

**City of Benton City
Regular Council Meeting Minutes
September 19th, 2017**

CALL TO ORDER Mayor Lehman called the September 19th, 2017 Regular Council meeting at the Community Center to order at 7:00 p.m. (01:30:00) *Audio recording begins)

PRESENTATION OF THE COLORS (01:28:46*) Ms. Lorna Deckert led the Council and audience in the Pledge of Allegiance.

ROLL CALL (01:28:19*) Council Members Present

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

Council Members Absent

Dave Sandretto (Excused-Work)

City Staff Present

**Stephanie Haug, City Clerk/Treasurer
Margaret Dukes, Temporary General Clerk
Kyle Kurth, Maintenance Foreman**

Other Professionals Present

**Alan Rainey, Spink Engineering LLC
Eric Ferguson, Kerr Law Group
Capt. Clay Vannoy, Benton Co. Sheriff's Office**

Councilmember Lettau: Madam Mayor, I move to excuse Dave Sandretto from tonight's Council Meeting.

Councilmember Mokler: Second.

MOTION #1-C. V. Coates moved and C. D. Sandretto seconded to approve the Minutes of the September 5th, 2017 Regular Council Meeting as presented.

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

READING AND APPROVAL OF MINUTES (01:27:42*)

- REGULAR MEETING SEPTEMBER 5TH, 2017
- SPECIAL MEETING SEPTEMBER 5TH, 2017

Councilmember Lettau: Madam Mayor, I motion to approve last month's minutes, or last meeting's minutes.

Councilmember Stade: Second.

MOTION #1-C. M. Lettau moved and C. L. Stade seconded to approve the Minutes of the September 5th, 2017 Regular Council Meeting as presented.

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

OPENING REMARKS, "HOUSEKEEPING" ITEMS, EXECUTIVE SESSION REQUESTS, ETC.
(01:26:54*)

APPROVAL OF AGENDA (01:26:44*)

Councilmember Lettau: I move to approve the Agenda for September 19th, 2017 as amended.

Councilmember Coates: I second.

MOTION #3-C. M. Lettau moved and C. V. Coates seconded to approve the Agenda of the September 19th, 2017 Regular Council Meeting as amended.

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

ALL YEAS. Motion carried.

VISITOR COMMENTS (01:26:22*)

Ms. Lorna Deckert, Benton City EDC, indicated that the EDC is concerned whether the city plans to continue with its support of the EDC or do away with the EDC altogether. Ms. Deckert served as a representative to the EDC from the Council so she recognizes the added value that the EDC provides to Benton City. She understands that the EDC has had its problems. Last year, one of the EDC's prime supporters, Heather Duncan, passed away, which left a void with regard to the way information was disseminated to the Council. The EDC Work Plan that showed work performed or completed and work that was scheduled resided on Ms. Duncan's computer. With Ms. Duncan's untimely passing, the EDC lost the ability to access or retrieve that data or the Work Plan. Ms. Deckert presented a copy of a 2005 survey that the EDC performed that was basically a "wish list" of items that were needed in Benton City. At the time of the survey, Benton City did not have a water park, grocery store or pharmacy. Recently, Ms. Deckert heard comments that the EDC does nothing. Ms. Deckert indicated that there is not enough available empty building space in Benton City to recruit ten per month or ten per quarter new businesses. She indicated that the quality of life in Benton City and helping newcomers who move into town go through hurdles at City Hall is what the EDC is about. Ms. Deckert implied that newcomers to the area have expressed that Benton City is an unfriendly town to do business with. She indicated that some individuals do not want the EDC to continue operating, and without funding from the city, the EDC will cease to exist. The EDC has plans to hire an independent contract coordinator for the EDC, but without funding, the EDC cannot hire a coordinator. Mr. Larry Howell added that work by the EDC is not always seen until after it is completed. He said that four out of the five years on the Work Plan were ready to present to Council when Ms. Duncan passed away. Mr. Howell has begun to reconstruct the plan, although he does not have the recall or resources that were available to Ms. Duncan. Ms. Deckert indicated that the 2017 EDC Work Plan had been delivered to City Hall at the end of 2016, but Ms. Haug stated that City Hall does not have a copy of it. According to Ms. Deckert, the 2017 Work Plan was sent to Benton County Commissioners who voted on it and returned a copy to the EDC with their resolutions. Ms. Deckert was informed in July that the reason the EDC has not been paid all year was because the EDC had not submitted the 2017 Work Plan to the city. Ms. Deckert cannot understand how Benton County Commissioners received a copy of the Work Plan, yet the city did not receive their copy. Ms. Deckert was informed that until the 2017 Work Plan is submitted to the city and the EDC requests a new contract, the EDC will not receive payment. Ms. Deckert questioned why the city would include the EDC in the budget and why the EDC submits a report each month and quarter if the EDC has not been approved by the city for work that has been completed for the year.

REGULAR REPORTS (01:17:00*)

1. SHERIFF'S REPORT (01:16:51*) Capt. John Law, Benton Co. Sheriff's Office - August 2017 Report 379 Calls for service vs. 315 in 2016 - 42 Case Offenses vs. 33 in 2016 - 26 Infraction Offenses Issued

Capt. Law worked with the Mayor's office to draft a letter that was sent to five storage facilities in Benton City. A copy of the letter that explains what the sheriff's office came up with, what the owners were told and asked will be submitted to the Mayor's office. Capt. Law hopes that storage facilities will decide to install video surveillance cameras.

Capt. Law informed the Council that the case for the shooting at 703 8th St. last month began as an attempted homicide investigation but forty-eight hours after the shooting, investigators concluded that it was an accidental shooting. Christian Hernandez had a rifle that he was showing off to a friend when it accidentally discharged and shot his friend. Individuals at the residence were not cooperative with law enforcement officers until facts in the case were revealed. Upon investigating, it was discovered that the shooter, Christian Hernandez, is a convicted felon who attempted to flee, but was apprehended. The sheriff's office was informed that Mariah, the shooting victim, would recover.

Councilmember Discussion: Ms. Stade indicated that individuals who attended Movies in the Park were nervous after the shooting because no one knew whether the shooter had been apprehended, and information was not forthcoming. Capt. Law stated that the sheriff at the scene attempted to contact the Mayor's office, but was unable to reach her. As a follow up, the sheriff's office has requested that an after-hours phone number and a back-up contact number be provided so that in the future, better information can be quickly disseminated. Ms. Haug acknowledged that a deputy stopped at the park during movie night to explain what had occurred. The Mayor was out of town during the incident. Councilmember Stade indicated on previous occasions, it had not been clear if the Tri-City Herald reports were accurately stated or whether the Herald added its own conclusion. Capt. Law stated that the sheriff's office has had issues in the past with the Herald not describing incidences the way information was disseminated from their office. Rather than withholding information, the sheriff's office provides all the facts to the Herald upfront; otherwise, it gives the impression that the sheriff's office may be slanting the story. And, at times, the press tries to makes something out of nothing.

2. STAFF REPORTS (01:10:49*)

Stephanie Haug, City Clerk/Treasurer – a) Code Report

Kyle Kurth, Maintenance Supervisor stated that concrete for curbing at the skate park was poured the morning of September 18th. He remained at the skate park throughout the day, and then returned for 1-1/2 hours in the afternoon to ensure that kids did not get on the curbing. During the time that Kyle was at the park, there were arguments with kids who did not want to stay off of the curbing. Those kids threatened to return later, with the impression that they intended to damage the new curbing. Kyle presented pictures to the Council showing vandalism to the new curbing. Kyle asked the Council for direction going forward in order to prevent this type of vandalism from occurring in the future. He stated that in the past, the skate park had been barricaded and signs displayed stating that the skate park would be closed due to graffiti or other vandalism. Additionally, park equipment that was recently painted now requires repainting due to graffiti. Kyle inquired whether the sheriff's office could patrol the area when Maintenance staff is not on duty. He asked the Council whether he should speak directly with school officials to ask if the principal's office could make an announcement that the skate park will be closed due to vandalism. **Mayor Lehman** indicated that installation of cameras in that location could be a good preventive measure. She asked Kyle if he knew who the vandals were, but Kyle did not have their names. Mr. Kurth stated that the curbing was not broken when he was present, but they taunted him by placing feet approximately an inch from the curbing and stated, "I'm not touching it." Kids seem to think that the skate park is a free-for-all where they can go and do whatever they want without consequences. When Kyle left the skate park the previous evening, the concrete was dry enough that if someone stepped on it, it would not be broken easily, so in order for that much damage to occur, kids evidently hammered it with their scooters or something to cause it to break. It was deliberate, not an accident. Mayor Lehman stated that she plans to visit the school on Friday.

Mr. Kurth stated that next summer when the weather is warmer and concrete dries quickly and kids are out of school, the city will replace that curbing. He asked whether the city should file a report to find out who vandalized the skate park and Capt. Law stated that it would not hurt to file a report. According to Capt. Law, if the city contacts the sheriff's office, deputies will patrol the skate park or other locations where equipment needs protected from vandalism. Capt. Law indicated that kids have a tendency to discuss vandalism at school, so deputies can address the situation at the school.

Councilmember Discussion: When other skaters cannot utilize the skate park due to vandalism, then pressure will go back on the vandal(s). There was discussion whether to move forward with closing the skate park right away and how long the park should be closed, or if the city should wait. The consensus was that a week should be an effective amount of closure time, and that a sign should be placed at the park that states that the reason the skate park is closed is due to vandalism by skaters. Mr. Kurth indicated that he could place pictures of the damage at the skate park along with a document stating that improvements to the skate park are for everyone, but a few skaters destroyed the new

curbing after being told to stay away until it dried completely. Capt. Law asked the city to inform the sheriff's office of the dates that the skate park will be closed so that deputies can patrol the area.

Mayor Lehman plans to visit the middle school on Friday and speak with Chuck Feth regarding park closure beginning next Monday and Mr. Kurth will inform the sheriff's office of closure dates.

b) Maintenance Report – Kyle Kurth: The report is in the packet.

c) Treasurer's Report – The report is in the packet.

Councilmember Coates asked whether there was any information on the three horses that J. B. had for impoundment, but Mr. Kurth had no information regarding three horses. There was no further discussion.

3. ENGINEER REPORT (00:55:20*) Alan Rainey, City Engineer, Spink Engineering LLC

Mr. Rainey met with the realtor who represents the Catholic Church about the Angeline Storm Drain Project. The realtor did not anticipate any problem for the city to obtain an easement for property across from the Catholic Church. Purchase of the property by the city to allow more area for storm drainage and ponds was discussed. There are plans to move forward with crossing the property and creating a pond on the lower level, then working out an easement with them, and if an opportunity arises to purchase the property in the future, it will be brought before the council.

4. COUNCIL COMMITTEE REPORTS (00:54:04*)

Councilmember Stade attended an event at Benton Franklin Transit (BFT) on Monday but no media was present. BFT presented the new plan going into effect that will provide routes all day Sunday and with extended evening routes from 6:20 pm to 8:00 pm, creating longer evening hours. Consolidation of routes will require riders to walk a little further in order to catch a ride, but there will be fewer in between stops. Riders appeared to be aware of the upcoming changes. Ms. Stade announced that individuals could ride the transit for free that week, and BFT staff would be available to ride routes with new riders in order to train them how to get around. BFT now has Wi-Fi available on buses so that a rider can access his or her location by phone or tablet, and then select the route. With Wi-Fi, arrival time of buses is available. BFT recently purchased 15 shiny new buses and drivers have been well-trained. Bus schedule on Sunday's includes Benton City.

Ms. Haug: The agenda in front of each councilmember is from Councilman Sandretto's meeting.

ITEMS FOR APPROVAL (00:51:05*)

1. SECOND READING – ORDINANCE #973 – ISSUING A GO BOND FOR SOLAR & ENERGY PROJECTS (00:50:55*)

Councilmember Stade: Madam Mayor, I move to approve on it Second Reading, Ordinance #973, of the Benton City, authorizing the issuance of a limited tax general obligation bond of the city in the principal amount of \$376,426, to finance a portion of the costs of the City's Solar & Energy Capital Improvement Project; providing the date, form and repayment terms of such bond and for the pledge of the City's full faith and credit to pay the principal thereof and interest thereon; and authorizing a private placement of the bond.

Councilmember Mokler: I'll second.

MOTION #4-C. L. Stade moved and C. J. Mokler seconded to approve on its Second Reading, Ordinance #973, of the City of Benton City, authorizing the issuance of a limited tax general obligation bond of the City in the principal amount of \$376,436, to finance a portion of the costs of the City's Solar & Energy Capital Improvement Project; providing the date, form and repayment terms of such bond and for the pledge of the City's full faith and credit to pay principal thereof and interest thereon; and authorizing a private placement of the bond.

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

2. SECOND READING – ORDINANCE #974 – MAYOR’S EXPENDITURE (00:49:31*)

Councilmember Coates: Madam Mayor, I move to approve on its Second Reading, Ordinance 974 of the City of Benton City, Washington, amending Section 3.32.080 “Spending Limitations.”

Councilmember Mokler: Second.

MOTION #5-C. V. Coates moved and C. J. Mokler seconded to approve on its Second Reading, Ordinance 974 of the City of Benton City, Washington, amending Section 3.32.080 “Spending Limitations.”

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

3. FIRST READING – 2017 BUDGET AMENDMENT (00:49:02*)

Ms. Haug: Totals for the 2017 Budget Amendment in the packets were not updated, so the document in front of each councilmember reflects updated totals including addition of the new fund 105 authorized as part of the ordinance that was just passed. The majority of changes reflect more accurate year-to-date revenue expectations for the year. Beginning balances were adjusted to reflect actual funds. Movies in the Park, summer activities and the Solar and Energy Project are projects included this year. The Angeline Project is reflected in the Street Funds. Originally for 2017, the city budgeted for pour seam in the Sewer Fund. Funds allocated for city hall in 2017 has been moved to the ending fund balance because construction will not occur this year. Funds are allocated in the Park Fund for potential land purchases. The report reflects the changes and whether changes are different from the approved budget.

Councilmember Discussion: Ms. Coates asked whether equipment purchased for Movies in the Park included the screen or if it was rented. Ms. Haug stated that the projector, screen, cables and speakers were purchased by the city and the set-up was modeled after Granger’s. Originally, the city had planned to build their own screen, but concluded that a portable screen was a more efficient use of city funds.

Councilmember Coates: Madam Mayor, I move to approve on its First Reading, an ordinance of the City of Benton City, amending the 2017 budget, as adopted by Ordinance 966.

Councilmember Stade: Second.

MOTION #6-C. V. Coates moved and C. L. Stade seconded to approve on its First Reading, an ordinance of the City of Benton City, amending the 2017 budget, as adopted by Ordinance 966.

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

4. RESOLUTION #2017-30-AUTHORIZING MAYOR TO SIGN K&L GATES AGREEMENT (00:45:18*)

Ms. Haug: Bond Council prepared and handled the ordinances for the bond. This is actually an agreement authorizing the city to do what they’ve already done.

City Attorney Ferguson: Technically, this is covered in the Bond Ordinance, and as part of it, there are fees that have been authorized, so this makes it a cleaner method to clarify that the agreement is signed with no issues anticipated down the road.

Councilmember Mokler: Madam Mayor, I move to approve Resolution #2017-30, a resolution authorizing the Mayor of the City of Benton City to sign the Confirmation of Engagement Letter Agreement with K&L Gates for Bond Counsel.

Councilmember Coates: Second.

MOTION #7-C. J. Mokler moved and C. V. Coates seconded to approve Resolution #2017-30, a resolution authorizing the Mayor of the City of Benton City to sign the Confirmation of Engagement Letter Agreement with K&L Gates for Bond Counsel.

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

5. 2018 BUDGET CALENDAR (00:43:51*)

Ms. Haug: Rather than scheduling budget items individually, the city will have a calendar that council approves in one motion. The budget workshop schedule needs to be approved in October, with recommendation for the second week of October. The date and time of the workshop will be included in the motion.

Councilmember Discussion: Several councilmembers and the Mayor will be unavailable on a few of the recommended dates. Ms. Haug stated that the workshop is generally held in off-weeks from regular council meetings. Council agreed to hold the work shop on Monday, October 16th at 7 p.m.

Councilmember Mokler: Madam Mayor, I move to approve the 2018 Budget Calendar and to set a budget workshop for Monday, October 16th at 7 p.m.

Councilmember Coates: Second.

MOTION #8-C. J. Mokler moved and C. V. Coates seconded to approve the 2018 Budget Calendar and to set a budget workshop for October 16th at 7 p.m.

VOICE VOTE #8-C. V. Coates, C. J. Mokler, C. M. Lettau, C. L. Stade
ALL YEAS. Motion carried.

6. VOUCHERS (00:36:15*)

Councilmember Lettau: I move to approve payment of Claim check numbers 28736 thru 28769 with EFTs as listed in the amount of \$104,316.99 and Payroll Check numbers 28695 thru 28706 with EFTs as listed in the amount of \$67,045.90 this 19th day of September, 2017.

Councilmember Mokler: Second.

MOTION #9-C. M. Lettau moved and C. J. Mokler seconded for the City Council of the City of Benton City, Washington, to hereby authorize payment of Claim check numbers 28736 thru 28769 with EFTs as listed in the amount of \$104,316.99 and Payroll Check numbers 28695 thru 28706 with EFTs as listed in the amount of \$67,045.90 this 19th day of September, 2017.

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

ITEMS FOR DISCUSSION (00:35:31*)

1. TRANSPORTATION NETWORK REGULATIONS (00:35:21*) Eric Ferguson

City Attorney Ferguson: Fingerprinting was the most important question Pasco had in relation to identity. The TNC performs its own background checks requiring that a photo of the driver's license. The TNC also collects other data for background checks, but the degree of background check is not known. Pasco wanted to ensure that a background check was conducted for the person who received the business license rather than taking the chance that a photo of the driver's license was taken with a cell phone and sent to the TNC. Additionally, Pasco wanted to ensure that fingerprints on file were for the actual person for whom the background check was conducted in the event that a problem arose with the driver. Taxi drivers in Pasco comply with that requirement, so Pasco did not believe it would be fair or equitable not to require the same from TNC drivers. Kennewick decided this would not be a sticking point with their city. A request to Uber out of Spokane from the city would need to be submitted to find out if their company would be interested in servicing this area.

Councilmember Discussion: Ms. Stade spoke with Matt Walker, the Mayor of Pasco on Monday. Mr. Walker indicated that background checks may not include the legal aspect; if an applicant maintained a good credit rating, that person could possibly become a TNC driver, although that person could have recently been released from prison. Pasco wanted to mitigate or reduce potential assaults, rape, etc. The Mayor's office searched Uber's website and read complaints regarding practices that did not appear to be on the up-and-up. A few of Uber's CEO's stepped down due to shady operating practices. Councilmember Mokler asked whether it would be possible for the person who applies for a business license provide a background check prior to accepting it for the TNC classification since it is required for taxi drivers more or less like a general umbrella so it would not appear that the city is targeting that particular person. The cost to an individual is \$12 from Washington State Patrol and it takes ten minutes to complete.

City Attorney Ferguson: As part of the stance was a moral objection to fingerprinting process for background checks was that Pasco wanted to ensure this was not something that prevented individuals who were trying to make a fresh start, or disproportionately affecting certain ethnicity groups, it was more of a political stand and that this is the way Pasco wanted to operate. There have been serious issues with Uber, so that is why Uber's CEO stepped down. The TNC conducts periodic criminal background checks but copies are not distributed to cities. The TNC does not want their drivers to go through additional hurdles on the city end; the TNC wants to ensure their company controls background checks. An update will be provided when the city receives information as to whether the TNC would like to be in this area.

Mayor Lehman has background checks completed on tenants through a company that charges \$35-\$40 which includes extensive background information, evictions, etc. The entire process takes approximately one-half hour to complete.

2. **9TH STREET SIDEWALK PROJECT-DRAFT DESIGN-RAINEY** (00:25:14*) Alan Rainey

Mr. Rainey looked at moving sidewalks and curbing to align with the original downtown area, continuing to the North and it will create substantial costs due to removal of trees, the back of the sidewalk will be lower due to the slope from the highway. On the East side, a block or retaining wall will be required because of the yards next to the area. Another option would be to obtain a construction easement and slope the yard back. To obtain an easement, a NEPA will be required because it is outside of the right-of-way. Any construction of the right-of-way is covered under categorical exclusion so that the city does not have to go through everything. The completed form has been approved by the DOT. Outside of that, a full NEPA review is required with significant cost increase due to an additional ten feet the length of the project for pavement. This cost was not included in the estimate and plan from previous years. Spink requests that he, Mr. Kurth and Councilman Sandretto go to the site and look at the project to get their thoughts and opinion.

Concilmember discussion: All councilmembers agreed with Alan's recommendation to meet with Mr. Kurth and Councilman Sandretto.

3. **WATER PLAN UPDATE-RAINEY** (00:22:20*) Alan Rainey

Mr. Rainey presented a preliminary list of proposed improvements for the Water Plan that are not in any particular order. In the urgent issue category, projects to be addressed in the next five years include:

- 1) Overflow of Reservoir One tie-in to the sewer system - early 2018
- 2) Radio-Read Meters to replace service meters - within the next two years

Allocation for the Radio-Read Meters is \$50,000 per year. For the next five years, projected costs in the urgent category total \$600,000. Mr. Rainey plans to attend the IACC Conference in Wenatchee to present proposed improvements to various funding agencies. At the IACC Conference, the Tech Team schedules meetings with various organizations such as the Department of Health, Department of Ecology, Department of Commerce, Rural Developments, RCHC (private organization). Those

organizations then review and discuss how those agencies could fund projects. This is the same method utilized to obtain state revolving funds for the Drinking Water Project. Grants are generally not available for water line replacement because it is considered normal operational maintenance. A few of the projects specify associated costs and scheduled implementation dates. Item #14, the Reservoir Leak in Manway Port, is temporarily plugged but requires a permanent repair. An underground welder may be required to repair the leak.

4. FLASHING TRAFFIC CONTROL SIGNAGE (00:14:14*)

Ms. Haug performed an online search for estimated costs for flashing traffic control signage. The cost per sign is approximately \$2,500-\$2,600 for solar powered signs. Powered signs would cost less, depending on whether the sign would be located near a light pole with power. Alan spoke with WSDOT regarding placement and funding. WSDOT does not provide funding but will work with the city for appropriate placement. Funds are available in the 2017 budget for three traffic control devices if the council decides to move forward on this project. If the council decides to move forward with this project, the city will plan to purchase three signs.

Council Discussion: Several councilmembers indicated that most areas do not have issues with people speeding; therefore, the question arose as to whether signage will produce the intended results. Mr. Rainey indicated signage generally has an impact on most drivers. At the city limits of Grandview, posted signage causes drivers to slow down. A flashing sign is generally a deterrent to speeding in the majority of cases, so when speeding tickets are issued, the word will get around town. A report will be presented to council at a later date.

5. PARK FEE ORDINANCE REVIEW (00:09:28*) Councilwoman Stade

Ms. Haug indicated that Councilwoman Stade requested that the city review the Park Fee Ordinance and place it on the agenda for discussion. Currently, when a subdivision application is submitted, the formula for park fees is calculated according to Section F, Chapter 1736 whereas one acre of land for every 450 individuals in the proposed subdivision, based on the average population for dwelling in the city's comp plan, which is currently 2.8. In lieu of dedicating the land, the fee is based on market value of the property.

Councilmember Discussion: A developer potentially pays a \$6,000 fee for 36 homes. The city could encourage the developer to build a park in that location to offset that fee. A park increases the quality of life and recreational enjoyment for families and children. Currently, the city receives \$6,000 which is not enough revenue to purchase two splash pads. Another idea would be for the city to utilize the \$6,000 toward building a park. Entire neighborhoods do not currently have parks in their area. The Mayor discussed this issue previously, and the idea was to have a larger area. The current ordinance has not been changed since 1981, with the current ratio of 160 lots per one acre. The question arose whether it would be more feasible to lower the number of individuals per acre. According to the City Attorney, Benton City's ratio is way behind other cities. The Mayor implied that by having a neighborhood park, developers could possibly increase their selling price of properties. The City Attorney will perform a quick study of other local city ratio numbers, then report back to the Council.

6. REALTOR RFP RESULTS (00:03:34*)

Ms. Haug reported that the city only received one response from the Request For Proposals for realtor services and that information is included in the packet. The realtor who responded was Richard Helland.

Council Discussion: The City Attorney stated that the RFP can be accepted, but the city is not bound by a minimum amount if realtor services are not utilized, and it would be up to the Council to decide whether it should be presented as a resolution on a future date. If the city interacts with the realtor, the city would be required to utilize that realtor. According to the City Attorney, the city could issue a professional services agreement if the city accepts the proposal.

7. EXECUTIVE SESSION – R.C.W.42.30.110-1(b) (00:0025*) Real Estate Acquisition
(01:38:20*Audio recording ends)

* Executive Session begins at 8:30 p.m. *

** Executive Session ends at 8:50 p.m. **

GENERAL COUNCIL COMMENTS (*)

ADJOURNMENT Mayor Lehman (*)

Councilmember: *Madam Mayor, I move to adjourn the meeting.*

Councilmember: *Second.*


MOTION #10–C. moved and C. seconded to adjourn the September 19th,
2017 Regular Council Meeting at p.m.

VOICE VOTE #10–C. M. Lettau, C. V. Coates, C. J. Mokler

ALL YEAS. Motion carried.

Meeting adjourned at p.m. (*)


Stephanie Haug, MMC
City Clerk-Treasurer


Linda Lehman
Mayor, City of Benton City

Date: 10/3/17