

**City of Benton City  
Regular Council Meeting Minutes  
March 1<sup>st</sup>, 2016**

**CALL TO ORDER** – Mayor Lehman called the March 1<sup>st</sup>, 2016 Regular Council meeting to order at 7:00 p.m. (\*Audio recording not available) (-01:00:53\*\*Video recording begins)

**PRESENTATION OF THE COLORS** – Mayor Lehman led the Council and audience in the Pledge of Allegiance. (-01:00:51\*\*)

**ROLL CALL** – (-01:00:23\*\*) Councilmembers Present –  
**Mary Lettau**  
**Dave Sandretto**  
**Jake Mokler**  
**Lisa Stade**  
**Vanessa Coates**

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

Other Professionals Present –  
**Eric Ferguson, City Attorney, Kerr Law Group**  
**Alan Rainey, City Engineer, Spink Engineering, LLC**  
**Randy Rutledge, Consultant, Benton City E.D.C.**

**READING AND APPROVAL OF MINUTES** (-1:00:06\*)

- **REGULAR MEETING FEBRUARY 16<sup>TH</sup>, 2016**

**Councilmember Stade:** Madam Mayor, I move to approve the February 16<sup>th</sup> Minutes as typed.

**Councilmember Sandretto:** Second.

**MOTION #1-** C. L. Stade moved and C. D. Sandretto seconded to approve the Minutes of the February 16<sup>th</sup>, 2016 Regular Council Meeting as written.

**VOICE VOTE #1-** C. D. Sandretto, C. L. Stade, C. M. Lettau, C. J. Mokler, C. V. Coates  
ALL YEAS. Motion carried.

**OPENING REMARKS, “HOUSEKEEPING” ITEMS, EXECUTIVE SESSION REQUESTS, ETC.** – (-00:59:32\*\*)

**Ms. Haug** – Have request to add marijuana regulations to discussion

**APPROVAL OF AGENDA** (-00:58:43\*\*)

**Councilmember Lettau:** Madam Mayor, I make a motion that we approve the Agenda as amended.

**Councilmember Sandretto:** Second that.

**MOTION #2-** C. M. Lettau moved and C. D. Sandretto seconded to approve the Agenda as amended.

**VOICE VOTE #2-** C. D. Sandretto, C. L. Stade, C. M. Lettau, C. J. Mokler, C. V. Coates  
ALL YEAS. Motion carried.

**VISITOR COMMENTS** - None (-00:58:31\*\*)

**REGULAR REPORTS**

**1. EDC REPORTS** – (-00:58:19\*\*) Randy Rutledge, Consultant, Benton City E.D.C.  
\*\*\* Requested to move to March 15<sup>th</sup> Regular Council Meeting \*\*\*

**2. STAFF REPORTS** – (-00:57:50\*\*) Stephanie Haug, City Clerk/Treasurer – – In packet  
**Maintenance Report** – Trailer Park Update \* **Council Discussion** \*

3. **ENGINEER REPORT – (-00:51:12\*\*)** Alan Rainey, City Engineer, Spink Engineering, LLC Roundabout Utilities Relocate – Sewer cleaning – City Hall Estimates \* **Council Discussion \***
4. **COUNCIL COMMITTEE REPORTS (-00:46:20\*\*)**  
**Councilmember Mokler** – *Emergency Services* – Officers – Radio issues in Benton County with Sheriff – Merger with SECOMM – Franklin County  
**Councilmember Stade** – *Ben Franklin Transit* – Follow up on Title 6 – Dual languages –  
– City development in compliance – General Manager search

**ITEMS FOR APPROVAL:**

1. **SECOND READING – ORDINANCE 951 – AMENDING BENTON CITY’S COMPREHENSIVE PLAN - (-00:43:13\*\*)**  
**Ms. Haug** – Background of amendment  
**Councilmember Lettau:** Madam Mayor, I move to approve on the Second Reading, Ordinance 951 of the City of Benton City, Washington, amending the Comprehensive Plan, including the land use map.  
**Councilmember Coates:** I second.  
**MOTION #3-** C. M. Lettau moved and C. V. Coates seconded to approve on the Second Reading, Ordinance 951 of the City of Benton City, Washington, amending the Comprehensive Plan, including the land use map.  
**VOICE VOTE #3-** C. D. Sandretto, C. L. Stade, C. M. Lettau, C. J. Mokler, C. V. Coates  
**ALL YEAS. Motion carried.**
2. **SECOND READING – ORDINANCE 952 – REZONING 1205 13<sup>TH</sup> STREET - (-00:40:15\*\*)**  
**Ms. Haug** – Background of rezone  
**Councilmember Stade:** I propose that we, I make a motion to accept ordinance and to pass Ordinance 952 of the City of Benton City, Washington, amending the zoning classification of certain real property located west of 13<sup>th</sup> Street, for reference purposes referred to as 1205 13<sup>th</sup> Street, consisting of approximately .18 acres from C-1 Commercial to R-3, High Density Residential District.  
**Councilmember Sandretto:** Second.  
**MOTION #4-** C. L. Stade moved and C. D. Sandretto 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. D. Sandretto, C. L. Stade, C. M. Lettau, C. J. Mokler, C. V. Coates  
**ALL YEAS. Motion carried.**
3. **FIRST READING – ORDINANCE – AMENDING BCMC SECTIONS 17.12.050 AND 17.16.250 (-00:37:29\*\*)**  
**Ms. Haug** – Explanation of amendment  
**Councilmember Stade:** I move to approve on the First Reading, an ordinance of the City of Benton City, Washington, amending Section 17.12.050 “Plat Map” and Section 17.16.250 “Procedure and Requirements”.  
**Councilmember Lettau:** I second.  
**MOTION #5-** C. L. Stade moved and C. M. Lettau seconded to approve on the First Reading, an ordinance of the City of Benton City, Washington, amending Section 17.12.050 “Plat Map” and Section 17.16.250 “Procedure and Requirements”.  
**VOICE VOTE #5-** C. L. Stade, C. M. Lettau, C. D. Sandretto, C. J. Mokler, C. V. Coates  
**ALL YEAS. Motion carried.**

**4. RESOLUTION #2016-04 – EMERGENCY MOLD ABATEMENT -00:35:31\*\*)**

**Alan Rainey, City Engineer, Spink Engineering, LLC – Explanation of mold abatement**

**Councilmember Sandretto:** I move to approve Resolution #2016-04, a resolution ratifying emergency City Hall mold abatement.

**Councilmember Coates:** I second.

**MOTION #6-** C. D. Sandretto moved and C. V. Coates seconded to approve on the First Reading, an ordinance of the City of Benton City, Washington, amending Section 17.12.050 “Plat Map” and Section 17.16.250 “Procedure and Requirements”.

**ROLL CALL VOTE #6-** C. V. Coates, C. D. Sandretto, C. J. Mokler, C. M. Lettau, C. L. Stade  
**ALL YEAS. Motion carried.**

**5. CINTAS UNIFORM CONTRACT (-00:28:52\*\*)**

**Ms. Haug – Explanation of contract status \* Council Discussion \***

**Councilmember Lettau:** Madam Mayor, I move to approve the Cintas Uniform and Mat Service Agreement, and authorize staff to take the necessary steps to secure their service and discontinue use of our previous provider.

**Councilmember Stade:** Second it.

**MOTION #7-** C. M. Lettau moved and C. L. Stade seconded to approve the Cintas Uniform and Mat service Agreement, and authorize staff to take the necessary steps to secure their service and discontinue use of our previous provider.

**VOICE VOTE #7-** C. L. Stade, C. M. Lettau, C. D. Sandretto, C. J. Mokler, C. V. Coates  
**ALL YEAS. Motion carried.**

**6. VOUCHERS (-00:23:58\*\*)**

**Councilmember Lettau:** I move to approve payment of Claim check numbers 27474 through 27490 and EFTs as listed in the amount of \$68,015.37 this 1<sup>st</sup> day of March, 2016.

**Councilmember Sandretto:** Second.

**MOTION #8-** C. M. Lettau moved and C. D. Sandretto seconded for the City Council of the City of Benton City, Washington, to hereby authorize payment of Claim Check Numbers 27474 through 27490 and EFTs as listed in the amount of \$68,015.37, this 1<sup>st</sup> of March, 2016.

**ROLL CALL VOTE #8-** C. D. Sandretto, C. M. Lettau, C. L. Stade, C. V. Coates, C. J. Mokler  
**ALL YEAS. Motion carried.**

**ITEMS FOR DISCUSSION**

**1. MARIJUANA UPDATE - (-00:23:00\*\*)**

**Eric Ferguson, City Attorney, Kerr Law Group – Marijuana Regulations to Planning Commission \* Council Discussion \***

**Councilmember Stade:** I make a motion to send the regulation back to Planning Commission to get (inaudible) and follow up on procedures and update with current laws and how to handle the Conditional Use Permit as it relates to marijuana.

**Councilmember Coates:** Second.

**MOTION #9-** C. L. Stade moved and C. V. Coates seconded to move the marijuana regulations back to the Planning Commission for follow up.

**VOICE VOTE #9-** C. J. Mokler, C. D. Sandretto, C. V. Coates, C. M. Lettau, C. L. Stade  
**ALL YEAS. Motion carried.**

**GENERAL COUNCIL COMMENTS – (-00:05:27\*\*)**

**Councilmember Stade – Bob Dunlap - Historical exhibits at the Reach \* Council Discussion \***

ADJOURNMENT – Mayor Lehman (-00:01:41\*\*)

Councilmember Sandretto: Madam Mayor, I make a motion that we adjourn.

Councilmember Coates: Second.

**MOTION #10**– C. D. Sandretto moved and C. V. Coates seconded to adjourn the March 1<sup>st</sup>, 2016 Regular Council Meeting at 7:59 p.m.

**VOICE VOTE #10**– C. D. Sandretto, C. L. Stade, C. M. Lettau, C. V. Coates, C. J. Mokler  
**ALL YEAS.** Motion carried.

Meeting adjourned at 7:59 p.m. (-00:01:30\*\*Video recording ends)



Linda Lehman  
Mayor, City of Benton City



Stephanie Haug, CMC  
City Clerk-Treasurer

Date: 3/15/16