

**City of Benton City
Regular Council Meeting Minutes
April 2nd, 2013**

CALL TO ORDER – Mayor Carnahan called the April 2nd, 2013 Regular Council meeting to order at 7:00 p.m. (240/2/947* Audio recording begins)

PRESENTATION OF THE COLORS – Colby Crawford, Sr. Patrol Leader, Boy Scout Troop #239, led the Council and audience in the Pledge of Allegiance. (245/1/763*)

ROLL CALL – (264/1/126*) Council Members Present –
Francisca Proctor
Connie Meredith
Honda Johnson
Mary Lettau

Council Members Absent –
Lisa Stade (Excused)

City Staff Present –
Stephanie Haug, City Clerk/Treasurer
Kyle Kurth, Benton City Maintenance Dept. Foreman

Other Professionals Present –
Bob Spink, City Engineer, Spink Engineering LLC
Alan Rainey, Engineer, Spink Engineering LLC
Patrick Galloway, City Attorney, Kerr Law Group
Larry Howell, President, Benton City EDC

Councilwoman Johnson: Mayor, I make a motion that we excuse Councilwoman Stade.

Councilwoman Meredith: I second.

MOTION #1- C. H. Johnson moved and C. C. Meredith seconded to excuse Councilwoman L. Stade from the April 2nd, 2013 Regular Council Meeting.

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

READING AND APPROVAL OF MINUTES (276/3/934*)
- **REGULAR MEETING – March 19th, 2013**

Councilwoman Johnson: Mayor, I make a motion that we approve the Regular Council Meeting Minutes, March 19th, 2013 as presented.

Councilwoman Lettau: I second.

MOTION #2- C. H. Johnson moved and C. M. Lettau seconded to approve the Minutes of the March 19th, 2013 Regular Council Meeting as presented.

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

OPENING REMARKS, "HOUSEKEEPING" ITEMS, EXECUTIVE SESSION REQUESTS, ETC. –
(289/4/634*)

APPROVAL OF AGENDA – (295/3/923*)

Councilwoman Meredith: Mr. Mayor, can I make a motion to approve the Agenda as amended, as presented.

Councilwoman Johnson: I'll second it.

MOTION #3- C. C. Meredith moved and C. H. Johnson seconded to approve the Agenda as amended.

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

1. VISITOR COMMENTS – (304/1/635*)

Lorna Deckert, Citizen

- Benton City Spring Opener Car Show – April 27th – 8th annual car and bike show – Funds raised go to youth groups
- John Bequette Award – City Award – Put request in next water bill

Heather Duncan, Mid Columbia Earth Month Committee

- Earth Month – April – Mid Columbia Earth Month – Recycling – Nature Awareness

Bea Baker, COAD

- COAD – Yearly meeting – April 29th at 6:30 at Fire Station – Take care of family – Flyers to go up around town

Valerie Neasham, Citizen

- Live in Commercial Zone – Residential – Anything coming up on Agendas

Mayor Carnahan – Rezone – One of these days – Planning Commission – Involved in Shoreline Management

REGULAR REPORTS

1. EDC REPORT (512/4/815*)

Larry Howell, President, Benton City EDC

- Quarterly Report provided – DNR land – Letters back and forth – I-82 pad site – Attending workshops – Senator Brown – Met with E.D.C. experts – Red Mountain Tour – Chamber – School Board – Spring Opener – Car Show – Vineyard Arts Festival

Bea Baker

- Have a new newspaper – Out in May

2. STAFF REPORTS – (604/1/059*)

Stephanie Haug, City Clerk/Treasurer

- Treasurer's Report – in packet

3. ENGINEER REPORT (605/3/719*)

Bob Spink, City Engineer, Spink Engineering LLC

- Tennis Courts – Finished work – Invoice on its way – A lot of small tasks

4. COUNCIL COMMITTEE REPORTS (641/2/061*)

Councilwoman Stade – Absent

Councilwoman Meredith – None

Mayor Carnahan – None

Councilwoman Johnson – Mosquito Control – April 27th – Start Tire Drive – West Richland and Prosser
– 7 a.m. to 3 p.m. – Up to 20 – Proof of residence

Councilwoman Lettau – None

Councilwoman Proctor – None

ITEMS FOR APPROVAL:

***** PUBLIC HEARING – USDA LOAN APPLICATION – BENTON CITY COMMUNITY FACILITY ***** (667/1/288*)

Ms. Haug – Explanation of Subject

***** PUBLIC HEARING – USDA LOAN APPLICATION – BENTON CITY COMMUNITY FACILITY *****

**** Public Hearing begins at 7:15 p.m. ****

Mr. Ralph Lettau, 1304 Della Avenue – Why have Public Hearing after application? Sick of being taxed – Why does City need money? Building of facility we don't need – Property tax – Why? I say no stinking way – Don't need a \$1.5 million burden at a time when the economy is as bad as it is!

**** Public Hearing ends at 7:18 p.m. ****

Ms. Haug – Explanation of loan process and criteria

Councilwoman Lettau – Will City pursue this loan application?

Mayor Carnahan – Yes – City needs to find out – Can always decide not to do it - Has mold issue – ADA compliance issue – Building leaks – At some point – Will get shut down – Put to City vote

Ron Cook, Della Avenue – Will this be put to City vote? Bid for remodel of building to resolve issues?

Heather Duncan – Blindsided by Public Hearing – Don't remember being notified – Nothing in Tri City Herald

1. SECOND READING – ORDINANCE 921 – AMENDING CROSS CONNECTIONS REQUIREMENTS - (958/1/203*)

Mayor Carnahan – Benton Irrigation District cannot mix with City water – Kennewick issue

Glen Anderson, 1103 Hercules – Ask a favor – 6 g.p.m. – for \$85

Ms. Haug - 12 g.p.m. every other day

Councilwoman Lettau – Some to explain – Is there a charge? Who? Cross Connection Specialist

Mayor Carnahan - Ronnie Shumate

Councilwoman Meredith: Mr. Mayor, I make a motion for Ordinance No. 921, an ordinance of the City of Benton City, Washington, amending Section 13A.33.020 “Cross-Connections Prohibited”; Section 13A.33.030 “Discontinuance of Service”; and Section 13A.33.040 “Installation of Back Flow Prevention Assemblies” providing for the removal of existing cross-connections.

Councilwoman Proctor: I second the motion.

MOTION #4- C. C. Meredith moved and C. F. Proctor seconded to approve Ordinance No. 921, an ordinance of the City of Benton City, Washington, amending Section 13A.33.020 “Cross-Connections Prohibited”; Section 13A.33.030 “Discontinuance of Service”; and Section 13A.33.040 “Installation of Back Flow Prevention Assemblies” providing for the removal of existing cross-connections.

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

2. SECOND READING – ORDINANCE 922 – AMENDING CODE ENFORCEMENT PROCEDURES - (1176/2/630*)

Councilwoman Johnson: Mayor, I make a motion that we so move to pass Ordinance No. 922, an ordinance of the City of Benton City, Washington, amending Chapter 9.50 “Nuisance Procedures” clarifying the authority of the Code Enforcement Officer’s procedures for nuisance abatement.

Councilwoman Meredith: Second.

MOTION #5- C. H. Johnson moved and C. C. Meredith seconded to approve Ordinance No. 922, an ordinance of the City of Benton City, Washington, amending Chapter 9.50 “Nuisance Procedures” clarifying the authority of the Code Enforcement Officer’s procedures for nuisance abatement.

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

3. SECOND READING – ORDINANCE 923 – AMENDING VEHICLE WEIGHT RESTRICTIONS ON CITY STREETS - (1201/1/000*)

Councilwoman Lettau: I make a motion that for the Second Reading on Ordinance No. 923, an ordinance of the City of Benton City, Washington, amending Section 10.080.030 “Exceptions” regarding vehicle weight to exclude truck routes.

Councilwoman Meredith: I second.

MOTION #6- C. M. Lettau moved and C. C. Meredith seconded to approve Ordinance No. 923, an ordinance of the City of Benton City, Washington, amending Section 10.080.030 “Exceptions” regarding vehicle weight to exclude truck routes.

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

4. RESOLUTION #2013-08 – AMENDING CITY FEE SCHEDULE - (1239/3/115*)

Ms. Haug – Explanation of amendment to City fee schedule

Councilwoman Proctor: I make a motion for Resolution No. 2013-08, a resolution of the City of Benton City, Washington, amending and superceding Resolution No. 2012-37 establishing a City Fee Schedule for City Services and Charges for the Calendar Year 2013.

Councilwoman Meredith: I second.

MOTION #7- C. F. Proctor moved and C. C. Meredith seconded to approve of Resolution No. 2013-08, a resolution of the City of Benton City, Washington, amending and superceding Resolution No. 2013-37 establishing a City Fee Schedule for City Services and Charges for the Calendar Year 2013.

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

5. RESOLUTION #2013-09 – AUTHORIZING MAYOR TO SIGN CONTRACT – BENTON CITY EDC - (1296/4/456*)

Councilwoman Meredith: Mr. Mayor, I make a motion for Resolution No. 2013-09, a resolution authorizing the Mayor of the City of Benton City to sign the amended agreement for services between the City of Benton City and the Benton City Economic Development Council.

Councilwoman Proctor: I second it.

MOTION #8- C. C. Meredith moved and C. F. Proctor seconded to approve Resolution No. 2013-09, a resolution authorizing the Mayor of the City of Benton City, Washington, to sign the amended agreement for services between the City of Benton City and the Benton City Economic Development Council.

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

6. DRINKING FOUNTAIN PURCHASE REQUEST - (1316/2/909*)

Ms. Haug – Location of park drinking fountains

Councilwoman Johnson: Mayor, I move to approve the purchase of two (2) drinking fountains from Stern-Williams for the City Park and for the Tennis Court area in an amount not to exceed \$4,500 plus WA State Sales Tax.

Councilwoman Meredith: I second.

MOTION #9- C. H. Johnson moved and C. C. Meredith seconded to approve the purchase of two (2) drinking fountains from Stern-Williams for the City Park and for the Tennis Court area in an amount not to exceed \$4,500 plus WA State Sales Tax.

ROLL CALL VOTE #9- C. M. Lettau, C. C. Meredith, C. H. Johnson, C. F. Proctor
ALL YEAS. Motion carried.

7. CURBING PURCHASING REQUEST - (1359/4/885*)

Mr. Kurth – Explanation of purchasing request

Councilwoman Johnson: Mayor, I move to approve the purchase of curbing from A&B Asphalt for Legion Park and for the Park & Ride area in an amount not to exceed \$4,000 plus WA State Sales Tax.

Councilwoman Meredith: I second it.

MOTION #10- C. H. Johnson moved and C. C. Meredith seconded to approve the purchase of curbing from A&B Asphalt for Legion Park and for the Park & Ride area in an amount not to exceed \$4,000 plus WA State Sales Tax.

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

8. VOUCHERS (1439/1/895*)

Councilwoman Johnson: Mayor, I make a motion to approve payment of claim check numbers 25277 thru 25294 and EFTs as listed in the amount of \$32,554.82, this 2nd day of April, 2013.

Councilwoman Meredith: Second.

MOTION #11- C. H. Johnson moved and C. C. Meredith seconded for the City Council of the City of Benton City, Washington, to hereby authorize payment of Claim Check Numbers 25277 thru 25294 and EFTs as listed in the amount of \$32,554.82. These checks are approved for payment the 2nd of April, 2013.

ROLL CALL VOTE #11- C. H. Johnson, C. C. Meredith, C. F. Proctor, C. M. Lettau
ALL YEAS. Motion carries.

ITEMS FOR DISCUSSION – (1458/3/245*)

1. T.I.B. STREET LIGHT PROGRAM

Mayor Carnahan - Cities under 5,000 – Replacing street lights with low energy – Meet on April 10

Lorna Deckert – Possibility of adding lights – 2nd and Babs

2. PRESENTATION – 1-82 LAND DEVELOPMENT - (1501/3/536*)

John David, Kennewick – Provide opportunity to develop – South of freeway

Shirley Hankins – 50 years – 24 legislatures – Interested in development

Mayor Carnahan – Helped with library, water tower and food bank

Mike Grimes, Richland – Construction – Retired – Give a little back to community – John recruited me

Sonny Parsons – Developer – Off highway sites – More road to build – Lot of potential – Stanfield as example – Roadside signs – Higher the better - Kelso

John David - Want to build – Hotel, gas station, strip mall and wine info kiosk – Construction background – Met with Larry, Lloyd and Stephanie - Port of Kennewick next week – Focus on Wine Country - WSU – Three kids at WSU – Cougar theme – Promote positivity – Work with existing people – Want to be good neighbor – Ask Council – Support – Intent to create positive development – Bring people here to spend money – Create good jobs, healthcare, retirement – Have as much fun as possible – People to know about Benton City – Transparent developers

Mayor Carnahan – Council willing to support

Councilwoman Johnson – Business owners – Concerned about I-82 – Impact on existing businesses – Meeting with current business owners – Help community – Avoid rumors

John David – Will meet with anyone anytime – Final thought - Raders – Red Mountain Rentals – Got a great thing going on – They're about fun – Met Ken in Pasco – Second Harvest – Good people

Mark – Comprehensive Plan

John David – Scholarship Program – Wahluke – Ki-Be next year – Two seniors to C.B.C. – Royal City – Walla Walla - Here to contribute to community

3. EXECUTIVE SESSION – 1-82 LAND PROPOSALS – R.C.W. 42.30.110(c) - (1919/2/662*)

***** EXECUTIVE SESSION – R.C.W. 42.30.110(c) ***
1-82 LAND PROPOSALS**

Mayor Carnahan: I will close this meeting now at, or I'll adjourn this meeting at 7:56 and go into an Executive Session for roughly fifteen minutes to talk about I-82 Project and there will probably be no action taken after we come back out, so you can sit and wait for us or you can go on home. (1932/3/330*)

(Executive Session begins 7:56 p.m.)

(Executive Session ends 8:06 p.m.)

(2245/3/549*)

Mayor Carnahan – I'll reopen the General Meeting and close our Executive Session and get on to our Agenda Items. General Council Comments? Any comments?

GENERAL COUNCIL COMMENTS – (2253/4/043*)

ADJOURNMENT – Mayor Carnahan (2255/4/188*)

Councilwoman Johnson: Mayor, I make a motion that we adjourn.

Councilwoman Proctor: Second.

MOTION #12– C. H. Johnson moved and C. F. Proctor seconded to adjourn the April 2nd, 2013 Regular Council Meeting.

VOICE VOTE #12– C. C. Meredith, C. H. Johnson, C. M. Lettau, C. F. Proctor
ALL YEAS. Motion carried.

Meeting adjourned at 8:07 p.m. (2263/1/434*)

Lloyd Carnahan

Lloyd Carnahan
Mayor, City of Benton City

Stephanie Haug

Stephanie Haug
City Clerk-Treasurer

Date: 4.17.13