

**City of Benton City
Regular Council Meeting Minutes
September 6th, 2016**

CALL TO ORDER – Mayor Lehman called the September 6th, 2016 Regular Council meeting at the Community Center to order at 7:00 p.m. (00:11:03:*Audio recording begins)

PRESENTATION OF THE COLORS – Councilmember Mokler led the Council and audience in the Pledge of Allegiance. (00:12:08*)

ROLL CALL (00:12:47*)

Council Members Present –

Dave Sandretto
Jake Mokler
Lisa Stade
Vanessa Coates

Council Members Absent –

Mary Lettau (Excused – Out of town)

City Staff Present –

Stephanie Haug, City Clerk/Treasurer
Kyle Kurth, Maintenance Dept. Foreman

Other Professionals Present –

Alan Rainey, Spink Engineering LLC
Eric Ferguson, Kerr Law Group
Larry Howell, President, Benton City E.D.C.
Randy Rutledge, Consultant, Benton City E.D.C.

Councilmember Stade: Madam Mayor, I'd like to make a motion to excuse Councilwoman Lettau (inaudible).

Councilmember Coates: I second.

MOTION #1-C. L. Stade moved and C. V. Coates seconded to excuse Councilmember Lettau from the September 6th, 2016 Regular Council Meeting.

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

READING AND APPROVAL OF MINUTES (00:13:34*) - **REGULAR MEETING AUGUST 16TH, 2016**

Councilmember Coates: I make a motion to accept the Minutes from the last meeting.

Councilmember Sandretto: Second.

MOTION #2-C. V. Coates moved and C. D. Sandretto seconded to approve the Minutes of the August 16th, 2016 Regular Council Meeting as presented.

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

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

(00:14:23*)

Councilmember Stade: I would like to make further clarification of the Executive Session. What is the purpose of this Executive Session (inaudible).

Mr. Ferguson: That will be discussing potential litigation, so that is matter, I guess, I forget which R.C.W. that is, 43...42.30.100 which would be matters of potential litigation so that's all I can say in public. The City may either be part of a suit or be a plaintiff in a suit.

APPROVAL OF AGENDA (00:15:11*)

Councilmember Coates: I make a motion to approve the Agenda.

Councilmember Sandretto: Second.

MOTION #3-C. V. Coates moved and C. D. Sandretto seconded to approve the September 6th, 2016 Regular Council Meeting Agenda as presented.

VOICE VOTE #3-C. J. Mokler, C. D. Sandretto, C. L. Stade, C. V. Coates
ALL YEAS. Motion carried.

VISITOR COMMENTS (00:15:26*)

Jack Davis, 506 Carol Avenue - Some places where commercial trucks park – Can't see – Block traffic – West on Carol to stop sign on 7th – South – Can't see – Roto-Rooter truck – Down the street last week was a semi - Can't see past * **Council Discussion** *

Steve Rouse, Benton City – No one working in City Park other than City Engineer – Thought City Council would support * **Council Discussion** *

REGULAR REPORTS

1. **EDC REPORT (00:20:26*)** Larry Howell, President, Benton City E.D.C./Randy Rutledge, Consultant, Benton City E.D.C. - **Written report provided** * **Council Discussion** *
2. **STAFF REPORT (00:32:21*)** Stephanie Haug, City Clerk/Treasurer – *In packets* – **Treasurer Report – Public Works Report** – Streets – Sun Valley Way – Bring to your attention – Too far gone to patch – Sunk – Amount of water from planters – Work with the association regarding watering * **Council Discussion** * – **New Employee** – Sergio Munoz
3. **ENGINEER REPORT (00:37:49*)** Alan Rainey, Spink Engineering, LLC – 11 x 17 plan of park grading – Not enough fill and big tree roots – Brought fill in – Ten loads – Hydroseeders – Hoping to donate – Sod falling apart – Rope off for up to six weeks * **Council and Audience Discussion** *
4. **COUNCIL COMMITTEE REPORTS (00:53:04*)**

a) Mosquito Control Representative

Councilmember Coates: I've, several of my meetings have been cancelled due to summer vacations (inaudible) so they'll pick up again in the Fall, but I did want to discuss my requesting that I remove myself from the Mosquito Control, at the first part of the year, I had family responsibilities, taking care of both my grandparents and I think towards the end of this year, I know they're going in the budget, budget planning so they're really needing attendance and I don't think I'm going to be able to fulfill the next six months attendance that they would need, and (inaudible) to take over my spot (inaudible).

Councilmember Mokler: As my work schedule stands now, I can probably take care of it, that's going to be changing, I'm just not sure to what yet, so I can potentially sign up for it but I may need to (inaudible).

Councilmember Coates: It does say we don't need an alternate, but if somebody would like to be the main, then I could be an alternate, I would go for that. My only concern is letting them down with the time of their budgets. They're not meeting quorum.

b) Written Reporting for Packets

Mayor Lehman: The next thing I wanted to talk about is it would be helpful if on our Committee Reports, that we got something in writing, maybe just a paragraph or two so that we can go back and look at it. Right now, people do their reports and I don't remember what happened the next day so it would be nice if we had a written record and that goes for the E.D.C. Report as well, and the bulleted items, I don't know what goes on there so if we could have a little more detail in the E.D.C. Reports as well, that would be appreciated. * **Council Discussion** *

Councilmember Sandretto: In July, I asked the Council to come back with recommendations whether to advice the PAC Committee if we were in favor of exploring planning for future bridge across the Columbia and I didn't have feedback for that meeting (inaudible) days so can I get a consensus by hands who would want to explore that?

Ms. Haug – Planning Commission in favor of recommending moving forward

ITEMS FOR APPROVAL:

1. FIRST READING – ORDINANCE – AMENDING ACCESSORY STRUCTURES (00:59:19*)

Councilmember Coates: If there's no questions, I move to approve an ordinance on its First Reading, of the City of Benton City, amending B.C.M.C. Chapter 20.51.030 "Accessory Building – Setback Dimensions."

Councilmember Stade: Second. * **Council Discussion** *

MOTION #4-C. V. Coates moved and C. L. Stade seconded to approve an ordinance on its First Reading, of the City of Benton City, amending B.C.M.C. Chapter 20.51.030 "Accessory Building – Setback Dimensions."

VOICE VOTE #4-C. J. Mokler, C. V. Coates, C. L. Stade – YEAS, C. D. Sandretto – ABSTAIN.
Motion carried.

2. FIRST READING – ORDINANCE – 2016 BUDGET AMENDMENT (01:02:19*)

Ms. Haug – Account of 2016 Budget Amendment Ordinance * **Council Discussion** *

Councilmember Stade: Madam Mayor, I make a motion to approve an ordinance on its First Reading, amending the 2016 Budget, as adopted by Ordinance.

Councilmember Mokler: Second.

MOTION #5-C. L. Stade moved and C. J. Mokler seconded to approve an ordinance on its First Reading, amending the 2016 Budget, as adopted by Ordinance.

ROLL CALL VOTE #5-C. V. Coates, C. D. Sandretto, C. J. Mokler, C. L. Stade
ALL YEAS. Motion carried.

3. FIRST READING – ORDINANCE – AMENDING SIDEWALK REGULATIONS (01:06:07*)

Ms. Haug – History of sidewalk ordinance * **Council Discussion** *

Councilmember Stade: Madam Mayor, I move to approve an ordinance of the City of Benton City, Washington, on its First Reading, amending B.C.M.C. Section 12.05.110 "Optional Standards for the Residential Suburban (AS) Zoning District" and B.C.M.C. Section 12.05.120 "Security in Lieu of Completion of Sidewalk and Curb."

Councilmember Coates: I second.

MOTION #6-C. L. Stade moved and C. V. Coates seconded to approve an ordinance of the City of Benton City, Washington, on its First Reading, amending B.C.M.C. Section 12.05.110 "Optional Standards for the Residential Suburban (AS) Zoning District" and B.C.M.C. Section 12.05.120 "Security in Lieu of Completion of Sidewalk and Curb."

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

4. RESOLUTION #2016-15 – APPROVING THE COUNTY-WIDE PLANNING POLICIES (01:14:34*)

Ms. Haug – Summary of resolution approving County-wide planning policies

Councilmember Sandretto: Madam Mayor, I move to approve Resolution #2016-15, a resolution approving the modified Benton County County-wide Planning Policies.

Councilmember Mokler: Second.

MOTION #7-C. D. Sandretto moved and C. J. Mokler seconded to approve Resolution #2016-15, a resolution approving the modified Benton County County-wide Planning Policies.

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

5. TRAINING REQUEST – COUNCIL GOAL SETTING – L. HALVERSON (01:16:03*)

*** Council Discussion ***

Councilmember Mokler: I amend the motion to the budget cost for Mr. Halverson on the City Retreat.

Ms. Haug: To approve?

Councilmember Mokler: To approve.

Mr. Ferguson: Move to approve?

Councilmember Mokler: I personally don't approve it, I just want to set the motion in place for a vote.

Councilmember Coates: I second the vote, is that...?

Councilmember Mokler: So I want to make an entirely new motion is my intent here, to set it forward to pay for Mr. Halverson to attend, his cost. I'm not disapproving the City Retreat.

Ms. Haug: So the motion that would be on the floor would be to approve basically a contract with Mr. Halverson to conduct the retreat? That's what is on the Agenda.

Councilmember Mokler: Yes. I would like to have a vote to approve, or approve or deny the \$2,275.00 to Mr. Halverson.

Mr. Ferguson: But your motion would have to be moved to approve.

Councilmember Mokler: Okay, I move to approve the, or amend Mr. Halverson cost to \$2,275.00.

Councilmember Coates: I'll second.

MOTION #8-C. J. Mokler moved and C. V. Coates seconded to approve the 2016 City Council Retreat led by Lloyd Halverson in the amount of \$2,275.00; with date and time of retreat to be determined later.

**ROLL CALL VOTE #8-C. D. Sandretto, C. L. Stade, C. V. Coates - YEAS; C. J. Mokler – NO.
Motion carried.**

Mayor Lehman: Hopefully, everyone will turn in their calendar so we can decide on a date here in the next week or so.

6. AWARD CONTRACT – 2016 CRACK SEALING (01:24:10*)

Mr. Rainey - Description of Crack Sealing Project

Councilmember Stade: Madam Mayor, I move to award the 2016 Crack Sealing Project Bid to BCV, Inc. in the amount of \$33,140.

Councilmember Coates: Second. *** Council Discussion ***

MOTION #9-C. L. Stade moved and C. V. Coates seconded to approve the 2016 Crack Sealing Project Bid to BCV, Inc. in the amount of \$33,140.

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

7. TASK ORDER – ENGINEERING REPORT ON FORCE MAIN & LIFT STATION UPGRADES (01:26:33*)

Mr. Rainey – Details of Task Order

Councilmember Stade: Madam Mayor, I'd like to make a motion; I move to approve the Task Order 2016-4 for Spink Engineering for the completion of 2 letter type engineering reports, one for the Force Main Extension for the Lift Station 6 and one for the Lift Stations 1-5 Upgrades.

Councilmember Sandretto: Second (inaudible).

MOTION #10-C. L. Stade moved and C. D. Sandretto seconded to approve the Task Order 2016-4 for Spink Engineering for the completion of 2 letter type engineering reports, one for the Force Main Extension for the Lift Stations 6 and one for the Lift Stations 1-5 Upgrades.

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

8. PURCHASE REQUEST – VACTOR TRUCK (01:29:21*)

Mr. Kurth – Explanation of Purchase Request for Vactor Truck * Council Discussion *

Councilmember Mokler: I move to approve the purchase of a vactor truck from Columbia Pumping in the amount of \$35,000 plus any necessary document/transfer fees.

Councilmember Stade: Second.

MOTION #11-C. J. Mokler moved and C. L. Stade seconded to approve the purchase of a vactor truck from Columbia Pumping in the amount of \$35,000 plus any necessary document/transfer fees.

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

9. PURCHASE REQUEST – COMMUNITY CENTER OVERHEAD DOORS (01:34:36*)

Mr. Kurth – Justification of Purchase Request for Community Center Doors *Council Discussion *

Councilmember Stade: Madam Mayor, I'd like to make a motion; I move to approve the purchase of a new overhead door for the kitchen area of the Community Center and the repair of the doors in the main area from Overhead Door Company of Tri-Cities, in an amount not to exceed \$2,420.69.

Councilmember Mokler: Second.

MOTION #12-C. L. Stade moved and C. J. Mokler seconded to approve the purchase of a new overhead door for the kitchen area of the Community Center and the repair of the doors in the main area from Overhead Door Company of Tri-Cities, in an amount not to exceed \$2,420.69.

**ROLL CALL VOTE #12-C. J. Mokler, C. D. Sandretto, C. L. Stade, C. V. Coates
ALL YEAS. Motion carried.**

10. 2017 BUDGET CALENDAR (01:37:28*) * Council Discussion *

Councilmember Stade: Madam Mayor, I move to approve the 2017 Budget Calendar and set the date of the 2017 Budget Workshop for October 19th at 5:30 p.m.

Councilmember Mokler: Second.

MOTION #13-C. L. Stade moved and C. J. Mokler seconded to approve the 2017 Budget Calendar and set the date of the 2017 Budget Workshop for October 19th, 2016 at 5:30-6:30 p.m.

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

11. I-82 LAND SALE EXTENSION AGREEMENT (01:41:55*) * Council Discussion *

Councilmember Stade: Madam Mayor, I'd like to make a motion; I move to approve the Addendum/Amendment to the Purchase and Sale Agreement to the I-82 Land Purchase and Sale Agreement, extending the closing date to November 16, 2016 and authorize the Mayor to sign the extension.

Councilmember Sandretto: Second.

MOTION #14-C. L. Stade moved and C. D. Sandretto seconded to approve the Addendum/Amendment to the Purchase and Sale Agreement to the I-82 Land Purchase and Sale Agreement, extending the closing date to November 16, 2016 and authorize the Mayor to sign the extension.

VOICE VOTE #14-C. J. Mokler, C. V. Coates, C. D. Sandretto, C. L. Stade
ALL YEAS. Motion carried.

12. VOUCHERS (01:43:31*)

Councilmember Sandretto: Madam Mayor, I move to approve payment of claim check numbers 27875, 27887 thru 27916 and with EFTs as listed in the amount of \$78,096.88, this 6th day of September, 2016.

Councilmember Mokler: Second.

MOTION #15-C. D. Sandretto moved and C. J. Mokler seconded to approve payment of Claim check numbers 27875, 27887 thru 27916 with EFTs as listed in the amount of \$78,096.88, this 6th day of September, 2016.

ROLL CALL VOTE #15-C. L. Stade, C. D. Sandretto, C. V. Coates, C. J. Mokler
ALL YEAS. Motion carries.

ITEMS FOR DISCUSSION (01:44:16*)

- 1. GOAL SETTING – Present 3-4 needs, challenges or goals (01:44:32*) * Council Discussion ***
- 2. DOWNTOWN CROSSING FLAG PROJECT (01:55:54*) * Council Discussion ***
- 3. EXECUTIVE SESSION – R.C.W. 42.30.100i, i (02:04:21*)**

Mayor Lehman: Our next item is Executive Session so we'll be ending this meeting and for approximately ten minutes, it says on the Agenda, but I think more than likely, it'll be fifteen minutes and then we can come back. (Inaudible)... (02:05:05*Audio recording ends)

< Executive Session begins at 8:45 p.m. >

<< Executive Session is extended for ten minutes at 9:00 p.m. >>

<<< Executive Session ends at 9:10 p.m. >>>

GENERAL COUNCIL COMMENTS – (*) None

ADJOURNMENT – Mayor Lehman (*)

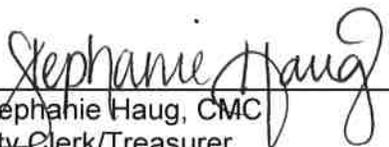
Councilmember Mokler: *Madam Mayor, I make a motion that we adjourn.*

Councilmember Coates: *I second.*

MOTION #16-C. J. Mokler moved and C. V. Coates seconded to adjourn the September 6th, 2016 Regular Council Meeting at 9:19 p.m.

VOICE VOTE #16-C. J. Mokler, C. V. Coates, C. D. Sandretto, C. L. Stade
ALL YEAS. Motion carried.

Meeting adjourned at 9:19 p.m. (*)


Stephanie Haug, CMC
City Clerk/Treasurer



Linda Lehman
Mayor, City of Benton City

Date: 9/20/16