



MINUTES

City Council Regular Meeting

6:30 PM – Monday, May 14, 2018

Council Chambers, City Hall – 500 E Main St

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Logan called the meeting of the Othello City Council to order at 6:31pm and led a silent invocation and the Pledge of Allegiance.

ROLL CALL

Councilmembers Present:

Genna Dorow

Corey Everett

Angel Garza

Larry McCourtie

John Lallas

Mark Snyder

Councilmembers Absent:

Eugene Bain

MOVED BY ANGEL GARZA, SECONDED BY MARK SNYDER, COUNCIL
EXCUSE ABSENT COUNCILMEMBER EUGENE BAIN. CARRIED.

ADMINISTRATIVE STAFF PRESENT

Shawn Logan, Mayor

Wade Farris, City Administrator

Rebecca P. Ozuna, City Clerk

Spencer Williams, Finance Officer

Terry Clements, Public Works Director

Anne Henning, Community Development Director

Dave Rehaume, Assistant Police Chief

CITIZEN INPUT

There was none.

APPROVAL OF AGENDA

Council carried a motion to approve the agenda. M/S Everett/McCourtie

CONSENT AGENDA

- A. Approval of City Council Minutes of April 23, 2018
- B. Approval of City Council Minutes of May 7, 2018
- C. Approval of Payroll and Related Checks
- D. Approval of Accounts Payable Checks
- E. Call for Bids for Gasoline and Fuel

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. 49589 to No. 49675 in the amount of \$371,661.00.

Payroll and Related Expenses Check No. 30945 to No. 30973 in the amount of \$390,611.75.

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

CURRENT BUSINESS

PUBLIC HEARING FOR 2018 CDBG GRANT FOR NEW RESERVIOR

Mayor Logan opened the public hearing at 6:33 p.m. Engineer Kurt Holland from Varela & Associates gave a brief overview of the three HUD National Objectives that a Community Development Block Grant (CDBG) project activity must meet and a brief review of the application for a new reservoir the City wants to submit.

Mayor Logan asked for public testimony in support of the CDBG grant proposal. There were no comments. Mayor Logan asked for public testimony neutral of the CDBG grant proposal. There were no comments. Mayor Logan asked for public testimony in opposition of the CDBG grant proposal. There were no comments.

Mayor Logan closed the public hearing at 6.35 p.m.

Council made a motion to ADOPT RESOLUTION 2018-10 AUTHORIZING SUBMISSION OF THE CDBG APPLICATION. M/S McCourtie/Dorow.

CONTRACT EXTENSION WITH GORDON THOMAS HONEYWELL GOVERNMENTAL AFFAIRS

City Lobbyists Briahna Murray from Gordon Thomas Honeywell Governmental Affairs mentioned that the partnership with GTHGA was established just before the previous legislative session and presented Council with an extended contract for 2019 session. Briahna Murray & Hanna Jones also presented to council a brief overview of the end of session of the 2018 Legislative Session, a detailed summary of some of the activities that GTHGA engaged in on behalf of the City of Othello, what they are preparing for the next biennium session and provided some insight into

the political climate might do during the next session. Mayor Logan and Council gave their appreciation to Ms. Murray, Ms. Jones and the lobbying firm for all the hard work they have done on behalf of the City and their accomplishments.

Council made a motion to APPROVE THE EXTENSION CONTRACT WITH GORDON THOMAS HONEYWELL GOVERNMENT AFFAIRS WITH A SPELLING CORRECTION ON APPENDIX "A" M/S Dorow/Lallas.

RESIDENTIAL LANDSCAPING DISCUSSION

Community Development Director Anne Henning gave a brief overview of Othello Municipal Code 14.57 with regards to the requirements for landscaping within the City limits of Othello, the deadline stated in the code for landscaping and stated they will start enforcing the code on the current violations. Ms. Henning suggested to Council to start thinking about how they would like to update the code with regards to if they want the landscaping to be done before issuing the certificate of occupancy and what they want to see in the code as to what is allowed as landscaping in single family residential. Ms. Henning stated that the code for residential landscaping it is currently open as to grass, trees, and other natural features and leaves little open for decorative rocks and would like some direction from staff on that area. For other parts of the landscape chapter (other than single family), the code only says 80% living and suggested the possibility of narrowing it down if rock is not what they want to see.

Councilmember Dorow inquired if this code has been discussed at Planning Commission and was responded that it has been a subject that been discussed previously and still currently is being reviewed by Planning Commission. Councilmember Lallas inquired about the classifications, inquired if the requirements are different for someone who is building multifamily and his concern for off street parking for those units. Ms. Henning responded that those landscaping requirements are different and stated, with regards to the parking, that there is an existing project where the parking was not required however the City will now go through the enforcement process and require paved parking for the project. There was some discussion between Council and staff as to what they would like to see in the code, what is required in the code, and what direction staff would like from council. City Attorney Kelly E. Konkright recommended that the best choice for Council would be to go through the Planning Commission and see what their recommendations are before making any changes.

Councilmember Angel Garza recused himself from Council to voice his opinion as a developer and private citizen. Mr. Garza mentioned that code currently allows one (1) year for the landscaping to be installed, however as a builder, it takes them 3-4 to build the home and the certificate of occupancy starts the closing process so without the certificate there is no check for the builder. Mr. Garza stated that at his development he allows them six (6) months to get their yards in and after that time they start pushing the homeowners to get them in, however at Sand

Hill Estates, since there is not going to be an HOA, he doesn't know how it is going to work. Mr. Garza suggested changing the code from 1 year to 6 months.

Mayor Logan asked Mr. Garza that if he had any objection that a provision be included in the closing of the house that the monies it would cost to put in a yard be held in escrow until it is done, and Mr. Garza stated he would not agree to that because that is his money and the price of the house does not include the yard and he would then have to include the price of the yard in the house which can then cause to other issues. Councilmember Lallas inquired if the time starts for the homeowner once Mr. Garza has sold the home and he responded that the 6 months starts for the buyer at closing once the certificate of occupancy has been received. There was further discussion between Mr. Garza, Council and staff with regards to what his selling process is, the requirements with regards to landscaping are at his current subdivision with HOA, how adding the price of the yard to the sell price would cause other issues like not allowing people to purchase the house, some suggestions that can be taken into consideration as to how the City can improve the code, and the current process the Building/Planning Department is taking with builders before they are issued permits. Mayor Logan asked Ms. Henning if the code provides any guidance that if the yard is not done in the allowed time to go after the builder and was responded there was not.

City Attorney Mr. Konkright gave some insight on the many ways that City can approach this issue and suggested that a public hearing be held to hear from the community and developers as to see what they might suggest and would like to see done. Council was in consensus to have a public hearing and more discussion was held about enforcing the code and the concern about people who just do not care. Mayor Logan suggested to Ms. Henning that the discussion being held tonight be given to Planning Commission and advise them that that a Council would like to have a public hearing prior to making the decision in changing the code.

Councilmember Angel Garza rejoined council at 7:33p.m.

UNFINISHED BUSINESS

Councilmember Snyder inquired about when the weed spraying would begin and what is being done about the weeds and was informed that they have already started and are currently doing the alleys and at this time is when Code Enforcement starts doing taking enforcement action and if there some issues that are bad to contact Code Enforcement.

Assistant Chief Dave Rehaume gave an update on the dispatch consoles stating that they have received 2 proposals and are waiting on the third one to be received. Councilmember Snyder inquired about the proposals as to how much of a price difference, the quality of the equipment and the possibility of connecting to the county. AC Rehaume responded that there is quite a price difference from what the county proposed, the quality of the equipment is the same just different brand and the connectivity to the county can be done if needed.

City Clerk Rebecca Ozuna made it publicly noted that during the public hearing for the CDBG Grant Application there was an interpreter present however it was not needed. Mayor Logan confirmed statement.

NEW BUSINESS

There was none.

ADJOURNMENT

With no further items to discuss, Mayor Logan adjourned the Council meeting at 7:38 p.m.

By: _____
SHAWN LOGAN, Mayor

ATTEST:

By: _____
REBECCA P. OZUNA, City Clerk