

**City of Benton City
Regular Council Meeting Minutes
August 19th, 2014**

CALL TO ORDER – Mayor Carnahan called the August 19th, 2014 Regular Council meeting to order at 7:00 p.m. (424/3/000*Audio recording begins)

PRESENTATION OF THE COLORS – Councilwoman McLeod led the Council and audience in the Pledge of Allegiance. (428/2/757*)

ROLL CALL (439/3/357*) Council Members Present –

**Linda Lehman
Connie Meredith
Lisa Stade
Michelle McLeod
Mary Lettau**

City Staff Present –

**Stephanie Haug, City Clerk/Treasurer
Paula Kauer, General Clerk/Purchasing
Kyle Kurth, City Maintenance Foreman**

Other Professionals Present –

**Lee Kerr, City Attorney, Kerr Law Group
Sgt. Steve Caughey, Benton County Sheriff's Office
Lt. Chuck Jones, Benton County Sheriff's Office**

Other Professionals Absent –

Alan Rainey, City Engineer, Spink Engineering LLC

READING AND APPROVAL OF MINUTES (447/4/330*)

- **REGULAR MEETING AUGUST 5TH, 2014**

Councilwoman Meredith: Mr. Mayor I make a motion to approve the Minutes of August 5th, 2014 as presented.

Councilwoman McLeod: I second it.

MOTION #1- C. C. Meredith moved and C. M. McLeod seconded to approve the Minutes of the August 5th, 2014 Regular Council Meeting as presented.

VOICE VOTE #1- C. L. Lehman, C. M. McLeod, C. C. Meredith, C. M. Lettau, C. L. Stade
ALL YEAS. Motion carried.

OPENING REMARKS, "HOUSEKEEPING" ITEMS, EXECUTIVE SESSION REQUESTS, ETC. –

None (457/1/030*)

APPROVAL OF AGENDA (461/4/808*)

Councilwoman Lehman: Mr. Mayor, I move to approve the Agenda as written.

Councilwoman Meredith: I second.

MOTION #2- C. L. Lehman moved and C. C. Meredith seconded to approve the August 19th, 2014 Regular Council Meeting Agenda as presented.

VOICE VOTE #2- C. L. Lehman, C. M. McLeod, C. C. Meredith, C. L. Stade, C. M. Lettau
ALL YEAS. Motion carried.

1. VISITOR COMMENTS (471/4/584*)

Maxine Martin, 506 Carol Avenue

- Teal ribbons on trees for month of September – Would like to do that again this year - August 27th & 28th through September – Lady helped last year – Krista help? 27th and 28th – Will call office

REGULAR REPORTS

1. SHERIFF'S REPORT (511/3/861*)

Sgt. Steve Caughey, Benton County Sheriff's Office

Lt. Chuck Jones, Benton County Sheriff's Office

- 349 Calls for Service vs. 431 in 2013
- 26 Case offenses vs. 41 in 2013
- 32 Infraction Offenses issued

Sgt. Caughey – Be taking over Lieutenant duties for Chuck Jones when he retires in near future

Councilwoman Lehman – Rape in Benton City? A few months back – Bike Path?

Sgt. Caughey – Something earlier – Not in this report

Lt. Jones – No stranger rape going on – Could be mislabeled as child molest or inappropriate touching – If serious concern for community – Would let you know

Councilwoman McLeod – Narcotic busts – Children or adults? June report

Councilwoman Lehman – About two weeks ago – At fourplex on Belle Avenue – Report of prowling a few weeks – Caught?

Councilwoman Meredith – Marijuana out on Thomas Road – Selling?

Sgt. Caughey – Not selling yet – Would have record of producing - Legally? Given license through State of Washington

Lt. Jones – If they want to sell within City – Must have a City license

2. STAFF REPORT (681/2/854*) – In Packets

Stephanie Haug, City Clerk/Treasurer

- Treasurers Report
- Code Report

3. ENGINEER REPORT (685/4/404*) – None

Mayor Carnahan – Dale Avenue update – Grading – Utilities going in – Sewer up and running – Water starts tomorrow – Middle of October completion

4. COUNCIL COMMITTEE REPORTS (732/2/842*)

Councilwoman Lettau – None

Councilwoman McLeod – None

Councilwoman Lehman – None

Councilwoman Meredith – None

Councilwoman Stade – Readjusting Benton Franklin bus routes – Please call with requests – Grant for more direct routes in Kennewick

Mayor Carnahan – None

ITEMS FOR APPROVAL:

1. SECOND READING – ORDINANCE 936 – BENTON PUD FRANCHISE - (772/1/227*)

Councilwoman Lettau: I move to approve on the Second Reading, Ordinance No. 936 of the City of Benton City, Washington, granting to Benton County Public Utility District No. 1, a continuing non-exclusive franchise for the transmission of electrical energy with the City of Benton City, Washington, and extending Ordinance No. 710 and ratifying its terms from the date of its expiration, to the effective date of this ordinance.

Councilwoman Meredith: Second.

MOTION #3-C. M. Lettau moved and C. C. Meredith seconded to approve on the Second Reading, Ordinance No. 936 of the City of Benton City, Washington, granting to Benton County Public Utility District No. 1, a continuing nonexclusive franchise for the transmission of electrical energy within the City of Benton City, Washington, and extending Ordinance No. 710, and ratifying its terms from the date of its expiration, to the effective date of this ordinance.

VOICE VOTE #3-C. L. Lehman, C. M. McLeod, C. L. Stade, C. C. Meredith, C. M. Lettau
ALL YEAS. Motion carried.

2. RESOLUTION NO. 2014-15 – UPDATING BENTON CITY’S STANDARD DRAWINGS – (797/2/756*)

Councilwoman Lehman: I move to approve Resolution No. 2014-15, a resolution of the City of Benton City, Washington, amending the City of Benton City Standard Drawings and Specifications for Public Works Construction.

Councilwoman Meredith: Second.

MOTION #4-C. L. Lehman moved and C. C. Meredith seconded to approve Resolution No. 2014-15, a resolution of the City of Benton City, Washington, amending the City of Benton City Standard Drawings and Specifications for Public Works Construction.

VOICE VOTE #4-C. C. Meredith, C. L. Lehman, C. M. Lettau, C. L. Stade, C. M. McLeod
ALL YEAS. Motion carried.

3. VOUCHERS (814/2/678*)

Councilwoman Lettau: I move to approve payments of Claim check numbers 26320 thru 26343 with EFTs as listed in the amount of \$47,500.30 this 19th day of August, 2014 and Payroll Check numbers 26270, 26272 thru 26278 with EFTs as listed in the amount of \$53,892.56.

Councilwoman McLeod: Second that.

MOTION #5-C. M. Lettau moved and C. M. McLeod seconded to approve payment of Claim check numbers 26230 thru 26343 with EFTs as listed in the amount of \$47,500.30 and Payroll Check numbers 26270, 26272 thru 26278 with EFTs as listed in the amount of \$53,892.56 this 19th day of August, 2014.

ROLL CALL VOTE #5-C. C. Meredith, C. L. Lehman, C. M. Lettau, C. L. Stade, C. M. McLeod
ALL YEAS. Motion carries.

ITEMS FOR DISCUSSION – (842/4/624*)

1. DNR LAND -

Mayor Carnahan – Paper in packet – Brief update on situation

Mr. Kerr – Discussions with D.N.R. – Real estate contract – Expires 12/31 – Met with Mr. Welker of D.N.R. – Got further along – Less enthusiastic – Unrealistic value of land – Public Auction – Surplus land – Department generated sale – Not in works – No plans presently to put land up for sale – Or appraisal plus five point criteria – Don't see it – Offer on property – Follow process – Purchaser must make application – Process and application and fees - Shared with Tri City Realty – City submit appraisal – In Pasco – In excess of \$20k – City not really in position to do – Question is if developer would be interested in negotiating option – Only about four and half months left on contract – Awaiting response

Mayor Carnahan – Still working on six acres – What they were hired for – Hold off until after November election – New people in – Start over again with new officials - Start back up after first of year – Long process if we go through with it - D.N.R. would rather lease land – Long term like 100 years - Money goes to schools – Not in favor of surplus – Would rather lease

Councilwoman McLeod – P.S.D. – D.N.R. land often traded? – Option

Mr. Kerr – Looking for high rental rate – Purpose to generate revenue – Original interest in property was to lease for Ag – But in City not in rural business – City in commercial - No Ag – In future – City might look to de-annex property – May have to make that decision

Councilwoman Lehman – Reason it hasn't been developed due to not sufficient land? No access to more land? The four acres City owns

Mayor Carnahan – Not really – Different ideas – Bottom line – Unable to get financing

Mr. Kerr – Poor timing – Invested before recession

2. RFP ROUNDABOUT DESIGN – (1224/4/430*)

Ms. Haug – Overview of RFP Roundabout Design

Councilwoman Lehman – When you send this out – Please send picture of chosen design

Councilwoman McLeod – Definitely want it to match the re-facing of our city – Will picture be included in packet?

Mayor Carnahan – Money not until June? State purchased land to west – Two parts – One part landlocked – Three to four acres – Working with State – Can declare part of land excess – Can give to City for park

Councilwoman Lehman – Proposal requirement has number of criteria – Are some more important than others?

Ms. Haug – Very last page - Main thing Council needs to direct – What budget being setting aside for to pay for this – Any additional items in scope of work needs to be included

Councilwoman Stade – Budget item – Do we need to put width in there?

Ms. Haug – Need to determine what the budget is - \$1,000 just a suggestion – Honestly don't know how much it might cost

Mayor Carnahan – Good starting point – Wait until we get grant before taking RFP – First of next year

GENERAL COUNCIL COMMENTS – (1483/2/441*)

Councilwoman Lettau – Husband went into City Hall to get a permit to connect to sewer line – Little disappointed – Didn't have our act together at City Hall – Guess I was lead to believe when in to get permit – Would get packet with information – How much is it going to cost – Specifications – Didn't happen

Mayor Carnahan – What are you doing?

Councilwoman Lettau – Tying into sewer line – Kyle aware – To start process to get permit – Wasn't handed a packet of information – Be able to walk out door and do what he wanted to do - So disappointed – Discussed before – Guess I made the assumption we do that with any permits – Would like to see us do that with any permits

Ms. Haug – When your husband came in this morning – Paula helped him – Asked him what his project was – Provided him every permit application he needed to complete project – He wanted information on specifics of his project – Gave him Building Inspector number so he could meet him on site – He could look at project and give him requirements specific to property – Left some of his paperwork on counter – Personalized service based on what he told us he was doing – Got every single piece of paper he needed to do project

Councilwoman Lettau – But he didn't get his questions answered – Had several questions that were very generic – Weren't answered – Did call Building Inspector – Building Inspector kept telling him "I don't know..."

Mayor Carnahan – Sometimes we have to say “I don’t know”

Councilwoman Lettau – Another question – Doesn’t show some of items on website – Confused about how much and what we’re charging to do work – He was told there was a \$25 application to do the work which included the building permit application - \$200 hookup fee for Kyle to come over and put actual saddle on – Also there’s no more than \$200 for permit for sewer based on the square footage of the property – An area charge

Mayor Carnahan – Future growth and improvements – Area charge – One for sewer and one for water – Fund – Of the property – Been here for years

Councilwoman Lettau - \$75.00 Inspection fee for Building Inspector –Actually told my husband would take a minute – Said he wasn’t sure what he was looking at - Hope Building Inspector would know his specs – Very disappointed in whole process – Big city price – Small city service

Councilwoman McLeod – Skate Park – Impressed – People still going over the fence – Will be injuries – Ruin fence - Need a gate

Mayor Carnahan – Don’t want to encourage people to go up and down hill – Start deteriorating hill – Problem with erosion – Get sheriff involved

Councilwoman Stade – Is there an ordinance would could post on sign – Says not allowed to climb – Ask the Sheriff

Councilwoman McLeod – All kinds of people going over fence to use paths

Mayor Carnahan – Never seen anyone going over fence – Kyle hasn’t seen any wear – Put up signs to discourage it – Can’t police it 24 hours a day

Councilwoman Stade – Bids for web design? Planning Commission opening? Parking lot follow up for lot by Laundromat

Ms. Haug – Planning Commission next Wednesday

Councilwoman Lehman – Mormon Church – Might come help – Projects – Need ideas – Help in yards, painting, etc. – Contact Randy or Linda

Councilwoman Stade – Grid of the City – Systematic approach – Don’t know his approach – May be some people that may need some help – Might be – 53 public contacts in a month

ADJOURNMENT – Mayor Carnahan (1862/3/330*)

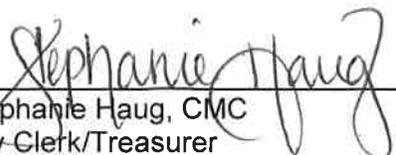
Councilwoman Lettau: I make a motion we adjourn.

Councilwoman Lehman: I second.

MOTION #6–C. M. Lettau moved and C. L. Lehman seconded to adjourn the August 19th, 2014 Regular Council Meeting at 7:48 p.m.

VOICE VOTE #6–C. L. Lehman, C. M. McLeod, C. L. Stade, C. C. Meredith, C. M. Lettau
ALL YEAS. Motion carried.

Meeting adjourned at 7:48 p.m. (1868/1/738*Audio recording ends)


Stephanie Haug, CMC
City Clerk/Treasurer


Lloyd Carnahan
Mayor, City of Benton City

Date: 9/16/14