

**City of Benton City
Regular Council Meeting Minutes
June 21st, 2016**

CALL TO ORDER – Mayor Lehman called the June 21st, 2016 Regular Council meeting at the Community Center to order at 7:00p.m. (00:05:50*Audio recording begins)

PRESENTATION OF THE COLORS – Councilmember Mokler led the Council and audience in the Pledge of Allegiance. (00:06:02*)

ROLL CALL (00:06:27*) Council Members Present –
Dave Sandretto
Jake Mokler
Mary Lettau
Lisa Stade (Via cellphone)
Vanessa Coates (In at 7:04 p.m.)

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

Other Professionals Present -
Lee Kerr, City Attorney, Kerr Law Group (In at 7:05)
Alan Rainey, City Engineer, Spink Engineering LLC
Capt. Clay Vannoy, Benton County Sheriff's Office
Claude Oliver, Tri-City Realty Group
Dennis Gisi, John L. Scott Realty

READING AND APPROVAL OF MINUTES - REGULAR MEETING JUNE 7TH, 2016 (00:07:00*)

Councilmember Sandretto: Mayor, I move to approve the Minutes of the June 7th meeting.

Councilmember Lettau: I second.

MOTION #1- C. D. Sandretto moved and C. M. Lettau seconded to approve the Minutes of the June 7th, 2016 Regular Council Meeting as presented.

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

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

(00:07:19*) 1. Liquor License Application – Wild Boar Grill

APPROVAL OF AGENDA (00:07:37*)

Councilmember Lettau: Madam Mayor, I make a motion to approve the Agenda as presented.

Councilmember Sandretto: Second.

MOTION #2- C. M. Lettau moved and C. D. Sandretto seconded to approve the Agenda for the June 21st, 2016 Regular Council Meeting as presented.

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

VISITOR COMMENTS – (00:08:12*)

Randy Rutledge (for Heather Duncan) – Flag Raising July 4th 9 a.m. – Breakfast 7 a.m. – Parade 11 a.m. – Lions Club – Dusk – Fireworks (Councilmember Coates arrives at 7:04 p.m.) **** Council Discussion ****

REGULAR REPORTS

- 1. SHERIFF'S REPORT** (00:10:51*) **Capt. Clay Vannoy, Benton County Sheriff's Office** - In packets - **May 2016** - 340 Calls for Service vs. 237 in 2015; 34 Case Offenses vs. 22 in 2015; 29 Infraction Offenses issued **** Council Discussion ****
- 2. STAFF REPORTS** – (00:14:12*) **Stephanie Haug, City Clerk/Treasurer - Code Report** - In packets

3. **ENGINEER REPORT** – (00:14:17*) Alan Rainey, City Engineer, Spink Engineering LLC – Well #5 – Turned on - Working on punchlist of small items – Outlet trips
4. **COUNCIL COMMITTEE REPORTS** (00:15:26*)
Councilmember Sandretto – **PAC Meeting** – Active transportation plan – Infrastructure Funding – Other projects – **Duportail Bridge** – **Red Mountain Interchange** – Trying to get funded – Bringing projects forward – **Truck Route** – Dream may fit with their plan – **Good Roads Meeting** – Lengthy presentation on electric cars – Seeking grant for recharging station

ITEMS FOR APPROVAL:

1. **PUBLIC HEARING – SIX-YEAR STREET PLAN** (00:19:21*)

Mayor Lehman: Let's go then, to Items for Approval, so (inaudible) open a Public Hearing (inaudible) the Council Meeting is closed; Public Hearing is open regarding the Six-Year Street Plan. Is there any discussion on this (inaudible). (00:19:49*)

*****7 P.M. – PUBLIC HEARING – SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN*****

***** Public Hearing opened at 7:13 p.m. *****

Mr. Rainey - Overview of Six-Year Street Plan **** Council Discussion ****

Mayor Lehman: Does the public have any questions or (inaudible)? Hearing none, I'll close the Public Meeting and reopen the Council Meeting, the Council Meeting is now (inaudible). (00:26:10*)

***** Public Hearing closed at 7:20 p.m. *****

2. **RESOLUTION NO. 2016-10 – SIX-YEAR STREET PLAN** (00:26:15*)

Councilmember Sandretto: Madam Mayor, I move to approve Resolution No. 2016-10, oops, that's wrong...move to approve, approve Resolution #2016-10, a resolution amending the Comprehensive Transportation Program from the years 2017 to 2022 for City of Benton City, Washington.

Councilmember Coates: I second.

MOTION #3- C. D. Sandretto moved and C. V. Coates seconded to approve Resolution No. 2016-10, a resolution amending the Comprehensive Transportation Program from the years 2017 to 2022 for City of Benton City, Washington.

VOICE VOTE #3- C. J. Mokler, C. M. Lettau, C. D. Sandretto, C. V. Coates, C. L. Stade

ALL YEAS. Motion carried.

3. **RESOLUTION NO. 2016-11 – LIONS CLUB FIREWORKS AGREEMENTS CONTRACT** (00:27:18*)

Councilmember Lettau: Madam Mayor, I move to approve Resolution No. 2016-11, authorizing the Mayor to sign an agreement for promotional services between the City of Benton City and the City, Benton City Lions Club for the 2016 Fourth of July Fireworks Display.

Councilmember Coates: I second.

MOTION #4- C. M. Lettau moved and C. V. Coates seconded to approve Resolution No. 2016-11, a resolution authorizing the Mayor to sign an agreement for promotional services between the City of Benton City, Washington, and the Benton City Lions Club for the 2016 Fourth of July Fireworks Display.

ROLL CALL VOTE #4- C. D. Sandretto, C. M. Lettau, C. L. Stade, C. V. Coates, C. J. Mokler

ALL YEAS. Motion carried.

4. **FIRST READING – ORDINANCE – IMPACT FEES** (00:28:29*)

Mr. Kerr – Overview of Impact Fees ordinance

Councilmember Coates: Madam Mayor, I move to approve on its First Reading, an ordinance creating a new Section 17.12.140 "Impact Fee Deferral Program".

Councilmember Sandretto: Second.

MOTION #5- C. V. Coates moved and C. D. Sandretto seconded to approve on its First Reading, an ordinance creating a new Section 17.12.140 “Impact Fee Deferral Program”.

VOICE VOTE #5- C. J. Mokler, C. M. Lettau, C. D. Sandretto, C. V. Coates, C. L. Stade
ALL YEAS. Motion carried.

5. FIRST READING – ORDINANCE – SEWER LINES (00:31:16*)

Mr. Kerr – Explanation of Sewer Lines ordinance

Councilmember Sandretto: Madam Mayor, I move to approve (inaudible) ordinance of the City of Benton City, Washington, amending Benton City Municipal Code Section 13A.12.150 “Building Sewers – Required”.

Councilmember Coates: I’ll second.

MOTION #6- C. D. Sandretto moved and C. V. Coates seconded to approve on its First Reading, an ordinance of the City of Benton City, Washington, amending Benton City Municipal Code Section 13A.12.150 “Building Sewers – Required”.

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

6. PURCHASE REQUEST – PLASMA CUTTER (00:33:43*)

Kyle Kurth, City Maintenance Foreman – Explanation for Plasma Cutter Purchase Request

Councilmember Coates: Madam Mayor, I move to approve the purchase of a plasma cutter from A-L Compressed Gases, Inc. in an amount not to exceed \$1,930.00.

Councilmember Lettau: I second.

MOTION #7- C. V. Coates moved and C. M. Lettau seconded to approve the purchase of a plasma cutter from A-L Compressed Gases, Inc. in an amount not to exceed \$1,930.00.

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

7. STAFF TRAINING CONTRACT & CITY HALL CLOSURE (00:37:46*)

Mayor Lehman – Explanation of City Hall Closure

Councilmember Coates: I’m all for it, so I move to approve the Professional Services Agreement between the City of Benton City and Lloyd Halverson, for staff training not to exceed \$2,000 and to close City Hall on July 15th for staff to attend the training.

Councilmember Sandretto: Yeah, second.

MOTION #8- C. V. Coates moved and C. D. Sandretto seconded to approve the Professional Services Agreement between the City of Benton City and Lloyd Halverson, for staff training not to exceed \$2,000 and to close City Hall on July 15th for staff to attend the training.

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

8. WELL #5 CHANGE ORDER #3 (00:40:38*)

Alan Rainey, City Engineer, Spink Engineering, LLC – Explanation of Change Order #3

Councilmember Lettau: Madam Mayor, I move to approve Change Order No. 3 for the Well #5 Project in the amount of \$1,452.95, raising the total contract amount to \$252,264.75.

Councilmember Sandretto: Second.

MOTION #9- C. M. Lettau moved and C. D. Sandretto seconded to approve Change Order No. 3 for the Well #5 Project in the amount of \$1,452.95, raising the total contract amount to \$252,264.75.

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

9. UPDATE ON DNR AND APPRAISAL (00:44:53*)

Claude Oliver, Tri-City Realty Group/Dennis Gisi, John L. Scott Realty ** Council Discussion **

Councilmember Coates: Madam Mayor, I move to approve the expenditure of \$10,000 towards the appraisal of the DNR land adjacent to the City-owned land south of Interstate I-82.

Mr. Kerr: May I make a suggestion in regards to the forum? One is that I suggest it not to exceed \$10,000 and is contingent upon DNR participating fifty percent in the cost of the appraisal, just so it's not misconstrued, and the DNR may think that we're going to pay \$10,000 for an entire appraisal.

Councilmember Coates: So I move to approve the expenditure of up to \$10,000 towards the appraisal of the DNR land adjacent to the City-owned land south of Interstation I-82, contingent upon DNR's fifty percent participation.

Councilmember Lettau: I second.

MOTION #10- C. V. Coates moved and C. M. Lettau seconded to approve the expenditure of \$10,000 towards the appraisal of the DNR land adjacent to the City owned land south of Interstate I-82.

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

10. RESOLUTION #2016-12 – CONTRACT RENEWAL (01:06:38*) ** Council Discussion **

Councilmember Lettau: Madam Mayor, I move to approve Resolution #2016-12, authorizing the Mayor of the City of Benton City to sign the Real Estate Listing Extension Agreement between the City of Benton City and Tri-Cities Realty Group, LLC.

Councilmember Sandretto: Second it. **** Council Discussion ****

MOTION #11- C. M. Lettau moved and C. D. Sandretto seconded to approve Resolution #2016-12, authorizing the Mayor of the City of Benton City to sign the Real Estate Listing Extension Agreement between the City of Benton City and Tri-Cities Realty Group, LLC.

**** Council Discussion ****

Councilmember Lettau: All right, so we would amend the motion on the floor to include both of the agreements, change the date for one year and making a review every 90 days.

Councilmember Sandretto: Second the amendment.

MOTION #12- C. M. Lettau moved and C. D. Sandretto seconded to amend motion pending on the floor to include both the I-82 and DNR land agreements, periodic reporting every ninety days and not to exceed expiration of one year.

**VOICE VOTE #12- C. J. Mokler, C. M. Lettau, C. D. Sandretto, C. L. Stade – YEAS;
C. V. Coates – NAY. Motion carried.**

Mayor Lehman: All in favor of (inaudible) the motion, as amended?

MOTION #11- C. M. Lettau moved and C. D. Sandretto seconded to approve Resolution #2016-12, authorizing the Mayor of the City of Benton City to sign the Real Estate Listing Extension Agreement between the City of Benton City and Tri-Cities Realty Group, LLC, as amended.

**VOICE VOTE #11- C. J. Mokler, C. M. Lettau, C. D. Sandretto, C. V. Coates, C. L. Stade
ALL YEAS. Motion carried.**

**** Council Discussion ****

<<< Five minute break at 8:44 p.m. >>>

11. CITY HALL CONSTRUCTION - UPDATE (01:50:46*)

Alan Rainey, City Engineer, Spink Engineering, LLC – Status of City Hall construction project
**** Council Discussion ****

Councilmember Stade: I make a motion to table this until the next meeting until we get a little more information from lawyer and have a meeting with the employees, because that's (inaudible) for the next several months or years.

Councilmember Lettau: I second that.

MOTION #13- C. L. Stade moved and C. M. Lettau seconded to table motion until the July 5th, 2016 Regular Council Meeting.

VOICE VOTE #13- C. J. Mokler, C. M. Lettau, C. D. Sandretto, C. V. Coates, C. L. Stade
ALL YEAS. Motion carried.

<<< Tabled until the July 5th, 2016 Regular Council Meeting >>>

Mayor Lehman: So, are we going to have the staff come at the next meeting, or what is the...?

Councilmember Sandretto: Yeah, I'll make that recommendation; the staff can come to the next meeting and come forward and talk to us. I think they should have no fear of reprisal from you or anybody else on this board or anybody in this City, so that would be my recommendation.

Ms. Haug: Can I suggest maybe offer the option to staff to attend the next council meeting; if they're unable to attend, then they can submit a written opinion?

12. VOUCHERS (02:53: 48*)

Councilmember Lettau: Madam Mayor, I move to approve payment of Claim check numbers 27699 thru 27757 with EFTs as listed in the amount of \$242,199.50 & Payroll check numbers 27688 thru 27698 with EFTs as listed in the amount of \$61,301.81 this 21st day of June, 2016.

Councilmember Sandretto: I second.

MOTION #14– 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 27699 thru 27757 with EFTs as listed in the amount of \$242199.50 & Payroll check numbers 27688 thru 27698 with EFTs as listed in the amount of \$61,301.81 this 21st day of June, 2016.

ROLL CALL VOTE #14–C. L. Stade C. M. Lettau, C. D. Sandretto, C. V. Coates, C. J. Mokler
ALL YEAS. Motion carries.

ITEMS FOR DISCUSSION - (02:54:29*) None

GENERAL COUNCIL COMMENTS (02:54:30*) None

ADJOURNMENT – Mayor Lehman (02:54:31*)

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

Councilmember Coates: I second.

MOTION #15– C. M. Lettau moved and C. V. Coates seconded to adjourn the June 21st, 2016 Regular Council Meeting at 9:46 p.m.

VOICE VOTE #15–C. J. Mokler, C. M. Lettau, C. D. Sandretto, C. V. Coates, C. L. Stade
ALL YEAS. Motion carried.

Meeting adjourned at 9:46 p.m. (02:54:40*)

L. Lehman

Linda Lehman
Mayor, City of Benton City

Stephanie Haug
Stephanie Haug, CMS
City Clerk-Treasurer

Date: 7/5/16