

**City of Benton City
Regular Council Meeting Minutes
August 16th, 2016**

CALL TO ORDER – Mayor Lehman called the August 16th, 2016 Regular Council meeting to order at 7:00 p.m. at the Benton City Community Center. (00:02:42:*Audio recording begins)

PRESENTATION OF THE COLORS – Alan Rainey led the Council and audience in the Pledge of Allegiance. (00:02:48*)

ROLL CALL (00:03:18*)

Council Members Present –

Vanessa Coates

Dave Sandretto

Jake Mokler

Mary Lettau

Council Members Absent –

Lisa Stade (Excused-Out of town)

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.

Alan Rainey, Spink Engineering LLC

Capt. Clay Vannoy, Benton County Sheriff's Office

READING AND APPROVAL OF MINUTES (00:03:43*) - **REGULAR MEETING JULY 19TH, 2016 – SPECIAL MEETING JULY 21ST, 2016**

Councilmember Lettau: Madam Mayor, I move to approve the Minutes of the July 19th, 2016 meeting and also the July 21st, 2016 meeting.

Councilmember Coates: I second.

MOTION #1- C. M. Lettau moved and C. V. Coates seconded to approve the Minutes of the July 19th, 2016 Regular Council Meeting and the July 21st, 2016 Special Council Meeting as presented.

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

OPENING REMARKS, “HOUSEKEEPING” ITEMS, EXECUTIVE SESSION REQUESTS, ETC.
(00:04:23*)

APPROVAL OF AGENDA (00:04:37*)

Mr. Ferguson: Madam Mayor, we are, need to put on Item #12, for Items of Approval. We need to do a motion to approve actual language of the Advisory Ballot. I don't know how we want to say that, that's probably a little narrative, but approval of Advisory Ballot.

Councilmember Sandretto: Madam Mayor, I move to accept the Agenda as amended.

Councilmember Lettau: I second.

MOTION #2- C. D. Sandretto moved and C. M. Lettau seconded to approve the August 16th, 2016 Regular Council Meeting Agenda as amended.

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

VISITOR COMMENTS (00:05:34*)

Heather Duncan, Benton City Chamber of Commerce – Monthly Luncheon – Thursday – 11:30
Check in – Lunch at noon – Mr. Darcy Weisner – New ESD123 Superintendent – Trends in Education – Effect on local Districts – Order from menu

REGULAR REPORTS

- 1. SHERIFF'S REPORT** (00:06:49*) **Capt. Clay Vannoy, Benton County Sheriff's Office – July 2016** – 361 Calls for Service vs. 268 in 2015 – 44 Case Offenses vs. 26 in 2015 – 18 Infraction Offenses Issued * **Council Discussion** *

2. **EDC REPORT (00:09:50*)** Randy Rutledge, Consultant, Benton City E.D.C. - Written report provided * **Council Discussion** *
3. **STAFF REPORT (00:17:58*)** Stephanie Haug, City Clerk/Treasurer – Kyle Kurth, City Maintenance Foreman - **Maintenance Report** – Question from Mr. Rouse regarding fire hydrants * **Council Discussion** * – **Code Report** – In packets * **Council Discussion** *
4. **ENGINEER REPORT (00:23:42*)** – Alan Rainey, Spink Engineering LLC – Applying for TIB Grant for chip seal – North end – Treadway, Dinah, Della – Here in November – 5% Match \$6,200 – Small leak in Legion Water Tower – Manway – Not a critical issue - Access when tank drained – Rubber with bands to stop leak – Solutions - Drain or diver in fall * **Council Discussion** *
5. **COUNCIL COMMITTEE REPORTS (00:26:56*)**
Councilmember Sandretto – Committees cancelled in August

ITEMS FOR APPROVAL:

1. **SECOND READING – ORDINANCE NO. 959 – YARD SALES (00:27:29*)**
Councilmember Lettau: Madam Mayor, I move to approve Ordinance No. 959, on its Second Reading, amending Section 5.12.045 "Yard Sales" extending the continuous period for individual yard sales.
Councilmember Sandretto: Second.
MOTION #3-C. M. Lettau moved and C. D. Sandretto seconded to approve Ordinance No. 959, on its Second Reading, amending Section 5.12.045 "Yard Sales" extending the continuous period for individual yard sales.
VOICE VOTE #3-C. J. Mokler, C. V. Coates, C. D. Sandretto, C. M. Lettau
ALL YEAS. Motion carried.
2. **SECOND READING – ORDINANCE NO. 960 – UNSAFE & UNFIT BUILDINGS (00:28:11*)**
Councilmember Sandretto: Madam Mayor, I move to approve Ordinance No. 960, on the Second Reading, creating a new Chapter 15.24 "Unsafe and Unfit Buildings, Structures, and Premises".
Councilmember Coates: I second.
MOTION #4-C. D. Sandretto moved and C. V. Coates seconded to approve Ordinance No. 960, on its Second Reading, creating a new Chapter 15.24 "Unsafe and Unfit Buildings, Structures and Premises".
VOICE VOTE #4-C. J. Mokler, C. V. Coates, C. D. Sandretto, C. M. Lettau
ALL YEAS. Motion carried.
3. **ENERGY SAVINGS AUDIT – Spink Engineering/Apollo Solutions Group (00:29:17*)**
Alan Rainey, Spink Engineering LLC/ Joe Hojnacki, Apollo Solutions Group
<< PowerPoint Presentation >>
4. **SEWER CLEANING PROJECT CHANGE ORDER #1 AND PROJECT ACCEPTANCE – Spink Engineering (00:51:53*)**
Alan Rainey, Spink Engineering LLC – Account of Change Order #1 and Project acceptance
Councilmember Lettau: Madam Mayor, I move to approve Change Order #1 for the Sewer Cleaning Project and Inspection Project and acceptance of the project in the amount of \$59,338.93.
Councilmember Sandretto: I second.
MOTION #5-C. M. Lettau moved and C. D. Sandretto seconded to approve Change Order #1 for the Sewer cleaning and Inspection Project and acceptance of the project in the amount of \$59,338.93.
ROLL CALL VOTE #5- C. M. Lettau, C. D. Sandretto, C. V. Coates, C. J. Mokler
ALL YEAS. Motion carried.

5. **CITY HALL CONSTRUCTION – UPDATE** – *Spink Engineering (00:53:53*)*
Alan Rainey, Spink Engineering LLC – Overview of City Hall Cost Estimate * **Council Discussion** *

Ms. Haug: In order to actually pay for these improvements, there will need to be a budget amendment, so I think the actual, the action tonight should be a consensus to have the budget amendment come back at the next meeting; that would allocate some money to spend for this.

* **Council Consensus** * < **Budget Amendment Next Meeting** >

6. **CITY HALL MOLD ABATEMENT – AWARD OF CONTRACT** – *Spink Engineering (01:17:41*)*
Alan Rainey, Spink Engineering LLC – Details of mold abatement issue and contract options

Councilmember Lettau: Madam Mayor, I move to award the contract for mold abatement in City Hall to All Safe Abatement in an amount not to exceed \$7,031.85.

Councilmember Sandretto: Second.

MOTION #6-C. M. Lettau moved and C. D. Sandretto seconded to award the contract for mold abatement in City Hall to All Safe Abatement in an amount not to exceed \$7,031.85.

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

7. **CITY HALL STRUCTURAL ENGINEER AND ARCHITECT TASK ORDER** – *Spink Engineering (01:19:30*)*

Alan Rainey, Spink Engineering LLC – Explanation of Task Order

Councilmember Lettau: Madam Mayor, I move to approve Engineering Services Agreement Task Order #2016-3, authorizing Spink Engineering to complete plans and specifications with Building Department's approval, conduct bidding process, perform Project Administration, perform On-Site Inspection when required, and provide updates to Mayor and Council regarding the City Hall Renovations.

Councilmember Coates: Second.

MOTION #7-C. M. Lettau moved and C. V. Coates seconded to approve Engineering Services Agreement Task Order #2016-3 authorizing Spink Engineering to complete plans and specifications with Building Department's approval, conduct bidding process, perform Project Administration, perform On-Site Inspection when required and provide updates to Mayor and Council regarding the City Hall Renovations.

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

8. **WELL #5 – CHANGE ORDER #5 – GRAVEL PURCHASE** – *Spink Engineering (01:21:13*)*
Alan Rainey, Spink Engineering LLC – Explanation of Change Order #5 * **Council Discussion & Consensus** * < **No Action Taken** >

9. **CITY PARK GRADING PROJECT** – *Spink Engineering (01:26:33*)*

Alan Rainey, Spink Engineering LLC – Description of City Park Grading Project * **Council Discussion** *

Councilmember Coates: Madam Mayor, I move to approve the Park Grading Project with an estimated cost of \$12,270.00 plus WSST.

Councilmember Sandretto: Second.

MOTION #8-C. V. Coates moved and C. D. Sandretto seconded to approve the Park Grading Project with an estimated cost of \$12,270.00 plus Washington State Sales Tax.

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

10. MUMBOO PLAZA – MOVING COST ESTIMATE (01:31:29*)

Stephanie Haug, City Clerk/Treasurer – Overview of Moving Cost Estimate * **Council Discussion** *

Councilmember Mokler: Madam Mayor, I move to approve moving expenditures for relocating to a temporary location not to exceed \$16,000.

Councilmember Sandretto: Second.

MOTION #9-C. J. Mokler moved and C. D. Sandretto seconded to approve moving expenditures for relocating to a temporary location not to exceed \$16,000.

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

11. VOUCHERS (01:34:24*)

Councilmember Sandretto: Madam Mayor, I move to approve payments of Claim check numbers 27818 thru 27872 with EFTs as listed in the amount of \$96,493.68 and Payroll Check numbers 27783 and 27807 thru 27817 with EFTs as listed in the amount of \$59,829.40, this 16th day of August, 2016.

Councilmember Lettau: I second it.

MOTION #10–C. D. Sandretto moved and C. M. Lettau seconded to approve payment of Claim check numbers 27818 thru 27872 with EFTs as listed in the amount of \$96,493.68 and Payroll Check numbers 27783 and 27807 thru 27817 with EFTs as listed in the amount of \$59,829.40 this 16th day of August, 2016.

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

12. BALLOT WORDING APPROVAL (01:35:22*)

Eric Ferguson, City Attorney, Kerr Law Group – Clarification of Advisory Ballot wording issue
* **Council Discussion** *

Councilmember Sandretto: I motion that the language is substantially the same as the resolution passed for the marijuana advisory ballot.

Councilmember Lettau: And I second.

MOTION #11-C. D. Sandretto moved and C. M. Lettau seconded to clarify that the proposed language in the advisory ballot is substantially the same as approved in the original resolution the City of Benton City passed for the marijuana advisory ballot.

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

ITEMS FOR DISCUSSION (01:39:28*)

1. FORCE MAIN AND LIFT STATION PROJECT Mayor Lehman (01:39:31*)

Alan Rainey, Spink Engineering LLC – Breakdown of project preliminary cost estimate * **Council Discussion** *

2. GOAL SETTING SURVEY & WORKSHOP Mayor Lehman (01:47:58*) * Council Discussion *

3. RECREATION SURVEY Mayor Lehman (01:57:43*) * Council Discussion *

GENERAL COUNCIL COMMENTS – (01:59:26*) * Council Discussion *

ADJOURNMENT – Mayor Lehman (02:09:14*)

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

Councilmember Coates: I second.

MOTION #12–C. D. Sandretto moved and C. V. Coates seconded to adjourn the August 16th, 2016 Regular Council Meeting at 9:06 p.m.

VOICE VOTE #12—C. J. Mokler, C. V. Coates, C. D. Sandretto, C. M. Lettau
ALL YEAS. Motion carried.

Meeting adjourned 9:06 p.m. (02:09:24*Audio recording ends)


Stephanie Haug, CMC
City Clerk/Treasurer


Linda Lehman
Mayor, City of Benton City

Date: 9/6/16