

**City of Benton City  
Regular Council Meeting Minutes  
August 18<sup>th</sup>, 2015**

**CALL TO ORDER** – Mayor Carnahan called the August 18<sup>th</sup>, 2015 Regular Council meeting to order at 7:00 p.m. (00:03:02:\*Audio recording begins)

**PRESENTATION OF THE COLORS** – Councilwoman Meredith led the Council and audience in the Pledge of Allegiance. (00:03:09\*)

**ROLL CALL** (00:03:33\*)

Council Members Present –

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

Council Members Absent –

**Lisa Stade** (Excused)

City Staff Present –

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

Other Professionals Present –

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

Other Professionals Absent –

**Alan Rainey, Spink Engineering LLC  
Capt. Clay Vannoy, Benton County Sheriff's Office**

**READING AND APPROVAL OF MINUTES** (00:04:01\*) - **REGULAR MEETING JULY 21<sup>ST</sup>, 2015**

**Councilwoman Meredith:** Mr. Mayor, I make a motion to approve the Minutes.

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

**MOTION #1-** C. C. Meredith moved and C. L. Lehman seconded to approve the Minutes of the July 21<sup>st</sup>, 2015 Regular Council Meeting as presented.

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

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

(00:04:19\*)

**Councilwoman Meredith** – Washout at Archie Borden

**Councilwoman McLeod** – Farm trucks speeding thru town – Cats being dumped at first bend

**Councilwoman Meredith** – Roundabout signage? Further discussion – Could pay for extra? Advantageous to do before?

**Mayor Carnahan** – Bids already out

**APPROVAL OF AGENDA** (00:06:26\*)

**Councilwoman Meredith:** I make a motion to approve the Agenda as presented.

**Councilwoman McLeod:** I second.

**MOTION #2-** C. C. Meredith moved and C. M. McLeod seconded to approve the August 18<sup>th</sup>, 2015 Regular Council Meeting Agenda as presented.

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

## **VISITOR COMMENTS (00:06:46\*)**

**Heather Duncan, Benton City Chamber of Commerce** – Thursday – Luncheon – Ernie Chapin – Motivational Speaker – Works with different youth – Please RSVP – Tomorrow night – Good Roads – Annual prioritization meeting – Good to have someone else represent Benton City – Improvements to 225 from bridge to SR240 – 5:30 p.m. at WSDOT – Columbia Center North offices

**Kenny Burn, 705 Ellen Avenue** – Pictures - Code Enforcement – City Codes apply to trailer park?

**Mayor Carnahan** – Name and phone number – Will get back to you

## **REGULAR REPORTS**

- 1. SHERIFF'S REPORT (00:11:49\*)** Sheriff not present - Written report not provided
- 2. EDC REPORT (00:11:50\*)** Larry Howell, President, Benton City E.D.C. - Written report provided
- 3. STAFF REPORT (00:15:10\*)** Stephanie Haug, City Clerk/Treasurer – *Treasurers Report* – In Packets - Kyle Kurth, City Maintenance Foreman - *Maintenance Report* – Quad Follow-up – ATV purchased – Quad with winch plus plow - \$8042.54 - \$502.44 for spray tank - \$37.50 Licensing fee – Total \$8582.48 – Used it a lot already – **Mayor Carnahan** – Department of Ecology Award – WWTP

**Councilwoman McLeod** – Treasurer Report questions

- 4. ENGINEER REPORT (00:19:15\*)** – None
- 5. COUNCIL COMMITTEE REPORTS (00:19:18\*)**

**Councilwoman Lettau** – None

**Councilwoman McLeod** – Mosquitos worse because of heat – West Nile outbreak – Lower water equals more hatching – Next meeting on Monday

**Councilwoman Lehman** – None

**Councilwoman Meredith** – Ben Franklin Transit – Hydroplanes – Doubled ridership – West Richland – National Night Out – In the plus for money – On the lookout for General Manager

**Councilwoman Stade** – Absent

**Mayor Carnahan** – Roundabout – Moved back to September 1<sup>st</sup> for bids to go out – Will be groundbreaking ceremony – TAC/PAC were together – Several meetings coming up

## **ITEMS FOR APPROVAL:**

- 1. FIRST READING – AMENDING 5.04 – BUSINESS LICENSE REGULATIONS (00:22:58\*)**

**Ms. Haug** – Explanation of change to Business License regulations

**Councilwoman Meredith:** I move to approve on the First Reading, an ordinance of the City of Benton City, amending Section 5.04.160 “Supplemental License Procedure” and Section 5.04.290 “Expiration/Late Fees”.

**Councilwoman Lehman:** I second.

**MOTION #3-C. C. Meredith moved and C. L. Lehman seconded to approve on the First Reading, an ordinance of the City of Benton City, Washington, amending Section 5.04.160 “Supplemental License Procedure” and Section 5.04.290 “Expiration/Late Fees”.**

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

- 2. VOUCHERS (00:31:50\*)**

**Councilwoman Lettau:** I move to approve payments of Claim check numbers 27034 thru 27070 and 27073 thru 27089 with EFTs as listed in the amount of \$80,442.66 and Payroll Check numbers 27011 and 27034 thru 27042 with EFTs as listed in the amount of \$69,015.31, this 18<sup>th</sup> day of August, 2015.

**Councilwoman McLeod:** Second it.

**MOTION #4**—C. M. Lettau moved and C. M. McLeod seconded to approve payment of Claim check numbers 27034 thru 27070 and 27073 thru 27089 with EFTs as listed in the amount of \$80,442.66 and Payroll Check numbers 27011 and 27034 thru 27042 with EFTs as listed in the amount of \$69,015.31 this 18<sup>th</sup> day of August, 2015.

**ROLL CALL VOTE #4**—C. M. Lettau, C. C. Meredith, C. L. Lehman, C. M. McLeod  
ALL YEAS. Motion carries.

#### ITEMS FOR DISCUSSION (00:32:53\*)

##### 1. EMPLOYEE OVERTIME (00:32:55\*)

**Mr. Ferguson** – Research – Handout from MRSA - Council makes policy – Mayor enforces policy – Employee attendance at Council Meetings – Council making rules – Job Description – Kyle pulled job description for Maintenance Foreman – Job description says attend meetings – Part of bargaining agreement – Can we make him? Not listed as one of essential functions – Advise Council and Mayor – For any position in City

**Mayor Carnahan** – Will carry on just like has been - Will need to be here when there's something he needs to discuss – My decision

##### 2. UTILITY RATE ADJUSTMENTS FOR 2016 – (00:40:39\*)

**Ms. Haug** – 2012 – State Auditor mandated utilities had to be own separate funds – Always had water and sewer fund together – Once split – Became evident our water rates were not sustaining the expenses of maintaining the water system – Been coming for a while – Raise our rates 6% each year – Now with Dale Avenue Capital Project – Depleted our reserves in water fund - Additional debt incurred with Well #5 – First scenario – Maintain 6% rate we've been using – Substantially in red for upcoming year – Sewer on other hand – Doing just fine – Third page – Estimate of how these rates - At the percentages suggested -Will affect typical residential customer – Same pattern for each scenario – Examples for discussion only – Not deciding anything tonight – Wanted to have discussions before end of year – Option A – Includes most drastic water increase – 36% - Sounds like a lot of money – Increase of \$8.00 for water portion of bill – Total increase for water with increase of sewer at 2% - Bill increase almost \$9.00 – Not recommended method – Would like to see City get water fund back in case of emergency – Reserves on hand – Option B most favorable recommendation – We have some surplus in sewer fund – Think we should do 36% increase to water to get fund operating in black – Use some of surplus in sewer and decrease sewer rates by 6% - Offset some of impact to residential bills – Average water/sewer customer – Actual increase would only be \$5.47 versus \$9.00 – Third option – Not recommended – If want to continue at lower rate increase each year – The water fund would operate without capital reserve – No capital projects until 2019 at this rate

**Mayor Carnahan** – Need to get water fund reserves back up – Old City water lines steel pipe – Rusts away – Deteriorates – One reason our water fund has dwindled – Benton Irrigation is operating – Not getting revenue from City water being used to irrigate – More water for water rights to expand with City population without worrying about running out of water rights – Good now until 2020 or 2030 – Quite a bit of difference – Have to get fund back up again – Dale Avenue example – While opened up – Went to plastic pipe – Can get expensive with asbestos pipe

**Ms. Haug** – Just some options – Would like Council input – Interested in having Public Hearing for citizen comments – Understand nobody wants their rates raised – Coming up with best option having least impact on our citizens' monthly budgets best options

**Councilwoman McLeod** – Deserve to know – Getting irrigation was hard hit – Can just imagine what increases do to rest of community – Never received irrigation – Took a hit – Considered middle class – At least I was – Can't imagine what it's doing to families with kids

**Ms. Haug** – Initial idea – If Council would like me to schedule Public Hearing – Can do so – Starting into budget time – If have idea what want to do – Will help me prepare a budget – To know what rates and how much revenue to estimate for

**Mayor Carnahan** – Study options next few weeks – Go over ideas next time

**Councilwoman Lettau** – Naïve – Can you transfer sewer money over to water money

**Ms. Haug** – How we got into this situation in first place – Split out – Raised water rates 6% to help compensate for that – For several years – Sewer rates were supporting water – Water more likely to have breaks – Cost for maintenance – Likelihood of something happening to water greater – Parts crazy for meters – Saw this coming – With Well payment coming up – Are dropping one water payment been making – Paid off bond – Bringing new service on – Point now we have to do something or money will not be there

**Councilwoman McLeod** – Loan for Well #5 – Discuss that today?

**Ms. Haug** – Already determined – Loan already taken out – Well has been drilled – Plans to build pump house – Will be drawing out rest of money on loan – Grace period during construction – Once well complete – Will have to start paying

**Mayor Carnahan** – Bring back two weeks

### 3. **CITY PARK IMPROVEMENTS – E.D.C. – (00:54:32\*)**

**Larry Howell / Linda Lehman** – Area around stage not level – Received proposal – Earl Norman – Cleanup day – Suggestion – Terrace Park – Flat with step – Eight inches? – Six to eight feet flat area – Set up chairs or table if vendor - Volunteers – Excavation – Money for retaining wall and sod – Irrigation relocation

**Ms. Haug** - Will have to have Volunteer Agreements for those involved

**Mayor Carnahan** – Will talk to Alan about engineer design – Rough sketch – Look into it and get back to you in couple weeks

**\*\*\* EXECUTIVE SESSION – R.C.W. 42.30.110(c) – REAL ESTATE – I-82 \*\*\* (00:59:42\*)**

**Mayor Carnahan:** I think its Executive Session now. What this is for is Real Estate. Fifteen minutes? Let's say ten minutes. I will close the Regular Public, Regular Council Meeting at 7:57 and I hope to be back here by 7, 8:07.

**\*\*\* Executive Session begins at 7:57 p.m. (01:00:26\*) \*\*\***

**Ms. Haug:** The Executive Session will be continued for five additional minutes. (01:09:20\*)

**\*\*\*\* Executive Session ends at 8:12 p.m. (01:14:36\*) \*\*\***

**Mayor Carnahan:** I will close the Executive Session at 8:11 and reopen the Council Meeting at 8:11. There will be no action taken at this time on the Executive Session, so General Comments now.

### **GENERAL COUNCIL COMMENTS – (01:14:47\*)**

**Councilwoman Meredith** – Washout – Archie Borden Park

**Mayor Carnahan** - When Alan is here

**Councilwoman McLeod** – Overpopulation of cats at bend after bridge – Across bridge after RV Park - Picking up and neutering – Also wanted Sheriff's Department to know - Farm trucks going really fast – 45 mph past RV Park – Starts at 3 a.m.

**Mayor Carnahan** – See if we can't get County patrolling

**Councilwoman Lehman** – Cats - Chickens running loose – Make a mess

**Mayor Carnahan** – Try to enforce – Ordinance – Pigeons too

**Ms. Haug** – If you see things like that – Call to report – City will follow up in that area – New website – Left side – Box to click to report concern – Don't need to come to City Hall

ADJOURNMENT – Mayor Carnahan (01:18:49\*)

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

Councilwoman McLeod: I second.

**MOTION #5**–C. C. Meredith moved and C. M. McLeod seconded to adjourn the August 18<sup>th</sup>, 2015 Regular Council Meeting at 8:16 p.m.

**VOICE VOTE #5**–C. L. Lehman, C. M. McLeod, C. C. Meredith, C. M. Lettau  
ALL YEAS. Motion carried.

Meeting adjourned at 8:16 p.m. (01:19:01\*Audio recording ends)

  
Stephanie Haug, CMC  
City Clerk/Treasurer

  
Lloyd Carnahan  
Mayor, City of Benton City

Date: 9-2-15