearing at 6:45 p.m.

**ORDINANCE ON FREDDIE MAC 2<sup>ND</sup> AVENUE REZONE**

Council carried a motion to adopt the Ordinance amending the City's zoning map. M/S Lallas/MCCourtie. This shall be known as Ordinance No. 1477.

**SPECIAL EVENT POLICY**

Parks and Recreation Coordinator Amy Hurlbut advised that a policy was created in 2014 to establish the process to authorize the use of city property. The Special Event Permit application has been used when a park event expects an excess of 149 people. This policy was brought to council at a workshop and staff was directed to send the policy to WCIA and legal counsel for review; however, it has not been formally adopted. This policy will provide the support for the process we currently use for special events. Attorney Konkright made two minor changes to the policy.

Council carried a motion to approve the Special Events Policy. M/S Snyder/Garza.

**MAIN STREET AND BROADWAY AVENUE TRAFFIC STUDY**

Community Development Director Travis Goddard reviewed the report performed by Morrison-Maierle to review speed changes on Broadway Avenue, where the speed was raised to 35 mph.

Mr. Goddard reviewed the report conclusions:

- The report concludes that a 35-mph speed limit is supported by the data analysis.
- It recommends that additional review of accident data be completed within a couple years to see if conditions have changed. The report indicates there were no accident data that warranted improvements for the Broadway/Main intersection or a decrease in the speed at this intersection due to the traffic issues.

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- Driveway management is recommended. Specifically, the development of shared driveways; the removal of left-turns into driveways; the elimination of backing movements into the roadway; the reduction of driveway widths, and the increase of driveway spacing. This can be achieved by requiring driveway sharing when new development or site re-development occurs.
- A “road diet” should be considered. Speed, access, and parking can be better managed by altering the roadway by reducing the number of travel lanes.

Mr. Goddard advised that staff wait a couple of years to see if there are any changes in the collision data. Councilmember Snyder advised that there recently was one accident at Broadway and Main Street with a semi-truck and vehicle.

Mr. Kenneth Johnson, 1020 Cobblestone Avenue, noted there has been one serious accident with a semi-truck and a car. He questioned whether the street can safely handle the increased speed. There's been 15 accidents from Juniper and Fir in the last 3 years and 8 of those were at Main and Broadway. He noted that the report provides that the city should monitor conditions to assure the intersections do not evolve into high accident locations. The data was collected prior to the speed increase and it suggests to review all data again after the speed increase. He noted that the report mentions that we may find increased severity of collisions with increased speed. He has seen vehicles driving more than 35 mph in the area and he has reported many of these to the police department. Councilmember Garza advised that loaded semi-trucks driving 35 mph will not want to stop at a yellow light and will drive through.

#### **MCCAIN FOODS WATER CONTRACT**

Finance Officer Spencer Williams explained that the City currently has a contract with McCain Foods to provide certain water services. Six of their water connections are billed per City ordinance and two connections are billed per contract terms. The contract amendment expires mid-September.

Two connections are billed differently and options were discussed with the finance committee and McCain Foods as follows:

- 10" fire suppression line – McCain Foods and the council committee recommend we grant McCain Foods request to charge \$1,000/month instead of \$10/month, as currently set in our code. This amount will satisfy any debt to service owed to the City for the fire suppression system.
- 10" standby line for production – McCain Foods currently pays \$10,000/year (\$833.33/month) for this water line. We can either change to \$2,618/month when the line is in use (per our OMC) or charge \$1,000/month whether the line is in use or not. Usage is billed with this basic monthly fee.

McCain Foods and the council committee propose the two underlined options.

Council carried a motion to approve the contract amendment with McCain Foods USA, Inc. as presented. M/S McCourtie/Everett. Councilmember John Lallas abstained from voting.

#### **UNFINISHED BUSINESS**

Councilmember McCourtie asked if the property owner of the red building off of Main Street are willing to paint “Home of the Huskies” on the building. Mr. Goddard advised that he has not talked to them about this yet.

#### **NEW BUSINESS**

Flavia Lauriano, 819 S 2<sup>nd</sup> Avenue, said that they received a letter that said we are raising the taxes to fix the streets. She asked when S 2<sup>nd</sup> Avenue will be fixed. She also sees a lot of accidents at 1<sup>st</sup> Avenue and Hwy. 26, and she would like to have more improvements at the intersection to prevent bad accidents. City Administrator Wade Farris noted that the State

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Highway Department designed the intersection and the city cannot make any physical changes; however, we will continue to address the situation. Finance Officer Spencer Williams explained that the Transportation Benefit District proposed a ballot to increase the sales and use tax increase of .2% to be used on street projects. This was passed by the voters and the increased sales tax will begin in October from 7.7% to 7.9% and the City will begin to receive monthly revenues in December. These revenues will only be used for street projects. Please note that Councilmember Garza interpreted in Spanish staff's answers. Mr. Farris explained that it costs more than repaving the street; we have to improve curbs, gutters and ADA corners. He noted there are a lot of streets to repair and we will do our best.

**ADJOURNMENT**

With no further items to discuss, Mayor Pro Tem Dorow adjourned the Council meeting at 7:21 p.m.

By: \_\_\_\_\_  
GENNA DOROW, Mayor Pro Tem

ATTEST:

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