

City of Othello
City Council Workshop
December 06, 2010

CALL TO ORDER:

Mayor Tim Wilson called the meeting to order at 7:00 p.m.

Present: Mayor Tim Wilson; Councilmembers: Ken Caylor, Charles Garcia, Mark Snyder, and Marc Spohr.

Also Present: City Administrator Ehman Sheldon; Department Heads: Finance Officer Mike Bailey, Police Chief Steven Dunnagan, City Clerk Debbie Kudrna, and City Planner Darryl Piercy.

Absent Were: Councilmembers Dan Dever, Genna Dorow, and Ken Johnson.

CENTENNIAL COMMITTEE PRESENTATION

Councilmember Ken Caylor thanked Michael Lewis for painting the art for the centennial advertising. Mr. Lewis donated the oil painting depicting a train to the City of Othello to be displayed at City Hall. Councilmember Caylor presented a \$500 check to The Old Hotel and a \$500 check to the Othello Museum from the Centennial Committee.

OTHELLO HOMELESS COMMITTEE PRESENTATION

Alan Hanks, representing the Othello Homeless Committee updated the Council with the homelessness project in Adams County. In 2008, the State imposed a 50% reduction of homeless within the state and provided guidelines for cities and counties to reach that projection. For the first two years the Othello Housing Authority administered the finances for the project. Adams County Community Network has taken over the financial responsibilities. There has been State funding, County funding, and stimulus funding to help with the homelessness project. In 2010, in Adams County, 230 people were helped. Emergency shelters are set up within the county and approximately 130 people benefited from those homes in Othello this year. On January 27th the fifth annual volunteer homeless count will be conducted in Adams County. In 2010, on the 1-day count, 270 homeless people were found.

COMMUNITY GARDEN PROJECT – TIMM TAFF

Pastor Timm Taff advised that there is a community garden project in Othello. Erik Lampi, WSU Grant/Adams Area Extension Master Gardener Program Coordinator stated that he has written grants for school community gardens and has created a personal vision for community gardens. There is property south of McFarland Middle School donated by the Nazarene Church for a community garden. Water, trellises, a wood shed and a vision for the project have been completed. Current partnerships include: WSU Grant/Adams Area Extension Master Gardener Program; Adams County Health Department; Adams County Juvenile Detention; Wal *Mart; Ace Hardware; Del's Farm Supply; Ladd Irrigation; Job Corps; Pro Build and community members. Past participants were: Matt Hampton; Bob Carlson; Traci & Dulce Fields; Boersma Farms; Juvenile Detention; Nazarene Church and community volunteers. Pastor Taff stated that this project has been published in magazines. He also stated that produce from the community garden was donated to the local food bank; wood has been donated to build raised beds; and a wood shed was delivered to the property this fall. Applications for the community garden are available through the Nazarene Church and there is a nominal fee. He advised that they still need a fiscal agency to help with the funding and the City is not able to provide that service.

WALK PATH DISCUSSION

City Planner Darryl Piercy explained that during the course of the McFarland Middle School construction, the location of the walk path was modified. The walk path is subject to an easement agreement between the School District and the City. The proposed walk path location is not within city right-of-way and was relocated because of the need to comply with a fire lane location. The revised location utilizes a new section of sidewalk and a new crosswalk. However, there are still ADA requirements to address. Discussions continue between the School District and the adjacent church property. The City does have a recorded easement granted by the School District and we have some rights to that right-of-way. The property to the south is owned by the Nazarene Church and there is a proposal to share an access point and a joint venture plan for a parking area between the church and the school. Once the negotiations are agreed upon, the Council will need

City of Othello
City Council Workshop
December 06, 2010

to formally modify the existing easement agreement. The School District is also willing to improve a section of the walk path that has deteriorated south of their ball fields and will relocate the gate in the fire lane. Councilmember Spohr mentioned that the School District should do several other improvements to the adjacent walk path. Fire Chief Lebacken noted that the Fire Department requests a review of the new proposal.

PLANNING COMMISSION'S RECOMMENDATION RELATIVE TO ACCESSORY STRUCTURES

City Planner Darryl Piercy explained that the Planning Commission has reviewed the requirements for accessory structures located in residential zones and have made specific recommendations for the Council. He reviewed the Planning Commission's proposal and advised that an ordinance will be prepared for the Council's consideration. The key elements from the Planning Commission are set back requirements; maintain residential character; maintain consistency with the residential structure on the property; and set requirements for size, height and siding material. Their proposal offers standards but not overly regulatory upon property owners.

ORDINANCE TO AMEND O.M.C. CHAPTER 6.04.020 LICENSE REQUIREMENTS

City Planner Darryl Piercy explained that OMC 17.09.430 provides a definition of a kennel: "More than two adult dogs." The City code does not allow kennels in residential zones, so in effect the code limits the number of dogs in residential zones to two. This has been difficult to enforce and OMC 6.04.020 has no restrictions to the number of licenses. It is not uncommon for more than two dog licenses to be issued to a single address and at least twenty residential units have 2, 3, 4, 5, and 8 licensed dogs. He advised that the residential unit that has 8 licensed dogs is clearly a kennel. They have side stepped the ordinance restrictions by selling the dogs outside of the city limits. Mr. Piercy reviewed a proposed change to the ordinance to limit the number of dogs to be consistent with the number set in the code for a kennel, unless the occupant satisfies all requirements for a kennel. Kennels are allowed in C-2 zones and are subject to obtaining a Conditional Use Permit in the C-1B zone. He asked the Council to determine what the appropriate number of dogs per residential should be and then how to handle those homes that have more than the established number of licensed dogs. There was Council discussion and it was suggested that a poll be posted on the city website and a survey sent with the utility bills to get public comments. Mr. Piercy stated that it is time to renew dog licenses and we may need to impose short term restrictions on the sale of the licenses and resolve the issue next year. It was Council's consensus to limit licensing dogs up to three per household. There was further discussion about how to accommodate those unlicensed dogs. Councilmember Garcia said that if more than three dogs were licensed in 2010, it would be difficult to not allow them to license them in 2011. Mr. Piercy suggested that staff not sell more than three dog license per household and not take enforcement action upon those dog owners during the time that Council decides whether to change the current code language. Chief Dunnagan stated that we would be allowing individuals to have dogs unlicensed and agreed with Councilmember Garcia's suggestion to allow the current practice of licensing all dogs until a plan is adopted. Mr. Sheldon suggested allowing those citizens that have licensed multiple dogs in the past license them for 2011 and not allow issuance of dog licenses over three.

ORDINANCE AMENDING O. M. C. CHAPTER 3.02 ENTITLED "UTILITY-OCCUPATION TAX AND LICENSING" AND POLICY AND PROCEDURE

Finance Officer Mike Bailey advised that a recent court case found that fire hydrant costs are to be paid from the general fund because it was determined that fire hydrants are for general government purposes. He presented an ordinance, which would levy a 2% utility tax against the water utility fund, as a means of recouping the costs associated with fire hydrant replacement and maintenance. He also provided a policy and procedure, establishing the collection method for the monthly 2% utility tax. Mr. Bailey explained that we currently do not impose a utility tax. He reviewed the proposed policy, which is to recover from the water fund the first 2% of the utility tax by a direct transfer from the water fund to the general fund. It was noted that another option is to have the general fund cover the tax. Staff is not recommending too tax the rate-payers or have the cost covered by the utility fund. It is estimated that the annual expenditure will be \$36,000. Councilmember Caylor stated that we could impose the 2% tax upon our rate payers later or

City of Othello
City Council Workshop
December 06, 2010

determine that our recent 4% water rate increase includes the 2% tax. Mr. Bailey advised that the staff proposal is the legal avenue to fund the imposed tax.

NEW BUSINESS

Mayor Wilson stated that occasionally we need to discuss issues with other agencies during a Council meeting and some of those may also meet on Monday nights. He asked if Council would want to consider changing the workshop meeting to Tuesday's. It was noted that the School Board meets during our 2nd and 4th Monday meetings of the month.

Mayor Wilson made the following announcements:

- The Mayor's luncheon will be December 8th at noon at the Othello Senior Center.
- The Public Works union negotiations are scheduled for December 9th at 9:30 a.m.
- ACDC is Thursday, December 9th at 6:00 p.m. in Ritzville.
- Shop with a Cop is this Saturday, December 11th in the Council Chambers.
- City Hall will be closed Friday, December 24th and Friday, December 31st.

ADJOURNMENT

With no further items to discuss, Mayor Wilson adjourned the workshop at 8:55 p.m.

By: _____
TIM WILSON, Mayor

ATTEST:

By: _____
DEBBIE L. KUDRNA, City Clerk