

**City of Benton City
Regular Council Meeting Minutes
February 5th, 2013**

CALL TO ORDER – Mayor Carnahan called the February 5th, 2013 Regular Council meeting to order at 7:00 p.m. (89/4/101*)

PRESENTATION OF THE COLORS – Boy Scout Richie Epsilon, Life Scout, Scout Troop #239 led the Council and audience in the Pledge of Allegiance. (94/4/260*)

ROLL CALL – (115/1/843*) Council Members Present –

**Honda Johnson
Lisa Stade
Francine Proctor
Mary Lettau**

Council Members Absent -

Connie Meredith (Excused)

City Staff Present –

**Stephanie Haug, City Clerk/Treasurer
Kyle Kurth, City Maintenance Foreman**

Other Professionals Present –

**Alan Rainey, City Engineer, Spink Engineering LLC
Lee Kerr, City Attorney, Kerr Law Group
Steve Wadsworth, The Building Department
Randy Rutledge, Consultant, Benton City EDC**

Councilwoman Stade: I move to excuse Councilwoman Meredith...due to illness.

Councilwoman Johnson: I'll second it.

MOTION #1- C. L. Stade moved and C. H. Johnson seconded to approve to excuse Councilwoman Meredith from the February 5th, 2013 Regular Council Meeting due to illness.

VOICE VOTE #1- C. H. Johnson, C. L. Stade, C. M. Lettau, C. F. Proctor
ALL YEAS. Motion carried.

READING AND APPROVAL OF MINUTES (129/3/921*)

- REGULAR MEETING JANUARY 15TH, 2013
- WORKSHOP – JANUARY 15TH, 2013

Councilwoman Johnson: Mayor, I make a motion that we approve the Regular Meeting Minutes of January 15th, 2013 and the Workshop, January 15th, 2013 as presented.

Councilwoman Lettau: I second.

MOTION #2- C. H. Johnson moved and C. M. Lettau seconded to approve the Minutes of the January 15th, 2013 Regular Council Meeting and the January 15th, 2013 Special Council Workshop at presented.

VOICE VOTE #2- C. H. Johnson, C. L. Stade, C. M. Lettau, C. F. Proctor
ALL YEAS. Motion carried.

OPENING REMARKS, "HOUSEKEEPING" ITEMS, EXECUTIVE SESSION REQUESTS, ETC. – (144/4/647*)

APPROVAL OF AGENDA – (150/2/893*)

Councilwoman Johnson: Mayor, I make a motion that we accept the Agenda for February 5th, 2013 Chamber Meeting as presented.

Councilwoman Stade: I second.

MOTION #3- C. H. Johnson moved and C. L. Stade seconded to approve the February 5th, 2013 Agenda as presented.

VOICE VOTE #3- C. H. Johnson, C. L. Stade, C. M. Lettau, C. F. Proctor
ALL YEAS. Motion carried.

1. VISITOR COMMENTS – None (160/3/668*)

Benton City Garden Club Presentation
City Park Rose Garden
Bev Hunter, Treasurer
Lorna Deckert

REGULAR REPORTS

3. ENGINEER REPORT (290/2/167*)

Alan Rainey, City Engineer, Spink Engineering LLC

Two projects – Jonah Place – Well #5 – Waiting to hear back – Once Ecology approves - Then go out to bid

Mayor Carnahan – Bag (Jonah Place) – B.I.D. to install pipe in area next summer

1. EDC REPORT (337/3/775*)

Randy Rutledge, Consultant, Benton City EDC

<< Written report not provided >>

Working on contract – Didn't know had a deadline – Designating hours – Good idea of what E.D.C. does – I-82 activity – Not going to talk about it - Trying to lobby for \$3.5 million for roundabout – School funding shortfall – I-82 Development done some studies – Shows growth (based on formula) – Working 8th District – Red Mountain – Low to moderate income – On Agenda in 2 weeks

2. STAFF REPORTS (433/3/474*)

Stephanie Haug, City Clerk/Treasurer
Elston Update

4. COUNCIL COMMITTEE REPORTS (459/2/685*)

Councilwoman Proctor – Ben Franklin Transit Meeting scheduled for 14th

Councilwoman Lettau – None

Councilwoman Johnson – Mosquito Control – New trucks – Ended year with money – No raise in taxes

Mayor Carnahan – Benton Franklin County of Governments – P.A.C.

Councilwoman Meredith – Absent

Councilwoman Stade – Good Roads - Schedule from Fire Commissioner's Meeting - Olympia – Transit Authority – Spoke with legislature – Regarding interchange and roundabout

ITEMS FOR APPROVAL:

1. SECOND READING – ORDINANCE 916 – CABLE FRANCHISE ORDINANCE (508/2/406*)

Councilwoman Stade: Mr. Mayor, I make a motion to pass Ordinance No. 916, an ordinance of the City of Benton City, Washington, authorizing the Mayor to sign the Franchise Agreement with Falcon Video Communications, also known as Charter Communications.

Councilwoman Johnson: I'll second it.

(768/4/390*Audio recording ends) (-0:59:46**Video recording begins)

MOTION #4- C. L. Stade moved and C. H. Johnson seconded to approve on the Second Reading, Ordinance No. 916, an ordinance of the City of Benton City, Washington, authorizing the Mayor to sign the Franchise Agreement with Falcon Video Communications, L.P. d/b/a Charter Communications.

**VOICE VOTE #4- C. H. Johnson, C. F. Proctor, C. M. Lettau, C. L. Stade
ALL YEAS. Motion carried.**

2. FIRST READING – COMPREHENSIVE PLAN AMENDMENT - (*) (-0:57:34)**

Ms. Haug – Overview of changes and explanation of purpose

Councilwoman Stade: Mr. Mayor, I move to approve an ordinance of the City of Benton City, Washington, amending the Comprehensive Plan, including the Land Use Map.

Councilwoman Lettau: I second.

MOTION #5- C. L. Stade moved and C. M. Lettau seconded to approve on the First Reading, an ordinance of the City of Benton City, Washington, amending the Comprehensive Plan, including the Land Use Map.

**VOICE VOTE #5- C. H. Johnson, C. F. Proctor, C. M. Lettau, C. L. Stade
ALL YEAS. Motion carried.**

Mayor Carnahan – I have to excuse myself and let my Mayor Pro Tem take over on these items and the one the (inaudible) for Babs Avenue because I spoke at the Planning Commission and I can't speak twice, so I'll step out now

3. FIRST READING – REZONE APPLICATION – 804 “B” BABS AVENUE - (616/1/000*Audio recording begins) (-0:53:20Video recording ends)**

Ms. Haug – Explanation of Rezone Issue

Councilwoman Stade: I have read through the recommendations and I make a motion to approve the ordinance of the City of Benton City, Washington, amending the zoning classification of certain real property lying north of Babs Avenue, for reference purposes referred to as 804 "B" Babs Avenue consisting of approximately 2.14 acres from R-2M Residential Medium Density Manufactured to C-1 Commercial District.

Councilwoman Lettau: And I second it.

MOTION #6- C. L. Stade moved and C. M. Lettau seconded to approve on the First Reading, an ordinance of the City of Benton City, Washington, amending the zoning classification of certain real property lying north of Babs Avenue, for reference purposes referred to as 804 "B" Babs Avenue consisting of approximately 2.14 acres from R-2M Residential Medium Density Manufactured to C-1 Commercial District.

VOICE VOTE #6- C. H. Johnson, C. F. Proctor, C. M. Lettau, C. L. Stade
ALL YEAS. Motion carried.

Ms. Haug – This has to be approved by State – Issue will not be back before Council for Second Reading until approval by State – Likely 60 days

4. RESOLUTION #2103-01 – AUTHORIZE MAYOR TO SIGN AGREEMENT WITH THE BUILDING DEPARTMENT - (738/4/471*)

Mr. Wadsworth – Introduction

Ms. Haug – Explanation of Fire Inspections Protocol

Councilwoman Johnson: Mayor, I make a motion that we pass Resolution #2013-01, a resolution authorizing the Mayor of the City of Benton City to sign the Agreement for Building Inspection Services between the City of Benton City and The Building Department.

Councilwoman Proctor: I second that.

MOTION #7- C. H. Johnson moved and C. F. Proctor seconded to approve Resolution No. 2013-01, a resolution authorizing the Mayor of the City of Benton City to sign the Agreement for Building Inspection Services between the City of Benton City and The Building Department.

VOICE VOTE #7- C. H. Johnson, C. F. Proctor, C. M. Lettau, C. L. Stade
ALL YEAS. Motion carried.

5. RESOLUTION #2103-02 – AUTHORIZE MAYOR TO SIGN AGREEMENT WITH TAPANi UNDERGROUND – SEWER REPAIR - (861/1/652*)

Ms. Haug – Explanation of Resolution

Councilwoman Johnson: Mayor, I make a motion that we pass Resolution No. 2013-02, authorizing the Mayor of the City of Benton City to sign the Underground Facility Locations and Damage Repair Agreement between the City of Benton City and Tapani, Inc.

Councilwoman Proctor: I second the motion.

MOTION #8- C. H. Johnson moved and C. F. Proctor seconded to approve Resolution No. 2013-02, a resolution authorizing the Mayor of the City of Benton City to sign the Underground Facility Locations and Damage Repair Agreement between the City of Benton City and Tapani, Inc.

VOICE VOTE #8- C. H. Johnson, C. F. Proctor, C. M. Lettau, C. L. Stade
ALL YEAS. Motion carried.

Mayor Carnahan – We will move the Executive Session to the last area (inaudible)... (1030/2/559*)

~~6. RESOLUTION #2013-03 – AUTHORIZING MAYOR TO SIGN AGREEMENT WITH B.C.E.D.C. -~~

7. **CONDITIONAL USE – 804 BABS AVENUE -** (1044/4/405*)

Mayor Carnahan – I have to excuse myself

Ms. Haug – Explanation of Conditional Use Application

Councilwoman Lettau: I make a motion that we approve the Conditional Use of 804 Babs Avenue.

Councilwoman Stade: I second.

MOTION #9- C. M. Lettau moved and C. L. Stade seconded to approve the Conditional Use Application for 804 Babs Avenue as presented.

VOICE VOTE #9- C. H. Johnson, C. F. Proctor, C. M. Lettau, C. L. Stade
ALL YEAS. Motion carried.

(1126/3/000*Audio recording ends) (-0:35:33**Video recording begins)

8. **PURCHASE REQUEST - WELDER -** (1131/1/216*Audio recording begins) (-0:35:10**Video recording ends)

Mr. Kurth – Explanation of welder purchase request

Councilwoman Johnson: Mayor, I would move to approve the purchase of a welder and the needed accessory supplies for the City Maintenance Department from A-L Compressed Gases in an amount not to exceed \$2,500 plus WA State Sales Tax.

Councilwoman Stade: Second.

MOTION #10- C. H. Johnson moved and C. L. Stade seconded to approve the purchase of a welder and the needed accessory supplies for the City Maintenance Department from A-L Compressed Gases in an amount not to exceed \$2,500 plus WA State Sales Tax.

ROLL CALL VOTE #10- C. L. Stade, C. M. Lettau, C. F. Proctor, C. H. Johnson
ALL YEAS. Motion carried.

9. **PURCHASE REQUEST – BOLTS BIN** (1230/2/333*)

Mr. Kurth – Explanation of bolts bin purchase request

Councilwoman Lettau: I move to approve the purchase of a bolt bin for the City Maintenance Department from Fasteners in an amount not to exceed \$800 plus WA State Sales Tax.

Councilwoman Proctor: I second.

MOTION #11- C. M. Lettau moved and C. F. Proctor seconded to approve the purchase of a bolt bin for the City Maintenance Department from Fasteners in an amount not to exceed \$800 plus WA State Sales Tax.

ROLL CALL VOTE #11- C. H. Johnson, C. M. Lettau, C. L. Stade, C. F. Proctor
ALL YEAS. Motion carried.

10. VOUCHERS {1338/4/746*}

Councilwoman Johnson: Mayor, I would move to approve payment of Claim checks number 25134 thru 25161 and EFTs as listed in the amount of \$72,690.83, this 5th of February, 2013.

Councilwoman Stade: I second.

MOTION #12- C. H. Johnson moved and C. L. Stade seconded for the City Council of the City of Benton City, Washington, to hereby authorize payment of Claim check numbers 25134 thru 25161 and EFTs as listed in the amount of \$72,690.83. These checks are approved for payment this 5th day of February, 2013.

ROLL CALL VOTE #12- C. L. Stade, C. M. Lettau, C. F. Proctor, C. H. Johnson
ALL YEAS. Motion carries.

Mayor Carnahan: We will close the Regular Meeting and go into an Executive Session talking about real estate on I-82, and it will take fifteen minutes just to be sure, and there won't be any action taken afterwards, and that type of thing, and I'd like to have Randy come in, if it's alright, legally, for Randy to come in and listen to the (inaudible)... {1359/4/204*}

EXECUTIVE SESSION – PURCHASE/SALE AGREEMENT- R.C.W. 42.30.110(c) I-82 Development

Executive Session begins at 7:50 p.m.

Executive Session ends at 8:04 p.m.

Mayor Carnahan – I will no close the Executive Session and reopen the Regular Meeting and there is not action taking part on our Executive Session. {1792/1/331*}

ITEMS FOR DISCUSSION {1797/2/434*}

1. CITY SEWER LINE UPGRADES - {1799/2/277*}

Mayor Carnahan – Information in Council Packets – Concrete sewer lines deteriorating – Cost in West Richland – Cost approximately \$50/foot – Need to figure out how to pay for – Sewer lines – 1940 – Concrete pipes – Dale/Della – Line with hole – Nice set up – Amazing process – How to pay

Councilwoman Stade – Water vs. Sewer rates – Covering expenses? How many feet potentially?

Ms. Haug – Sewer is doing better than Water

Mayor Carnahan – Don't know – Downtown/Legion Heights – Bulk of town is concrete – Roots grow in the winter – Don't need to do it all at once - Start with 1,000 ft. approximately – Contract

Mr. Kerr – Public Works Contract - Progressive – Look at it from year to year – Each season – Address certain portions of town

Councilwoman Stade – Highest needs? Is there a way to determine need?

Councilwoman Johnson – Irrigation – Doing well – One little issue - Edith – Manhole – Collar? – Going to tear up car – Something the City can do? Pharmacy – Basement flooded today? Something to do with City?

GENERAL COUNCIL COMMENTS – (2130/4/061*)

Councilwoman Stade - Abandoned buildings? Next to gas station?

Ms. Haug – Must go through Building Inspector – On hold until new Building Inspector under contract

ADJOURNMENT – Mayor Carnahan (2148/2/305*)

Councilwoman Johnson: So I guess I make a motion that we adjourn.

Councilwoman Stade: I second.

MOTION #13– C. H. Johnson moved and C. L. Stade seconded to adjourn the February 5th, 2013 Regular Council Meeting at 8:15 p.m.

VOICE VOTE #13–C. H. Johnson, C. M. Lettau, C. F. Proctor, C. L. Stade
ALL YEAS. Motion carried.

Meeting adjourned at 8:15 p.m. (2152/1/475*)



Lloyd Carnahan
Mayor, City of Benton City



Stephanie Haug
City Clerk-Treasurer

Date: 2/20/13