

Linda Lehman- Mayor
Stephanie Haug, CMC- City Clerk/Treasurer
Spink Engineering- City Engineer
Kerr Law Group-City Attorney



Lisa Stade-Councilwoman
Mary Lettau- Councilwoman
Vanessa Coates- Councilwoman
David Sandretto- Councilman
Jake Mokler- Councilman

REGULAR CITY COUNCIL MEETING

October 4, 2016

A G E N D A

Benton City Community Center
7pm

TURN OFF ALL CELL PHONES & PAGERS-EMERGENCY PERSONNEL USE SILENT ALERT

A. CALL TO ORDER/PRESENTATION OF COLORS

B. ROLL CALL

C. READING AND APPROVAL OF MINUTES

1. Regular Meeting – September 20, 2016

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

E. APPROVAL OF AGENDA (Only essential changes not requiring preparation, review, public notice, or action may be added)

F. VISITOR COMMENTS- *for non-agenda items.*

Council will not take action on an item not already on agenda without time to research, read, and receive staff report. Items may be added on future agenda, but not current agenda. Please do not speak or make remarks unless recognized by the Chair, then if you are called, come forward to microphone, give name and address for minutes recorder. Council chamber over-flow will be moved to City Community Center.

G. REGULAR REPORTS:

1. EDC Report
2. Staff Report
 - a) Treasurer Report
3. Engineer Report
4. Council Committee Reports

H. ITEMS FOR APPROVAL:

1. Public Hearing – Revenue Sources and Ad Valorem Tax
2. Community Center Wall Project
3. Water Plan Task Order
4. Set Goal Setting Workshop
5. Conditional Use Approval – 1205 Horne Drive
6. Vouchers

I. ITEMS FOR DISCUSSION:

1. Sewer Lining Report
2. Lift Station Report
3. Skate Park Boundary Line Adjustment
4. Art in Public Facilities Policy

J. GENERAL COUNCIL COMMENTS:

K. ADJOURNMENT



The October 18, 2016 Council Meeting will be held at the Ki-Be High School PAC.

Updated 9/30/2016

**City of Benton City
Regular Council Meeting Minutes
September 20th, 2016**

CALL TO ORDER – Mayor Lehman called the September 20th, 2016 Regular Council meeting at the Community Center to order at 7:00 p.m. (00:07:31) *Audio recording begins) *Microphone Check*

PRESENTATION OF THE COLORS (00:08:48*) Kyle Kurth led the Council and audience in the Pledge of Allegiance.

ROLL CALL (00:09:21*) Council Members Present –

Dave Sandretto
Jake Mokler
Lisa Stade (In at 7:05 p.m.)
Vanessa Coates

Council Members Absent –
Mary Lettau - Excused

City Staff Present –
Stephanie Haug, City Clerk/Treasurer
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

READING AND APPROVAL OF MINUTES (00:09:45*)
- **REGULAR MEETING SEPTEMBER 6TH, 2016**

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

Councilmember Sandretto: Second.

MOTION #1-C. V. Coates moved and C. D. Sandretto seconded to approve the Minutes of the September 6th, 2016 Regular Council Meeting as presented.

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

OPENING REMARKS, "HOUSEKEEPING" ITEMS, EXECUTIVE SESSION REQUESTS, ETC.
(00:10:48*)

Councilmember Sandretto: Would this be a good time to make the motion to excuse Councilwoman Lettau? Okay, I make that motion to excuse Councilwoman Lettau from the meeting.

Councilmember Coates: I second.

MOTION #2-C. D. Sandretto moved and C. V. Coates seconded to excuse Councilmember Mokler from the September 20th, 2016 Regular Council Meeting for work related reasons.

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

Mayor Lehman: I would like a Discussion Item at the end of the Agenda. I actually had added it, I don't know, two times ago. It's to figure out a time when we can have our photo taken with the pet that won your position and that can be individual, doesn't have to be group, but we have a calendar that Stephanie brought so if we could try to get some dates for that would happen, I would appreciate it.

Ms. Haug: Do you want to add that as a Discussion Item?

Mayor Lehman: I did want to add that as a Discussion Item.

Ms. Haug: So, Item I.3.?

Mayor Lehman: Okay, added as Item I.3. (Councilmember Stade in'at arrives at 7:05 p.m.)

Councilmember Stade: And I had an Item for Discussion as well, perhaps I.4., possibly just discussing paying for Joe Lloyd to write an update of what's going on in the Community as far as grants or things for the school. I know that it's school-wide but it's also can be related to community, if they get grants for like, YES Programs or different things. It would just be a uplifting way of community members knowing what's going on and, because it takes a long time from planning such as the park here, to where you can see the fruition of the project being done and so I think it would be helpful for citizens to know what grants we're receiving and what projects are being worked on because sometimes the school and community works and city works together.

Mayor Lehman: Okay, shall we add that as Item I.4?

Councilmember Stade: I pretty much discussed it, didn't I? Yeah, I.4.? So there's your hint of what's to come. Thank you.

APPROVAL OF AGENDA (00:14:05*)

Councilmember Coates: I move to approve the Agenda for September 20th, 2016 as amended.

Councilmember Sandretto: I second.

MOTION #3-C. V. Coates moved and C. D. Sandretto seconded to approve the Agenda of the September 20th, 2016 Regular Council Meeting as amended.

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

VISITOR COMMENTS (00:14:44*) None

REGULAR REPORTS (00:14:50*)

1. SHERIFF'S REPORT (00:14:52*) Capt. Clay Vannoy, Benton Co. Sheriff's Office - **August 2016 Report** 315 Calls for service vs. 281 in 2015 - 33 Case Offenses vs. 37 in 2015 - 20 Infraction Offenses Issued * **Council Discussion** *

2. STAFF REPORTS (00:17:51*) Stephanie Haug, City Clerk/Treasurer – a) Maintenance Report Kyle Kurth, Maintenance Foreman – *In packets* * **Council Discussion** *

3. ENGINEER REPORT (00:28:49*) Alan Rainey, City Engineer, Spink Engineering LLC – **Park Terracing Project** – Last weekend – Kyle and crew tidied up – Hydroseed this Friday – Extra blocks used to do small wall behind Community Center – Structural engineer to design – Then go to bid – Hopefully done by mid-November - **City Hall Remodel Project** – Architect developing plan – Couple different ideas – Mold removal going on now – Probably done by Wednesday, September 21st – Additional mold found on south wall in bathroom * **Council Discussion** *

4. COUNCIL COMMITTEE REPORTS (00:34:14*)

Councilmember Mokler – Emergency Management Budget Meeting – Tuesday, September 13, 2016 – Information in packet

Councilmember Sandretto – Benton-Franklin Council of Governments - PAC Meeting – Red Mountain – Interchange in City plans – Federal Government holding off access to federal highway – Requesting information stating why project would be beneficial to area – Traffic, Economy, Transport or Tourism? Request surrounding cities as well as County include information in Comprehensive Plans - Attended 50th Anniversary – Open House at Reach Museum – Well attended * **Council Discussion** *

ITEMS FOR APPROVAL (00:39:06*)

1. SECOND READING – ORDINANCE #961 – AMENDING ACCESSORY STRUCTURES (00:39:08*)

Councilmember Stade: Madam Mayor, I move to approve Ordinance #961, on its Second Reading, of the Benton City, City of Benton City, amending B.C.M.C. Chapter 20.51.030 "Accessory Building – Setback Dimensions."

Councilmember Coates: I'll second.

MOTION #4-C. L. Stade moved and C. V. Coates seconded to approve Ordinance #961, on its Second Reading, of the City of Benton City, amending B.C.M.C. Chapter 20.51.030 "Accessory Building – Setback Dimensions."

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

2. SECOND READING – ORDINANCE #962 – 2016 BUDGET AMENDMENT (00:39:46*)

Councilmember Sandretto: Make a motion on the Second Reading to, excuse me, I move to approve Ordinance 962, on Second Reading, amending the 2016 Budget, as adopted by Ordinance #949.

Councilmember Stade: Second.

MOTION #5-C. D. Sandretto moved and C. L. Stade seconded to approve Ordinance #962, on its Second Reading, amending the 2016 Budget, as adopted by Ordinance #949.

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

3. SECOND READING – ORDINANCE #963 – AMENDING SIDEWALK REGULATIONS (00:40:27*)

Councilmember Stade: Madam Mayor, I move to approve Ordinance 963 of the City of Benton City, Washington, on its Second 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 Sandretto: Second.

MOTION #6-C. L. Stade moved and C. D. Sandretto seconded to approve Ordinance #963, of the City of Benton City, Washington, on its Second 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. D. Sandretto, C. V. Coates, C. L. Stade, C. J. Mokler
ALL YEAS. Motion carried.

4. CHANGE ORDER #1 – 2016 CRACK SEALING (00:41:32*)

Alan Rainey, City Engineer, Spink Engineering LLC – Explanation of Change Order #1

Councilmember Sandretto: I move to approve Change Order #1 of the 2016 Crack Sealing Project, changing the contract completion date from 9/23/2016 to 10/7/2016.

Councilmember Stade: Second.

MOTION #7-C. D. Sandretto moved and C. L. Stade seconded to approve Change Order #1 of the 2016 Crack Sealing Project, changing the contract completion date from 9/23/2016 to 10/7/2016.

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

5. PURCHASE APPROVAL – LEGION PARK PLAY AREA IMPROVEMENTS (00:42:24*)

Kyle Kurth, Maintenance Foreman – Explanation of Legion Park Play Area improvements * Council Discussion *

Councilmember Sandretto: Madam Mayor, I make a motion to move to approve the purchase of play toys as recommended by the City Maintenance staff in an amount not to exceed \$7,500 plus WA State Sales Tax and shipping.

Councilmember Coates: Second.

MOTION #8-C. D. Sandretto moved and C. V. Coates seconded to approve the purchase of play toys as recommended by the City Maintenance staff in an amount not to exceed \$7,500 plus WA State Sales Tax and shipping.

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

6. VOUCHERS (00:51:55*)

Councilmember Coates: I move to approve payment of Claim check numbers 27917, 27919 thru 27953 with EFTs as listed in the amount of \$56,328.68 and Payroll check numbers 27873, 27874 and 27876 thru 27883 with EFTs as listed in the amount of \$61,324.03 this 20th day of September 2016.

Councilmember Sandretto: Second.

MOTION #9-C. V. Coates 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 27917, 27919 thru 27953 with EFTs as listed in the amount of \$56,328.68 and Payroll Check numbers 27873, 27874 and 27876 thru 27883 with EFTs as listed in the amount of \$61,324.03 this 20th day of September, 2016.

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

ITEMS FOR DISCUSSION (00:53:03*)

1. **GOAL SETTING – Needs, Challenges or Goals (00:53:09*)** Mayor Lehman * **Council Discussion ***
 - 1) Sports Complex
 - 2) City Infrastructure
 - 3) Three Way Tie
 - a) Economic Development of I-82 Corridor
 - b) **Quality of City – Community Events/Opportunities for Activities**
 - c) Economic Development
2. **WINDMILLS (01:23:41*)** Mayor Lehman – Wind Turbine Farm * **Council Discussion ***
3. **PET ELECTIONS PICTURES (01:37:20*)** Mayor Lehman – Set date
4. **JOE LLOYD – GRANTS & HAPPENINGS (01:38:20*)** Councilmember Stade * **Council Discussion ***

GENERAL COUNCIL COMMENTS (01:48:07*)

Councilmember Stade – Siding question

Councilmember Sandretto – Appreciate all the volunteers that came out to help with City Park project

ADJOURNMENT Mayor Lehman (01:50:21*)

Councilmember Sandretto: On that note, I'll make the motion for adjournment.

Councilmember Stade: Second.

MOTION #10-C. D. Sandretto moved and C. L. Stade seconded to adjourn the September 20th, 2016 Regular Council Meeting at 8:43 p.m.

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

Meeting adjourned at 8:43 p.m. (01:50:44*Audio recording ends)

Linda Lehman
Mayor, City of Benton City

Stephanie Haug, CMC
City Clerk-Treasurer

Date: _____

TREASURERS REPORT

Fund Totals

City Of Benton City
MCAG #: 199

08/01/2016 To: 08/31/2016

Time: 14:37:59 Date: 09/29/2016
Page: 1

Fund	Previous Balance	Revenue	Expenditures	Ending Balance	Claims Clearing	Payroll Clearing	Outstanding Deposits	Adjusted Ending Balance
001 Current Expense Fund	747,531.68	95,987.34	99,828.53	743,690.49	4,931.08	10,449.78	-539.29	758,532.06
101 City Street Fund	255,099.68	6,749.61	9,234.37	252,614.92	0.00	2,030.80	0.00	254,645.72
103 Sos Archive Grant	1,208.74	0.00		1,208.74	0.00	0.00	0.00	1,208.74
302 Park & Recreation Fund	117,481.41	3,721.65		121,203.06	0.00	0.00	0.00	121,203.06
350 I-82 Business/Industrial Park	28,063.76	65.32		28,129.08	0.00	0.00	0.00	28,129.08
401 Water Fund	191,535.77	57,841.72	30,300.42	219,077.07	217.70	4,609.39	-1,992.12	221,912.04
402 Sewer Fund	786,146.22	59,526.13	23,022.22	822,650.13	172.45	4,288.15	-1,722.33	825,388.40
406 Sewer/water Capital Improvement	86,205.13	320.16		86,525.29	0.00	0.00	0.00	86,525.29
407 Sewer/water Capital Maint.	182,729.34	0.00		182,729.34	0.00	0.00	0.00	182,729.34
	2,396,001.73	224,211.93	162,385.54	2,457,828.12	5,321.23	21,378.12	-4,253.74	2,480,273.73

TREASURERS REPORT

Account Totals

City Of Benton City
MCAG #: 199

08/01/2016 To: 08/31/2016

Time: 14:37:59 Date: 09/29/2016
Page: 2

Cash Accounts	Beg Balance	Deposits	Withdrawals	Ending	Outstanding Rec	Outstanding Exp	Adj Balance
1 Checking	801,206.94	224,166.91	162,993.79	862,380.06	-4,319.65	26,699.35	884,759.76
5 Petty Cash Fund	100.00	0.00	0.00	100.00	0.00	0.00	100.00
6 Cash Drawers	200.00	0.00	0.00	200.00	-200.00	0.00	0.00
Total Cash:	801,506.94	224,166.91	162,993.79	862,680.06	-4,519.65	26,699.35	884,859.76
Investment Accounts	Beg Balance	Deposits	Withdrawals	Ending	Outstanding Rec	Outstanding Exp	Adj Balance
2 LGIP	1,585,198.45	653.23	0.00	1,585,851.68	0.00	0.00	1,585,851.68
3 Money Market	9,562.25	0.04	0.00	9,562.29	0.00	0.00	9,562.29
Total Investments:	1,594,760.70	653.27	0.00	1,595,413.97	0.00	0.00	1,595,413.97
	2,396,267.64	224,820.18	162,993.79	2,458,094.03	-4,519.65	26,699.35	2,480,273.73

TREASURERS REPORT
Fund Investments By Account

City of Benton City
 MCAG #: 199

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Fund Totals:	Previous Balance	Purchases	Interest	Total Investments	Liquidated	Ending Balance
001 000 Current Expense Fund	484,631.78		130.65	130.65		484,762.43
101 000 City Street Fund	171,884.07		130.65	130.65		172,014.72
302 000 Park & Recreation Fund	40,132.13		65.32	65.32		40,197.45
350 000 I-82 Business/Industrial Park	21,351.21		65.32	65.32		21,416.53
401 000 Water Fund	44,231.12		130.65	130.65		44,361.77
402 000 Sewer Fund	656,738.08		130.64	130.64		656,868.72
406 000 Sewer/water Capital Improvement	74,534.06					74,534.06
407 000 Sewer/water Capital Maint.	91,696.00					91,696.00
2 - LGIP	1,585,198.45	0.00	653.23	653.23		1,585,851.68
001 000 Current Expense Fund	859.01		0.04	0.04		859.05
101 000 City Street Fund	2,800.71					2,800.71
302 000 Park & Recreation Fund	737.13					737.13
350 000 I-82 Business/Industrial Park	612.37					612.37
401 000 Water Fund	1,854.87					1,854.87
406 000 Sewer/water Capital Improvement	1,664.82					1,664.82
407 000 Sewer/water Capital Maint.	1,033.34					1,033.34
3 - Money Market	9,562.25	0.00	0.04	0.04		9,562.29
	1,594,760.70	0.00	653.27	653.27		1,595,413.97

TREASURERS REPORT
Fund Investment Totals

City of Benton City
 MCAG #: 199

08/01/2016 To: 08/31/2016

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Fund Totals:	Previous Balance	Purchases	Interest	Ttl Investments	Liquidated	Investment Bal	Available Cash
001 Current Expense Fund	485,490.79		130.69	130.69		485,621.48	258,069.01
101 City Street Fund	174,684.78		130.65	130.65		174,815.43	77,799.49
103 Sos Archive Grant						0.00	1,208.74
302 Park & Recreation Fund	40,869.26		65.32	65.32		40,934.58	80,268.48
350 I-82 Business/Industrial Park	21,963.58		65.32	65.32		22,028.90	6,100.18
401 Water Fund	46,085.99		130.65	130.65		46,216.64	172,860.43
402 Sewer Fund	656,738.08		130.64	130.64		656,868.72	165,781.41
406 Sewer/water Capital Improvement	76,198.88					76,198.88	10,326.41
407 Sewer/water Capital Maint.	92,729.34					92,729.34	90,000.00
	<u>1,594,760.70</u>		<u>653.27</u>	<u>653.27</u>		<u>1,595,413.97</u>	<u>862,414.15</u>

Ending fund balance (Page 1) - Investment balance = Available cash.

2,457,828.12

TREASURERS REPORT

Outstanding Vouchers

City Of Benton City
MCAG #: 199

As Of: 08/31/2016 Date: 09/29/2016
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Year	Trans#	Date	Type	Acct#	War#	Vendor	Amount	Memo
2016	2504	06/28/2016	Stop Pmt	1			65.91	Stop Payment Check #27192 And 27249
2016	3130	08/26/2016	Util Pay	1		Xpress Bill-Pay	10.50	Xpress Bill Pay Import - Metavante
2016	3131	08/26/2016	Util Pay	1		Xpress Bill-Pay	50.00	Xpress Bill Pay Import - iPay
2016	3132	08/28/2016	Util Pay	1		Xpress Bill-Pay	86.89	Xpress Bill Pay Import - EFT
2016	3140	08/29/2016	Util Pay	1		Xpress Bill-Pay	95.46	Xpress Bill Pay Import - EFT
2016	3141	08/29/2016	Util Pay	1		Xpress Bill-Pay	91.00	Xpress Bill Pay Import - iPay
2016	3164	08/30/2016	Tr Rec	1		Prior, Bob	350.00	
2016	3165	08/30/2016	Util Pay	1		Xpress Bill Pay, Credit Card Payments	814.09	Xpress Bill Pay Import - CC
2016	3166	08/30/2016	Util Pay	1		Xpress Bill-Pay	46.31	Xpress Bill Pay Import - EFT
2016	3167	08/31/2016	Util Pay	1		Batch Utility Customer	415.19	AM Drop Box
2016	3168	08/31/2016	Util Pay	1		Batch Utility Customer	854.44	
2016	3169	08/31/2016	Util Pay	1		Batch Utility Customer	15.00	
2016	3170	08/31/2016	Util Pay	1		Xpress Bill Pay, Credit Card Payments	1,424.86	Xpress Bill Pay Import - CC
							4,319.65	
Receipts Outstanding:								
2016	3159	08/31/2016	Payroll	1	EFT	Department of Retirement Systems	675.00	08/16/2016 To 08/31/2016 - Deferred Comp.
2016	3160	08/31/2016	Payroll	1	EFT	Department of Retirement Systems	7,351.66	08/01/2016 To 08/31/2016 - PRS2
2016	3157	08/31/2016	Payroll	1	EFT	Aflac	599.58	08/01/2016 To 08/31/2016 - Aflac - Accident (Pre); 08/01/2016 To 08/31/2016 - Aflac - STD (Post); 08/01/2016 To 08/31/2016 - Aflac - Hospital IC (Pre)
2013	3235	09/17/2013	Claims	1	25661	Dean Little	0.02	Refund Inactive Cust Credit Bal
2013	4181	12/17/2013	Claims	1	25833	Elyssa Guest	10.00	Refund inactive customer credit balance
2014	380	01/21/2014	Claims	1	25926	Melanie Marsh	1.00	Refund inactive customer credit balance
2016	1264	03/15/2016	Claims	1	27535	Blanca Zamora	100.00	Community Center Deposit Refund
2016	1698	04/19/2016	Claims	1	27593	Meghan Dodge	0.57	Refund inactive customer credit balance
2016	1707	04/19/2016	Claims	1	27602	Matthew Kincaid	157.09	Refund inactive customer credit balance
2016	2022	05/17/2016	Claims	1	27671	Jordan Jones	10.00	Refund inactive customer credit balance
2016	2554	07/05/2016	Claims	1	27779	Antonio & Maria Mendoza	0.64	Re-Issue Check #23931 - Credit On W/S Acct
2016	2555	07/05/2016	Claims	1	27780	Ray & Connie Meredith	100.00	Re-Issue Check #25469- Community Center Deposit Refund
2016	2812	07/31/2016	Payroll	1	27814	Lisa Stade	207.79	
2016	2945	08/16/2016	Claims	1	27828	Rebecca Bowie	57.43	Refund inactive customer credit balance
2016	2963	08/16/2016	Claims	1	27846	Rosemary Harris	142.30	Refund inactive customer credit balance
2016	2972	08/16/2016	Claims	1	27855	Oneza & Associates	4,722.18	Invoice #1-Comp Plan Update
2016	2979	08/16/2016	Claims	1	27862	Smart Home Pros, Inc.	20.00	Business License Overpayment Refund
2016	3144	08/31/2016	Payroll	1	27876	Vanessa Coates	69.26	
2016	3149	08/31/2016	Payroll	1	27878	Linda Lehman	711.80	

TREASURERS REPORT

Outstanding Vouchers

City Of Benton City
 MCAG #: 199

As Of: 08/31/2016 Date: 09/29/2016
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Year	Trans#	Date	Type	Acct#	War#	Vendor	Amount	Memo
2016	3150	08/31/2016	Payroll	1	27879	Mary Lettau	69.26	
2016	3151	08/31/2016	Payroll	1	27880	Jacob Mokler	49.26	
2016	3154	08/31/2016	Payroll	1	27881	David Sandretto	69.26	
2016	3162	08/31/2016	Payroll	1	27882	Teamsters Local 839	410.50	08/01/2016 To 08/31/2016 - TEAMSTERS 839
2016	3163	08/31/2016	Payroll	1	27883	Washington Teamsters Welfare Trust	11,164.75	08/01/2016 To 08/31/2016 - NW Admin
							26,699.35	

Fund	Claims	Payroll	Total
001 Current Expense Fund	4,931.08	10,449.78	15,380.86
101 City Street Fund	0.00	2,030.80	2,030.80
401 Water Fund	217.70	4,609.39	4,827.09
402 Sewer Fund	172.45	4,288.15	4,460.60
		21,378.12	26,699.35

TREASURERS REPORT

Signature Page

City Of Benton City
MCAG #: 199

Time: 14:37:59 Date: 09/29/2016
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08/01/2016 To: 08/31/2016

I the undersigned officer for the City of Benton City have reviewed the foregoing report and acknowledge that to the best of my knowledge this report is accurate and true:

Signed: _____
Clerk/Treasurer / Date

Stephanie Haug

From: Jake Mokler <jmokler@ci.benton-city.wa.us>
Sent: Thursday, September 22, 2016 3:58 PM
To: Stephanie Haug; Linda Lehman
Subject: Emergency Management Meeting

Good afternoon,

This morning the 2017 budget was approved at the regular meeting. Richland City Manager Cindy Reents explained that the City of Richland experiences an approx. cost of \$200,000 this last year due to costs of operating SECOMM and EM in general. She asked that the board consider a higher "Admin Fee" which was already paid at 5%. She gave several examples showing the cost at 5% to 9%. The board was in unanimous agreement that the City of Richland should not bear the weight of this. It was voted to raise the fee to .7%. This raised Benton City's portion from the proposed \$2,984 to \$3,010.

It was also agreed to continue moving in the direction of bringing Franklin County and the City of Pasco into SECOMM, some various correspondence was read. This does not directly affect Benton City other than the possibility of having more call takers and dispatchers for the 911 side, which would do nothing but improve things for the community.

Jake
Sent from my iPad

Stephanie Haug

From: Jake Mokler <jmokler@ci.benton-city.wa.us>
Sent: Monday, September 26, 2016 10:10 PM
To: Stephanie Haug; Linda Lehman
Subject: BCMC Meeting

Hello!

Tonight I attended the Benton County Mosquito Control board meeting. A informative session was presented by KID and the Dept. of Fish and Wildlife detailing the Bateman Island project. This is to help the fish spawning and irrigation levels for the Yakima Basin. This is estimated to be a 30 year project and is currently in the planning/ funding phase. I have more detailed information if you would like.

We also approved to retain the clerical full time position that was proposed to be removed. A 2% cost of living increase was also approved tonight. We set a date in November to discuss salaries and benefits, and the budget is set to be approved at the Oct. 24 regular meeting. Please let me know if you have any questions.

Jake

Sent from my iPad

Benton County Mosquito Control District

To: Benton County Commissioners
Yakima County Commissioners
City of Benton City
City of Grandview
City of Kennewick
City of Mabton
City of Prosser
City of Richland
City of West Richland

RECEIVED
SEP 23 2016
BY: 

From: Gloria W. Lawson
Office Administrator

Date: September 21, 2016

Subject: August 22, 2016 Minutes

Enclosed are the minutes of the August 22, 2016 Regular Board Meeting of the Benton County Mosquito Control Board of Trustees.

These minutes will be approved at our next meeting, therefore, you will note that they are unsigned at this time.



Benton County Mosquito Control District

Meeting Minutes

Regular Meeting

August 23, 2016

I. Call to Order:

Secretary Christensen called to order the regular meeting at 7:03 p.m.

II. Roll Call:

Present: R. Cortez, T. Groom, R. Bloom, K. Christensen, J. Schiessl, G. Dorsett.

Excused: C. Gray, V. Coates.

III. Approval of Minutes of Previous Meeting:

T. Groom moved that the minutes of the regular board meeting held on July 25, 2016 be approved as written, seconded by G. Dorsett; motion passed with no dissensions.

IV. Guest Agenda Items:

V. Financial Report: The Manager discussed the Benton County Treasurer's statements and the Year-to-Date reports for July, 2016.

VI. Correspondence:

A. Letter from the City of West Richland for Utility Billing Adjustment: R. Bloom discussed a letter from the city concerning a meter that was inadvertently turned off.

G. Dorsett moved to approve the bill from the City of West Richland, seconded by T. Groom; motion passed with R. Bloom abstaining.

B. Letter from Kathy and Dale Bartholomew Concerning Taylor

Ledgerwood: The Manager discussed a letter from the Bartholomews praising Taylor for his professional service.

VII. Manager's Report:

A. West Nile Update: The Manager stated that the District has had one human death attributed to West Nile Virus and another human is in the hospital at this time.

B. West Richland Harvest Festival, September 17, 2016: The Manager stated that the District will be participating in this festival.

VIII. Old Business:

A. Salary Survey Packets: The Budget, Salaries and Benefits committee was not prepared to present recommendations at this time and will revisit this item at the September board meeting.

IX. New Business:

A. Handbook Changes: After a review by the Board, G. Dorsett moved to accept the handbook changes as amended, seconded by J. Schiessl; motion passed with no dissensions.

X. Payment of Bills and Signing of Documents: After a review by the Board, T. Groom moved that warrant numbers 5696 through 5776 in the amount of \$253,752.42 be approved for payment, seconded by G. Dorsett; motion passed with the following roll call vote:

R. Cortez	Aye	R. Bloom	Aye
G. Dorsett	Aye	T. Groom	Aye
J. Schiessl	Aye		

Council Report on Prosser Field Trip BFCOG Small Cities

Prepared by Linda Lehman

On Wednesday September 28th, 2016, I attended a tour of Prosser sponsored by the Small Cities group of the BFCOG in Councilman Sandretto's absence. This tour was very informative and provided a number of creative ideas that could be used in Benton City to improve our quality of life.

The tour started on the east side of town at the Horse Heaven Hills Vista viewpoint. This destination plan was pulled together by the Prosser EDA and the County and provides a panoramic view of the valley. It also provided us with a bird's eye view of the different zones that comprise the City of Prosser.

Prosser has two main industrial zones that contain a number of wine related processing buildings and warehouses. The area near the Freeway on the south side where the wineries are developing was planned as a place where a nearby hotel allows people to stay at the hotel and walk on trails to the wineries (or the pot shop), completely eliminating the need to jump into your car after several tastes and drive to the next winery. This area is experiencing tremendous growth and is quickly filling with all types of businesses and services. Phase 2 expansion area for this project will develop soon. This was accomplished through creative zoning. They developed a zone called an agri-tourism zone which gave them flexibility to co-locate wine or other ag uses (tasting rooms and processing operations) with hotels and shops. This mixed use concept is unique to Prosser, but provided the flexibility they needed to create a destination. [This is another idea which we should utilize for our development along I-82 corridor. This also allows for a Master plan to be developed and could be done in consultation with DNR, so that leases if granted, or purchases would be along the lines that are compatible with the Master Plan. We do not have to own the area to create a Master Plan, since it is annexed.]

Prosser also is building the new Love's Truck Stop just west of the area mentioned above. That will contain a Holiday Inn and restaurant as well as truck services and facilities for truckers.

Another creative idea that Benton City should look into immediately, is the Hillside Protection area, which is included in their Comprehensive Plan. This was created so that the nearby hillsides and vistas would not be utilized for development, but preserved for their intrinsic beauty. This was interesting because this Protective zone is not within their City limits nor within their UGA. We may be able to do the same for McBee grade.

Prosser has finished their sign ordinance and I have asked Steve Zetz to send us a copy so we can update our ordinance to be consistent with the new laws.

Lastly, we visited their aquatic center. This is a really nice facility and generally draws thousands to it annually. The facility generates about \$100,000 per year of income. This facility was a remodel of the old existing pool and bathhouse. The pool was shortened somewhat and a splash park, slide area and 8 pavilions with barbeques were added at a cost of about \$3,000,000. The annual operating costs are over \$200,000. It was not clear if all the maintenance costs were included in that figure. It was stated that a lot of things were learned about pool maintenance and wintering over, which they would change if they had to do it over. This gives us some information about costs, but since we would be

starting from scratch, not doing a remodel, that the \$3 million dollars would not be sufficient to build the same facility here, today. The City manager stressed that there is no way a facility like this pays for itself, it is considered to be a service to the public and the cost is high, but it improves the quality of life for the community. They are planning to add a Lazy River to the facility to have something adults could enjoy as well. The cost of that was not discussed.

This tour was extremely helpful to understanding how a small city has handled the growth and tourism that has come from the wine industry development in the town. Much of this knowledge could be applied to Benton City. It was stated that each City is to provide a tour of their facilities periodically.

CITY OF BENTON CITY

City Council Agenda Item



PROCESS INFORMATION

SUBJECT: Public Hearing – Revenue Sources and Ad Valorem Tax **DATE/ITEM:** 10-04-16- H 1

BUDGET INFORMATION

DEPT: General

BUDGETED?

FUND: All

EXPENDITURE: N/A

DESCRIPTION/SUMMARY

ACTION

Conduct a public hearing to get citizens' input regarding the 2017 Ad Valorem Tax and revenue sources for the 2017 Budget.

HISTORY

An ad valorem tax (Latin for "according to value") is defined as a tax based on the value of real estate or personal property. An ad valorem tax is typically imposed at the time of a transaction(s) (a sales tax or value-added tax (VAT)), but it may be imposed on an annual basis (real or personal property tax) or in connection with another significant event (i.e. inheritance tax).

Staff currently estimates the 2017 real and personal property tax levy as \$176,667.48.

An Ordinance will be brought back before Council the first meeting in November to authorize the 2017 Ad Valorem Tax amount.

ATTACHMENTS

- | | |
|----------------------|----|
| 1) Levy Calculations | 3) |
| 2) | 4) |

RECOMMENDED ACTION/SAMPLE MOTION

N/A

CITY OF BENTON CITY LEVY FOR 2016

TAXING DISTRICT CITY BENTON CITY

2016

LEVY FOR

2017 TAXES

A. Highest regular tax which could have been lawfully levied beginning with the 1985 levy (refund levy not included).				
Year	<u>2016</u>	\$ <u>174,918.30</u>	× <u>101%</u>	= \$ <u>176,667.48</u>
				\$ <u>1,749.18</u>
B. Current year's assessed value of new construction and improvements in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied)				
	\$ <u>2,885,010</u>	× \$ <u>1.365273120</u>	/\$1,000	= \$ <u>3,938.83</u>
	A.V.	Last Yr. Levy Rate		
C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder is to be multiplied by last year's regular levy rate (or the rate that should have been levied).				
	\$ <u>2,549,794.00</u>	-	\$ <u>2,523,754.00</u>	= \$ <u>26,040.00</u>
	Current Yr. A.V.		Previous Yr. A.V.	Remainder
	\$ <u>26,040.00</u>	× \$ <u>1.365273120</u>	/\$1,000	= \$ <u>35.55</u>
	Remainder	Last Yr. Levy Rate		
D. Regular property tax limit: A+B+C=.....				\$ <u>180,641.86</u>

Parts E through G are used in calculating the additional levy limit due to annexation.				
E. To find the rate to be used in F, take the levy limit as shown in D above and divide it by the current assessed value of the district, excluding the annexed area.				
	\$ <u>180,641.86</u>	÷	\$ <u>132,645,238.00</u>	= <u>0.001362</u> /\$1,000
	D		A.V.	
F. Annexed area's current assessed value including new construction and improvements times the rate in E.				
	\$ <u>-</u>	×	\$ <u>0.001361842</u>	/\$1,000 = \$ <u>-</u>
	Annexed Area's A.V.		Rate in E	
G. Regular property tax limit including annexation: D+F =.....				\$ <u>180,641.86</u>

H. Statutory maximum rate times the assessed value of the district.				
	\$ <u>132,645,238.00</u>	×	\$ <u>1.925268900</u>	= \$ <u>255,377.75</u>
	A.V. of District		Statutory Rate Limit	Statutory Amount

J. Highest lawful levy				
I. Highest Lawful Levy (Lesser of G and H).....	\$			<u>180,641.86</u>

J. Tax Base For Regular Levy				
1. Total district taxable value (including state-assessed property, and	\$			<u>124,978,847.00</u>
K. Tax Base for Excess and Voted Bond Levies				
2. Less assessed value of the senior citizen exemption of less than \$35,000	\$			<u>-</u>
3. Plus Timber Assessed Value (TAV).....	\$			<u>-</u>
4. Tax base for excess and voted bond levies (1-2+3).....	\$			<u>124,978,847.00</u>

Excess Levy Rate Computation				
Excess levy amount divided by the assessed value in number 4 above.				
	\$ <u>-</u>	÷	\$ <u>124,978,847.00</u>	= \$ <u>-</u> /\$1,000
	Levy Amount		A.V. from number 4 above	
Bond Levy Rate Computation				
Bond levy amount divided by the assessed value in number 4 above.				
	\$ <u>-</u>	÷	\$ <u>124,978,847.00</u>	= \$ <u>-</u> /\$1,000
	Levy Amount		A.V. from number 4 above	

Fund	Account	Title	Budget Amount	YTD- thru August	Year End Estimate	2017 Budget
001	308 80 00 00	Beginning Fund Balance	\$ 581,663.96	\$ 581,663.96	\$ 581,663.96	\$ -
001	311 10 00 00	General Property Taxes (60%)	\$ 90,000.00	\$ 55,461.99	\$ 83,192.99	\$ 90,900.00
001	313 11 00 01	Retail Sales /use Tax	\$ 335,000.00	\$ 253,954.06	\$ 380,931.09	\$ 350,000.00
001	313 15 00 01	Public Safety Tax	\$ 90,000.00	\$ 64,818.71	\$ 97,228.07	\$ 90,000.00
001	313 71 00 00	Criminal Justice Funding-lp	\$ 60,000.00	\$ 43,496.96	\$ 65,245.44	\$ 60,000.00
001	316 42 00 01	Water Utility Tax	\$ 30,500.00	\$ 20,806.27	\$ 31,209.41	\$ 31,500.00
001	316 44 00 01	Sewer Utility Tax	\$ 35,500.00	\$ 24,409.28	\$ 36,613.92	\$ 36,000.00
001	316 45 00 01	Disposal Tax 6%	\$ 23,000.00	\$ 15,061.96	\$ 22,592.94	\$ 23,000.00
001	316 46 00 00	Business Tax - Cable	\$ 6,000.00	\$ 5,451.72	\$ 8,177.58	\$ 6,000.00
001	316 47 00 00	Business Tax-telephone	\$ 40,000.00	\$ 28,851.04	\$ 43,276.56	\$ 42,000.00
001	316 48 00 00	Business Tax-electric	\$ 140,000.00	\$ 97,758.38	\$ 146,637.57	\$ 145,000.00
001	321 30 00 01	Fireworks Permit	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
001	321 91 00 00	Franchise Fees-cable Tv	\$ 12,000.00	\$ 11,234.76	\$ 16,852.14	\$ 15,000.00
001	321 99 00 00	Business Licenses	\$ 14,000.00	\$ 15,745.00	\$ 15,745.00	\$ 15,000.00
001	322 10 01 00	Building Permits	\$ 35,000.00	\$ 38,313.60	\$ 57,470.40	\$ 35,000.00
001	322 30 00 00	Animal Licenses	\$ 4,500.00	\$ 4,338.00	\$ 4,338.00	\$ 4,200.00
001	322 90 00 01	Special Event Permits	\$ 100.00	\$ 75.00	\$ 100.00	\$ 100.00
001	335 00 91 00	Privilage Tax/Energy Northwest/WPPS	\$ 29,000.00	\$ 26,805.07	\$ 26,805.07	\$ 26,000.00
001	336 00 98 00	City Assistance	\$ 65,000.00	\$ 47,389.65	\$ 71,084.48	\$ 70,000.00
001	336 06 21 00	Criminal Justice - Violent Crime	\$ 1,000.00	\$ 750.00	\$ 1,125.00	\$ 1,000.00
001	336 06 25 00	Criminal Justice-contract	\$ 5,300.00	\$ 4,178.39	\$ 6,267.59	\$ 6,000.00
001	336 06 26 00	Cj Special Programs	\$ 3,000.00	\$ 2,456.58	\$ 3,684.87	\$ 3,000.00
001	336 06 51 00	Dui-cities	\$ 450.00	\$ 384.54	\$ 576.81	\$ 500.00
001	336 06 94 00	Liquor Excise Tax	\$ 13,000.00	\$ 11,304.05	\$ 16,956.08	\$ 15,000.00
001	336 06 95 00	Liquor Board Profits	\$ 20,000.00	\$ 14,160.68	\$ 21,241.02	\$ 20,000.00
001	341 75 00 00	Sale Of City Maps	\$ 3.00	\$ -	\$ -	\$ 3.00
001	341 81 00 01	Photostating/copies	\$ 25.00	\$ 23.10	\$ 34.65	\$ 25.00
001	341 95 40 01	Notary Services	\$ 250.00	\$ 210.00	\$ 315.00	\$ 250.00
001	344 10 00 00	City Crew Services	\$ 200.00	\$ 200.00	\$ 300.00	\$ 200.00
001	345 23 00 01	Animal Fines/impound	\$ 500.00	\$ 250.00	\$ 375.00	\$ 250.00
001	345 23 00 02	Animal Board/care	\$ 200.00	\$ 120.00	\$ 180.00	\$ 150.00
001	345 81 00 00	Zoning / Subdivision Fees	\$ 2,000.00	\$ 1,755.00	\$ 2,632.50	\$ 2,000.00
001	345 83 00 00	Plan Checking Fee	\$ 20,000.00	\$ 21,849.75	\$ 32,774.63	\$ 21,000.00
001	359 00 00 01	Business License Late Fees	\$ 500.00	\$ 335.00	\$ 335.00	\$ 500.00
001	359 00 00 02	Animal License Late Fees	\$ 1,200.00	\$ 1,190.00	\$ 1,190.00	\$ 1,200.00
001	359 90 00 00	Code Violation Penalty	\$ 500.00	\$ 300.00	\$ 450.00	\$ 500.00
001	359 90 00 03	NSF Fee- Non-Utility	\$ 75.00	\$ 100.00	\$ 150.00	\$ 100.00
001	369 40 00 01	Restitution Paid To City	\$ 2,000.00	\$ 2,467.33	\$ 3,701.00	\$ -
001	361 11 00 00	Interest- General Fund	\$ 1,000.00	\$ 989.54	\$ 1,484.31	\$ 1,200.00
001	361 40 00 00	Local Sales Interest	\$ 200.00	\$ 212.46	\$ 318.69	\$ 250.00
001	362 40 01 00	Facilities Rentals	\$ 2,500.00	\$ 2,780.00	\$ 4,170.00	\$ 3,000.00
001	362 50 00 00	Space Lease	\$ 32,000.00	\$ 22,873.86	\$ 34,310.79	\$ 32,000.00
001	369 10 00 00	Sale Of Scrap And Junk	\$ 100.00	\$ -	\$ -	\$ 100.00
001	369 81 00 00	Cashier Overage	\$ -	\$ 25.70	\$ 25.70	\$ -
001	386 00 01 00	Bldg. Surcharge State Portion	\$ 200.00	\$ 256.50	\$ 384.75	\$ 250.00
001	386 10 00 00	Facilities Deposits	\$ 2,000.00	\$ 1,800.00	\$ 2,700.00	\$ 2,500.00
001	395 10 00 00	Sale Of I-82 Land	\$ 470,000.00	\$ -	\$ 472,208.56	\$ -
			\$ 2,169,516.96	\$ 1,426,657.89	\$ 2,297,106.53	\$ 1,150,728.00

Fund	Account	Title	Budget Amount	YTD- thru August	Year End Estimate	2017 Budget
101	308 80 01 01	Beginning Fund Balance	\$ 235,061.82	\$ 235,061.82	\$ 235,061.82	\$ 8,502.50
101	311 10 01 01	General Property 40%	\$ 70,000.00	\$ 46,597.76	\$ 69,896.64	\$ 70,700.00
101	322 40 00 00	Street/curb Permits	\$ 850.00	\$ 950.00	\$ 1,425.00	\$ 1,000.00
101	336 00 71 00	MultiModal Transpo City	\$ 4,500.00	\$ 2,240.93	\$ 5,378.23	\$ 5,000.00
101	336 00 87 00	Motor Vehicle Fuel Tax	\$ 65,000.00	\$ 45,760.59	\$ 68,640.89	\$ 65,000.00
101	361 11 01 01	Interest- Streets	\$ 1,000.00	\$ 946.76	\$ 1,420.14	\$ 1,200.00
101	386 41 63 01	Deposit- In Lieu Of Sidewalk Construction	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
101	397 00 01 02	Transfer From #001	\$ 100,000.00	\$ -	\$ 100,000.00	\$ 100,000.00
			\$ 477,411.82	\$ 332,557.86	\$ 482,822.72	\$ 252,402.50
103	308 80 01 03	Beginning Fund Balance	\$ 5,696.41	\$ 5,696.41	\$ 5,696.41	\$ 500.00
103	397 00 09 01	Transfer From #001	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 145,000.00
			\$ 10,696.41	\$ 10,696.41	\$ 10,696.41	\$ 145,500.00
302	308 80 03 02	Beginning Fund Balance	\$ 96,543.57	\$ 96,543.57	\$ 96,543.57	\$ 1,420.13
302	318 34 00 00	Real Estate Excise Tax	\$ 25,000.00	\$ 26,980.62	\$ 40,470.93	\$ 30,000.00
302	361 11 03 02	Interest -Parks/ Capital Projects	\$ 500.00	\$ 473.37	\$ 710.06	\$ 750.00
302	367 11 00 00	Memorial Bench Application	\$ 500.00	\$ -	\$ 500.00	\$ 500.00
302	397 00 07 00	Transfer-in From General Fun	\$ 75,000.00	\$ -	\$ 75,000.00	\$ 90,000.00
			\$ 197,543.57	\$ 123,997.56	\$ 213,224.56	\$ 122,670.13
350	308 80 03 50	Beginning Fund Balance	\$ 27,655.71	\$ 27,655.71	\$ 27,655.71	\$ 600.00
350	361 11 03 50	Interest -I -82 Business Park	\$ 700.00	\$ 473.37	\$ 710.06	\$ 750.00
			\$ 28,355.71	\$ 28,129.08	\$ 28,365.77	\$ 1,350.00
401	308 80 04 01	Beginning Fund Balance	\$ 84,088.10	\$ 84,088.10	\$ 84,088.10	\$ -
401	321 50 00 01	Hydrant Meter Rental	\$ 150.00	\$ 100.00	\$ 150.00	\$ 150.00
401	391 80 00 01	DWSRF Loan Proceeds	\$ 300,000.00	\$ 289,804.38	\$ 301,804.38	\$ -
401	343 40 00 00	Water Application Fees	\$ 425.00	\$ 400.00	\$ 600.00	\$ 400.00
401	343 40 00 01	Water Hookup Fees	\$ 16,000.00	\$ 15,000.00	\$ 22,500.00	\$ 16,000.00
401	343 40 00 02	Water Sales	\$ 519,000.00	\$ 351,036.11	\$ 526,554.17	\$ 528,000.00
401	343 40 00 03	Water Reconnect/adm. Fees	\$ 7,500.00	\$ 6,104.24	\$ 9,156.36	\$ 8,000.00
401	343 40 00 05	Water Sales- Bulk	\$ 500.00	\$ 419.39	\$ 629.09	\$ 500.00
401	343 81 12 00	New Account Service Fee	\$ 1,500.00	\$ 1,230.00	\$ 1,845.00	\$ 1,500.00
401	344 30 00 01	Water Line/ Meter Repair	\$ 3,800.00	\$ 3,859.17	\$ 5,788.76	\$ 1,000.00
401	359 90 00 04	Water Late Fees	\$ 6,000.00	\$ 5,499.33	\$ 8,249.00	\$ 6,000.00
401	361 11 04 01	Interest -Water	\$ 1,000.00	\$ 946.75	\$ 1,420.13	\$ 1,200.00
401	386 10 00 02	Water Meter Deposit	\$ 4,800.00	\$ 3,600.00	\$ 5,400.00	\$ 4,000.00
			\$ 944,763.10	\$ 762,087.47	\$ 968,184.97	\$ 566,750.00
402	308 80 01 02	Beginning Fund Balance	\$ 725,742.48	\$ 725,742.48	\$ 725,742.48	\$ -
402	337 90 04 02	Local Contributions-Reimbursements	\$ 4,300.00	\$ 8,502.50	\$ 8,502.50	\$ -
402	337	Rural County Tax - Benton City Portion	\$ -	\$ -	\$ -	\$ 765,000.00
402	343 50 00 00	Sewer Application Fees	\$ 450.00	\$ 425.00	\$ 475.00	\$ 450.00
402	343 50 00 01	Sewer Hookup Fees	\$ 3,500.00	\$ 3,300.00	\$ 3,800.00	\$ 3,500.00
402	343 50 00 02	Sewer Sales	\$ 600,000.00	\$ 414,954.98	\$ 622,432.47	\$ 612,000.00
402	359 90 00 05	Lien Fees	\$ 2,500.00	\$ 2,054.99	\$ 3,082.49	\$ 3,000.00
402	359 90 00 06	Sewer Late Fees	\$ 10,000.00	\$ 6,357.00	\$ 9,535.50	\$ 10,000.00
402	343 50 00 03	Sewer Line Repair	\$ 500.00	\$ -	\$ -	\$ 500.00
402	361 11 04 02	Investment-Sewer	\$ 1,000.00	\$ 946.71	\$ 1,420.07	\$ 1,500.00
402	397 50 12 01	New Acct. Service Fee (from #401)	\$ 750.00	\$ -	\$ 750.00	\$ 1,000.00
			\$ 1,348,742.48	\$ 1,162,283.66	\$ 1,375,740.50	\$ 1,396,950.00

Fund	Account	Title	Budget Amount	YTD- thru August	Year End Estimate	2017 Budget
406	308 80 04 06	Beginning Fund Balance	\$ 90,707.01	\$ 90,707.01	\$ 90,707.01	\$ 257,729.34
406	343 40 00 04	Water Area Charge @.02	\$ 4,000.00	\$ 3,745.52	\$ 5,618.28	\$ 4,000.00
406	343 50 00 04	Sewer Area Charge @.01	\$ 2,300.00	\$ 2,072.76	\$ 3,109.14	\$ 2,300.00
			\$ 97,007.01	\$ 96,525.29	\$ 99,434.43	\$ 264,029.34
407	308 80 04 07	Beginning Fund Balance	\$ 182,729.34	\$ 182,729.34	\$ 182,729.34	\$ -
407	397 00 01 03	Transfer From #402	\$ 75,000.00	\$ -	\$ 75,000.00	\$ 450.00
			\$ 257,729.34	\$ 182,729.34	\$ 257,729.34	\$ 450.00

CITY OF BENTON CITY

City Council Agenda Item



PROCESS INFORMATION

SUBJECT: Community Center Wall Project

DATE/ITEM: 10-04-16- H 2

BUDGET INFORMATION

DEPT: Parks

BUDGETED?

FUND: Parks

EXPENDITURE:

DESCRIPTION/SUMMARY

ACTION

Review of preliminary Community Center Wall project drawings, and authorize Spink Engineering to go out to bid for project.

HISTORY

The 2016 budget includes \$50,000 for this project, and it will utilize bricks left over from the City Park terracing project.

ATTACHMENTS

- | | |
|------------|----|
| 1) Drawing | 3) |
| 2) | 4) |

RECOMMENDED ACTION/SAMPLE MOTION

I move to authorize Spink Engineering to prepare bid documents and advertise the Community Center Wall Project.

CITY OF BENTON CITY

City Council Agenda Item



PROCESS INFORMATION

SUBJECT: Water Plan Task Order

DATE/ITEM: 10-04-16- H 3

BUDGET INFORMATION

DEPT: Water

BUDGETED?

FUND: Water

EXPENDITURE: \$71,000

DESCRIPTION/SUMMARY

ACTION

Consideration of approval of Task Order 2016-05, authorizing Spink Engineering to complete the Comprehensive Water System Plan Update as required by the Washington State Department of Health. The Water System Plan will be approved by the Washington State Department of Health.

HISTORY

The majority of the \$71,000 will be expended in the 2017 budget, and has been included in the preliminary budget.

ATTACHMENTS

1) Task Order 2016-05

3)

2)

4)

RECOMMENDED ACTION/SAMPLE MOTION

I move to approve Task Order 2016-05, authorizing Spink Engineering to complete the Comprehensive Water System Plan Update as required by the Washington State Department of Health.



1045 Jadwin Ave. Suite E ▪ 509.946.1581 ▪ Richland, WA 99352 ▪ www.spinkeng.com

City of Benton City
Engineering Services Agreement
TASK ORDER NO. 2016 - 5

PROJECT: Comprehensive Water Plan Update, Job #16-134

Submitted to: Linda Lehman
Mayor
City of Benton City

Reference: "Renewing Engineering Services Agreement " between City of Benton City (Owner) and Spink Engineering (Engineer), City Resolution NO. 2015 - 26.

Upon execution of this Task Order by the Owner and the Engineer in the space provided below, this Task Order will serve as authorization for the Engineer to carry out and complete the services set forth below in accordance with the referenced agreement between the Owner and Engineer.

1. Scope of Services:
Complete the Comprehensive Water System Plan Update as required by the Washington State Department of Health. The Water System Plan will be approved by the Washington State Department of Health.
2. Time for Performance of Services:

Submittal of Water Plan will be on or before April 22, 2017.
3. Fees for Services: SPINK ENGINEERING shall be paid on a "Time-plus-expense" basis for the performance of services under this agreement using the rates indicated in the attached fee schedule, dated September 27, 2016, included as part of this agreement.

The maximum compensation shall be Seventy-one Thousand Dollars (\$71,000), or such greater amounts when authorized by written notice from the Owner.

ENGINEER:
Spink Engineering, LLC

OWNER:
City of Benton City

By Alan Rainey

By: Linda Lehman

Signed: _____

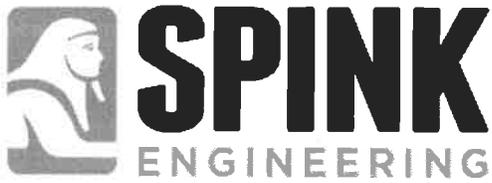
Signed: _____

Title: Principal Engineer

Title: Mayor

Date: 9/30/16

Date: 10/4/16
(Authorization Date)



1045 Jadwin Ave. Suite E ▪ 509.946.1581 ▪ Richland, WA 99352 ▪ www.spinkeng.com

Effective September 27, 2016

FEE SCHEDULE

Principal Engineer.....	\$100/hour
Project Engineer II	\$95/hour
Design Engineer.....	\$90/hour
Engineering Technician	\$90/hour
CAD Draftsman	\$85/hour
Secretarial/Clerical	\$ No Charge
Mileage Rate	\$0.55/mile

CITY OF BENTON CITY

City Council Agenda Item



PROCESS INFORMATION

SUBJECT: Set Goal Setting Workshop

DATE/ITEM: 10-04-16- H 4

BUDGET INFORMATION

DEPT: General

BUDGETED?

FUND: N/A

EXPENDITURE: N/A

DESCRIPTION/SUMMARY

ACTION

Set date and time for goal setting workshop with facilitator.

HISTORY

Based on the results of the Doodle poll that was sent out, Council can approve a date and time for holding a goal setting workshop.

ATTACHMENTS

1)

3)

2)

4)

RECOMMENDED ACTION/SAMPLE MOTION

I move to approve a goal setting workshop on _____, 2016 at _____am/pm.

November 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

CITY OF BENTON CITY

City Council Agenda Item



PROCESS INFORMATION

SUBJECT: Conditional Use Approval – 1205 Horne Drive

DATE/ITEM: 10-04-16- H 5

BUDGET INFORMATION

DEPT: General

BUDGETED?

FUND: N/A

EXPENDITURE: N/A

DESCRIPTION/SUMMARY

ACTION

Consideration of approval of a Conditional Use Permit Application, submitted by Sprint, C/O Hoss Consulting, to add 3 additional antennas and groundwork to an existing monopole located at 1205 Horne Drive.

HISTORY

This permit was reviewed by the Benton City Planning Commission on September 28, 2016, and they recommended approval of the application.

ATTACHMENTS

- | | |
|--|----|
| 1) Staff Report, including application | 3) |
| 2) Draft Planning Commission Meeting Minutes | 4) |

RECOMMENDED ACTION/SAMPLE MOTION

I move to approve the Conditional Use Permit Application, submitted by Sprint, C/O Hoss Consulting, to add 3 additional antennas and groundwork to an existing monopole located at 1205 Horne Drive, as recommended by the Benton City Planning Commission.



STAFF REPORT

FOR PLANNING COMMISSION MEETING OF
September 28, 2016

APPLICATION # 41864: *1205 Horne Drive, Benton City, WA*

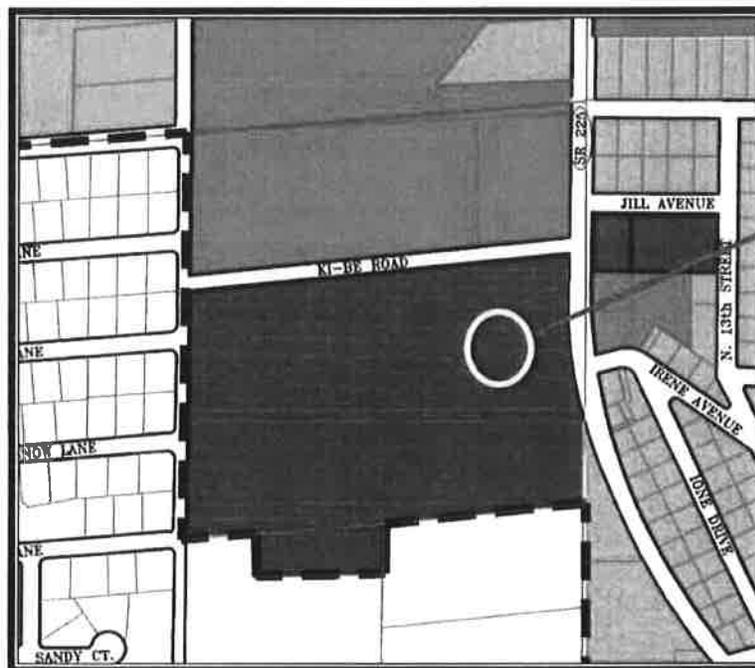
APPLICANT: *Sprint - C/O Hoss Consulting*

OWNERS: *Kiona Benton School District*
 1107 Grace Avenue
 Benton City, WA 99320

REQUEST: *The City of Benton City received a Conditional Use Application add three panel antennas to the existing monopole plus groundwork located at 1205 Horne Drive in Benton City.*

EXISTING ZONING: *PR, Public Reserve*

EXISTING LAND USE: *Subject Site: 26 acres*
North: Commercial/Commercial Use
East: Commercial/Commercial Use
South: Not in City Limits/ Agricultural Use
West: Not in City Limits/ Residential Use



STAFF RECOMMENDATION:
Approval

PLANNING COMMISSION REVIEW CRITERIA:

The Planning Commission shall make written findings of fact based upon the evidence received at the open record public hearing stating the reasons for granting or denying the Conditional Use Permit. The findings of facts shall be based upon the finding criteria which shall include whether:

- a. The use will not endanger the public health or safety if located and developed where proposed, and that the use will not allow conditions which will tend to generate nuisance conditions to adjoining properties.
The additional antennas and ground equipment should not endanger the public health or safety, as they are being placed on an existing pole and will be located in close proximity to what is currently in use. It is noted that the vicinity map and the location diagram do not reflect the exact location of the existing structures, but that the intent is to place the additions on the existing structures.
- b. The location and character of the use, if developed according to the plan as submitted and approved or conditionally approved, will be compatible and in harmony with the area in which it is located.
The development is compatible with the conditional uses of the PR (Public Reserve) zone.
- c. The Conditional Use Permit approval would be in general conformity with the City's adopted Comprehensive Plan, as amended.
If this Conditional Use Permit is approved, it will be in general conformance with the City's adopted Comprehensive Plan.
- d. The use meets all required conditions and specifications set forth in the zone where it is proposed to locate. *Yes. Included with this packet is the Benton City Municipal Code Requirements for the PR (Public Reserve) Zone, as well as the Wireless Telecommunications requirements.*

Optional:

Conditions of approval. To ensure that a Conditional Use proposal meets the general criteria, conditions may be imposed as a part of the Conditional Use Permit supported by a finding which supports such conditions as follows:

- a. The manner in which the use is conducted may be limited, including restricting hours of operation and imposing restraints to minimize such environmental effects as noise, vibration, air pollution, glare, or odor.
- b. A special yard, other open space or lot area or dimension in excess of any specified minimum may be established.
- c. The height, size, or location of a building or other structure may be limited.
- d. The size, number, location and nature of vehicle access points may be designated.
- e. Required street dedication, roadway width, or improvements within the street right-of-way on adjacent streets may be increased.
- f. The size, location, screening, drainage, surfacing, or other improvement of a parking or loading area may be designated.
- g. An overall drainage plan of the property and construction of drainage ways, sumps, and other drainage structures may be required.
- h. The number, size, location, height, and lighting of signs may be specified.
- i. The location and intensity of outdoor lighting may be limited, and shielding may be required.
- j. Diking, screening, landscaping, or other methods to protect adjacent or nearby property from noise, light, traffic, or litter may be required. The Planning Commission may set standards for installation and maintenance.
- k. The size, height, location and materials for a fence may be specified.
- l. Protection and preservation of existing trees, vegetation, or water resources shall be encouraged.

STAFF RECOMMENDATION: *Approval*

All development must be in conformance with City Standards, including meeting parking requirements, building codes, and buffers.

Chapter 20.42

PR - PUBLIC RESERVE DISTRICT

Sections:

- 20.42.010 Purpose.
- 20.42.020 Permitted Uses.
- 20.42.030 Conditional Uses.
- 20.42.040 Development Standards.

20.42.010 **Purpose.** The purpose of the PR district is to provide areas for the development of public and quasi-public institutions wherein all directly related types of uses may be located; areas for publicly owned park and recreation facilities and areas for governmental buildings and facilities. (Ord. 765, September 2003.)

20.42.020 **Permitted Uses.** The following uses are permitted subject to conformance to applicable regulations stated below and elsewhere in the zoning title:

- A. Federal, state, county, municipal or other governmental uses or structures.
- B. Public educational institutions.
- C. Public libraries, art galleries and museums.
- D. Public parks, playgrounds and other public recreational uses.
- E. Public and private utility companies.
- F. Accessory uses necessary and appurtenant to any permitted use.
- G. Any agricultural use subject to approval of the city.
- H. Public and private airfields and uses and facilities appurtenant thereto. (Ord. 765, September 2003.)

20.42.030 **Conditional Uses.** The following uses are permitted subject to approval of a conditional use permit:

- A. Corporation and storage yards.
- B. Hospital, and sanitariums, except those for the treatment of alcoholism or mental diseases, subject to applicable state regulations.

- C. Any similar and compatible use not specifically permitted in the district. (Ord. 765, September 2003.)

20.42.040 **Development Standards.** The development standards for the PR district shall be as follows:

- A. Yards:
 - 1. Street frontage: Twenty feet.
 - 2. Non-street frontage: None, provided, however, that where a PR district abuts any R district a twenty foot setback shall be required on the abutting sides.
- B. Site plan approval is required for each new use or structure or expansion of an existing use or structure.
- C. Off-street parking shall be as provided in Sections 20.57.010 through 20.57.130.
- D. All service, processing and storage areas abutting any R district shall be within a completely enclosed building or screened from view by a permanently maintained sight-obscuring fence at least six feet in height on the abutting side; provided, however, that where the abutting side is a street, this screening requirement need not apply. (Ord. 765, September 2003.)

20.60.280 Wireless Communication Facilities

A. Purpose.

1. The purpose of this section is to establish appropriate locations, site development standards, and permit requirements to allow for wireless communications services to the residents of the City, in a manner which will facilitate the location of various types of wireless communication facilities in permitted locations so that they are consistent with the character of the City in general and the land use zones within which they are located.
2. In addition to implementing the general purposes of the comprehensive plan and development regulations, this section addresses the issues of appearance and safety associated with broadcast and relay towers, amateur radio towers, telecommunications monopoles, satellite dish antennas, and related equipment. It provides adequate provisions for siting opportunities at appropriate locations within the City to support existing communications technologies and to encourage new technologies as needed for Benton City businesses and institutions to stay competitive.
3. A wide range of locations and options for the provision of wireless technology, which minimize safety hazards and visual impacts sometimes, associated with wireless communication facilities are provided. The siting of facilities on existing buildings or structures, collocation of telecommunication facilities, and visual mitigation tactics are encouraged to preserve neighborhood aesthetics and reduce visual clutter in the community. This section, together with the provisions of the Uniform Building Code, the Electrical Code, and chapter of the Benton City municipal code regulating streets and sidewalks, is intended to protect the public rights-of-way from excessive invasion and disruption and to permit wireless communications service providers reasonable use of such rights-of-way from excessive invasion and disruption and to permit wireless communication service providers reasonable use of such rights-of-way for the purpose of providing wireless and wired communications services.

B. Definitions.

1. **Alternative Antenna Support Structures**: Includes flat roofs of buildings that are 30 feet or more in height above street grade upon which such buildings front, bell towers, clock towers, water towers, church steeples, street light standards, traffic light and traffic sign structures, bill boards and commercial signs, and other man-made structures and devices that extend vertically from the ground to a sufficient height or elevation to accommodate the attachment of antennas at an altitude or elevation that is commercially desirable for wireless communications signal transmission and reception.
2. **Antenna**: Means a specific device the surface of which is used to receive or capture incoming and/or to transmit outgoing radio-frequency (RF) signals, microwave signals, or other communications energy transmitted from or to be received by other antennas. Antennas regulated by this section include the following:
 - a. **Omni-directional** (or "whip") antennas, designed to receive and or transmit signals in a 360° pattern, up to 20 feet in height or length, and up to approximately 5 inches in diameter.

- b. Directional (or "panel") antennas, designed to receive and/or transmit signals in a directional pattern, which is less than 360°, typically an arc of approximately 120°.
 - c. Parabolic (or "dish") Antennas: Generally bowl-shaped devices that are designed to receive and/or transmit signals in an approximate specific direction.
- 3. Ancillary Antennas: Designed primarily to receive and transmit signals described as "personal wireless communications services" including global positioning satellite (GPS) data, "Personal Communications Service" ("PCS") technology, and "pagers."
- 4. Antenna Array: Two or more devices used for the transmission or reception of radio frequency (RF) signals, microwave or other signals for commercial communications purposes and may include omni-directional antennas (whip), directional antennas (panel), parabolic (dish) antennas and ancillary antennas. Two or more antennas situated or mounted upon or attached to a single platform or mounting structure which is affixed or attached to the top of an antenna support structure or mid-way thereon, or to an alternative antenna support structure, including the roof of a flat-roofed building are included in the definition of antenna array.
- 5. Antenna Support Structure: A structure or device specifically designed, constructed and/or erected for the purpose of attaching, mounting or otherwise affixing antennas at a height, altitude, or elevation which is significantly above the base of such structure; antenna support structures including the following:
 - a. Lattice Tower which is a vertical support structure consisting of a network of crossed metal braces, forming a tower which may be three, four, or more sided; and
 - b. Monopole Tower which is a vertical support structure consisting of a single vertical metal, concrete or wooden pole, typically round or square, and driven into the ground or attached to a foundation.
- 6. Co-location: The use of a single antenna support structure, alternative antenna support structure, or an underground conduit or duct, by more than one wireless communications service provider to accommodate wireless communications facilities of two or more wireless communications service providers.
- 7. Equipment Enclosure: a small structure, shelter, cabinet, box or vault designed for and used to house and protect the electronic equipment necessary and/or desirable for processing wireless communications signals and data, including any provisions for air conditioning, ventilation, or auxiliary electricity generators.
- 8. Microcell: A wireless communications facility consisting of antenna that is either:
 - a. Four (4) feet in height and with an area of not more than five hundred eighty square inches; or
 - b. A tubular antenna, no more than four (4) inches in diameter and no more than six feet in length. (as defined in 1996 for SEPA exemption in HB2828)
- 9. Satellite Dish:

- a. **Small:** A small satellite dish is one with a diameter on one meter or less in all zoning districts except commercial and industrial zones, and two meters or less in commercial and industrial zones.
 - b. **Large:** A large satellite dish is one with a diameter of greater than one meter in all zones except commercial and industrial zones, and greater than two meters in commercial and industrial zones.
 10. **Wireless Communications Facility:** An un-staffed facility for the transmission and/or reception of radio frequency (RF), microwave or other signals for commercial communications purposes, typically consisting of an equipment enclosure, an antenna support structure or an alternative antenna support structure, and one or more antennas.
 11. **Wireless Communication Service:** Providing or offering for rent, sale, lease, or in exchange for other consideration, of the transmittal and reception of voice, data, image, graphic, and other information by the use of wireless communications facilities; this term includes any personal wireless services as defined in the Telecommunications Act of 1996, which includes FCC licensed commercial wireless telecommunications services including cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, and similar services that currently exist or that may in the future be developed.
 12. **Wireless Communications Service Provider:** Every person who provides wireless telecommunications service, for rent, sale, lease, or in exchange for other consideration, through the use of wireless communications facilities, whether or not such facilities are owned by or under the control of such person.
- C. **Permits and Exemptions:**
1. **Permits Required:** Conditional use permits are required for all telecommunication facilities except for small satellite dishes.
 2. **Structural Permits:** Building permits and mechanical permits are required for all telecommunications facilities unless specifically exempted under subsection (3), Exemptions.
 3. **Exemptions:** The following antennas shall be exempt from this section:
 - a. **VHF and UHF receive-only television antennas:** VHF and UHF receive antennas shall not be required to obtain a conditional use permit or a building permit. VHF/UHF antennas shall be restricted to a height limit of no more than 15 feet above the existing or proposed roof.
 - b. **Small satellite dishes.**
- D. **General Siting Criteria**
1. The siting criteria contained in this section for broadcast and relay towers and wireless communications facilities are necessary to encourage the siting of those facilities in locations most appropriate based on land use compatibility, neighborhood characteristics, and aesthetic considerations.
 2. Collocation on existing broadcast and relay towers is encouraged. Further, attachment of antennas to existing nonresidential structures and building primarily within industrial, and commercial zoning districts is preferable to broadcast and relay towers or monopoles. The City may request feasibility

studies associated with applications for telecommunication facilities, which demonstrate that locations on existing structures have been explored as the preferred siting alternative.

3. The following sites shall be considered by applicants as the preferred order for location of wireless facilities including antennas, equipment, and equipment shelters. As determined feasible, and in order of preference, the sites are:
 - a. Existing Broadcast and Relay Towers: On any existing site or tower where a legal wireless telecommunication facility is currently located regardless of underlying zoning.
 - b. Industrial: Structures or sites used exclusively for industrial purposes. These are areas of more intensive land uses where a full range of public facilities is expected.
 - c. Publicly Used Structures: Attached to existing public facilities such as water towers, utility structures, fire stations, bridges and other public buildings with the commercial districts.
 - d. Public Reserve Zoned Sites: Attached to existing public facilities such as water towers, utility structures, fire stations, bridges, and other public buildings within public reserve zones.
 - e. Other sites: Other sites where wireless communication facilities are permitted.

E. Large Satellite Dish Antennas – Development Standards

1. Standards for all Zoning Districts: The following standards shall be applied to all proposed large satellite dish antennas.
 - a. Satellite dish antennas reviewed under this section shall not be located within any front yard, or side yard building setback areas.
 - b. Mountings and satellite dishes should be no taller than the minimum required for the purposes of obtaining an obstruction-free reception window.
 - c. To the extent technically feasible, specific paint colors may be required to allow large satellite dish and mounting structures to blend better with its setting.
 - d. Screening of all large satellite dish antennas shall be provided with one or a combination of the following methods: fencing, walls, landscaping, structures, or topography which will block the view of the antennas as much as practicable from any street and from the yards and main floor living areas of residential properties within approximately 500 feet. Screening may be located anywhere between the antennas and the above mentioned viewpoints. Landscaping for the purposes of screening shall be maintained in healthy condition.
 - e. No satellite dish antennas shall be used for the purpose of signage or message display of any kind.
 - f. Construction plans and final construction of the mounting bases of all large satellite dish antennas require a building permit.
 - g. Aluminum mesh dishes should be used whenever possible instead of a solid fiberglass type.

F. Additional Standards in Residential Zones – Large Satellite Dish Antennas

1. Only one large dish satellite antenna shall be allowed on each property.

2. Large satellite dish antennas shall not be mounted on roofs.
3. Large satellite dish antennas shall not exceed 12 feet in diameter and 15 feet in height, including their bases. Height shall be measured from existing grade.
4. A visual screen (90 percent solid or more) pursuant to Landscaping Standards shall be provided as high as the center of the dish when viewed from off site. Above the center of the dish, the screening should be 50 percent or more to the top of the antennas when viewed from off the site. Evergreen plants shall be used to accomplish year-round screening, and shall be large enough at installation to meet appropriate screening standards.

G. Additional Standards in Commercial and Industrial Zones – Large Satellite Dish Antennas

1. Large Satellite Antennas may be either roof-mounted or ground-mounted.
 - a. Ground-mounted antennas shall not exceed 12 feet in diameter and 15 feet in height. Height shall be measured from existing grade.
 - b. Ground-mounted antennas shall be located outside of any required landscape area and preferably located in services areas or less visible locations.
 - c. From the time of installation, ground-mounted antennas shall be solidly screened (90% or more) as high as the center of the dish when viewed from off the site. Solid screening shall be provided as high as the dish if the proposed location abuts an adjoining residential zone.
 - d. Roof-mounted large satellite antennas shall not exceed 12 feet in diameter and 15 feet in height, including their bases. Height shall be measured from the roofline.
 - e. Roof-mounted antennas should be placed as close to the center of the roof as possible. If the dish is still visible from any point within approximately 500 feet as viewed from ground level, additional screening shall be required to supplement the screening provided by the roof itself. If the dish is not visible from 500 feet or less, no additional screening will be necessary.
 - f. Roof-mounted antennas shall be solidly screened at least as high as the center of the dish. The screening shall be of a material and design compatible with the building, and can include penthouse screening, parapet walls, or other similar screening.

H. Amateur Radio Towers – Development Standards

1. Standards for all Zoning Districts
 - a. Amateur radio towers reviewed under this section shall not be located within any easements, the front yard, or side or rear yard building setback areas.
 - b. Mountings and amateur radio towers should be no taller than the minimum required for the purposes of obtaining an obstruction-free reception window.
 - c. To the extent technically feasible and in compliance with safety regulations, specific paint colors may be required to allow the tower to blend better with its setting.
 - d. Screening of the bases of ground-mounted amateur radio towers shall be provided with one or a combination of the following methods: fencing, walls, landscaping, structures, or topography which will block the view of the antennas as much as practicable from any street and from the yards and

main floor living areas of residential properties within 500 feet. Screening may be located anywhere between the base and the above mentioned viewpoints. Landscaping for the purposes of screening shall be maintained in a healthy condition. Bases of amateur radio towers shall be solidly screened by a view-obscuring fence, wall, or evergreen plantings at least six feet (6') in height.

- e. Amateur radio towers shall not be used for the purposes of signage to display a message of any kind.
- f. Construction plans and final construction of the mountings bases of amateur radio towers covered by this section shall meet the structural design requirements of this section and shall have a building permit.
- g. Amateur radio towers may be ground or roof-mounted; however, ground-mounted towers must be located at a point farthest from lot lines as feasible.
- h. Amateur radio towers shall not be used, nor shall they be intended for use, for the placement, construction, or modification of wireless communication facilities.
- i. Amateur radio towers shall not be used, nor shall they be intended for use, to provide or offer wireless communication service for rent, sale, lease or in exchange for other consideration.

2. Additional Standards in Residential Zones – Amateur Radio Towers

- a. Towers shall not be constructed or used for commercial use.
- b. The height of a ground-mounted tower may not exceed 65 feet unless a proposal demonstrates that physical obstructions impair the adequate use of the tower. Telescoping towers may exceed the 65 foot height limit only when extended and operation. The combined structure of a roof-mounted tower and the antennas shall not exceed a height of 25 feet above the existing roofline.
- c. Towers shall be located in what would be customarily be considered the yard of the residence. Placement shall avoid, to the extent possible, using land that is available for crops, pasturage or other agricultural use.
- d. Towers shall be located at a point farthest from lot lines as feasible or the point farthest from residential structures on abutting properties.
- e. In residential zones, the base of a ground-mounted tower shall be screened with fencing, walls, landscaping, or other means such that the view of the antennas base is blocked as much as practicable from any street and from the yards and main floor areas of surrounding residential properties. The screening may be located anywhere between the antennas and the above mentioned viewpoints. Landscaping that qualifies for the purpose of screening shall be maintained in a healthy condition.
- f. Applications shall document that the proposed tower and any mounting bases are designed to withstand wind and seismic loads as established by the Uniform Building Code.

I. Broadcast and Relay Towers – Development Standards

1. Development Standards for all Zoning Districts

- a. The applicant shall demonstrate that the proposed location was selected pursuant to the siting criteria of Section 20.60.280.D. Placement of a broadcast and relay tower shall be denied if an alternative placement of the antennas on a building or other existing structure can accommodate the communications needs. Applications shall be required to provide documentation that reasonable efforts to identify alternative locations were made.
- b. Owners and operators of a proposed broadcast and relay tower shall provide information regarding the opportunity for the collocation of other antennas. If feasible, provision for future collocation may be required.
- c. Broadcast and relay towers reviewed under this section shall not be located within any required building setback areas.
- d. Broadcast and relay towers shall not be used for the purposes of signage to display a message of any kind.
- e. To the extent technically feasible and in compliance with safety regulations, specific colors of paint may be required to allow the broadcast and relay tower to blend better with its setting.
- f. Any fencing required for security shall meet screening standards of Section 20.60.280.J.
- g. A Washington licensed professional engineer shall certify in writing, over his or her seal, that both construction plans and final construction of the broadcast and relay towers are designed to reasonably withstand wind and seismic loads as established by the Uniform Building Code.
- h. All broadcast and relay towers shall be removed by the facility owner within 12 months of the date it ceases to be operational, or if the facility falls into disrepair and is not maintained. Disrepair includes structural features, paint, landscaping, or general lack of maintenance, which could result in safety or visual impacts.
- i. All broadcast and relay towers may be conditioned to allow review for continued use a five year intervals. Rapid technological advancements, changing markets, and regulatory interpretations indicate the need to periodically review the appropriate design of broadcast and relay towers and monopoles.
- j. The combined broadcast and relay tower and antennas shall not extend more than 15 feet above the maximum building height allowed in the zone for which it is proposed to a maximum of 60 feet. A height bonus of 15 feet may be allowed by the approval authority when collocation is specifically provided for on the broadcast and relay tower.
- k. The attached antennas shall not dominate the appearance of a structure.
- l. Broadcast and relay towers shall be located at a point farthest from lot lines as feasible.
- m. The base of a ground-mounted broadcast and relay tower shall be screened with fencing, walls, landscaping, or other means such that the view of the

antennas base is blocked as much as practicable from any street and from the yards and main living floor areas of surrounding residential properties. The screening may be located anywhere between the antennas and the above mentioned viewpoints. Landscaping that qualifies for the purpose of screening shall be maintained in a healthy condition.

J. Wireless Communications Facilities – Development Standards

1. Development Standards for all Zoning Districts. The following standards shall be applied to all wireless equipment, such as antennas and equipment shelters, exclusive of the broadcast and relay tower. Wireless monopoles, lattice, and guy towers are regulated by Section 20.60.280.I that governs broadcast and relay towers.
 - a. Placement of a freestanding wireless communication facility shall be denied if collocation of the antenna on an existing structure can accommodate the operator's communications needs. The collocation of a proposed antennas with an existing broadcast and relay tower or other structure shall be explored and documented by the operator in order to show that reasonable efforts were made to identify alternate locations.
 - b. No wireless equipment reviewed under this section shall be located within any easements or required building setback areas.
 - c. The combined antenna and supporting structure shall not extend more than 15 feet above the existing or proposed rood structure.
 - d. No wireless equipment shall be used for the purposes of signage or message display of any kind.
 - e. Location of wireless communication antennas on existing buildings shall be screened or camouflaged to the greatest practicable extent by use of shelters, compatible materials, location, color, and/or other stealth tactics to reduce visibility of the antennas as viewed from any street or residential property.
 - f. Screening of wireless equipment shall be provided with one or a combination of the following materials: fencing, walls, landscaping, structures, or topography which will block the view of the antennas and equipment shelter as much as practicable from any street and from the yards and main floor living areas of residential properties within approximately 500 feet. Screening may be located anywhere between the base and the above mentioned viewpoints. Landscaping for the purposed of screening shall be maintained in a healthy condition.
 - g. Any fencing required for security shall meet screening standards of Section 20.60.280.J.
 - h. Construction plans and final construction of the mountings of wireless antennas and equipment shelters shall be approved by the City's Building Official. Applications shall document that the proposed broadcast and relay tower and any mounting bases are designed to reasonably withstand wind and seismic loads.
 - i. A wireless communication facility shall be removed by the facility owner within 12 months of the date it ceases to be operational or if the facility falls

into disrepair and is not maintained. Disrepair includes structural features, paint, landscaping, or general lack of maintenance, which could result in safety or visual impacts.

- j. The antennas shall not dominate the structure upon which it is attached and shall be visually concealed utilizing color and compatible material to camouflage the facility to the greatest extent feasible.
- k. Except as otherwise provided in subsection 2 herein solely in commercial and industrial zones, associated with above ground equipment shelters shall be minimized and shall not exceed 240 square feet (e.g. 12' x 20'), shelters shall be painted a color that matches existing structures or the surrounding landscape, the use of concrete or concrete aggregate shelters is not allowed, a visual screen (see Landscape Standards) shall be created around the perimeter of the shelter, and operators shall consider under-grounding equipment if technically feasible or placing the equipment within existing structures.

2. Additional Development Standards in Commercial and Industrial Zones – Wireless Communications Facilities. Associated above-ground equipment shelters shall not exceed 240 square feet (e.g. 12' x 20') unless operators can demonstrate that more space is needed. Operators shall consider under-grounding equipment if technically feasible or placing the equipment within an existing structure. Above ground equipment shelters for antennas located on buildings shall be located within, on the sides or behind the buildings and screened to the fullest extent possible. Screening of exterior shelters shall provide colors and materials, which blend with surrounding structures.

K. Special Exceptions

When adherence to all development standards of this Section would result in a physical barrier, which would block signal reception or transmission or prevent effective communication in all permissible locations, a Special Exception may be permitted provided both criteria outlined below are met. Exceptions do not apply to variations from the Uniform Building Code.

The final approval authority for granting the Special Exception shall be the same as that of the permit approving the antenna location. A request for a Special Exception shall be process in conjunction with the permit approving the antenna location and shall not require any additional application or fees.

Upon review of Special Exception requests, the approval authority shall consider first those standards having the least effect upon the resulting aesthetic compatibility of the antennas or tower with the surrounding environment. The approval authority shall review setback, size, screening requirements, and height limits.

1. Special Exception Criteria

- a. The applicant shall justify the request for a Special Exception by demonstrating that the obstruction or inability to receive a communication signal is the result of factors beyond the property owner' or applicant's control, taking into consideration potential permitted development on adjacent and neighboring lots with regard to future reception window obstruction. Pictures, drawings (to scale), maps and/or manufacturer's

specifications, and other technical information as necessary, should be provided to demonstrate to the City that the Special Exception is necessary.

- b. The applicant for a Special Exception shall demonstrate that the proposed materials, shape, and color of the antennas will minimize negative visual impacts on adjacent or nearby residential uses to the greatest extent possible. The use of certain materials, shapes and colors may be required in order to minimize visual impacts.
2. Large Satellite Dish Antenna; Residential Zones – Special Exceptions
 - a. Modifications to requirements for setbacks, size, screening and maximum height limit may be considered by Special Exception. If a Special Exception from the height limit for a ground-mounted dish is requested, the height of the dish shall be limited to a maximum of 18 feet.
 - b. Only if these modifications would still block an electromagnetic signal, shall rooftop location be considered. If a Special Exception is sought to obtain a rooftop location, the diameter of the dish shall be limited to six feet and maximum permitted height shall be 15 feet above the roof line. The approval authority may require the applicant to place the antennas in an area on the roof, which takes into consideration view blockage and aesthetics, provided there is a usable signal.
3. Large Satellite Dish Antenna; Commercial and Industrial Zones
 - a. Ground-mounted antennas. Exceptions to be first considered shall be from setback, landscape and service area requirements, size and screening requirements. Only if these waived regulations would still block an electromagnetic signal, shall a Special Exception from the height requirements be considered. If a Special Exception is sought to vary from the height limit, the height of the dish shall be limited to a maximum of 20 feet.
 - b. Roof-mounted antennas. The first exception to be considered shall be the center of roof requirement; the second exception shall be from the size, and screening requirements, respectively. Only if these waived regulations would still result in a block of the signal shall a Special Exception from the height requirements be considered. A Special Exception from the height limit shall be allowed up to a maximum of 20 feet above the existing or proposed structure. The approval authority may require the applicant to place the antennas in an area on the roof, which takes into consideration view blockage, and aesthetics, provided there is a usable signal and structural considerations allow the alternative placement.
4. Wireless Communication Facilities; Residential Zones – Special Exception Process Inapplicable. The Special Exception process does not apply and shall not be used to place, construct, or modify wireless communication facilities in residential zones.
5. Broadcast and Relay Towers; Commercial and Industrial Zones – Special Exceptions. An applicant of a proposed broadcast and relay tower that exceeds height limits shall be required to apply for a Conditional Use Permit under provisions of Chapter 2.70.

6. Wireless Communications Facilities – Special Exceptions. An applicant of a proposed wireless facility that exceeds the height limit of the zone in which it is proposed shall meet the Special Exception Criteria. (Ord. 765, 2003)



City of Benton City

P.O. Box 70, Benton
 City, WA 99320
 Tel. (509) 588-3322 Fax.
 (509) 588-3323

CONDITIONAL/SPECIAL USE PERMIT APPLICATION

Application Fee \$250.00

Applicant Name Sprint – C/O Hoss Consulting			
Applicant Address 302 Elati Street	City Denver	CO 80223	State Zip
Phone Number 970-485-2996	Email mksharlow1@gmail.com	Cell or Mobile Number	
Legal Description of Property ; 112964000003000 SECTION 12 - TOWNSHIP 9 NORTH - RANGE 26: THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LESS THE NORTH 443.25 FEET THEREOF: PUBLIC UTILITY DISTRICT EASEMENT: 12/5/51 -- 1/11/62			

Specific Request
Tower:
 Add three panel antennas to the existing three antenna array (six total) with new cabling and 3 tower mounted radios to existing 107' monopole communication tower.

Ground:
 Install new radio cards and replace/add batteries in ground based radio cabinets. Adding one cabinet for future use.

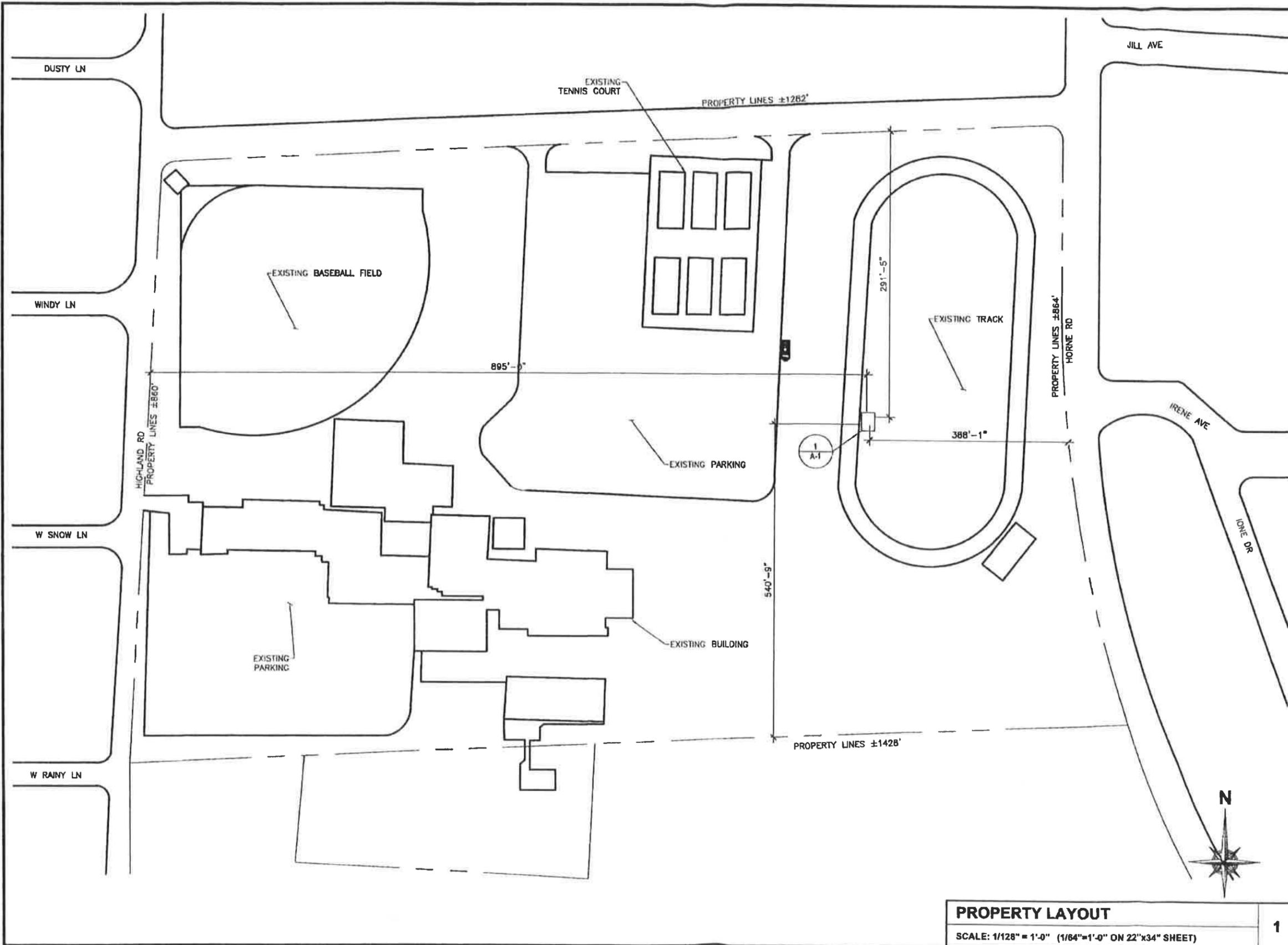
Application Must Include	Received
Completed Application	X
SEPA Checklist (per BCMC 16.02.200)	X
Title Insurance Company Certificate; issued not more than 30 days prior to the application, showing ownership of the property, all lien holders, AND the names and addresses of all property owners who are within 300' or abutters to the abutter; whichever is greater	X
Site Plan including: parking area, traffic access, landscaping and any other requirements the Mayor deems necessary	X

Signature of Applicant <i>Mike Sharlow</i>	Date 8/25/2016
--	-----------------------

STAFF USE ONLY	Date Accepted	Date Notices Mailed	Date Fee Paid
	File #	Final Decision <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Deadline for Appeal

Conditional/Special Use Permit Application Information

- Requires a \$250.00 filing fee
- Three prints and one reproducible copy (or one copy on a page no larger than 8-1/2 x 14") of a site plan, drawn to scale (i.e., 1 inch = 20 feet), showing the following:
 - Vicinity map
 - Lot lines and dimensions, including all easements
 - Location from property lines and dimensions of existing structures to remain and any proposed buildings or improvements; the height of all structures; and the total area of all remaining and proposed structures
 - Off-street parking lot location and design, including all existing and proposed driveways
 - Street right-of-way lines, curbs, gutters and sidewalks, both existing and proposed
 - Proposed use of property, if known
 - Free-standing signs and lights
 - Landscaping
 - Fencing
 - Any other information felt necessary to aid in the consideration of the application
- SEPA Checklist (per BCMC 16.02.200)
- Legal Description
- A report showing the name and address of the owner of record of the property involved and a list of the names and addresses of all property owners within 300 feet of subject property and of such contiguous property under the same ownership as they appear on the tax rolls of the Benton County Treasurer



PLANS PREPARED FOR:
Sprint
 6580 Sprint Parkway
 Overland Park,
 Kansas 66251


 420 W 5th Avenue
 Denver, CO 80204
 303.324.0749
 www.hossconsulting.com

PLANS PREPARED BY:

**T-SQUARED
 SITE SERVICES**
 2500 HIGHLAND ROAD, SUITE 201
 HERRITAGE, PA 16118
 www.t-squared.com
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PROJECT NUMBER: **4016**

REVISIONS	DESCRIPTION	DATE	BY	REV
310	PRELIM CD	07.28.16	TJS	A

SITE NAME:
BENTON CITY

SITE NUMBER:
SP05W0348

SITE ADDRESS:
 1205 HORNE DRIVE
 BENTON CITY, WA 99320

SHEET DESCRIPTION:
PROPERTY LAYOUT

SHEET NUMBER:
A-1

PROPERTY LAYOUT
 SCALE: 1/128" = 1'-0" (1/64"=1'-0" ON 22"x34" SHEET) **1**

PLANS PREPARED FOR:

Sprint

6580 Sprint Parkway
Overland Park,
Kansas 68251



420 W 5th Avenue
Denver, CO 80204
303.324.0749
www.hossconsulting.com

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PROJECT NUMBER: 4018

REVISIONS:	DESCRIPTION	DATE	BY	REV
310	PRELIM CD	07.28.18	TJS	A

SITE NAME:

BENTON CITY

SITE NUMBER:

SP05W0348

SITE ADDRESS:

1205 HORNE DRIVE
BENTON CITY, WA 99320

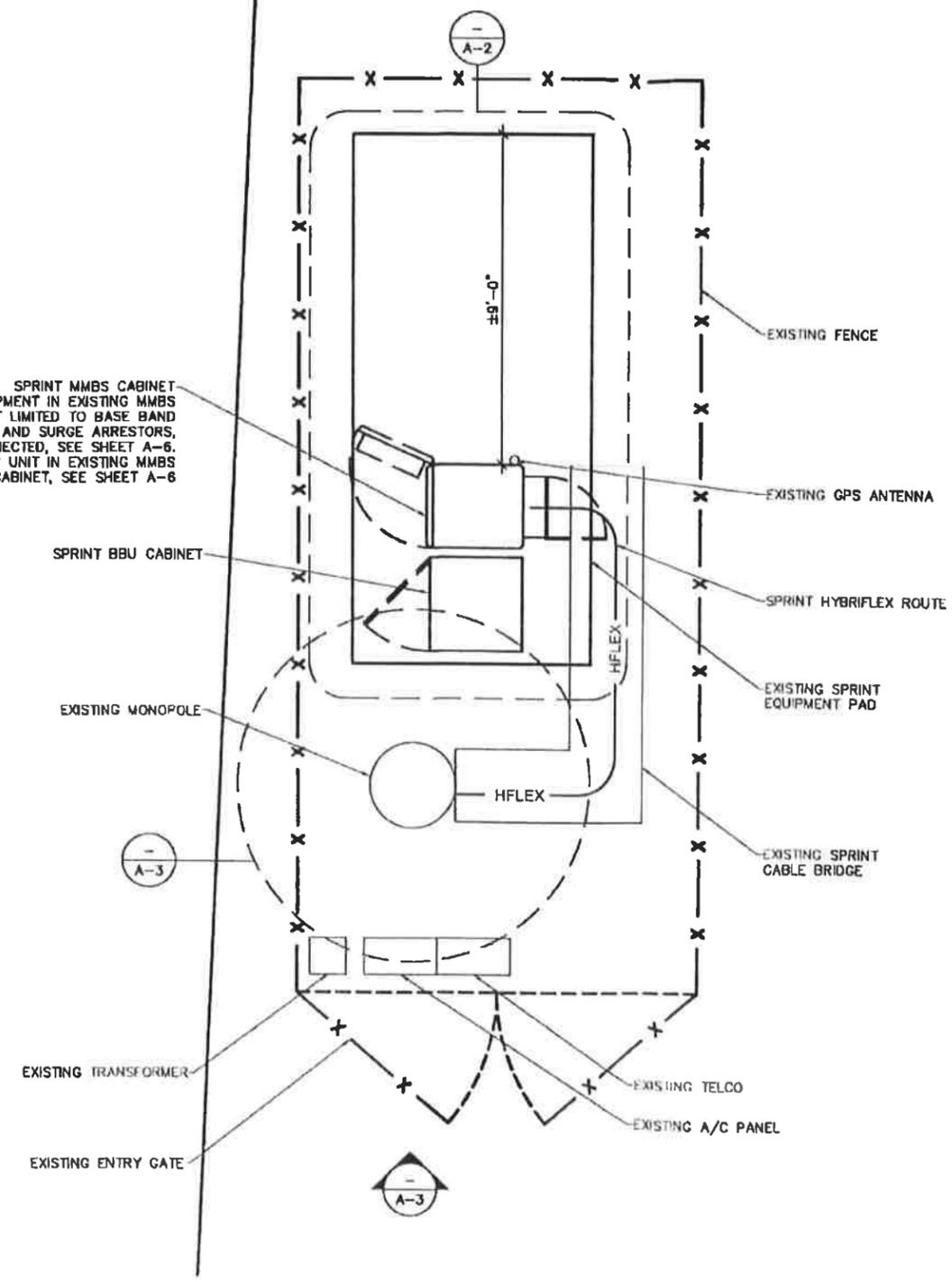
SHEET DESCRIPTION:

COMPOUND PLAN

SHEET NUMBER:

A-1.1

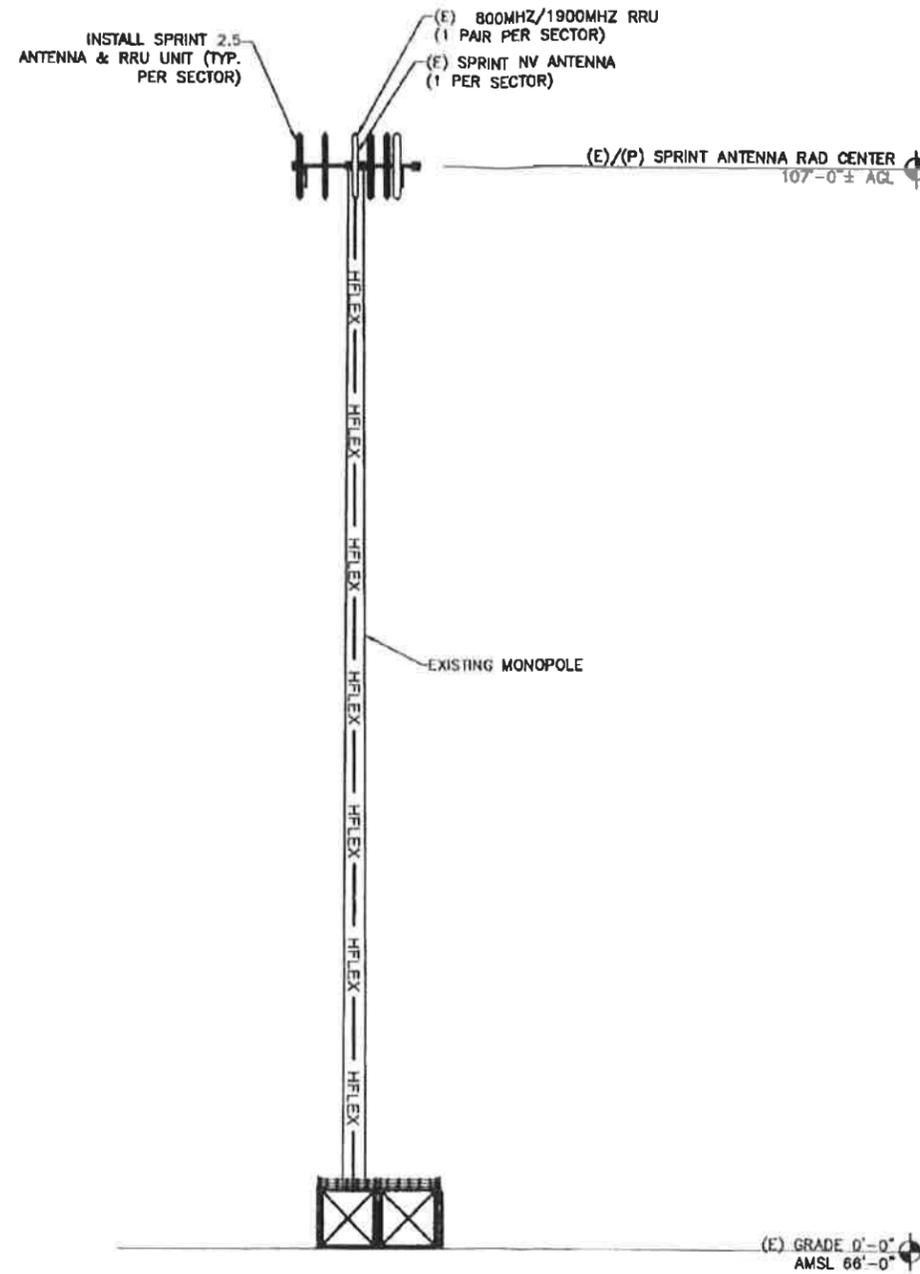
- INSTALL NEW 2.5 EQUIPMENT IN EXISTING MMBS CABINET INCLUDING BUT NOT LIMITED TO BASE BAND UNIT, CELL SITE ROUTER AND SURGE ARRESTORS, POWER & FIBER TO BE CONNECTED, SEE SHEET A-6.
- INSTALL NEW RECTIFIER UNIT IN EXISTING MMBS CABINET, SEE SHEET A-6



COMPOUND PLAN

SCALE: 1/16" = 1'-0" (1/8"=1'-0" ON 22"x34" SHEET)

1



NOTE:

1. BASE STATION EQUIPMENT NOT SHOWN FOR CLARITY.
2. FINAL ANTENNA CONFIGURATION SHOWN ON THIS PLAN. SEE ANTENNA PLAN SHEETS FOR EXISTING AND TEMPORARY INTERIM CONFIGURATION.
3. EXISTING TOWER INVENTORY PROVIDED BY OTHERS.
4. ALL PROPOSED ANTENNA, RRU, AND CABLING WORK SHALL NOT COMMENCE UNTIL A SIGNED AND SEALED STRUCTURAL TOWER/POLE, SPRINT PLATFORM AND FOUNDATION REPORT IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES MATCHING THE DESIGN DEPICTED ON THESE DRAWINGS HAS BEEN PROVIDED.

PLANS PREPARED FOR:
Sprint
 6590 Sprint Parkway
 Overland Park,
 Kansas 66251

HOSS
 420 W 5th Avenue
 Denver, CO 80204
 303.324.0749
 www.hossconsulting.com

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PROJECT NUMBER: 4010

REVISIONS:	DESCRIPTION	DATE	BY	REV
310	PRELIM CD	07-28-16	TJS	A

SITE NAME:
BENTON CITY

SITE NUMBER:
SP05W0348

SITE ADDRESS:
 1205 HORNE DRIVE
 BENTON CITY, WA 99320

SHEET DESCRIPTION:
SITE ELEVATION

SITE ELEVATION
 SCALE: 1/16" = 1'-0" (1/8"=1'-0" ON 22"x34" SHEET)

SHEET NUMBER:
1
 A-2

PLANS PREPARED FOR:

Sprint
6580 Sprint Parkway
Overland Park,
Kansas 66251

HOSS
420 W 5th Avenue
Denver, CO 80204
303.324.0749
www.hossconsulting.com

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PROJECT NUMBER: 4018

REVISIONS	DESCRIPTION	DATE	BY	REV
310	PRELIM CD	07.28.15	TJS	A

SITE NAME:

BENTON CITY

SITE NUMBER:

SP05W0348

SITE ADDRESS:

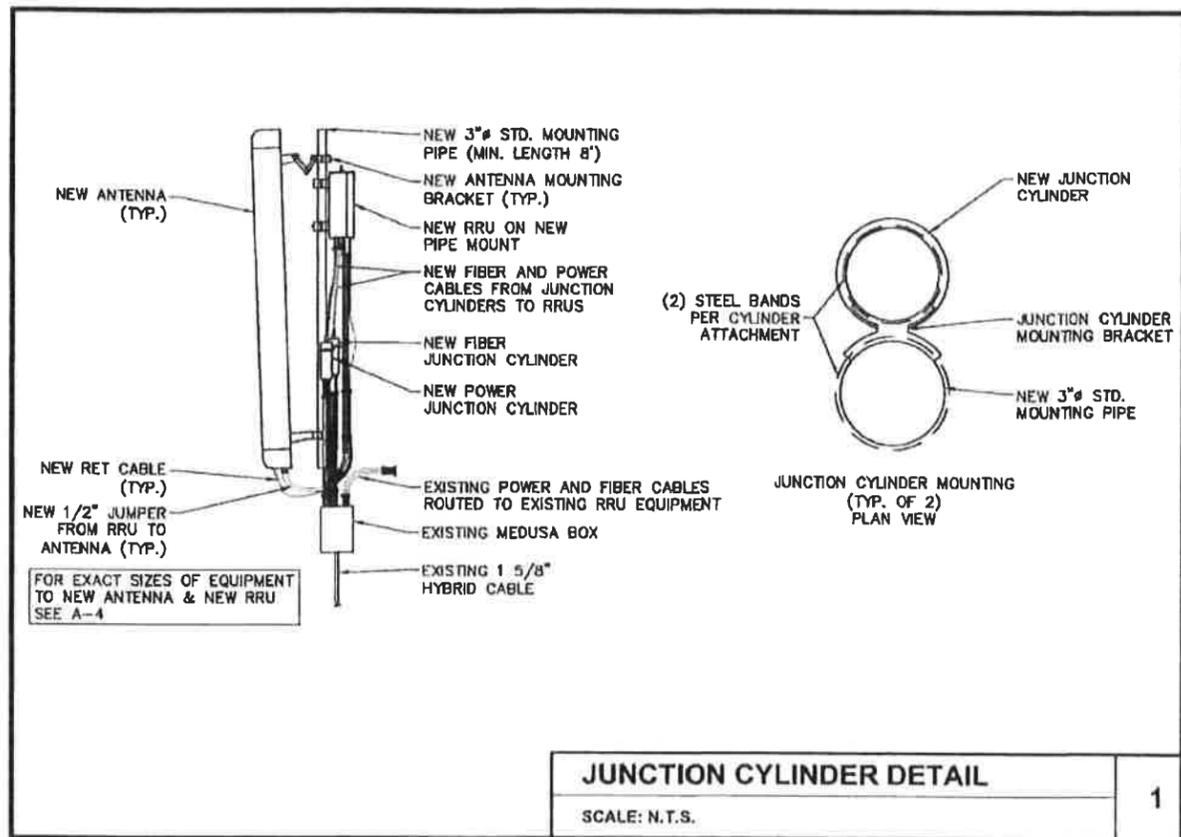
1205 HORNE DRIVE
BENTON CITY, WA 99320

SHEET DESCRIPTION:

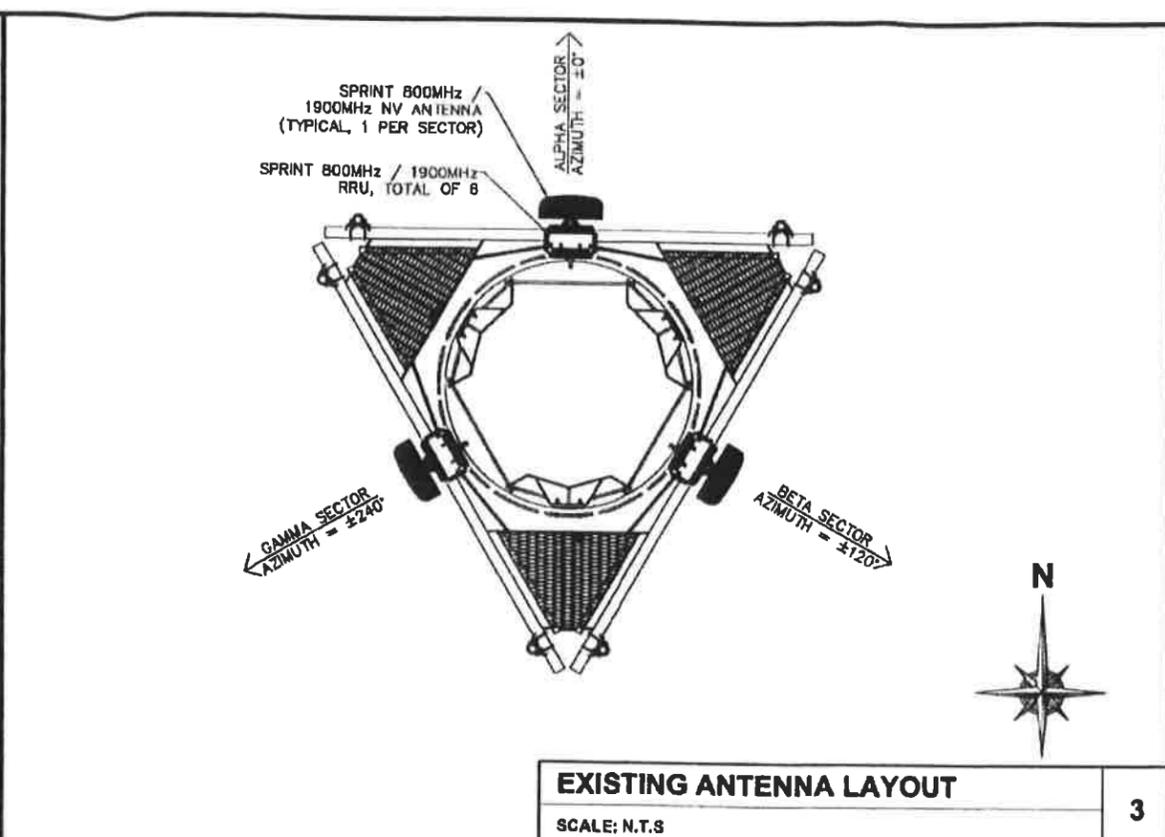
ANTENNA LAYOUT

SHEET NUMBER:

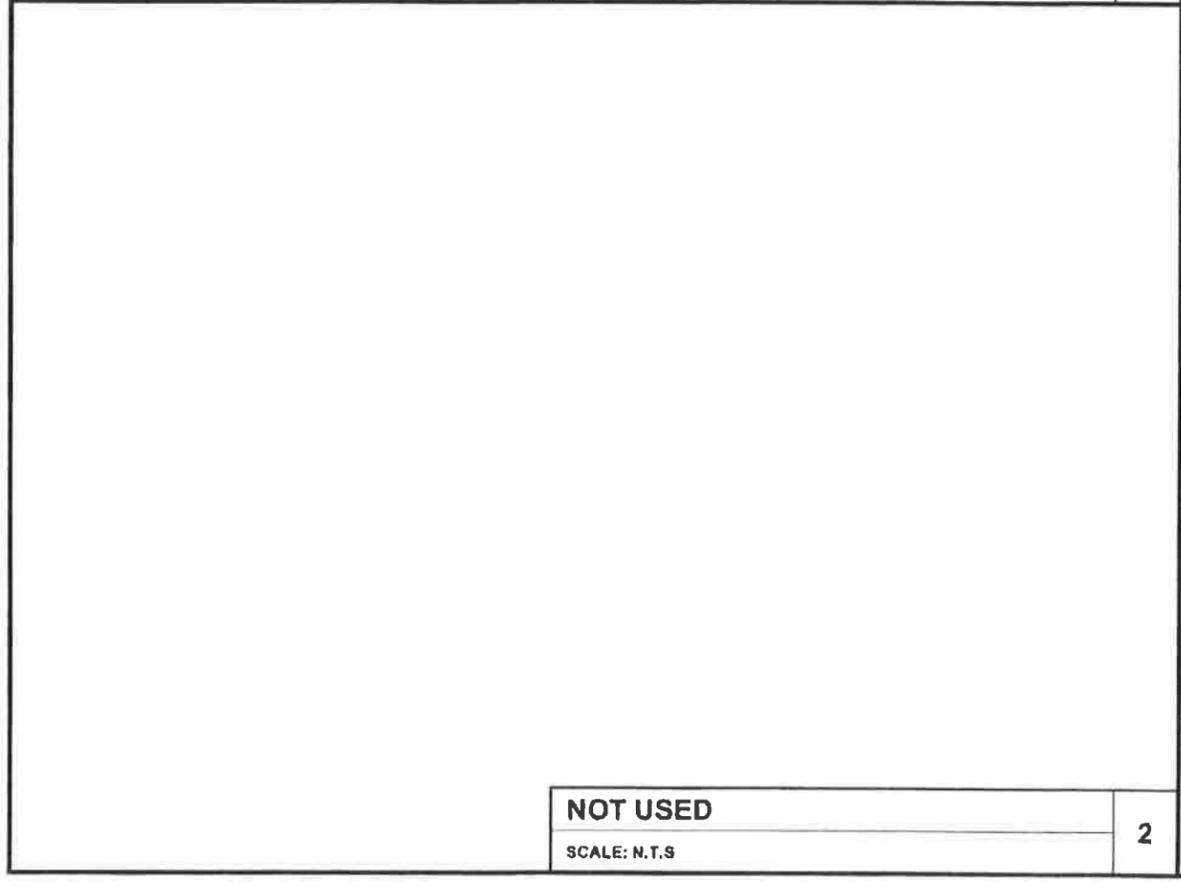
A-2.1



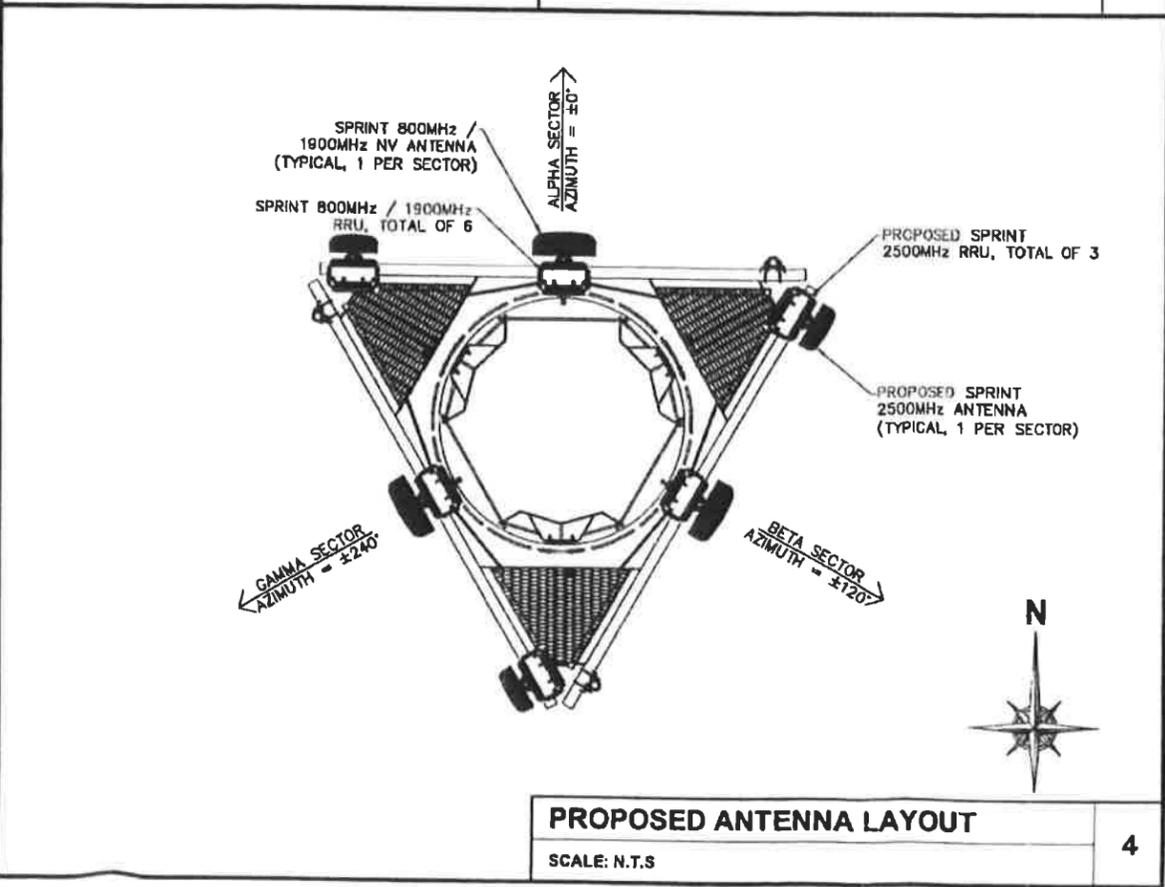
JUNCTION CYLINDER DETAIL
SCALE: N.T.S. 1



EXISTING ANTENNA LAYOUT
SCALE: N.T.S. 3

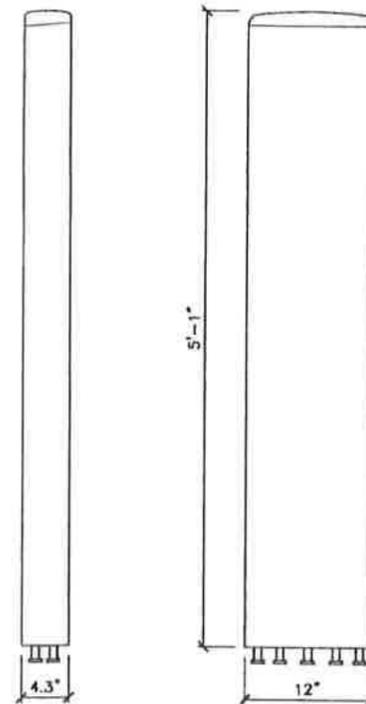


NOT USED
SCALE: N.T.S. 2

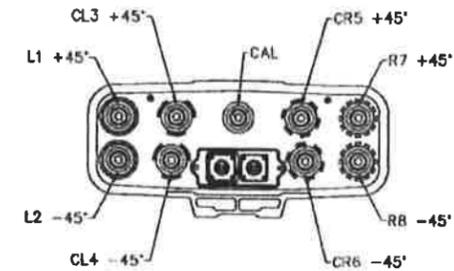


PROPOSED ANTENNA LAYOUT
SCALE: N.T.S. 4

KMW ANTENNA ET-X-WM-18-65-8P



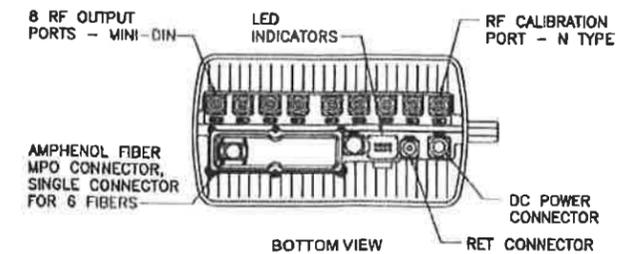
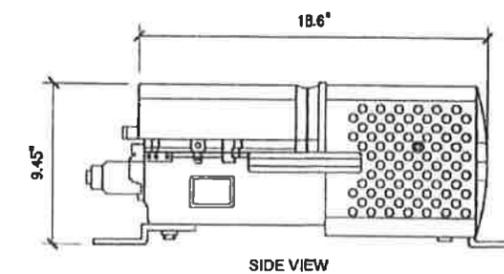
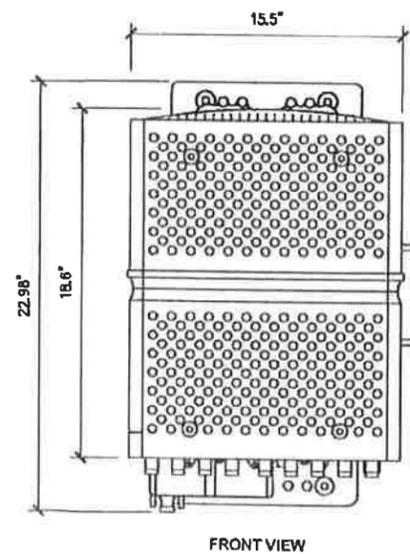
DIMENSIONS, HxWxD: 1550x305x110mm (61"x12"x4.3")
 WEIGHT, WITH PRE-MOUNTED BRACKETS: 36.4 lbs
 CONNECTOR (TYPE / POSITION): (8) MINI DIN (FEMALE) BOTTOM,
 1 CALIBRATION PORT (N TYPE, FEMALE) BOTTOM



2.5 ANTENNA DETAIL

SCALE: N.T.S.

1



DIMENSIONS, HxWxD: (18.6"x15.5"x9.45")
 RRU WEIGHT: 59.5 lbs
 MOUNTING KIT WEIGHT: 12.32 lbs

2.5 RRU DETAIL

SCALE: N.T.S.

2

PLANS PREPARED FOR:

Sprint
 6580 Sprint Parkway
 Overland Park,
 Kansas 66251

HOSS
 420 W 5th Avenue
 Denver, CO 80204
 303.324.0749
 www.hossconsulting.com

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PROJECT NUMBER: 4018

REVISIONS	DESCRIPTION	DATE	BY	REV
310	PRELIM CD	07.28.18	TJS	A

SITE NAME: BENTON CITY

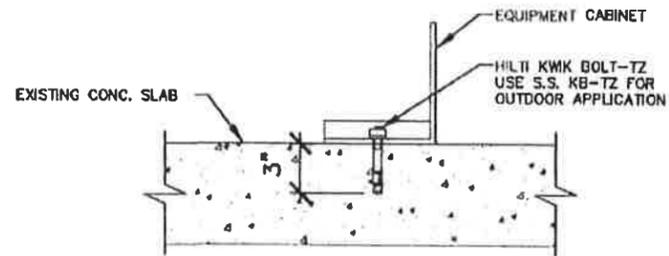
SITE NUMBER: SP05W0348

SITE ADDRESS: 1205 HORNE DRIVE
 BENTON CITY, WA 99320

SHEET DESCRIPTION: ANTENNA & HYBRID CABLE DETAILS

SHEET NUMBER: A-5

ANCHOR SCHEDULE		
BOLT DIA.	HOLE DIA.	"E" EMBEDMENT
3/8"	3/8"	2"
1/2"	1/2"	3"
5/8"	5/8"	3 1/8"
3/4"	3/4"	3 3/4"

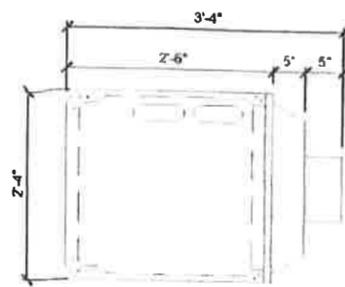


- NOTES:**
1. THE CONTRACTOR SHALL ACCURATELY LOCATE ALL EXISTING REINFORCING BY X-RAY OR EQUIVALENT METHODS. NO REBAR OR TENDONS SHALL BE CUT. ALL EXPENSES RELATED TO REPAIR OR CUT REBAR OR TENDONS SHALL BE ENTIRELY AT THE EXPENSE OF THE CONTRACTOR.
 2. SPECIAL INSPECTION IS REQUIRED FOR (HILTI KWIK BOLT-TZ PER ESR-1917) CONCRETE EXPANSION ANCHORS AGAINST SEISMIC.
 3. INSTALLATION OF WEDGE ANCHORS IN MASONRY IS NOT ALLOWED.
 4. VERIFY WITH CABINET MANUFACTURER FOR MOUNTING HOLE LOCATIONS.

CABINET ANCHOR DETAIL

SCALE: N.T.S.

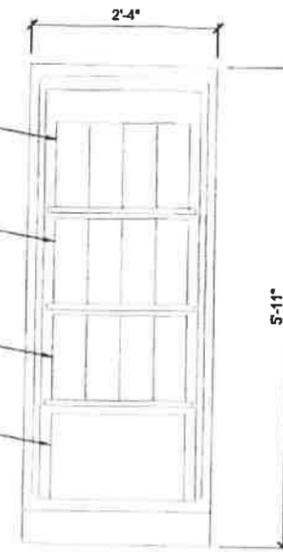
1



BOTTOM PLAN

SAMSUNG BATTERY CABINET
MIN. CABINET CLEARANCE
BATTERY CABINET
- FRONT- 36"
- REAR- 36"
BATTERY CABINET & 4 - STRINGS
MAXIMUM 2500 LBS.

- NEW BATTERY STRING
- EXISTING BATTERY STRING
- EXISTING BATTERY STRING
- EXISTING BATTERY STRING

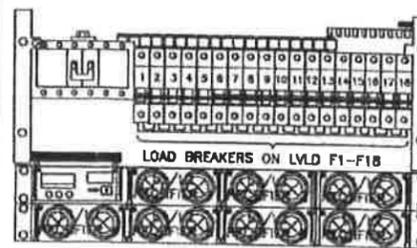


FRONT ELEVATION (CABINET INTERIOR)

EXISTING BBU CABINET

SCALE: N.T.S.

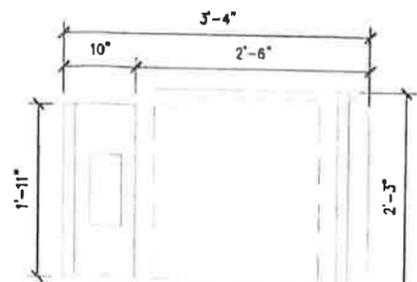
2



FRONT ELEVATION (CABINET INTERIOR)

NOTE: LOCATIONS SHOWN FOR INSTALLATION OF NEW EQUIPMENT IN EXISTING CABINET ARE APPROXIMATE. ACTUAL SPACE AVAILABLE TO BE VERIFIED IN FIELD ON A SITE BY SITE BASIS.

- EXISTING DC DISTRIBUTION
- EXISTING RETIFIER
- NEW 2.5 DU
- EXISTING LTE (FDD) DU
- EXISTING CDMA DU



BOTTOM PLAN

SAMSUNG RF CABINET
MIN. CABINET CLEARANCE
RF CABINET
- FRONT- 36"
- REAR- 36"
- LEFT- 12"
WEIGHT: 660 LBS.

EXISTING MMBS CABINET

SCALE: N.T.S.

4

NOT USED

SCALE: N.T.S.

3

PLANS PREPARED FOR:

Sprint

6580 Sprint Parkway
Overland Park,
Kansas 66251



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PROJECT NUMBER: 4018

REVISIONS:	DESCRIPTION	DATE	BY	REV
310	PRELIM CD	07.28.15	TJS	A

SITE NAME:

BENTON CITY

SITE NUMBER:

SP05W0348

SITE ADDRESS:

1205 HORNE DRIVE
BENTON CITY, WA 99320

SHEET DESCRIPTION:

BREAKOUT & EQUIPMENT DETAILS

SHEET NUMBER:

A-6

**City of Benton City
Planning Commission Board Meeting Minutes
September 28th, 2016**

CALL TO ORDER (00:12:07*Audio recording begins) Commission Chair Allen called the September 28th, 2016 Planning Commission Board Meeting at the Benton City Community Center to order at 6:00 p.m.

ROLL CALL (00:12:14*)

Commissioners Present:

Commissioner Steve Zetz
Commissioner Michelle McLeod
Commission Chair Don Allen
Commissioner Jeanne Wallace
Commissioner Gary Robins

City Professionals Present:

Stephanie Haug, Clerk of Board
Paula Kauer, General Clerk

Other Professionals Present:

Randy Rutledge, Consultant, Benton City E.D.C.

PLEDGE OF ALLEGIANCE TO THE FLAG/U.S. – Commission Chair Allen lead the Board and audience in the Pledge of Allegiance (00:12:29*)

Commission Chair Allen – Statement of appreciation for the Planning Commission Board

APPROVAL OF MINUTES FOR JULY 27TH, 2016 PLANNING COMMISSION BOARD MEETING
(00:13:24*)

Commissioner Wallace: I make a motion to approve the Minutes.

Commissioner McLeod: I second it.

MOTION #1 - Commissioner J. Wallace moved and Commissioner M. McLeod seconded to approve the Minutes of the September 27th, 2016 Planning Commission Board Meeting as amended.

VOICE VOTE #1 –C. M. McLeod, C. J. Wallace, C. D. Allen, C. S. Zetz, C. G. Robins
ALL YEAS. Motion carried.

CONDITIONAL USE PERMIT – 1205 HORNE DRIVE (00:14:00*)

A. Staff Report Commission Chair Allen – Review of details of application

B. Public Hearing (00:15:02*)

Commission Chair Allen: I want to have a Public Hearing, it's open. Anybody have anything to say?

<<< Public Hearing begins at 6:03 p.m. >>>

Commissioner Robins: I have no problem with putting up an antenna, I mean, it didn't seem to me it was hurting anything, I mean it...

Commissioner Zetz: That's my understanding. The pole's already in place, these are just the antennas that are affixed to the pole?

Commission Chair Allen: Correct.

Commissioner Wallace: I was surprised that they had to, this had to go through the Planning Commission because I thought a permit would have been adequate because the pole's already in place, and they're just adding extra equipment to the existing pole, so I approve it, I mean, I didn't have a problem with it.

Commission Chair Allen: Yeah, we're just going in order here.

Ms. Haug: And we need to have the Public Hearing first before we have Commission (inaudible).

Commission Chair Allen: Okay, so I close the Public Hearing because nobody has anything else to say on that. Takes care of that.

No public comments

<<< Public Hearing ends at 6:03 p.m. >>>

C. Findings of Fact (00:16:04*)

Commission Chair Allen: On we go! Okay, Findings of Fact, okay, so we can discuss this issue, I, I mean, it's being added to what is already existing, so I don't know if any of you have anything you'd like to bring up on that?

Commissioner Zetz: I just had a question; Stephanie, this, the original pole, had a Conditional Use, is that correct?

Ms. Haug: Our Benton City Code requires that any telecommunications has a Conditional Use Permit, and that includes any additional antennas or additions to that structure, which, that's why it's before you.

Commission Chair Allen: Yeah, it did have a Conditional Use before, right?

Ms. Haug: Right.

Commission Chair Allen: Okay, so they're just adding to what they've already got so...

Commissioner McLeod: I think that's a good idea, so...

D. Recommendations of Planning Commission (00:18:57*)

Commissioner Wallace: I make a motion that we approve it.

Commissioner McLeod: I second it.

MOTION #2 – Commissioner J. Wallace moved and Commissioner M. McLeod seconded to approve the Conditional Use Permit for 1205 Horne Drive.

**VOICE VOTE #2 – C. M. McLeod, C. J. Wallace, C. D. Allen, C. S. Zetz, C. G. Robins
ALL YEAS. Motion carried.**

GENERAL COMMISSION COMMENTS (00:17:22*)

<<< Next meeting – Comprehensive Plan – October 26th, 2016 >>>

ADJOURNMENT (00:17:54*)

Commission Chair Allen adjourned the September 28th, 2016 Planning Commission Board Meeting at 6:06 p.m.

Planning Commission Meeting ended at 6:06 p.m. (00:17:55*Audio recording ends)

Don Allen, Commission Chair
Planning Commission Board

Stephanie Haug
Clerk of the Board

Date: _____

**CITY OF BENTON CITY
Voucher Summary Sheet**

September 21- October 4, 2016

FUND NAME	FUND NO.	PAYROLL	CLAIMS	TOTAL
CURRENT EXPENSE	001		43,327.92	43,327.92
CITY STREET	101		1,241.10	1,241.10
ARCHIVE	103			0.00
PARK & RECREATION CAPITAL IMPROVEMENT	302		304.35	304.35
I-82 BUSINESS PARK	350			0.00
WATER	401		2,792.16	2,792.16
SEWER	402		4,155.68	4,155.68
W/S CAPITAL IMPROVEMENT	406			0.00
W/S CAPITAL MAINTENANCE	407			0.00
'82/'97 W/S BOND REDEMPTION	409			0.00
'82/'97 W/S BOND RESERVE	410			0.00
TOTALS		0.00	51,821.21	51,821.21

I, Stephanie Haug, Audit Officer for the City of Benton City, hereby submit for approval vouchers as listed below and recommend these vouchers to be authorized for payment this 4th day of October, 2016.

VOUCHER APPROVAL

I move to approve payment of Claim check numbers:

27962 to 27979 with EFTs as listed in the amount of \$ 51,821.21
this 4th day of October, 2016.

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

CITY CLERK/TREASURER

CHECK REGISTER

City Of Benton City
MCAG #: 199

09/21/2016 To: 10/04/2016

Time: 11:57:55 Date: 09/30/2016
Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
3478	10/04/2016	Claims	1	EFT	Benton PUD	2.45	Acct No. 2708300000
3479	10/04/2016	Claims	1	EFT	Benton PUD	5,602.55	Acct No. 8297300000
3480	10/04/2016	Claims	1	EFT	Home Depot Credit Services	238.08	Acct No. 6035 3220 2492 1912
3481	10/04/2016	Claims	1	27962	Ace Sales & Service, Inc	276.00	Acct No. CITYOFBENT/Inv No. A-33039
3482	10/04/2016	Claims	1	27963	All-Safe Abatement	7,031.86	Job #16-103/Inv No. 2016-188
3483	10/04/2016	Claims	1	27964	Beckwith & Kuffel	166.97	Acct No. BC11/PO#16-032/Order #B-0211288
3484	10/04/2016	Claims	1	27965	Benton Co. Sheriff Office	25,807.88	September - Contract Law Enforcement Svcs.
3485	10/04/2016	Claims	1	27966	Benton Franklin Counties	380.00	Acct No. COBC/Inv No. 4878 - Graffiti Abatement Program
3486	10/04/2016	Claims	1	27967	John Brown, Jr.	214.34	Travel/Food Reimbursement - Training
3487	10/04/2016	Claims	1	27968	Cascade Sign And Apparel LLC	330.69	Inv No. 5799
3488	10/04/2016	Claims	1	27969	Columbia Basin Paper & Supply	321.46	Inv No. L10515
3489	10/04/2016	Claims	1	27970	D&D Tri Rivers Excavating Inc.	1,156.54	Bulk Water Deposit Refund
3490	10/04/2016	Claims	1	27971	Grainger Inc	60.61	Acct No. 832445266/Inv No.9233975482
3491	10/04/2016	Claims	1	27972	Hach Company	824.79	Acct No. 154853/Inv No. 10122756
3492	10/04/2016	Claims	1	27973	John Deere Financial	305.84	Acct No. 3322032/Inv No. P25001
3493	10/04/2016	Claims	1	27974	Just A Minute Mart	724.92	September 2016 Fuel Charges
3494	10/04/2016	Claims	1	27975	Kerr Law Group	6,222.00	File #28766-00001/Inv #14018
3495	10/04/2016	Claims	1	27976	M. Campbell & Company, Inc.	1,403.89	Acct No. 1385/Inv Nos: A706750/A707938/A707935
3496	10/04/2016	Claims	1	27977	MRSC	90.00	Registration ID #96218985/Workshop Oct 12&13 K.Kurth
3497	10/04/2016	Claims	1	27978	Red Mountain RV Rentals, LLC	355.99	Sept. Charges
3498	10/04/2016	Claims	1	27979	Tri-City Sign & Barricade	304.35	Acct No. 43/Inv No. 9106
						43,327.92	
						1,241.10	
						304.35	
						2,792.16	
						4,155.68	
						<hr/>	
						51,821.21	Claims:
						51,821.21	* Transaction Has Mixed Revenue And Expense Accounts

CITY OF BENTON CITY

City Council Agenda Item



PROCESS INFORMATION

SUBJECT: Sewer Lining Report

DATE/ITEM: 10-04-16- | 1

BUDGET INFORMATION

DEPT: Sewer

BUDGETED?

FUND: Sewer

EXPENDITURE: N/A

DESCRIPTION/SUMMARY

ACTION

Update by Spink Engineering

HISTORY

ATTACHMENTS

- | | |
|---|----|
| 1) Engineering Report on Sewer Collection Piping Repair | 3) |
| 2) | 4) |

RECOMMENDED ACTION/SAMPLE MOTION

DISCUSSION/UPDATE ONLY



Engineering Report
on
Sewer Collection Piping Repair

Spink Project #13-113
September 2016

BY



9-28-16

The Benton City wastewater collection system conveys wastewater from residential homes, commercial businesses, light industrial companies and schools to the wastewater treatment plant (WWTP). A portion of the collection system is entirely gravity flow to the WWTP. In other areas, lift stations are required to pump the wastewater from one collection area to another or directly to the WWTP. A majority of the collection lines are concrete pipes. After the 1970's, the material for sewer pipes was changed to PVC pipes. Some of the concrete sewer pipes are approximately 60 years old.

Common chemical contaminants in domestic wastewater are chlorides, nitrogen compounds and a wide variety of organic compounds. The pH of domestic wastewater typically runs between 6 and 7, or slightly alkaline due to higher use soaps and household cleaning materials. Sulfate and phosphate ions are also present in the wastewater flows. Microbially-induced corrosion causes deterioration due to acid excretion which etches the surface of concrete, penetrating the mortar surface of the concrete pipe. Other causes for deterioration of the sewer pipes are tree roots and cracking in the joints.

In 2015, it was determined that the City would begin a systematic evaluation of the sewer collection system, beginning in the areas where the Public Works department has routinely had problems with blockages or repairs. In late winter of 2016, a contractor was hired to evaluate selected sewer lines. The contractor cleaned the sewer lines and then ran a video camera through the cleaned pipe. Approximately 1/4 of the sewer lines were cleaned and videoed. The intent is to continue the evaluation of the collection pipes to determine the areas that need to be relined or repaired.

In 2016, approximately 80 sewer pipe runs were evaluated. A pipe run is a sewer pipe between two manholes or a manhole and cleanout. The length of each run varies depending on the locations of the manholes and cleanouts. The 2016 video evaluation has provided information on the condition of the sewer line in problem areas. This information can now be used to prioritize sewer line repairs in problem areas.

The preferred repair method of the sewer pipes is "slip lining" or "cured in place lining." This method utilizes the existing pipe and does not require excavation or removal and replacement of asphalt. One drawback to this method is that it does not remove any sags or bellies in existing piping. If all the severely or highly deteriorated sewer lines were relined, it would cost approximately \$800,000. In 2015, the original plan was to use approximately \$120,000 for sewer line repairs annually.

Proposed Work

The previous plan for relining the sewer lines was to budget \$100,000 for the relining construction work. Design engineering is estimated at \$12,000 (12% of construction) and project bidding, administration and field inspection is estimated at \$8,000 (8% of construction). Under this scope of work, Spink Engineering will review the videos and select the critical pipes to be relined. Relining has to be done from manhole to manhole. If there are isolated areas of problem piping, isolated dig-out replacements could be warranted rather than relining an entire section of sewer line. Total cost for the 2017 sewer relining is estimated at \$120,000.



Figure 1 Pipe in Good Condition



Figure 2: Deteriorated Surface



Figure 3: Hole in Concrete Pipe

COST ESTIMATE

DAMAGE	Start	End	LENGTH	COST/LF	COST per RUN	Running Total	
SEVERE	4-10	4-11	541	\$60	\$32,460	\$32,460	
	4-11	4-12	445	\$60	\$26,700	\$59,160	
	4-12	4-13	416	\$60	\$24,960	\$84,120	
	4-13	4-14	90	\$60	\$5,400	\$89,520	
	4-14	4-14A	165	\$60	\$9,900	\$99,420	
	4-14A	4-15	200	\$60	\$12,000	\$111,420	
	4-15	4-34	640	\$60	\$38,400	\$149,820	
	4-34	4-35	325	\$60	\$19,500	\$169,320	
	4-35	4-36	100	\$60	\$6,000	\$175,320	
	4-36	4-37	165	\$60	\$9,900	\$185,220	
	6-22	8-1	385	\$60	\$23,100	\$208,320	
	6-26	6-30	620	\$60	\$37,200	\$222,420	
	6-27	6-28	505	\$60	\$30,300	\$252,720	
	6-28	6-29	365	\$60	\$21,900	\$274,620	
	6-29	6-31	350	\$60	\$21,000	\$295,620	
	6-31	8-4	390	\$60	\$23,400	\$319,020	
	6-32	6-33	350	\$60	\$21,000	\$340,020	
	6-33	6-34	490	\$60	\$29,400	\$369,420	
	6-34	8-11	500	\$60	\$30,000	\$399,420	
	8-71	8-70	230	\$60	\$13,800	\$413,220	
	8-29	8-71	225	\$60	\$13,500	\$426,720	
	8-70	8-69	330	\$60	\$19,800	\$446,520	
	8-69	8-65	325	\$60	\$19,500	\$466,020	
	8-63	8-64	320	\$60	\$19,200	\$485,220	
	8-66	8-67	290	\$60	\$17,400	\$502,620	
	8-67	8-68	410	\$60	\$24,600	\$527,220	\$527,220 SEVERE TOTAL
	HIGH	4-37	4-38	450	\$60	\$27,000	\$554,220
4-19		4-20	165	\$60	\$9,900	\$564,120	
6-25		6-26	390	\$60	\$23,400	\$587,520	
6-26		6-28	365	\$60	\$21,900	\$609,420	
END		8-3	305	\$60	\$18,300	\$627,720	
8-11		8-13	400	\$60	\$24,000	\$651,720	
8-64		8-65	370	\$60	\$22,200	\$673,920	\$146,700 HIGH TOTAL
ALL SEVER & HIGH LINES			11,617			\$673,920	TOTAL
Design			12%			\$80,900	
Bidding/Admin/Inspection			8%			\$54,000	
TOTAL						\$808,820	
ALL SEVERE LINES			9,172			\$527,220	
Design			12%			\$63,300	
Bidding/Admin/Inspection			8%			\$42,200	
TOTAL						\$632,720	
PROPOSED 2017 RELINING			1,667 LF @ \$60/LF			\$100,000	Original 2015 Budgeting Plan for Sewer Relining: \$100,000 + Engineering
Design			12%			\$12,000	
Bidding/Admin/Inspection			8%			\$8,000	
TOTAL						\$120,000	

CITY OF BENTON CITY

City Council Agenda Item



PROCESS INFORMATION

SUBJECT: Lift Station Report

DATE/ITEM: 10-04-16- I 2

BUDGET INFORMATION

DEPT: Sewer

BUDGETED?

FUND: Sewer

EXPENDITURE: N/A

DESCRIPTION/SUMMARY

ACTION

Update by Spink Engineering

HISTORY

ATTACHMENTS

- | | |
|---|----|
| 1) Engineering Report for Lift Stations | 3) |
| 2) | 4) |

RECOMMENDED ACTION/SAMPLE MOTION

****DISCUSSION/UPDATE ONLY****



ENGINEERING REPORT

for

LIFT STATIONS



9/30/16

Spink Project #16-133

September 2016

BY



EXECUTIVE SUMMARY

The City of Benton City operates a wastewater collection system and wastewater treatment plant. There are seven collection basins and seven lift stations. Currently, 99% of Benton City sewer services are north of the Yakima River. The other 1% is south of the Yakima River. Benton City's terrain does not allow for the entire sewer service area to gravity flow all the way to the WWTP. Sewer lift stations were installed to lift or transfer wastewater to other basins or directly to the WWTP.

A five acre commercial pad was sold by the City to a developer in the summer of 2016. Development planned for this property is a gas station, drive through restaurant and a hotel. Construction is expected to begin in the spring of 2017. The property is located in collection basin #7 and served by Lift Station #7. Waste water flows to Lift Station #7 will be increased substantially over the existing flows. The estimated flows for this development are 7,800 gallons per day (gpd).

At the present time, Lift Station #7 discharges wastewater into collection basin #6, and Lift Station #6 pumps wastewater to Lift Station #4. Lift Station #4 then pumps the wastewater to the wastewater treatment plant (WWTP). The entirety of basin 6 is located in the floodway of the Yakima River. Under the current configuration, if there is substantial flooding, Lift station #6 will be shut down requiring wastewater contributors to cease operations, including commercial businesses on the south side of the river. This will create a financial hardship for the business owners on the south side of the Yakima River. Therefore, the force main for Lift Station #7 needs to be extended to a location outside the flood plain. A longer force main from Lift Station #7 will also require the pumps in the lift station to be replaced with higher capacity pumps.

Lift Station #4 is a logical discharge point for the Lift Station #7 force main. Lift Station #4 currently receives wastewater from collection basins 4, 5, 6 and 7. Lift Station #4 is located approximately 650 feet south of the WWTP. Between Lift Station #4 and the WWTP, there is an old railroad track on a 15 foot high embankment. The force main already crosses below this embankment. By utilizing the Lift Station #4 and the force main, the project cost is reduced by eliminating the boring under the old railroad embankment and an additional 650 feet of force main.

Lift Station #4 will also need to be upgraded. This will allow for uninterrupted service not only to the commercial properties on the south side of the Yakima River in Collection Basin #7, it will also allow current and additional commercial and residential customers on the north side of the Yakima River uninterrupted service during flood events.

It is recommend that the upgrades also include a “Supervisory Control and Data Acquisition” (SCADA) system at the WWTP lab building, and require a radio telemetry system at each lift station. This will allow for remote monitoring and operation of all upgraded lift stations. Future upgrades to other lift stations will also include the radio telemetry so that each upgraded lift station can be monitored and controlled remotely. The SCADA system can also be remotely accessed with an application on a smart phone. This could reduce off hour callout responses.

The estimated costs for the proposed upgrades are:

Force Main Extension & Pump upsizing	\$500,500
Upgrade of Lift Station #4	\$330,000
SCADA System at the WWTP	\$50,000

1.0 BACKGROUND INFORMATION

The Benton City wastewater collection system is comprised of a gravity collection system, broken into seven collection basins and includes six lift stations. There is one final lift station within the wastewater treatment plant (WWTP). Collection basins and lift stations are shown on the “Benton City Sewer Drainage Basin Map.”

Only one of the collection basins drains by gravity to the wastewater treatment plant. The remaining six collection basins route the wastewater by gravity to a lift station. At each of the lift stations, the wastewater is pumped to either another sewer collection basin or the WWTP. Lift Stations 2-6 all contain the outlet valving inside the wetwell which greatly minimizes the available area inside each wetwell for maintenance and pump removal.

The north side of Benton City is served by a portion of the gravity sewer collection basin and by a collection basin that drains to Lift Station #2 located on Lower River Road. This basin is the largest basin the City operates and it has the largest potential of growth within the Benton City limits.

The south side of Benton City is served entirely by collection basins which all have lift stations. Lift Stations 4,5,6 and 7 serve the city south of the Kiona Canal. Lift Stations 5, 6 and 7 all discharge into the collection basin that collects at Lift Station #4 which discharges into the WWTP.

The sewer collection basin that is served by Lift Station #7 is located on the south side of the Yakima River. This basin collects mainly from commercial property located near

Interstate 82. Lift Station #7 pumps the sanitary sewer over the Yakima River across the Washington State Route 225 Bridge and discharges into the collection basin for Lift Station #6. This basin has commercial growth in the form of a gas station/restaurant combination and a hotel planned in the near future which will increase flows from this basin through Lift Station #7, to Lift Station #6 and finally to Lift Station #4.

The basin contributing to Lift Station #6 is located in the southeast portion of Benton City north of the Yakima River. The entire basin is located within the floodway of the Yakima River. At times of high river flows and flooding, this sewer collection basin becomes inundated with inflow and infiltration (I&I). River flooding fills manholes and conveyance piping which is all carried to Lift Station #6 and pumped to the collection basin of Lift Station #4. Lift Station #7, which currently discharges into this basin, becomes unusable as this basin has no additional capacity to transport sewage due to flood waters entering the system.

Lift Station #6 also has faulty check valves on the discharge piping that allows backflow from the pressure side of the lift station. This backflow of sewage then puts pressure on the outlet side of the lift pumps and can have the sewage settle out causing the pumps to clog when the level in the wetwell is high enough to initiate startup.

The sewer collection basin that contributes to Lift Station #5 is located in the southwest portion of the City. Small portions of this basin are located in the floodway of the Yakima River and in the Zone A, 100 year flood area, of the Yakima River. This basin does not have an I&I problem like Lift Station #6's contributing basin. Property in this basin is almost all residential with only a handful of commercial properties. The potential for growth in this basin is limited to the division of existing residential properties that meet the zoning requirements of the City.

The sewer drainage basin that is collected at Lift Station #4 is quite vast. The entire south portion of the City eventually flows to this basin. This basin is located south of the Kiona Canal and north of Babs Avenue. Three collection basins are all discharged in this basin as well as a gravity collection system of the properties located within its boundaries. The majority of the properties inside this basin are residential. The potential of growth comes only if and when existing properties are divided meeting the City's zoning requirements. Lift Station #4 is a focal point of the entire sewer collection system in the south portion of the City. This lift station then pumps the sewage to the WWTP for treatment.

Lift Station #3 serves a combination of residential and commercial property along the east edge of Benton City. Lift Station #3 discharges into the collection basin that drains

by gravity to the WWTP. Multiple commercial developments have been made in this area in the recent past and residential development has been planned in the northern part of this basin as well.

2.0 CURRENT LIFT STATION DESIGN STANDARDS

Current lift station design standards include a wet well located at the low area of a collection basin. The slide rail system allows personnel to visually monitor and maintain the pumps at ground level without having to enter the wet well. The slide rail system also allows the pump to be “sealed” and “unsealed” to the discharge piping without requiring personnel to physically complete the task in the bottom of the wet well.

Valves and a flow meter are located in the valve vault on the discharge pipes outside the wet well. Maintenance can be performed in the valve vault reducing the need to enter a confined space, i.e. the wet well. Figure 1 is a schematic diagram showing the influent piping on the right, the lift station wet well containing the pump, the valve vault (chamber) the force main and the receiving sewer manhole on the left.

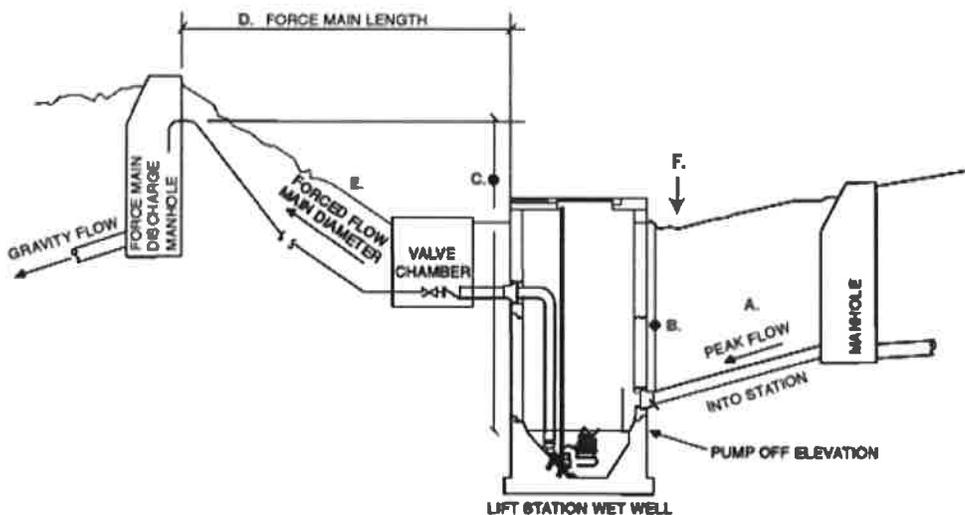


Figure 1: Collection System with Lift Station Schematic

Another component that will be added in the lift station upgrades will be radio telemetry and a Supervisory Control And Data Acquisition (SCADA) system. Data will be sent via a radio signal that is received as an input in a computer program running on the computer in the lab building. A schematic diagram of a radio telemetry system is shown in Figure 2. With this system, City personnel will be able to monitor the operation of the lift stations, view operational alarms and receive callouts. With the proper setup, the

SCADA system can be accessed on a remote computer, tablet or smart phone, which may reduce the cost in overtime required to callout responses.

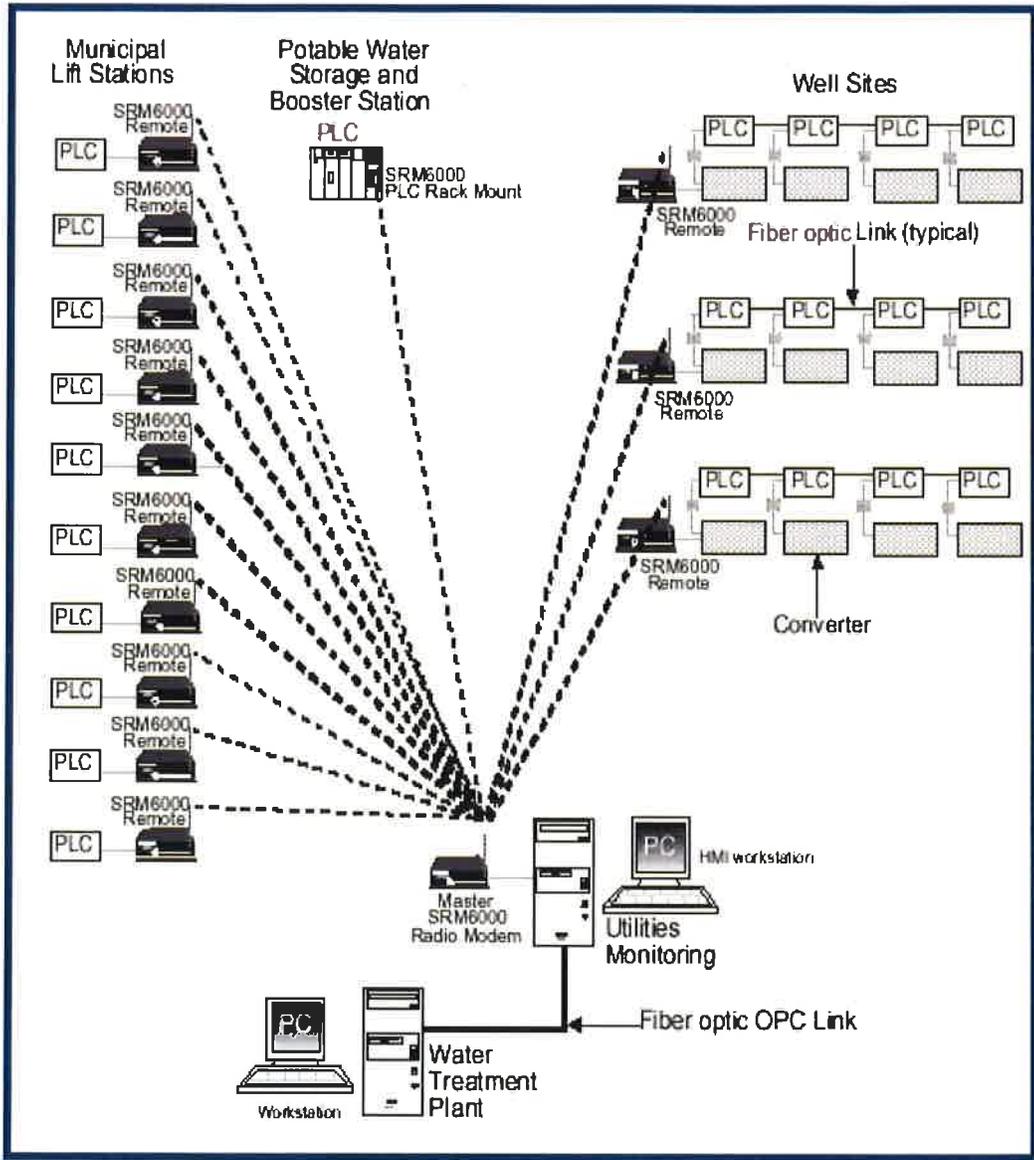


Figure 2: Radio Telemetry Schematic

3.0 LIFT STATION DEFICIENCIES & UPGRADES

3.1 LIFT STATION 1 – WWTP

DEFICIENCIES
<ul style="list-style-type: none">• No radio telemetry on the control panel• Mag-flow meter is 20 years old
UPGRADES
<ul style="list-style-type: none">• Replace mag-flow meter inside Valve Vault• Radio Telemetry – SCADA compatible

3.2 LIFT STATION 2 – LOWER RIVER ROAD

DEFICIENCIES
<ul style="list-style-type: none">• Wet Well inside Street, maintenance requires closure of north bound lane• Pump removal requires personnel to hook chain to top of pump, stay in wet well while pump is being removed to ensure pump disconnects.• Wet well has low storage capacity• Wet well over 40 years old• Valves inside wet well• Lifting chains old and rusted• Control Panel requires outside maintenance several times a year
UPGRADES
<ul style="list-style-type: none">• New Wet Well• Relocate Wet Well Outside Street• New Duplex Pumping System with guide rails and stainless steel pull chains• Valve vault outside wet well for ease of access and maintenance• Include mag-flow meter inside Valve Vault• Radio Telemetry – SCADA compatible

3.3 LIFT STATION 3 – DALE AVENUE, PORT OF BENTON LIGHT INDUSTRIAL AREA

DEFICIENCIES
<ul style="list-style-type: none"> • Lifting chains old and rusted • No flow meter • No ladder for access • Valves located inside wetwell
UPGRADES
<ul style="list-style-type: none"> • New stainless steel pull chains • Valve vault outside wet well for ease of access and maintenance • Install mag flow meter • Radio Telemetry – SCADA compatible

3.4 LIFT STATION 4 – NORTH OF CAROL ROAD

DEFICIENCIES
<ul style="list-style-type: none"> • Storage between pump-off and pump-on running is approximately 5 minutes, indicating there is insufficient storage in the wet well • Existing lift station does not provide the capacity to handle additional wastewater flow from the commercial development on the south side of the Yakima River • Wet well over 40 years old • Valves inside wet well • Lifting chains old and rusted • Control Panel requires outside maintenance several times a year • Maintenance on this lift station will in essence back up sewer service to the entire south portion of the City • Lift Station 4 is near the 100 year flood zone boundary. The boundary of the 100 year flood zone and elevation of the Lift Station need to be verified
UPGRADES
<ul style="list-style-type: none"> • New Wet Well with increased volume to reduce pump cycling and extend the life of the pumps • New Duplex Pumping System with guide rails and stainless steel pull chains • Valve vault outside wet well for ease of access and maintenance • Include mag-flow meter inside Valve Vault • Radio Telemetry – SCADA compatible • Raise wet well vault and build housing structure if Lift Station 4 is in 100 year flood zone

3.5 LIFT STATION 5 – WEST BABS AVENUE

DEFICIENCIES
<ul style="list-style-type: none"> • Wet Well inside Street, maintenance requires shut down of east bound lane of State Highway • Wet well has low storage capacity • Wet well over 40 years old • Valves inside wet well • Lifting chains old and rusted • Control Panel requires outside maintenance several times a year
UPGRADES
<ul style="list-style-type: none"> • New Wet Well • Relocate Wet Well Outside Street • New Duplex Pumping System with guide rails and stainless steel pull chains • Valve vault outside wet well for ease of access and maintenance • Include mag-flow meter inside Valve Vault • Radio Telemetry – SCADA compatible

3.6 LIFT STATION 6 – BABS AVENUE & 2ND STREET

DEFICIENCIES
<ul style="list-style-type: none"> • Wet Well inside Street, maintenance requires shut down of east bound lane • Wet well has low storage capacity • Wet well over 40 years old • Valves inside wet well • Lifting chains old and rusted • Control Panel requires outside maintenance several times a year
UPGRADES
<ul style="list-style-type: none"> • New Wet Well • Relocate Wet Well Outside Street • New Duplex Pumping System with guide rails and stainless steel pull chains • Valve vault outside wet well for ease of access and maintenance • Include mag-flow meter inside Valve Vault • Radio Telemetry – SCADA compatible

3.7 LIFT STATION 7 – KENNEDY ROAD/I-82 TRAFFIC CIRCLE

DEFICIENCIES
<ul style="list-style-type: none">• Force Main discharges to a manhole in the 100 year flood zone
UPGRADES
<ul style="list-style-type: none">• Relocate the discharge location to Lift Station 4 that is outside the 100 year flood zone, or will be upgraded to be outside the 100 year flood zone.• Replace pumps that will be able to meet new discharge demands and head requirements• Install radio telemetry

4.0 UPGRADE PRIORITIES AND COST ESTIMATES

Sale and impending development of the five acre parcel on the south side of I-82 in 2017 has set the upgrade of Lift Station #4 and Lift Station #7 as the first priorities for the wastewater system improvements.

Below is a list of the lift stations, upgrade priorities and estimated cost.

Lift Station	Priority & Year	Upgrades	Cost
1	5 2020	Radio Telemetry & SCADA \$50,000 Pump Mag-flow meter \$10,000 Engineering: \$6,000	\$66,000
2	2 2018	Full Lift Station Upgrade: \$200,000 Relocate Lift Station outside Street: \$30,000 Radio Telemetry: \$25,000 Engineering: \$51,000	\$306,000
3	6 2021	Lift Chain Replacement, \$2,000 Mag-Flow Meter: \$15,000 Radio Telemetry: \$25,000 Engineering: \$8,000	\$50,000
4	1 2017	Full Lift Station Replacement: \$200,000 Radio Telemetry: \$25,000 Structure to Raise out of flood zone: \$50,000 Engineering: \$55,000	\$330,000
5	4 2019	Full Lift Station Replacement: \$200,000 Relocate Lift Station outside of Street: \$30,000 Radio Telemetry: \$25,000 Engineering: \$51,000	\$306,000
6	3 2019	Full Lift Station Replacement: \$200,000 Relocate Lift Station outside of Street: \$50,000 Radio Telemetry: \$25,000 Engineering: \$55,000	\$330,000
7	1 2017	Force Main Extension: \$365,500 Radio Telemetry: \$25,000 Engineering: \$110,000	\$500,500

5.0 IMPACTS

5.1 LIFT STATION 1 – WWTP

Lift Station #1 is located at the WWTP. After incoming wastewater passes through the fine screen, it is pumped into the treatment system. Without Lift Station #1 operational, the WWTP would be bypassed. Lift Station #1 is a critical component to the City providing sewer service. If a long term failure of this lift station occurs, it will disrupt sewer service customers, including all commercial enterprises.

5.2 LIFT STATION 2 – LOWER RIVER ROAD

Maintenance to this lift station is a major safety concern. City personnel must enter the confined space of this lift station and remain in the wetwell area while pumps are detached and lifted over their heads out of the pumping vault. Potential for worker injury and possible death is encountered during routine maintenance of this lift station.

5.3 LIFT STATION 3 – DALE AVENUE, PORT OF BENTON LIGHT INDUSTRIAL AREA

This lift station provides service to the light industrial zoned area on Dale Avenue. By the end of 2017, two additional businesses will be completed. Without service to this area, the manufacturing companies would not be able to remain open and operational impacting many jobs, existing production and future industrial development.

5.4 LIFT STATION 4 – NORTH OF CAROL ROAD

Without replacing this lift station, the entire south portion of Benton City could potentially be out of sewer service when the lift station pumps wear out from overuse. The sanitary sewer system would be completely backed up causing widespread sewage flooding of residential and commercial properties.

5.5 LIFT STATION 5 – WEST BABS AVENUE

This lift station provides service for residential areas. There are several properties that can be sub-divided into smaller individual lots for homes. Lift Station #5 upgrades are needed to ensure there is sufficient capacity for this type of development.

5.6 LIFT STATION 6 – BABS AVENUE & 2ND STREET

Without relocating the lift station and installing new pumps and check valves, this lift station will fail and the pumps will become incapacitated. The whole drainage basin that collects here will backup and all residential properties will be without sewer service. Benton City will be liable for damages resulting from the backup.

5.7 LIFT STATION 7 – KENNEDY ROAD/I-82 TRAFFIC CIRCLE

Without the extension of the force main, all commercial properties south of the Yakima River will be required to shut down when the Yakima River floods each year. This will be a large financial impact to commercial properties and the City.

CITY OF BENTON CITY

City Council Agenda Item



PROCESS INFORMATION

SUBJECT: Skate Park Boundary Line Adjustment

DATE/ITEM: 10-04-16- I 3

BUDGET INFORMATION

DEPT: Parks

BUDGETED?

FUND: Parks

EXPENDITURE:

DESCRIPTION/SUMMARY

ACTION

Update on Skate Park Boundary Line Adjustment

HISTORY

ATTACHMENTS

- | | |
|---|----|
| 1) Archie Borden Park Property Boundary Map | 3) |
| 2) | 4) |

RECOMMENDED ACTION/SAMPLE MOTION

DISCUSSION ONLY

