

City of Othello  
Regular Council Meeting  
November 26, 2001

Mayor E R Kelley called the meeting to order at 7:00 p.m. Members present were: Leonard Lyon, Eleanor Brodahl, Les Clemons, Everett Cole, Don Derifield, Jeannie Ochoa and Kenneth Johnson. Also present were: Curt Andrews, Debbie Kudrna, Rhonda Miller and Reuel Klempel, City Department Heads; James Whitaker, City Attorney; and several citizens.

Council member, Les Clemons led the opening invocation and Mayor Kelley led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Mayor Kelley requested that agenda items number 3 & 4 should be switched, in order to discuss item 4 before item number 3.

Council carried a motion to approve the agenda with the changes. M/S Clemons/Brodahl.

**CONSENT AGENDA**

- a. Approval of Minutes of November 13, 2001.

Council carried a motion to approve the consent agenda as presented. M/S Clemons/Johnson.

**LODGING TAX ADVISORY COMMITTEE REPORT**

Everett Cole, Council liaison to the Lodging Tax Advisory Committee reported that they had met the previous week to discuss the request of appropriating \$20,000.00 to be used as matching grant funding towards a tourism facility to be located on extended east Main Street to Highway 17.

Council member, Cole stated that the committee's recommendation was that the city is not in a financial position to afford the \$20,000.00 tourism fund request and recommended not appropriating the allocation of Hotel/Motel money towards this proposal.

Mayor Kelley asked the council to discuss this recommendation further and asked if that was their same vision regarding the funding and support of the proposed tourism facility. Council member, Clemons explained that in order to receive additional funding for this facility, it must be located on a city right-of-way that runs through or abuts the city limits. Therefore, an annexation extending eastward from the current city limits would be necessary to have it contiguous to the city limits and abutting Highway 17. He stated that he has talked to the two property owners that would be involved in an annexation of property and they have tentatively agreed to the annexation as long as it does not change their property tax rate. It was clarified that he does need a commitment from the city for a 20% matching grant to get the project off the ground. He noted that they have estimated the total cost of the project at approximately \$350,000.00 to \$375,000.00.

Council member, Brodahl voiced some concerns regarding not having a financial plan for their project. Council member, Clemons did note that he would have to prepare a management plan and have that in place. Mr. Clemons announced that there is a Corridor Meeting on December 22, 2001 and this project will be discussed further during that meeting.

Council took no action on his request.

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**TOURISM APPLICATION REQUESTS FOR 2002**

The City Clerk presented the amounts requested for appropriation of tourism funding for next year and requested that council give staff direction regarding the allocation of these funds.

Council carried a motion to appropriate the same amounts as were appropriated in 2001 and made no appropriations for the Visitor Center request and noted that they will discuss this request at the December Workshop. M/S Ochoa/Clemons. Council members, Lyon and Johnson cast opposing votes. The appropriations are as follows:

• Othello Chamber of Commerce	\$18,100.00
• The Old Hotel Art Gallery	\$ 3,221.00
• Othello Rodeo Association	\$ 4,000.00
• Othello Community Festival	\$ 5,000.00
• All Cities Classic Car Club	\$ 1,800.00
• Adams County Fair	\$ 2,500.00
• The Old Hotel Art Gallery/Caboose Railroad	<u>\$ 2,500.00</u>
<b>TOTAL:</b>	<b>\$37,121.00</b>

**ORDINANCE TO ADOPT THE CAPITAL FACILITY PLAN 2002-2007**

Finance Officer, Rhonda Miller reviewed the suggested changes that were mentioned during the public hearing held on the Capital Facility Plan (CFP) at the previous council meeting. These included:

General Fund:

- Removal of the Visitor Center, (\$20,000.00)
- Comprehensive Park and Recreation Plan for (\$35,000.00) in 2002
- Removal of (\$10,000.00) for ball park improvements. Pending outcome of Park Comprehensive Plan

Street Fund:

- Removal of Annual Street Work, (\$600,000.00)
- Removal of Pipe EI – 68, (\$2,200,000.00)
- Changed Purchase of Street Sweeper and Grater to one line item titled: Heavy Equipment Purchases, reducing that amount to \$160,000.00 over the next 4 years
- Removed Columbia Street Realignment (\$130,000.00)

Water Fund:

- Removal of Steel Line Replacement, (\$600,000.00)
- Removal of Annual Well Rehab, (\$450,000.00)

**Total Reduction in CFP:** **\$4,115,000.00**

Ms. Miller clarified that annual maintenance projects have been removed from the Capital Facility Plan. Mr. Andrews clarified the need for a Park and Recreation Plan; noting that this would be a major element to help us plan and budget for Park and Recreation needs.

Council carried a motion to adopt AN ORDINANCE ADOPTING A SIX-YEAR CAPITAL FACILITY PLAN FOR 2002-2007. M/S Lyon/Cole. This shall be known as Ordinance No. 1107.

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**PUBLIC HEARING ON THE PROPOSED BUDGET FOR 2002**

Mayor Kelley opened the public hearing to receive a staff report and receive public input about the city's 2002 budget at 7:35 p.m. Finance Officer, Rhonda Miller gave an overview of the budget funds detailing expected expenditures and revenues for 2002. Mayor Kelley asked for public testimonies, questions and objections. There were none. Mayor Kelley asked for council comments. Finance Officer, Rhonda Miller responded to a question posed by council member, Derifield stating that the city currently has approximately \$6,000,000.00 in liquid funds. There was some discussion regarding the Police Departments vehicle replacement program. It was noted that in 2002, an amount has been budgeted for replacement of a patrol vehicle and for replacement of the Animal Control vehicle. Council asked staff to review purchase of the Animal Control vehicle through the Washington State Surplus program. With no further questions or comments regarding the 2002 budget, Mayor Kelley closed the public hearing at 7:46 p.m.

**RATIFY JANITORIAL AGREEMENT FOR CITY HALL/POLICE DEPARTMENT BUILDING**

The City Clerk reported that interviews had been held and staff recommends that the janitorial agreement be ratified between the City of Othello and Blanca Gonzalez.

Council carried a motion to ratify and authorize the janitorial agreement for the City Hall/Police Department building with Blanca Gonzalez, with the understanding that she will have the proper insurance liability and bonding requirements. M/S Derifield/Cole.

**RESOLUTION TO AUTHORIZE BUILDING PERMIT ON UNPLATTED LAND – CURTIS ROBERTS**

City Attorney, James Whitaker noted that the current ordinance provides issuing building permits, by authority of the City Council, on unplatted land when there is remodeling of an existing building, which conforms to the current zoning and for construction of a temporary structure. Mr. Whitaker suggested that the council review the current code and consider changing the current language, if they want to extend the circumstances when building permits can be issued on unplatted land. He noted that what is different with the request coming from Curtis Roberts is that the preliminary plat has not been presented yet and he noted some concerns of issuing building permits when a platting process is not yet being reviewed. Mr. Whitaker stated that state law provides that developers can sell property lots when a final plat has been officially approved and recorded.

Curtis Roberts, 1936 Cemetery Road, addressed the council and noted that he does have a potential buyer for this one home in his new proposed development. Mr. Roberts noted that his desire was to build this one home and complete the plat process at the same time. He also noted that the infrastructure would be built to accommodate the plat provisions.

Mr. Andrews noted that the city has received the third final easement of Cemetery Road and they are reviewing the conditions placed upon that easement. Staff was directed to bring back possible changes to Othello Municipal Code, Section 14.04.070 regarding building permits on unplatted land.

Mr. Whitaker proposed a change in the resolution under Resolve, Article 4, "Owner shall complete a plat of the subject project no later than June 1<sup>st</sup>, 2002." He noted that this would take care of concerns of final platting not being finalized. Mr. Whitaker also recommended that Article 5 be deleted entirely.

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Council carried a motion to adopt A RESOLUTION AUTHORIZING BUILDING IMPROVEMENTS ON UNPLATTED LAND, for Mr. Curtis Roberts for property located at 18<sup>th</sup> Avenue and Catalpa Street. This would include the proposed changes under Resolve, Article 4 and Article 5 as recommended by the City Attorney. M/S Derifield/Cole. This shall be known as Resolution No. 2001-39.

**RESOLUTION TO AUTHORIZE BUILDING PERMIT ON UNPLATTED LAND – CENEX BEAN PLANT**

Mr. Andrews explained that Cenex Bean Plant property located at, 1296 S. Broadway Avenue, has requested a building permit for a remodel and addition of a 500-sq. ft. office to the existing scale half. He noted that there are several difficulties and issues to be dealt with prior to platting of this property. Council member, Lyon voiced concerns of the opened conditions listed in the resolution under Resolve. Mr. Andrews noted that these are legitimate concerns and these are the issues that need to be resolved prior to platting. These include such things as easements for water and storm water lines, connections to existing city sewer, access issues, and platting process.

Council carried a motion to adopt A RESOLUTION AUTHORIZING BUILDING IMPROVEMENTS ON UNPLATTED LAND, for Cenex Supply and Marketing Bean Plant located at 1296 S. Broadway Avenue. M/S Clemons/Cole. This shall be known as Resolution No. 2001-40.

**ORDINANCE TO AMEND O.M.C. CHAPTER 2.56 ENTITLED “FUNDS”**

The City Clerk explained that these two sections of Chapter 2.56 could be repealed in their entirety because they are funds that no longer have a balance and are no longer needed.

Council carried a motion to adopt AN ORDINANCE REPEALING OTHELLO MUNICIPAL CODE SECTION 2.56.290 AND 2.56.380 OF CHAPTER 2.56 ENTITLED “FUNDS.” M/S Ochoa/Clemons. This shall be known as Ordinance No. 1108.

**UNFINISHED BUSINESS**

The city council was provided a preliminary statement from Booker Auction, indicating the amount of revenues for vehicles sold at the recent surplus auction.

Public Works Director, Reuel Klempel reported that traffic counters have been placed on East Main Street and 14<sup>th</sup> Avenue and will be moved to the area in front of the Wal-Mart plat. The report from the vehicle traffic counters will be used to discuss the request to increase the speed limit of East Main Street in front of Wal-Mart.

Council member, Cole stated that the basalt columns were excavated and moved to the City Hall/Police Department site this weekend by volunteers and was placed in the front area of the lot. There will be further work done by the Public Works Department in landscaping and maintenance of this area.

**NEW BUSINESS**

Council member, Clemons gave a report regarding the recent SWAC meeting. He noted that the Department of Ecology had directed Adams County to develop a recycling plan, which was approved several years ago and a recycling program has been set up for Adams County. At the November 14<sup>th</sup> meeting, he requested a grant from Adams County

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to purchase the recycling containers that are used by our community and surrounding area. Since that meeting, Consolidated Disposal Services, Inc. has verbally suggested that instead of purchasing these recycling containers, that an amendment to the contract be proposed, which would delete the rental charge for those recycling containers and would also allow Consolidated Disposal Services to receive the revenue from the recycling efforts. This amendment to the contract will be discussed further with Consolidated Disposal and brought back to the city council. Council member, Clemons stated that he has also requested grant funding from Adams County to be used for paving a lane into the recycling area and provide signs indicating the location of the recycling site for approximately \$25,000.00. He noted that Public Works might also pave the recycling site where the containers have been placed.

The Council was provided a copy of a letter that was sent certified to J.R. Simplot Company advising them of a new water rate based upon the procedure outlined in the 1982 agreement. The current contract provides for a rate calculation and formula. Based upon this provision, the water rate will be \$0.37015 per 100-cubic ft. of water metered for J.R. Simplot Company, effective January 16, 2002. Mr. Whitaker advised the Council that Simplot Company could request to be removed from the contract rate and be charged the Industrial Water Rate as set by ordinance. He advised staff to review the calculations based upon the formula set in the 1982 agreement annually even if Simplot requests the other industrial rate. It was clarified that the rate set in the letter to J.R. Simplot Company meets the current contract formula and conditions as set in the 1982 agreement.

Public Works Director, Reuel Klempel noted that the traffic light project is being conducted.

The City Clerk announced the Volunteer Fireman's Association annual breakfast is scheduled for Sunday, December 2<sup>nd</sup>, 2001 at the Eagle Lodge beginning at 8:30 a.m. The funds that are generated from this breakfast will be used for the annual Christmas Basket program.

Council member, Brodahl announced that a seminar has been scheduled for this Thursday evening at City Hall Council Chambers regarding women and minority business development. This is a joint effort with the State of Washington and U.S. Bank.

**ADJOURNMENT**

With no further business to discuss, Mayor Kelley adjourned the council meeting at 8:45 p.m.

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E R KELLEY, Mayor

ATTEST:

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DEBBIE L. KUDRNA, City Clerk

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