



## MINUTES

### City Council Regular Meeting

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**6:30 PM – Monday, October 9, 2017**

Council Chambers, City Hall – 500 E Main St

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#### **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

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Mayor Logan called the meeting of the Othello City Council to order at 6:30 and led a silent invocation and the Pledge of Allegiance.

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#### **ROLL CALL**

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##### **Councilmembers Present:**

Eugene Bain  
Corey Everett  
Larry McCourtie  
John Lallas  
Mark Snyder  
Angel Garza

##### **Councilmembers Absent:**

Genna Dorow

**MOVED BY JOHN LALLAS, SECONDED BY ANGEL GARZA, COUNCIL EXCUSE  
ABSENT COUNCILMEMBER GENNA DOROW, CARRIED.**

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#### **ADMINISTRATIVE STAFF PRESENT**

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Shawn Logan, Mayor  
Wade Farris, City Administrator  
Police Chief Phil Schenck  
Rebecca P. Ozuna, City Clerk  
Spencer Williams, Finance Officer  
Terry Clements, Public Works Director

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#### **CITIZEN INPUT**

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There was none.

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#### **APPROVAL OF AGENDA**

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Council carried a motion to approve the agenda. M/S Bain/Snyder

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## **CONSENT AGENDA**

- A. Approval of City Council Minutes of September 25, 2017
- B. Approval of City Council Workshop Minutes of October 2, 2017
- C. Resolution to Release Retainage for Tennis Court Sealing and Painting
- D. Approval of Account Payable Checks
- E. Approval of Payroll and Related Checks

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. 48762 to No. 48820 in the amount of \$205,049.19.

Accounts Payable Check No. 5402 to No. 5402 in the amount of \$1,446.28.

Payroll and Related Expenses Check No. 30700 to No. 30755 in the amount of \$404,382.10.

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

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## **CURRENT BUSINESS**

### **PUBLIC HEARING ON DEVELOPMENT AGREEMENT FOR SAND HILL ESTATES**

Mayor Logan opened the public hearing at 6:33PM. Councilmember Angel Garza has removed himself and became part of the audience. Community Development Director Anne Henning reported Sand Hill Estates is a new residential plat fronting on existing sub-standard streets. In addition, the developer is installing pipes and facilities for the future non-potable (irrigation) system, including service to properties not within the subdivision. Sand Hill Estates is 30 lots but with future planned development, the total anticipated build-out by the developer is approximately 250 lots. Ms. Henning mentioned the developer is installing the irrigation system for his development and neighboring properties, but oversized so it can serve additional development as well. Because the system will benefit the City as a whole by conserving scarce drinking water resources, the proposal is that the City will reimburse the installation cost for the irrigation system, then after the City calculates what the tap fee (system development fee) for each connection should be, the developer will pay for each connection.

Ms. Henning also reported that Olympia Street is an existing 19'-wide half street and the developer will construct it as a standard Collector street, and the proposal is for the City to pay for the cost of removing and repaving the existing street.

Another part of the development includes 7<sup>th</sup> Avenue and 14th Avenue which are existing roads constructed to county standards, so they are minimal width and lack curbs and sidewalks.

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These streets will both be arterials in the future. However, only 130' of these streets can be required to be built with the plat, since the plat only extends 130' north of Olympia. Future phases will likely extend these streets only about 300' at a time, leading to many joins in the asphalt. Delaying the street improvements until more or all of the total development is built out will allow each street to be constructed as one large project, eliminating many joins in the street. Therefore, the agreement allows the street surfacing of 7th and 14th to be deferred for 5 years or completion of the overall development, whichever happens first.

Community Development Director Anne Henning also commented that this project has been discussed with the Public Works Committee not in detail but just the concept of what is going on with this project back in August however it was clarified that this agreement had not been. City Administrator Wade Farris acknowledged that the committee had not seen the agreement and it was a decision to bring it before council as to not delay the project any further.

Councilmember John Lallas commented that the only part of the project that was discussed with the committee were the size of the entry ways that they were going to consider with regards to coming into 14<sup>th</sup> on Olympia Street and then what it was going to be on 7<sup>th</sup> Avenue.

Councilmember Lallas asked if the City was going to provide the main line for the non-potable water and that's all? Community Development Director Anne Henning answered that the City is going to provide the materials and insulation costs. Councilmember Lallas stated which are the turnout and the main line and then commented that as the developer develops he will connect into the main line and charge each individual their connection fee. Councilmember Lallas asked if there will be a reimbursement to the City for the cost of main line from the developer or not? City Administrator Wade Farris commented that there will not be a reimbursement to the City however what they will do is the same as Pete's development is roll that into the overall cost to the home owner down the road of the irrigation system. It was clarified that the City will bill for the use of the water system and there will be a charge for the base fee for the connection and a water use fee for consumption.

Councilmember Lallas asked if they are requiring the developer to install a storm water pond and it was commented by Mr. Farris that currently that is the plan until such time that the storm water can run down. Councilmember Lallas asked if they have discussed that lieu of putting in a storm water pond and building a structure to contain the water they would run it down to and tying it in to the storm water system on Broadway. Mr. Farris mentioned the costs of running it to Broadway would exceed the costs of putting in a storm water pond especially for the number of houses in the first phase of the development. It was discussed that as the development grows that eventually it will have to be considered to run the storm water from 14<sup>th</sup> Street to Broadway Avenue and the reason it was not put into the developer agreement was because both the City and

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developer do not want to invest the monies at this time.

Council and staff had further discussion about the development of Olympia Street between 7<sup>th</sup> Avenue and 14<sup>th</sup> Avenue along with the development of 3 streets between there and the work that Olympia Street might have with regards to storm water. Developer Angel Garza gave a brief overview of how the storm water is going to run and connect to the pond. Councilmember Snyder asked if the sewer was only to go to 7<sup>th</sup> Avenue and was answered by Mr. Garza that the sewer is going to tap into 7<sup>th</sup> Avenue and 9<sup>th</sup> Avenue and in the future they plan to go up one street and bury that deep enough to connect all other connections of future developments

Mayor Logan asked for comments for the proposed agreement. There was none. Mayor Logan asked for comments neutral to the proposed agreement. There was none. Mayor Logan asked for comments against the proposed agreement. There was none.

Mayor Logan asked City Attorney Kelly Konkright if there were any issues with the development and he recognized that everything is in order with all requirements.

Community Development Director recommended the approval of the development agreement. Mayor Logan closed the public hearing at 6:50 p.m.

Council carried a motion to ADOPT THE DEVELOPMENT AGREEMENT WITH SAND HILL ESTATES. M/S Lallas/MCCourtie.

**RESOLUTION AUTHORIZING THE SAND HILL ESTATES DEVELOPMENT AGREEMENT**  
City Attorney Kelly Konkright called point of order and Councilmember Angel Garza recused himself due to conflict of interest. Council carried a motion to approve the Development Agreement, subject to the understanding that they will work out the budget figures and that language will be submitted to the Mayor for approval. M/S Bain/Lallas. This shall be known as Resolution No. 2017-29.

**INTERLOCAL AGREEMENT WITH SUNNYSIDE POLICE DEPARTMENT FOR JAIL SERVICES**  
Police Chief Phil Schenck mentioned The City of Othello currently has an interlocal agreement with the City of Sunnyside for inmate housing. The proposed updated agreement increased the daily cost to house an inmate from \$42 per day to \$45 per day for inmates staying longer than seven days. Councilmember Snyder asked what the rate for Adams County currently was and was answered by Chief Schenck that the rate is \$74 - \$76. Police Chief Schenck also mentioned that the City had an agreement with City of Toppenish however they have had a fire and can no longer accept inmates so Sunnyside and Wapato are the 2 choices which we have agreements with.

Council carried a motion to ACCEPT INTERLOCAL AGREEMENT WITH SUNNYSIDE POLICE DEPARTMENT FOR JAIL SERVICES. M/S McCourtie/Everett.

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### **UNFINISHED BUSINESS**

Councilmember Snyder inquired about the pothole on Main Street and was advised that Public Works is currently working on them.

Councilmember Lallas advised that on Fir Street ( from Broadway Avenue to 2<sup>nd</sup> Avenue) there are a lot of weeds taking over the sidewalk and would like to have it sprayed and have the weeds removed. Police Chief Schenck commented he will have Code Enforcement look into it

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### **NEW BUSINESS**

City Administrator Wade Farris gave an update on Well #3 that Timm Flynn is going to contact Schneider Well Drilling and discuss the options the City has.

Finance Officer Spencer Williams went over the budget meeting schedule for the week and also discussed the date of the budget retreat and possibly changing it from November 6<sup>th</sup> to October 30<sup>th</sup>. Councilmember McCourtie appreciated the text/phone reminder call about the meetings.

Councilmember Bain commented that things being changed in BoardDocs after Thursday are really hard to keep track of.

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### **ADJOURNMENT**

With no further items to discuss, Mayor Logan adjourned the Council meeting at 7:02 p.m.

By: \_\_\_\_\_  
SHAWN LOGAN, Mayor

ATTEST:

By: \_\_\_\_\_  
REBECCA P. OZUNA, City Clerk