

**City of Benton City  
Regular Council Meeting Minutes  
March 3<sup>rd</sup>, 2015**

**CALL TO ORDER** – Mayor Carnahan called the March 3<sup>rd</sup>, 2015 Regular Council meeting to order at 7:00 p.m. (169/4/845\*Audio recording begins)

**PRESENTATION OF THE COLORS** – City Clerk/Treasurer Haug led the Council and audience in the Pledge of Allegiance. (174/2/172\*)

**ROLL CALL** – (188/1/871\*) 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**

Other Professionals Present –

**Lee Kerr, City Attorney, Kerr Law Group  
Larry Howell, President, Benton City E.D.C.**

Other Professionals Absent –

**Alan Rainey, City Engineer, Spink Engineering, LLC (Illness)**

**READING AND APPROVAL OF MINUTES** (195/4/758\*)

- **REGULAR MEETING FEBRUARY 17<sup>TH</sup>, 2015**

**Councilwoman Meredith:** Mr. Mayor, I make a motion to approve the Minutes from February 17<sup>th</sup>, 2015 as presented.

**Councilwoman Lehman:** I second.

**MOTION #1-** C. C. Meredith moved and C. L. Lehman seconded to approve the Minutes of the February 17<sup>th</sup>, 2015 Regular Council Meeting as typed.

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

**OPENING REMARKS, “HOUSEKEEPING” ITEMS, EXECUTIVE SESSION REQUESTS, ETC. –**  
None (204/1/732\*)

**APPROVAL OF AGENDA** (205/4/811\*)

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

**Councilwoman Meredith:** Second.

**MOTION #2-** C. L. Lehman moved and C. C. Meredith seconded to approve the Agenda as presented.

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

**VISITOR COMMENTS** - None (216/3/599\*)

**REGULAR REPORTS**

**1. EDC REPORTS** – (219/3/670\*)

**Larry Howell, President, Benton City E.D.C.**

**\*\*\* Written report provided \*\*\***

**2. STAFF REPORTS – (336/4/377\*)**

**Stephanie Haug, City Clerk/Treasurer - Treasurer Report – In packet**

**3. ENGINEER REPORT – None (339/1/902\*)**

**4. COUNCIL COMMITTEE REPORTS (342/2/793\*)**

**Councilwoman Lettau – None**

**Councilwoman McLeod - None**

**Councilwoman Lehman – None**

**Councilwoman Meredith – None**

**Councilwoman Stade – None**

**Mayor Carnahan – Emergency Management Meeting – Consolidation with Pasco Police - Budget**

**ITEMS FOR APPROVAL:**

**1. RESOLUTION #2015-02 – LIBRARY PERGOLA DONATION AGREEMENT - (360/2/776\*)**

**Councilwoman Lehman:** Mr. Mayor, I move to approve Resolution #2015-02, a resolution authorizing the Mayor of Benton City to sign the Library Pergola Donation Agreement between the City of Benton City and the Lorz Foundation.

**Councilwoman Meredith:** I second.

**MOTION #3-** C. L. Lehman moved and C. C. Meredith seconded to approve Resolution #2015-02, a resolution authorizing the Mayor of the City of Benton City to sign the Library Pergola Donation Agreement between the City of Benton City and the Lorz Foundation.

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

**2. RESOLUTION #2015-03 – 2015 E.D.C. CONTRACT - (379/4/086\*)**

**Councilwoman Meredith:** Mr. Mayor, I move to approve Resolution #2015-03, a resolution 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 McLeod:** Second.

**MOTION #4-** C. C. Meredith moved and C. M. McLeod seconded to approve Resolution #2015-03, a resolution 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.

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

**3. SEASON'S GREETINGS SIGN PURCHASE (395/3/907\*)**

**Councilwoman Meredith:** Mr. Mayor, I move to approve the purchase of a new "Season's Greetings" sign for Holiday Lights & Magic, Inc. in the amount not to exceed \$2,500 plus WA State Sales Tax/Use Tax.

**Councilwoman McLeod:** Second it.

**MOTION #5-** C. C. Meredith moved and C. M. McLeod seconded to approve the purchase of a new "Season's Greetings" sign from Holiday Lights & Magic, Inc. in an amount not to exceed \$2,500 plus WA State Sales/Use Tax.

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

#### 4. VOUCHERS (424/1/265\*)

**Councilwoman Lettau:** I move to approve payment of Claim check numbers 26731 through 26741 and EFTs as listed in the amount of \$37,297.75 this 3<sup>rd</sup> day of March, 2015.

**Councilwoman Meredith:** I'll second.

**MOTION #6– C. M. Lettau 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 26731 through 26741 and EFTs as listed in the amount of \$37,297.75, this 3<sup>rd</sup> of March, 2015.**

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

#### ITEMS FOR DISCUSSION

##### 1. DALE AVENUE RETAINING WALL (448/2/545\*)

**Kelly Sandretto** – 602 13<sup>th</sup> Street - Corner of 13<sup>th</sup> & Dale – Retaining wall installed incorrectly – Here to ask that it be installed correctly - “Lego” model – Crooked – Would bury the water box by about eight inches – Not level - Installed too high at this end – Should be level with top wall – How it was – Told it would be reinstalled way it was – Told water drain couldn't be there – Said it would be right

**Mayor Carnahan** – Workshop on location – All five councilwomen have seen wall – Your complaint is you did not really like to workmanship of the contractor

**Councilwoman Lettau** – We did tell you it would be put back the way it was when they took it down?

**Mrs. Sandretto** – That is correct – That is what we were told in August when the work started

**Councilwoman Lettau** - Did anyone talk to them before they put the wall back to find out how they wanted wall put back?

**Mayor Carnahan** – It was supposed to be put back like it was when it came out

**Councilwoman Lettau** – Obviously it wasn't because they're not happy

**Ms. Haug** – Alan main point of contact – Meeting between Code Enforcement and Alan met with husband on location while wall was being constructed – Beyond that – Not sure

**Councilwoman Meredith** – Want clarification – Front wall not high enough to hold dirt

**Ms. Sandretto** – Upper lower wall should be parallel – Right now if dirt level at this end – Can't be level at this end – If you were to follow one block – It should follow all the way around – Now doesn't

**Councilwoman Stade** – It's sloped with grade of sidewalk – Shouldn't have been sloped with sidewalk – Should have been matched to the wall

**Mayor Carnahan** – We were there – You saw the wall - It's basically level with back wall

**Mrs. Sandretto** – Missing one row at one end – Missing six inches at one end

**Councilwoman McLeod** – Looked all around house – Notice two ends were buried – Is that what you're trying to say to us?

**Mrs. Sandretto** – Yes – As road goes up – Still make them straight – Terminate in ground – If you want your flowerbed to be flat – You make the block at the top row flat – Imagine you start at top – Draw line where you want it – Wherever they end in the dirt – That's where it ends

**Councilwoman Stade** – Did you have flowers?

**Mrs. Sandretto** – I had a few

**Councilwoman Stade** - I thought wall looked great – Gate and sloped driveway – Finished putting top in - Thought it looked good – Like slope that went gradual with road - Didn't see bad slope

**Councilwoman Lettau** – As a homeowner – It's frustrating when work done on easement – I have to deal with aftermath – Been there – Know what that's like – Frustrated that you're frustrated – Sorry you're not happy

**Councilwoman McLeod** – It does look good – But doesn't match front where side bricks lay into ground – Water and erosion – Using flowerbed could be issue

**Mayor Carnahan** – Discussing workmanship of wall – It is an administration decision – My decision – Courtesy to you to address Council – Council has had comments - T.I.B. project – It's done – It's there – Workmanship is there – It's got to match up with sidewalk – Meter box that City had to put in – Required rearrangement – To me it's an acceptable project – My decision is the wall is acceptable – That's end of it

**Mrs. Sandretto** – You told me in our meeting – City had to return property – Property I owned on land – If you took something away – You had to bring it back – Stone is not the same – Going to be redoing the wall – Would like my stone back

**Mayor Carnahan** – Will have to talk to Alan about that

**Mrs. Sandretto** – Not the big stones – Drain rock behind - Used stuff to compact underneath roads – Need drain rock

**Mayor Carnahan** – Why do you need the drain rock?

**Mrs. Sandretto** – Will be redoing the wall correctly

**Mayor Carnahan** – No – You will not be redoing the wall on City property

**Mrs. Sandretto** – You're going to tell me I can't redo the wall?

**Mayor Carnahan** – No - I don't believe so – Will have to talk to attorney

**Mrs. Sandretto** – I can't take my property off the property – The stones are mine

**Mayor Carnahan** – What do you mean your property? You want to take the walls away?

**Mrs. Sandretto** – I want to do the wall right

**Mayor Carnahan** – We'll get into that discussion later – Wall stands as it is – Will have to talk to attorney and engineers – See what comes up on that part

**Councilwoman Lettau** – Question? She originally put wall up herself? Why can't she take it down and redo it?

**Mayor Carnahan** – Put in on grant money –Material was put in by grant money paying the labor for it

**Councilwoman Lettau** – She put wall in to begin with before road ever went in – Why can't she take it back down and do it the way she wants it done

**Mayor Carnahan** – Need to check on – I will do this

**Ms. Haug** – Term that is different now – Being adjacent to sidewalk – Issue of sloughing off onto sidewalk – Engineer would need to look it – If wall done differently - Need to meet the specs for engineer

**Mayor Carnahan** – Right now it's solved – Will be talking to attorney - You want the brick back?

**Mrs. Sandretto** – I want the stone behind the rock – Drain rock – Like river rock

**Mayor Carnahan** – Don't understand – Drain rock down in very bottom

**Mrs. Sandretto** – No – Foot of drain rock behind the wall - We put the wall in right – Way it should be – Fabric between dirt and drain rock

**Mayor Carnahan** – What is purpose of your drain rock?

**Mrs. Sandretto** – To keep dirt from going into rock and seeping out of front of stones

**Mayor Carnahan** – Where would the drain water come from that would cause this?

**Mrs. Sandretto** – Do you water your flowers or your yard?

**Mayor Carnahan** – You had a drain pipe – You mentioned the drain water – In back of your original wall – The high one – There's still a drain wall – There's still rock in it – We didn't not disturb the back wall – We disturbed the front wall - We took the drain pipe out – You are responsible for your own drain water – Not onto the City (inaudible) – You do not need to the drain rock in there at this time

**Mrs. Sandretto** – The rock keeps the soil – The soil at the top will become saturated with water and will drain – Excess water comes into the rock – Doesn't come out of the stone – Stays behind the wall

**Mayor Carnahan** – There is dirt between the two walls – Only dirt as far as I saw on the original wall

**Mrs. Sandretto** – No – They put at least six inches of compacted gravel

**Mayor Carnahan** – I will go look at that again – If there's rock in there – You will get your rock back – I guarantee that - If there's not rock in there – You will not get the rock back

**Mrs. Sandretto** – There's rock but it's a different kind of rock than should be there

**Mayor Carnahan** – I will go look at that – If you have drain rock coming – I will make sure you get your drain rock

**Mrs. Sandretto** – Compact stone in there now – It should be like river rock – Round river rock

**Mayor Carnahan** – I will look at this – I will talk to the engineer about this – Otherwise the wall stands

**Councilwoman Lettau** – Thank you – You have been to a lot of meetings – You've been patiently waiting for this

**Mrs. Sandretto** – I have and this has been incredibly disappointing – If you would let me show you in person – I could show you what is wrong

## **2. COUNTY WIDE PLANNING POLICIES (853/2/304\*)**

**Ms. Haug** – Explanation of Countywide Planning Policies

**Councilwoman Lehman** – Policy 19.b) – Is this going to be a task for the E.D.C.?

**Ms. Haug** – Our current Comprehensive Plan has an economic development element in it – When City goes through to revise the City's Comprehensive Plan – The E.D.C. would definitely have input on what those policies would include – This is just saying our City plan should have that element included in it – Which it does – But when we revise ours – It'll be reviewed to make changes – Due by 2019 – Following coattails of County – Might be some money available

**Mayor Carnahan** – Planning Commission currently up to their eyebrows in marijuana – If we could I would like to hold off discussion on Comp Plan until we get something done with marijuana process

**Councilwoman Lehman** – Know one member of Planning Commission has experience with economic development – Not sure all do – Would be good that E.D.C. be involved in looking at the review of Comprehensive Plan

**Mayor Carnahan** – The Planning Commission will be involved in the Comprehensive Planning

**Councilwoman Stade** – 1.5 – Maintain permit review process – Consolidation Review – Meaning?

**Ms. Haug** – If you want to do something that requires multiple permits – You can apply for all of it – Can all be reviewed at same time – Can all be issued at same time as soon as can be – All consolidated into the same process as opposed to one after the other

**Mayor Carnahan** – Would it help if I were to talk to Mike Shuttleworth – Ask if he could come down in two weeks – Present him with questions - He's the County Planner – How it would work in City

**Ms. Haug** – This is just part of the County’s process for developing – Actually County regulations at County level – At this point – After meetings – He wanted us to take it to our boards for any comments to incorporate back into that – Going to meet again – Any major concerns could be addressed – Next meeting is in March around the 26<sup>th</sup> after next council meeting

**Mayor Carnahan** – Take this home – Look it over again – Highlight comments – If I can get Mike down here by our next council meeting – He can answer better than we can

**Ms. Haug** – Does the Council have questions?

**Councilwoman Stade** – I would like to meet with him – Ask a couple of questions - I’ve not seen anybody on the Planning Commission

**Councilwoman Lehman** – I won’t be at next Council meeting

**GENERAL COUNCIL COMMENTS – (1153/2/040\*)**

**Mayor Carnahan** – Councilwoman Stade - Turned paper in to Captain at Sheriff’s Office – Should get back to us next Sheriff’s Report

**Councilwoman McLeod** – Appointment to see skate parks – Saturday – When?

\*\*\* 2 p.m. Saturday, March 7<sup>th</sup>, 2015 – Councilwomen McLeod and Stade meet Mayor Carnahan at City Hall to check out local skate parks \*\*\*

**Councilwoman Stade** – Have we found out about the actual ownership of Skate Park

**Ms. Haug** – Met with adjacent property owner – Have not heard back – Will follow up with them

**ADJOURNMENT – Mayor Carnahan (1220/4/866\*)**

**Councilwoman Stade:** Mr. Mayor, I move to adjourn.

**Councilwoman Lehman:** I’ll second.

**MOTION #7– C. L. Stade moved and C. L. Lehman seconded to adjourn the March 3<sup>rd</sup>, 2015 Regular Council Meeting at 7:35 p.m.**

**VOICE VOTE #7– C. C. Meredith, C. L. Stade, C. M. Lettau, C. L. Lehman, C. M. McLeod ALL YEAS. Motion carried.**

Meeting adjourned at 7:35 p.m. (1226/3/919\*Audio recording ends)

  
Lloyd Carnahan  
Mayor, City of Benton City

  
Stephanie Haug, CMC  
City Clerk-Treasurer

Date: 3/18/15