

City of Othello
Regular Council Meeting
September 24, 2012

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: Eugene Bain, Ken Caylor, Dan Dever, Genna Dorow, Charles Garcia, Kenneth Johnson, and Mark Snyder.

Also Present: City Administrator Ehman Sheldon; Department Heads: Finance Officer Mike Bailey, Public Works Director Terry Clements, Police Chief Steven Dunnagan, Building and Planning Secretary Trisha Tolley; and City Attorney Katherine Kenison.

CITIZEN INPUT

Mr. Crosier, 625 N. 11th Ave., expressed his concerns about the change to OMC 11.02.020 regarding sales tax revenue. He asked the council to put it up for a vote when asking for an increase of sales tax.

APPROVAL OF AGENDA

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

CONSENT AGENDA:

- A. Approval of City Council Minutes of September 10, 2012
- B. Approval of Accounts Payable Checks
- C. Set Public Hearing on the 2013 Revenue Sources for October 1, 2012
- D. Set Public Hearing on the Final 2013 Budget for November 26, 2012
- E. Set Public Hearing on the Capital Facility Plan for November 26, 2012
- F. Acceptance of Well #6

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. 41625 to No. 41674 in the amount of \$282,123.82.

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

CONFIRMATION OF APPOINTMENT OF NEW FINANCE OFFICER, SPENCER WILLIAMS

Mr. Spencer introduced himself to the Council. Council carried a motion to confirm the appointment of Spencer Williams as the new Finance Officer. M/S Dorow/Garcia.

CONSIDERATION OF A.J. OCHOA'S REQUEST FOR DEFERRAL

Mr. Ochoa asked for negotiations or an amendment to the water main latecomers' connection fee. Mr. Ochoa indicated that after being told that they had to use city water, they installed the pipeline, was ready for the meter and then they were told about the latecomers fee, that had to be paid before they could get water. City Administrator Ehman Sheldon explained the situation and steps that were taken at this point. He explained that no water was requested at the time the building permit was submitted, it was only after the Fire Chief required a fire flow line to be installed. The Mayor asked the City Attorney if the Council could waive the fees. City Attorney Kenison advised that the City paid for the water infrastructure and are reimbursement costs for developers to access the public utility and the way the Ordinance was constructed there was no mechanism for either forgiving or waiving the reimbursement fee.

Councilmember Garcia stated his concern is the time that Mr. Ochoa was notified of the latecomer's fee. He asked if the city was governed by law to inform the land owner of the latecomer's fee beforehand. Ms. Kenison indicated that it is a matter of public record that anyone developing and connecting to the line is going to pay the set fee. Mayor Wilson asked if the fee could be paid in payments. Mr. Sheldon advised that the main connection fee is based on the front

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footage for the entire project. Councilmember Caylor suggested that we maintain the fee at \$25 and not use the escalation formula. He also noted that the shed is approximately one-half of the property frontage. Councilmember Johnson indicated that in the past there was a development on south Broadway with the same situation and a deferral was granted with a time line of full payment. Mr. Ochoa noted that he asked to drill a private well and was told he had to connect to the city water infrastructure. City Attorney Katherine Kenison advised that as the ordinance is written, the triggering event is the water connection and payment has to be made before a connection is permitted. She said we might want to develop a policy to guide the city in the time line.

Mr. Ochoa asked if we could stay at the original fee set back in 1997 of \$25.00 per foot. Mr. Ochoa also proposed a onetime fee of \$10,000.00. City Attorney Katherine Kenison advised Mr. Ochoa that the council could not negotiate without some discussion on an amendment to the Ordinance. Councilmember Johnson stated that he did not oppose a payment agreement over 10 year period which would calculate to \$2,400 per year. Mayor Wilson and Council agreed to connect water services once the water connection fee in the amount of \$3,059.79 was paid.

The council carried a motion to Amend O.M.C. 12.16.285 Section C to include the wording "or satisfactory arrangements for payment". This shall be known as Ordinance No. 1368. M/S Garcia/Bain.

DRILLING WELL #9 PRESENTATION

City Engineer Larry Julius gave a presentation on the new, Well No. 9, located east of Highway 17, North of Cunningham Road. He gave 3 different options for the Council to decide from. All options include drilling a 20" hole, either 240' or 440' below the ground surface with a continuous 16" steel casing and continuous cement grout seal. Mr. Julius recommended option #3, and to have the specs set up so that if we don't need to use it, he doesn't get paid for it.

Councilmember Caylor indicated that once the city commits to drilling the well the city needs to purchase the property. The property owners were in attendance of the council meeting to hear the presentation.

The council carried a motion to approve option #3 to drill a 20" hole, with a 16" casing to the depth of approximately 440' below ground surface, with a 16" open hole, between 440 and 920 below ground surface with a 12" slotted liner approximately 240' in depth, only if a slotted liner is needed. M/S Dorow/Caylor.

CONSIDERATION TO ADOPT THE PUBLIC WORKS STANDARDS BOOK

Public Works Director Terry Clements presented the Public Works Standard Book with the current changes from the previous book from 1998. These standards help the city to treat all developers fairly and equally and what is required of them and to be consistent with all developers, engineers and contractors. He would like the book to be available to the developers/contractors at a cost of \$35.00. Most of the prints that are out there for the developers require the contractor to have a copy of the current book of standards with them on site at the development.

Council carried a motion to approve the design standards with the cost of \$35.00. M/S Dorow/Johnson.

PRETREATMENT ORDINANCE

The Council carried a motion to approve the Pretreatment Sewer Ordinance. This shall be known as Ordinance No. 1367. M/S Dorow/Garcia.

WATER LINE AGREEMENT WITH OTHELLO SCHOOL DISTRICT

The council carried a motion to approve the Interlocal Agreement between the City of Othello and Othello School District no. 147 including exhibit A, Easement Agreement. M/S Snyder/Caylor

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REVISED COPYING CHARGE POLICY

The Council carried a motion to approve to amend the verbiage and the charges for customized copies. M/S Dever/Johnson.

BUDGET COMMITTEE APPOINTMENTS/CONFIRMATIONS

Contracts: Ken Johnson, Ken Taylor, Dan Dever

Street Fund: Ken Taylor, Mark Snyder

Solid Waste: Eugene Baine, Mark Snyder, Ken Taylor

Law Enforcement: Ken Johnson, Mark Snyder, Dan Dever

Sewer/Water: Genna Dorow, Dan Dever, Ken Taylor

Parks & Rec: Charles Garcia, Eugene, Baine, Genna Dorow

General Government: Ken Johnson, Ken Taylor, Charles Garcia

Code Enforcement: Mark Snyder, Eugene Baine

Those on Solid Waste, Park & Rec, and Code Enforcement will be changed to 6pm unless notified. All other times stay the same.

DISCUSSION OF OMC 11.02.020 – SALES TAX REVENUE

After discussions there were no changes to the OMC 11.02.020. No motion made.

NEW BUSINESS

Mayor Wilson made the following announcements:

- The City received a grant for \$9,500 through the regional transportation planning organization to conduct the Main Street Improvement study.
- The City received a grant for \$19,500 to replace old street lighting with energy efficient lights and banner placement standards. Othello was one of the nine state-wide recipients of this funding.
- WCIA (Washington Cities Insurance Agency) will audit the City for cyber liability beginning Tuesday, September 25th.
- Budget committee meetings will begin in October.

Council will also receive the Department Heads' August Reports.

ADJOURNMENT

With no further items to discuss, Mayor Wilson adjourned the Council meeting at 8:23pm.

By: _____
TIM WILSON, Mayor

ATTEST:

By: _____
TRISHA TOLLEY, Building and Planning Secretary