

City of Othello
Council Workshop
December 3, 2001

Mayor E R Kelley called the workshop to order at 7:00 p.m. Present were Leonard Lyon, Les Clemons, Everett Cole, Don Derifield, Jeannie Ochoa and Ken Johnson. Absent was Eleanor Brodahl. Also present were Debbie Kudrna, Rhonda Miller, Curt Andrews and Reuel Klempel, Department Heads.

PROPOSED WATER/SEWER ORDINANCE

City Clerk, Debbie Kudrna briefly reviewed the proposed water and sewer ordinance, noting that it is a total re-write of Chapter 12. She discussed the following items in the ordinance: the water general facility charge; the sewer rates for outside city limits will be at 150%, the same as water rates for outside users; a new title for "Lien for Unpaid Charges" was added; the sewer rates include a 6% increase needed to meet the 125% bond coverage requirement; there is a new sewer permit and connection fee; there is new language regarding the procedure if a sewer backup claim is filed by a private property owner; the water rates include a one-cent increase to the block rates; and several typos were corrected.

Finance Officer, Rhonda Miller discussed the need for the water and sewer rates to meet the bonding requirements. She presented revenue and expenditure projections through 2008. The City Council stated that they want to review water and sewer rates adjustments annually.

TOURISM FUNDING FOR TOURISM FACILITY

Planner, Curt Andrews presented a draft concept of the Othello Community Visitor's Center. It included landscaping; a freight house; Well #11 site; office space; restrooms; Chamber office; RV parking and dump station. This would set on approximately four city blocks and could be adjacent to other commercial sites. He noted that this a very long-term vision and asked for discussion regarding whether the city wants to promote tourism and create this area as a center hub for tourism information.

Council member Clemons mentioned that to meet the requirements for federal funds, the city limits would need to be extended out adjacent to Hwy 17. He noted that the Corridor committee is working on a management plan. He had done some research about overnight accommodations in Othello that are tourism related vs. business overnight stays. They projected 40% are tourist during the weekdays and up to 75%-100% on the weekends. He stated his support of the tourism facility vision and stated we are very fortunate to have the Wildlife Habitat and the Coulee Corridor at our doors. Mr. Clemons announced the Corridor Committee meeting scheduled on January 16.

Janice Owen, Manager of Best Western Lincoln Inn explained that she is a member of the Lodging Tax Advisory Committee and strong supporter of tourism. She is involved in promoting tourism in Othello and the area.

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Council member Lyon recommended that until a management plan is implemented, that the City should not appropriate funding and asked to table any further discussion on this proposal. He suggested that this be discussed in the Spring, after the Coulee Corridor meeting.

BUDGET REVIEW

Finance Officer, Rhonda Miller asked that the Council confirm the tourism funding allocations; noting that the Council had appropriated the 2001 amounts for 2002, excluding the \$20,000.00 request for the tourism facility. Council members Johnson and Lyon stated support of additional funding requested for the Fair Board and Community Festival organizations. There were no changes in the amounts, as set by Council at the last meeting. Ms. Miller clarified a correction to the street lighting funding. She had forwarded water and sewer rate analysis through 2008 and a rate analysis of Simplot's water rate, based upon the water agreement and an analysis if they were to opt to the industrial rate that is, set by ordinance.

ORDINANCE CHANGE FOR RIGHT-OF-WAY WIDTHS

Building Official, Curt Andrews presented a draft ordinance which would revise the sections of the Design Standard ordinance provisions for dead-end streets; cul-de-sacs; street access, curves, intersections, grades and widths, base and surfacing. The cul-de-sacs diameters had been reviewed with Adams County #5. The changes for street widths will now be the same criteria as is in the Public Work's Standards book.

ORDINANCE CHANGE FOR SEPA REQUIREMENTS

Building Official, Curt Andrews presented a draft ordinance which sets new thresholds for SEPA reviews for new developments, parking lots and storage buildings; and exempts certain structures.

RESCHEDULE DECEMBER 24 MEETING

The Clerk asked for consideration of rescheduling the December 24th meeting, to insure a quorum of the Council. The meeting was rescheduled to Thursday, December 27, 7:00 p.m. The oath of office will be given to the new Mayor and Council members.

UNFINISHED BUSINESS

Mr. Andrews held a discussion on the City's SEPA statement for the Robert's project and how it will impact certain aspects of the community, including widening of Cemetery Road from Robert's subdivision east to 14th Avenue. The right-of-ways have been obtained, but the County says that Cemetery Road cannot handle the increased traffic, that it is only a lane to the Cemetery. Due to the impact of the new development,

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approximately 300 vehicles per day, the road will need to be widened. To widen and chipseal the street, the walking path would be too close to the road and it was Council's consensus to widen the road to the south, BST the road and require Scootney Springs School to build a sidewalk on their right-of-way when the School District plats the Scootney Springs property. The City will have to deal with the walking path that is adjacent to Cemetery Road. The curb and gutter could be built when they plat. Mr. Roberts will construct a standard sidewalk on Cemetery, fronting his development.

NEW BUSINESS

Curt Andrews presented the preliminary schedule for discussions with the City Council about the policies that will need to be implemented to be included in the city's new water system plan. The Department Heads will begin in the January workshop and will discuss these policies and other issues for the next several months.

Mr. Larry Bray requested that the City donate the bleachers that are behind the Well #6 building to the Adams County Park District #1.

ADJOURNMENT

With no further business to discuss, Mayor Kelley adjourned the workshop at 9:10 p.m.

Debbie Kudrna, CMC
City Clerk