

**City of Benton City  
Regular Council Meeting Minutes  
November 15<sup>th</sup>, 2016**

**CALL TO ORDER** Mayor Lehman called the November 15<sup>th</sup>, 2016 Regular Council meeting to order at the Community Center at 7:00 p.m. **00:06:59\*** Audio recording begins) Microphone check

**PRESENTATION OF THE COLORS** Mr. Kerr led the Council and audience in the Pledge of Allegiance. **(00:07:51\*)**

**ROLL CALL (00:08:27\*)** Council Members Present

**Mary Lettau  
Dave Sandretto  
Jake Mokler  
Lisa Stade  
Vanessa Coates**

City Staff Present

**Stephanie Haug, City Clerk/Treasurer**

Other Professionals Present

**Alan Rainey, City Engineer, Spink Engineering LLC  
Lee Kerr, City Attorney, Kerr Law Group  
Lt. Steve Caughey, Benton County Sheriff's Office**

**READING AND APPROVAL OF MINUTES (00:08:43\*) \* REGULAR MEETING NOVEMBER 1<sup>st</sup>, 2016**  
**Councilmember Stade:** Madam Mayor, I'd like to make a motion to approve the Minutes as written.  
**Councilmember Lettau:** I second.

**MOTION #1-C. L. Stade moved and C. M. Lettau seconded to approve the Minutes of the November 1<sup>st</sup>, 2016 Regular Council Meeting as amended.**

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

**OPENING REMARKS, "HOUSEKEEPING" ITEMS, EXECUTIVE SESSION REQUESTS, ETC.**  
**(00:09:05\*)** None

**APPROVAL OF THE AGENDA (00:09:14\*)**

**Mayor Lehman:** I believe that we have some items to add to the Agenda; is that correct, Stephanie?

**Ms. Haug:** I believe so. There's been a request for an Executive Session on the same topic as previous Executive Sessions that have been held by the Council in the last month and then also the addition of Resolution 2016-19, that Mr. Kerr can go into more detail if you wish.

**Councilmember Stade:** And where would you like 2016-19, H.5? H.4.b? When we're approving everything?

**Ms. Haug:** It can go at H.6.

**Councilmember Stade:** Madam Mayor, I move to approve the Council Meeting Agenda with the items of two additions, such as H.6., Resolution 2016-19 as well as a request for an Executive Session.

**Councilmember Sandretto:** Second.

**MOTION #2-C. L. Stade moved and C. D. Sandretto seconded to approve the Agenda of the November 15<sup>th</sup>, 2016 Regular Council Meeting as amended.**

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

**VISITOR COMMENTS (00:10:45\*)**

**Jack Davis, 506 Carol Avenue** – Member of the American Legion – Flags for the City – Agreement – Prior to Memorial Day - Removed after Veteran's Day – Donating thirty flags each year \* **Council Discussion and Consensus** \*

**REGULAR REPORTS (00:13:30\*)**

**1. SHERIFF REPORT (00:13:32\*)**

**Lt. Steve Caughey, Benton County Sheriff's Office – October 2016:** 294 Calls for Service vs. 314 in 2015 - 41 Case Offenses vs. 32 in 2015 - 14 Infraction Offenses Issued

**2. STAFF REPORTS 00:15:02\*)**

**Stephanie Haug, City Clerk/Treasurer - In packets a) Code Report b) Maintenance Report**

**3. ENGINEER REPORT (00:15:09\*)**

**Alan Rainey, City Engineer, Spink Engineering LLC – Energy Audit -** Apollo Solutions projects – Two proposals to consider – 1) Solar panels at WWTP – 2) Energy Savings Projects – Total cost for solar panels would be \$583,000 – Two-thirds percent grant available – Plus PUD incentive – Loan would be about \$160,000 for just solar panels – Broken into two different projects due to funding – Energy Savings with lighting – Total of project is \$260,000 – Twenty-five percent grant match – Loan amount would be about \$160,000 – Total for the loan would be \$320,000 – Annual payment would be approximately \$22,000 – Savings would be about \$22,000 per year – Chart included – Estimated cost per history is about \$100,000 per year – Estimated savings is about \$22,000 – Cost of loan is about \$22,000 per year – If going forward with projects – Would still be putting out \$100,00 a year – Getting something in return – Once loan is paid off – City will be saving \$22,000 a year - Apollo to come December 6<sup>th</sup>, 2016 Presentation – Will have agreement for approval – At this point – No cost to City – Good opportunity – **City Hall** - Layouts from Architect – Will provide layout tonight – Approval December 6<sup>th</sup> – Draft copy \* **Council Discussion** \*

**4. COUNCIL COMMITTEE REPORTS (00:25:12\*)**

**Councilmember Mokler** – Mosquito Control Board – Job duties for each position

**Councilmember Sandretto** – PAC Meeting – Draft plans and updates to 2040 Plans – HOV and carpooling

**Councilmember Stade** – Planning and marketing – Benton Franklin Transit – Advertisements – Trolleys – Local Use – Got grant to get fifteen new vans – Surplus older vans

**Mayor Lehman** – Benton Franklin Transit – Transport elderly for Mayor's Ball – Red Trolley volunteered already – February 18<sup>th</sup> – About 5 p.m. – From homes to Catholic Church Hall and back home

**Councilmember Lettau** – Trolley Veteran's Day Parade in Prosser – Privilege to represent Benton City  
\* **Council Discussion** \*

**ITEMS FOR APPROVAL: (00:31:27\*)**

**1. PUBLIC HEARING – FINAL 2017 BUDGET (00:31:30\*)**

**Ms. Haug** – Review of Final 2017 Budget

**Mayor Lehman:** Open the Public Meeting for public comments on the 2017 Budget (00:34:14\*)

\* Public Hearing begins at 7:27 p.m. \*

**Colby Welch:** Is there money for the roads this coming year? There's like, on 3<sup>rd</sup> Street and Babs, there's a puddle there. It gets eight inches deep during a good rainstorm, I mean, it comes above my bumper, you know, it would be nice something like that (inaudible)... \* **Council Discussion** \*

\*\* Public Hearing ends at 7:30 p.m. \*

**Mayor Lehman:** I now close the Public Hearing and reopen the Regular Council Meeting at 7:30 p.m.

**2. SECOND READING – ORDINANCE 964 – SETTING 2017 AD VALOREM TAX (00:37:01\*)**

**Councilmember Mokler:** Madam Mayor, I move to approve Ordinance 964 of the Benton City, the City of Benton City, WA on its Second Reading, setting the tax levy for the City of Benton City, and fixing the amount of Ad Valorem Taxes for the year 2017.

**Councilmember Stade:** Second.

**MOTION #3-C.** J. Mokler moved and C. L. Stade seconded to approve on the Second Reading, Ordinance No. 964, an ordinance of the City of Benton City, Washington, setting the tax levy for the City of Benton City, and fixing the amount of ad valorem taxes for the year 2017.

**ROLL CALL VOTE #3-C.** V. Coates, C. D. Sandretto, C. J. Mokler, C. M. Lettau, C. L. Stade  
**ALL YEAS.** Motion carried.

**3. SECOND READING – ORDINANCE #965 – AMENDING B.C.M.C. SECTION 2.08.010 – SPECIAL MEETINGS (00:38:00\*) \* Council Discussion \***

**Councilmember Stade:** Madam Mayor, I'd like a motion to approve Ordinance 965 of the City of Benton City, Washington, on its Second Reading, amending Section 2.08.010 "Council Meetings" adding guidelines for calling special meetings.

**Councilmember Coates:** Second.

**MOTION #4-C.** L. Stade moved and C. V. Coates seconded to approve Ordinance 965 of the City of Benton City, Washington, on its Second Reading, amending Section 2.08.010 "Council Meetings" adding guidelines for calling special meetings.

**VOICE VOTE #4-C.** L. Stade, C. M. Lettau, C. D. Sandretto, C. J. Mokler, C. V. Coates  
**ALL YEAS.** Motion carried.

**4. CONDITIONAL USE PERMIT – JACOBS ROADS (00:39:57\*)**

**Councilmember Coates:** Madam Mayor, I move to approve Conditional Use Application #41998, and application for a gas station, C-Store and fast food establishment on Jacobs Road, near its intersection with Weber Canyon Road in Benton City as recommended by the Benton City Planning Commission.

**Councilmember Lettau:** I second.

**MOTION #5-C.** V. Coates moved and C. M. Lettau seconded to approve Conditional Use Application #41998, and application for gas station, C-Store and fast food establishment on Jacobs Road, near its intersection with Weber Canyon Road in Benton City as recommended by the Benton City Planning Commission.

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

**5. VOUCHERS (00:40:42\*)**

**Councilmember Lettau:** Madam Mayor, I move to approve payment of Claim check numbers 28031 thru 28080 with EFTs as listed in the amount of \$47,179.47 and Payroll checks numbers 27982 thru 27984, and 28022 thru 28030 with EFTs as listed in the amount of \$64,327.91 this 15<sup>th</sup> day of November, 2016.

**Councilmember Sandretto:** Second.

**MOTION #6-C.** M. Lettau moved and C. D. Sandretto seconded approve payment of Claim check numbers 28031 thru 28080 with EFTs as listed in the amount of \$47,179.47 and Payroll checks numbers 27982 thru 27984, and 28022 thru 28030 with EFTs as listed in the amount of \$64,327.91 this 15<sup>th</sup> day of November, 2016.

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

**6. RESOLUTION 2016-19 – WIND TURBINE FARMS (00:41:56\*)**

**Mr. Kerr** – Summary of Resolution 2016-19

**Councilmember Sandretto:** Madam Mayor, I make a motion to approve Resolution 2016-19, a authorizing the Mayor to take action on the stakeholder meeting and submit the letter.

**Councilmember Stade:** Second.

**MOTION #7-C.** D. Sandretto moved and C. L. Stade seconded to approve Resolution 2016-19, a resolution authorizing the Mayor of the City of Benton City, Washington, to sign the letter to Benton County Commissioners regarding wind turbine farms.

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

**ITEMS FOR DISCUSSION (00:44:58\*)**

- 1. **ROLES & RESPONSIBILITIES (00:45:03\*)** Lee Kerr, City Attorney, Kerr Law Group – Outline of Roles & Responsibilities
- 2. **ADVISORY VOTE – MARIJUANA (00:50:38\*)** Mayor Lehman – Preliminary results of General Election \* **Council and Audience Discussion** \* <<< December 6<sup>th</sup>, 2016 Second Reading - Regular Council Meeting >>>
- 3. **EXECUTIVE SESSION – R.C.W. 42.30.110(1b) – PURCHASE OF PROPERTY (01:12:52\*)**  
Mayor Lehman: At this point, we will close the pub, the Council Meeting and go into Executive Session for approximately fifteen minutes

Mr.Kerr: Add for the purpose of. (Inaudible) a purpose for the Executive Session; for consideration of sale? Purchase (inaudible), yeah, we need to identify that for the record. You need to be more specific. (01:14:09\*Audio recording ends)

\*\*\*\*\* Executive Session begins 8:06 p.m. \*\*\*\*\*

\*\*\*\*\* Executive Session ends at 8:21 p.m. \*\*\*\*\*

Mayor Lehman: *The Executive Session is over and we're back in the Council Meeting at 8:21p.m.*

**GENERAL COUNCIL COMMENTS** None (\*)

**ADJOURNMENT** Mayor Lehman (\*)

Councilmember Stade: *I make a motion we adjourn.*

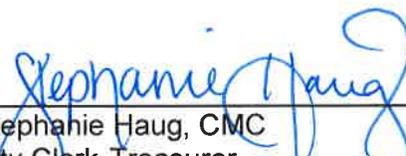
Councilmember Lettau: *I second.*

**MOTION #8–C.** L. Stade moved and C. M. Lettau seconded to adjourn the November 15<sup>th</sup>, 2016 Regular Council Meeting at 8:21 p.m.

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

Meeting adjourned at 8:21 p.m. (\*)

  
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Linda Lehman  
Mayor, City of Benton City

  
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Stephanie Haug, CMC  
City Clerk-Treasurer

Date: 12/6/16