

**City of Benton City
Regular Council Meeting Minutes
June 4th, 2013**

CALL TO ORDER – Mayor Carnahan called the June 4th, 2013 Regular Council meeting to order at 7:00 p.m. (190/1/000*Audio recording begins)

PRESENTATION OF THE COLORS – Councilwoman Johnson led the Council and audience in the Pledge of Allegiance. (200/4/348*)

ROLL CALL – (214/1/007*) Council Members Present –
Honda Johnson
Connie Meredith
Lisa Stade
Francisca Proctor
Mary Lettau

City Staff Present –
Stephanie Haug, City Clerk/Treasurer
Paula Kauer, General Clerk/Purchasing
Kyle Kurth, Maintenance Foreman, City of Benton City

Other Professionals Present –
Alan Rainey, City Engineer, Spink Engineering LLC
Lee Kerr, City Attorney, Kerr Law Group
Larry Howell, Chairman, Benton City E.D.C.

READING AND APPROVAL OF MINUTES (221/3/598*)
- **REGULAR MEETING - MAY 21ST, 2013**

Councilwoman Johnson: Mayor, I make a motion to approve the Minutes of the regular meeting of May 21st, 2013 as presented.

Councilwoman Lettau: I second.

MOTION #1- C. H. Johnson moved and C. M. Lettau seconded to approve the Minutes of the May 21st, 2013 regular Council Meeting as presented.

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

OPENING REMARKS, “HOUSEKEEPING” ITEMS, EXECUTIVE SESSION REQUESTS, ETC. –
(231/2/391*)

Mayor Carnahan: I have one. I’m going to ask for an Executive Session. Number 7 on our Active Items for Real Estate and then, we will be postponing Dale Avenue, not Dale Avenue but the North End Chip Seal for two weeks. We’ll bring it back up for two weeks, in two weeks.

APPROVAL OF AGENDA – (252/4/487*)

Councilwoman Lettau: Mr. Mayor, I make a motion that we approve the Agenda as amended.

Councilwoman Proctor: I second.

MOTION #2- C. M. Lettau moved and C. F. Proctor seconded to approve the Agenda as amended.

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

1. VISITOR COMMENTS – (261/3/878*)

Bill Adams, 34108 West Old Inland Empire Highway

Impressed with what you do for community and appreciate what they do –
H. Items for Approval #4 and #5 – Variance of Conditions for 1108 Grace

***** SPECIAL PRESENTATION *****

Wendy Davis, Benton City Lions Club

4th of July time – Ask for donation - \$4,200 for fireworks –
Estimated cost for this year

REGULAR REPORTS

1. EDC REPORT (357/3/429*)

Larry Howell, Chairman, Benton City E.D.C.

Have a report – Will get it in – Car Show successful – Over \$9,000 –
Out to students – Alliance Chamber – Randy and Heather at W.S.U. –
Working on new business – Council of Governments – Greg Dorn –
Have opportunities – Looking for beautification information – Intern
available – Write something up – Several businesses hurting – E.D.C. –
Anything to help? – Couple of suggestions – Advertise – Select one at
next meeting of E.D.C. – Will present to Council once selected – Will
have report to Stephanie

Councilwoman Johnson – Chance to talk to dentist?

Mr. Howell – Made appointment to talk to manager – Called to cancelled – Will hopefully reschedule

Councilwoman Meredith – Some businesses affected more than others

Mr. Howell – Red Mountain Rentals – Doing well – Businesses by Fire Department – Really feeling
impact of economy – First time really felt

2. STAFF REPORT (533/2/637*)

Stephanie Haug, City Clerk/Treasurer

4. ENGINEER REPORT (536/2/753*)

Alan Rainey, City Engineer, Spink Engineering LLC

Items in Items for Approval

5. COUNCIL COMMITTEE REPORTS - (540/1/832*)

Councilwoman Proctor – None

Councilwoman Lettau – None

Councilwoman Johnson – None

Mayor Carnahan – Need new person for Benton Franklin Transit Board – Councilwoman Proctor to
write Resignation Letter – Second Thursday of each month – Email Agenda

Councilwoman Meredith – Alternate representative for Benton Franklin Transit Board

Councilwoman Stade – New representative for Benton Franklin Transit Board

ITEMS FOR APPROVAL:

1. SCHEDULE SHORELINE MASTER PROGRAM UPDATE WORKSHOP - (590/4/052⁺)

June 18th – 6 p.m. or June 25th at ____ p.m.

Councilwoman Meredith: I make a motion, Mr. Mayor; I make a motion to have the workshop on June 18th at 6 o'clock before the Council Meeting.

Councilwoman Lettau: Second.

MOTION #3- C. C. Meredith moved and C. M. Lettau seconded to schedule the Shoreline Master Program Update Workshop for June 18th, 2013 at 6 p.m.

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

2. NORTH END CHIP SEAL - (^)

***** Postponed until the June 18th, 2013 regular Council Meeting *****

3. DALE AVENUE WATER/SEWER PROJECT - (620/2/275⁺)

Mr. Rainey – Overview of Waterline Extension and Sewer Line Repair Project – Starting June 17th - Manhole cost between \$2,500 to \$3,500 – Request authorization for Mayor to sign for additional \$3,500 to cover manhole cost

Councilwoman Lettau: I make a motion that we accept the bid from T-Tap Construction for the \$89,861.93 and then give the Mayor the authority to go \$3,500 more for the manhole, not to exceed \$3,500.

Mr. Kerr: And that would be by Change Order; authorize Change Order not to exceed \$3,500 for manhole.

Councilwoman Stade: I second.

MOTION #4- C. M. Lettau moved and C. L. Stade seconded to approve the bid from T-Tap Construction for the Dale Avenue Water/Sewer Project in the amount of \$89,861.93 and authorizing the Mayor to sign a Change Order not to exceed \$3,500.

ROLL CALL VOTE #4- C. L. Stade, C. M. Lettau, C. C. Meredith, C. F. Proctor, C. H. Johnson
ALL YEAS. Motion carried.

4. VARIANCE APPLICATION – 1108 GRACE AVENUE - (801/1/036⁺)

Mayor Carnahan – Explanation of Variance Application status

Mr. Kerr – Presentation of the process – More information – Options – One normally done through appeal – Three parties can appeal – Applicant – Any other party affected by it – City Council – If feel in error – Can request Closed Record Hearing – Specific date and time - No more

evidence – Video/tape of Planning Commission – View – Agree or Disagree – Remand – More information or error in process – Back to Planning Commission – More hearings – More evidence – To assist in Council when comes back

Councilwoman Stade – 1st option – Accept recommendation – 2nd option – Set Closed Record Appeal – 3rd option – Remand back to Planning Commission for more evidence/information

Councilwoman Johnson – Can we have a discussion?

Councilwoman Meredith: Mr. Mayor, I would like to make a motion to set it back to remand to the Planning Commission.

Councilwoman Johnson: I second.

Councilwoman Stade – Information from Fire Commissioners – Fire Safety - Other points of access

Councilwoman Johnson – Concern – Looked at notes – Looks like it's not based on variance codes – Based on applicant's finances – City's criteria not based on applicant's financial situation

Mr. Kerr – If vote passes – Goes back to identify areas for them to explore

Councilwoman Stade – My request for Fire Commissioner Information - Conditional Use Permit – In notes? Need to look at that to see if it meets City's Comprehensive Plan – Zone 2 business – Same zone rights – Next to residences – If it does adversely affect revenue - #D – Demonstrates financial and commercial need for community youth

Councilwoman Meredith – Neighbors behind the daycare? Concerns?

Councilwoman Johnson – Planning Commission – Go through each line item in Variance and Conditional Use – Be sure decision based on City's criteria – Not on what applicant can afford

Councilwoman Proctor – Tim Small – Why develop? Why not?

Councilwoman Stade – Addition space will be used for – Kitchen/room/bathroom

Mr. Kerr – Both Variance and Conditional Use tied together – Motion goes to both

Councilwoman Lettau – Why chose to go back and not to the sides?

MOTION #5- C. C. Meredith moved and C. H. Johnson seconded to remand Variance Application and Conditional Use Application for 1108 Grace Avenue back to the City of Benton City Planning Commission for additional evidence.

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

Councilwoman Johnson – Planning Commission on reader board outside

5. CONDITIONAL USE APPLICATION – 1108 GRACE AVENUE - (*)

***** Remand back to Planning Commission for additional evidence *****

4. VOUCHERS (1236/3/710*)

Councilwoman Johnson: Mayor, I make a motion that we approve payments of Claim check numbers 25425 thru 25438 and EFTs as listed in the amount of \$55,140.39 this 4th day of June, 2013.

Councilwoman Lettau: I second.

MOTION #6– C. H. Johnson moved and C. M. Lettau seconded for the City Council of the City of Benton City, Washington, to hereby authorize payment of Claim check numbers 25425 thru 25438 and EFTs as listed in the amount of \$55,140.39 this 4th day of June, 2013.

ROLL CALL VOTE #6– C. C. Meredith, C. H. Johnson, C. M. Lettau, C. L. Stade, C. F. Proctor
ALL YEAS. Motion carries.

***** EXECUTIVE SESSION – R.C.W. 42.30.110 *****
***** REAL ESTATE *****

Mayor Carnahan: I will now adjourn the Council Meeting at 7:35 for an Executive Session for Real Estate and it will probably be about fifteen minutes if not less and we will adjourn at this time.

(1254/4/446*)

(Executive Session begins 7:35 p.m.)

(Executive Session ends 7:43 p.m.)

(1497/2/163*)

Mayor Carnahan: I will, I will adjourn the Executive Session and reconvene the Council Meeting at 7:45. We are now open for business. Have we got a motion?

Councilwoman Stade: Mr. Mayor, I make a motion that we, that I ask the City Attorney, give him authorization to reject the offer from S&EM, LLC.

Councilwoman Meredith: I second.

MOTION #7- C. L. Stade moved and C. C. Meredith seconded to authorize City Attorney Lee Kerr to reject the offer from S&EM, LLC.

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

ITEMS FOR DISCUSSION - None (1531/1/662*)

GENERAL COUNCIL COMMENTS – (1534/3/463*)

Councilwoman Johnson: Ki-Be Flags – Not working – What can City do? Bracket underneath to hold bottom

Mr. Rutledge – What they do – Wind hole

Mr. Kurth – Flags have to be redone to accommodate – American flags do same thing – Next year – New design – Wine Country Flags – Pocket on top/bottom – Need wind holes

Councilwoman Johnson – Take back to school

Councilwoman Proctor – Hanging flower baskets on poles?

Mayor Carnahan – Wine barrels along 9th full of flowers - Only so much to hang on poles

Councilwoman Meredith – Feedback from Middle School clean up

Mayor Carnahan – Having fun

ADJOURNMENT – Mayor Carnahan (170771/580*)

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

Councilwoman Meredith: Second.

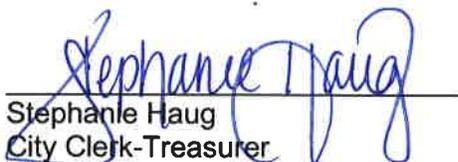
MOTION #8– C. H. Johnson moved and C. C. Meredith seconded to adjourn the June 4th, 2013 Regular Council Meeting at 7:50 p.m.

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

Meeting adjourned at 7:50 p.m. (1708/3/770*)



Lloyd Carnahan
Mayor, City of Benton City



Stephanie Haug
City Clerk-Treasurer

Date: 6/19/13