

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

February 7, 2017

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 – January 17th (24th), 2017

D. OPENING REMARKS, “HOUSEKEEPING” ITEMS, EXECUTIVE SESSION REQUESTS, ETC.

1. Liquor License Renewal – Los Toreros Tienda Y Carniceria

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. Staff Report
 - a) Treasurer Report
 - b) Prosser EDA Grant Writer Report
 - c) 2017 Comprehensive Plan Update
2. Engineer Report
3. Council Committee Reports

H. ITEMS FOR APPROVAL:

1. Special Presentation – Ed’s Disposal
2. Vouchers

I. ITEMS FOR DISCUSSION:

1. City Council Committee Pay

J. GENERAL COUNCIL COMMENTS:

K. ADJOURNMENT



**City of Benton City
Regular Council Meeting Minutes
January 24th, 2017**

CALL TO ORDER Mayor Pro Tem Coates called the January 24th, 2017 Regular Council meeting at the Community Center to order at 7:00 p.m. (00:01:00*Audio recording begins)

PRESENTATION OF THE COLORS (00:01:10*) Councilmember Sandretto led the Council and audience in the Pledge of Allegiance.

ROLL CALL (00:01:37*) Council Members Present

Vanessa Coates
David Sandretto
Jake Mokler
Mary Lettau
Lisa Stade

City Staff Present

Stephanie Haug, City Clerk/Treasurer
Paula Kauer, General Clerk-Purchasing
John Brown, Code Enforcement Officer
Kyle Kurth, Benton City Maintenance Foreman

Other Professionals Present

Eric Ferguson, City Attorney, Kerr Law Group
Alan Rainey, City Engineer, Spink Engineering LLC
Lt. Steve Caughey, Benton County Sheriff's Office
Larry Howell, President, Benton City E.D.C.

READING AND APPROVAL OF MINUTES (00:01:54*)

- **REGULAR MEETING JANUARY 3RD, 2017**

Councilmember Sandretto: Move to approve the as written.

Councilmember Stade: Second.

MOTION #1-C. D. Sandretto moved and C. L. Stade seconded to approve the Minutes of the January 3rd, 2017 Regular Council Meeting as presented.

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

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

(00:02:23*)

Mr. Ferguson: I need to add to the Executive Session, we're currently scheduled to have Executive Session for under R.C.W. 42.30.110(1)(i); I don't have the R.C.W. right off the top of my head, but we need to add to that as well. The R.C.W. for potential litigation.

Ms. Haug: That's what that one is.

Mr. Ferguson: That's, then we need to add real estate. We're supposed to have two.

Mayor Pro Tem Coates: Is that going to be 1.i or 1...?

Mr. Ferguson: Apparently 1.i is for litigation and then we're going to need to add the one for discussion of real estate. Is it 1.3?

Mayor Pro Tem Coates: 1.3?

APPROVAL OF THE AGENDA (00:03:40*)

Councilmember Stade: Should I, move to approve the January 17th Agenda as amended.

Councilmember Lettau: Second.

MOTION #2-C. L. Stade moved and C. M. Lettau seconded to approve the Agenda of the January 17th, 2017 Regular Council Meeting as amended.

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

VISITOR COMMENTS (00:03:58*)

Matt Watkins, Mayor, Pasco, WA – Visiting – Working with Councilmember Stade on one of her representation items from Ben Franklin Transit – Thanks for having me

REGULAR REPORTS (00:04:58*)

1. **SHERIFF'S REPORT (00:05:01*) Lt. Steve Caughey, Benton County Sheriff's Office - December 2016 Report** – 205 Calls for Service vs. 203 in 2016 - 23 Case Offenses vs. 26 in 2016 -11 Infraction Offenses Issued * **Council Discussion** *
2. **EDC REPORT (00:10:46*) Larry Howell, President, Benton City E.D.C. << Written report not provided >> * Council Discussion ***
3. **STAFF REPORT (00:19:04*) Stephanie Haug, City Clerk/Treasurer - In packets – Maintenance Report - Code Report * Council Discussion ***
4. **ENGINEER REPORT (00:21:16*) Alan Rainey, City Engineer, Spink Engineering LLC** – One of City's Goals was to improve City events – City of Granger does movie night three times in summer – Called and got some information – Not sure what equipment Granger has – Projector quality – Speaker system largest expense - Built screen out of plywood panels painted white – Community sponsorship * **Council Discussion** * Meeting with Apollo regarding solar at WWTP
5. **COUNCIL COMMITTEE REPORTS (00:25:22*)**
Councilmember Mokler – Mosquito Control Board – In packet

ITEMS FOR APPROVAL (00:26:03*)

1. **SPECIAL PRESENTATION – LEN PAVELKA – BENTON FRANKLIN COUNCIL OF GOVERNMENTS (00:26:17*)**

Mr. Rainey - CPAT - Community Planning Assistance Teams * Council Discussion *

Mr. Pavelka – Background and information regarding CPAT objectives and application process

Mayor Pro Tem Coates: I'd like to make a motion to invite and host the CPAT to start the process of coming in.

Councilmember Stade: I would second that. * **Council and Audience Discussion** *

MOTION #3–C. V. Coates moved and C. L. Stade seconded to invite and host the CPAT to begin the process of providing assistance of professional planners and other specialists to the City of Benton City, Washington, for the purpose of community design, improvement and growth.

VOICE VOTE #3–C. J. Mokler, C. D. Sandretto, C. V. Coates, C. M. Lettau, C. L. Stade
ALL YEAS. Motion carries.

2. **PURCHASE REQUEST – COMMERCIAL FLOOR MACHINE (01:02:04*)**

Councilmember Stade: I make a motion to move to approve purchasing the first seventeen inch sander, the first one that was this big in the amount of \$1,083.53, commercial floor care equipment.

Ms. Haug: Plus Washington State Sales Tax.

Councilmember Stade: Plus Washington State Sale Tax.

Councilmember Sandretto: Second.

MOTION #4–C. L. Stade moved and C. D. Sandretto seconded to approve the purchase of a Commercial Floor Machine from Proforma in the amount of \$1,083.53 plus Washington State Sales Tax.

ROLL CALL VOTE #4–C. D. Sandretto, C. J. Mokler, C. L. Stade, C. M. Lettau, C. V. Coates
ALL YEAS. Motion carries.

3. **VOUCHERS (01:02:59*) (1) 2016 Year End (2) - January 17th, 2017**

Councilmember Sandretto: I move to approve payment of Claim check numbers 28185 thru 28206 with EFTs as listed in the amount of \$28,219.68 this 17th day of January, 2017; it's 24th day.

Councilmember Lettau: Second.

MOTION #5—C. D. Sandretto moved and C. M. Lettau seconded to approve payment of Claim check numbers 28185 and 28206 with EFTs as listed in the amount of \$28,219.68 this 24th day of January, 2017.

ROLL CALL VOTE #5—C. V. Coates, C. D. Sandretto, C. J. Mokler, C. M. Lettau, C. L. Stade
ALL YEAS. Motion carries.

Councilmember Lettau: I'm going to go ahead and move to approve payment of Claim check numbers 28207 through 28220 with EFTs as listed in the amount of \$13,140.80 and Payroll Check numbers 28147 thru 28157 with EFTs as listed in the amount of \$72,643.38 this 24th day of January, 2017.

Councilmember Sandretto: Second.

MOTION #6—C. M. Lettau moved and C. D. Sandretto seconded to approve payment of Claim check numbers 28207 through 28220 with EFTs as listed in the amount of \$13,140.80 and Payroll Check numbers 28147 thru 28157 with EFTs as listed in the amount of \$72,643.38 this 24th day of January, 2017.

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

ITEMS FOR DISCUSSION (01:05:47*)

1. **Dog Tethering Regulations (01:05:52*) Eric Ferguson, City Attorney, Kerr Law Group/John Brown, Code Enforcement Officer * Council and Audience Discussion ***
2. **Executive Session – R.C.W. 42.30.110(1)(i) Litigation**
3. **Executive Session – R.C.W. 42.30.110(1)(b) Real Estate**

Mr. Ferguson: Do you want to come back for Executive Session at 8:30?

Ms. Haug: Yes and for how long?

Mr. Ferguson: Thirty minutes.

Mayor Pro Tem Coates: Okay, we're going to close for an Executive Session and we will be back at 9:00, well, back at 8:30 for us, we'll be back at 9:00 for open forum.

Councilmember Lettau: And there's no business after the Executive Session. (01:28:06*Audio recording ends) (Five minute break 8:25 p.m. – 8:30 p.m.)

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

*** Executive Session is extended fifteen minutes at 9:00 p.m. ***

**** Executive Session ends at 9:15 p.m. ****

GENERAL COUNCIL COMMENTS (*)

ADJOURNMENT Mayor Pro Tem Coates (*)

Councilmember Sandretto: I move to adjourn the meeting.

Councilmember Stade: Second.

MOTION #7—C. D. Sandretto moved and C. L. Stade seconded to adjourn the January 24th, 2017 Regular Council Meeting at 9:15 p.m.

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

Meeting adjourned at 9:15 p.m. (*)

Vanessa Coates, Mayor Pro Tem
City of Benton City

Stephanie Haug, CMC
City Clerk-Treasurer

Date: _____



**Washington State
Liquor and Cannabis Board**
PO Box 43098, 3000 Pacific Ave. SE, Olympia WA 98504-3098, (360) 664-1600
www.liq.wa.gov Fax #: (360) 753-2710

January 06, 2017

Dear Local Authority:

RE: Liquor License Renewal Applications in Your Jurisdiction - Your Objection Opportunity

Enclosed please find a list of liquor-licensed premises in your jurisdiction whose liquor licenses will expire in about 90 days. This is your opportunity to object to these license renewal requests as authorized by RCW 66.24.010 (8).

1) Objection to License Renewal

To object to a liquor license renewal: fax or mail a letter to the Washington State Liquor and Cannabis Board (WS-LCB) Licensing Division. This letter must:

- o Detail the reason(s) for your objection, including a statement of all the facts upon which your objection or objections are based. You may include attachments and supporting documents which contain or confirm the facts upon which your objections are based.
- o Please note that whether a hearing will be granted or not is within the Board's discretion per RCW 66.24.010 (8)(d).

Your letter or fax of objection must be received by the Board's Licensing Division at least 30 days prior to the license expiration date. If you need additional time you must request that in writing. Please be aware, however, that it is within the Board's discretion to grant or deny any requests for extension of time to submit objections. Your request for extension will be granted or denied in writing. If objections are not timely received, they will not be considered as part of the renewal process.

A copy of your objection and any attachments and supporting materials will be made available to the licensee, therefore, it is the Local Authority's responsibility to redact any confidential or non-disclosable information (see RCW 42.56) prior to submission to the WSLCB.

2) Status of License While Objection Pending

During the time an objection to a renewal is pending, the permanent liquor license is placed on hold. However, temporary licenses are regularly issued to the licensee until a final decision is made by the Board.

3) Procedure Following Licensing Division Receipt of Objection

After we receive your objection, our licensing staff will prepare a report for review by the Licensing Director. The report will include your letter of objection, as well as any attachments and supporting documents you send. The Licensing Director will then decide to renew the liquor license, or to proceed with non-renewal.

4) Procedure if Board Does Not Renew License

If the Board decides not to renew a license, we will notify the licensee in writing, stating the reason for this decision. The licensee also has the right to request a hearing to contest non-renewal of their liquor license. RCW 66.24.010 (8)(d). If the licensee makes a timely request for a hearing, we will notify you.

The Board's Licensing Division will be required to present evidence at the hearing before an administrative law judge to support the non-renewal recommendation. You may present evidence in support of your objection or objections. The administrative law judge will consider all of the evidence and issue an initial order for the Board's review. The Board members have final authority to renew the liquor license and will enter a final order announcing their decision.

5) Procedure if Board Renews License Over Your Objection

If the Board decides to renew the license over your objection, you will be notified in writing. At that time, you may be given an opportunity to request a hearing. An opportunity for a hearing is offered at the Board's discretion. If a hearing is held, you will be responsible for presenting evidence before an Administrative Law Judge in support of your objection to license renewal. The Board's Licensing Division will present evidence in support of license renewal. The Licensee may also participate and present evidence if the licensee desires. The administrative law judge will consider all of the evidence, and issue an initial order for the Board's review. The Board members have final authority to renew the liquor license and will enter a final order announcing their decision.

For questions about this process, contact the WSLCB Licensing Division at (360) 664-1600 or email us at wslcb@liq.wa.gov.

Sincerely,

Rebecca Smith

Rebecca Smith, Director,
Licensing and Regulation Division

LIQ 864 07/10

C091080-2

WASHINGTON STATE LIQUOR AND CANNABIS BOARD

DATE: 01/06/2017

LICENSED ESTABLISHMENTS IN INCORPORATED AREAS CITY OF BENTON CITY
(BY ZIP CODE) FOR EXPIRATION DATE OF 20170430

LICENSEE

1. GONZALES, EMELIA C

BUSINESS NAME AND ADDRESS

LOS TOREROS TIENDA Y CARNICERIA
616 9TH ST
BENTON CITY WA 99320 0000

LICENSE
NUMBER

089233

PRIVILEGES

GROCERY STORE - BEER/WINE

TREASURERS REPORT

Fund Totals

City Of Benton City
MCAG #: 199

12/01/2016 To: 12/31/2016

Time: 12:08:53 Date: 02/01/2017
Page: 1

Fund	Previous Balance	Revenue	Expenditures	Ending Balance	Claims Clearing	Payroll Clearing	Outstanding Deposits	Adjusted Ending Balance
001 Current Expense Fund	1,262,144.57	119,927.76	360,955.58	1,021,116.75	57,222.58	15,402.95	-426.88	1,093,315.40
101 City Street Fund	239,665.09	107,332.79	16,202.33	330,795.55	4,187.94	2,811.82	0.00	337,795.31
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	115,287.64	78,043.67	15,216.85	178,114.46	350.00	0.00	0.00	178,464.46
350 I-82 Business/industrial Park	28,321.25	83.82		28,405.07	0.00	0.00	0.00	28,405.07
401 Water Fund	257,860.55	47,014.27	48,803.17	256,071.65	5,694.68	6,584.42	-2,356.89	265,993.86
402 Sewer Fund	830,414.21	52,453.89	168,854.68	714,013.42	8,465.58	6,032.91	-2,895.09	725,616.82
406 Sewer/water Capital Improvment	87,774.61	600.01		88,374.62	0.00	0.00	0.00	88,374.62
407 Sewer/water Capital Maint.	182,729.34	75,000.00		257,729.34	0.00	0.00	0.00	257,729.34
	<u>3,005,406.00</u>	<u>480,456.21</u>	<u>610,032.61</u>	<u>2,875,829.60</u>	<u>75,920.78</u>	<u>30,832.10</u>	<u>-5,678.86</u>	<u>2,976,903.62</u>

TREASURERS REPORT

Account Totals

City Of Benton City
MCAG #: 199

12/01/2016 To: 12/31/2016

Time: 12:08:53 Date: 02/01/2017
Page: 2

Cash Accounts		Beg Balance	Deposits	Withdrawals	Ending	Outstanding Rec	Outstanding Exp	Adj Balance
1	Checking	1,407,970.22	226,976.02	1,107,390.66	527,555.58	-5,678.86	106,752.88	628,629.60
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:		1,408,270.22	226,976.02	1,107,390.66	527,855.58	-5,878.86	106,752.88	628,729.60
Investment Accounts		Beg Balance	Deposits	Withdrawals	Ending	Outstanding Rec	Outstanding Exp	Adj Balance
2	LGIP	1,587,773.39	750,838.20	0.00	2,338,611.59	0.00	0.00	2,338,611.59
3	Money Market	9,562.39	0.04	0.00	9,562.43	0.00	0.00	9,562.43
Total Investments:		1,597,335.78	750,838.24	0.00	2,348,174.02	0.00	0.00	2,348,174.02
		3,005,606.00	977,814.26	1,107,390.66	2,876,029.60	-5,878.86	106,752.88	2,976,903.62

TREASURERS REPORT

Fund Investments By Account

City Of Benton City
MCAG #: 199

12/01/2016 To: 12/31/2016

Time: 12:08:53 Date: 02/01/2017
Page: 3

Fund Totals:	Previous Balance	Purchases	Interest	Total Investments	Liquidated	Ending Balance
001 000 Current Expense Fund	485,146.77	500,000.00	167.64	500,167.64		985,314.41
101 000 City Street Fund	172,399.06		167.64	167.64		172,566.70
302 000 Park & Recreation Fund	40,389.62		83.82	83.82		40,473.44
350 000 I-82 Business/industrial Park	21,608.70		83.82	83.82		21,692.52
401 000 Water Fund	44,746.11	100,000.00	167.64	100,167.64		144,913.75
402 000 Sewer Fund	657,253.07	75,000.00	167.64	75,167.64		732,420.71
406 000 Sewer/water Capital Improvement	74,534.06					74,534.06
407 000 Sewer/water Capital Maint.	91,696.00	75,000.00		75,000.00		166,696.00
2 - LGIP	<u>1,587,773.39</u>	<u>750,000.00</u>	<u>838.20</u>	<u>750,838.20</u>		<u>2,338,611.59</u>
001 000 Current Expense Fund	859.15		0.04	0.04		859.19
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	<u>9,562.39</u>	<u>0.00</u>	<u>0.04</u>	<u>0.04</u>		<u>9,562.43</u>
	<u>1,597,335.78</u>	<u>750,000.00</u>	<u>838.24</u>	<u>750,838.24</u>		<u>2,348,174.02</u>

TREASURERS REPORT

Fund Investment Totals

City Of Benton City
MCAG #: 199

12/01/2016 To: 12/31/2016

Time: 12:08:53 Date: 02/01/2017
Page: 4

Fund Totals:	Previous Balance	Purchases	Interest	Ttl Investments	Liquidated	Investment Bal	Available Cash
001 Current Expense Fund	486,005.92	500,000.00	167.68	500,167.68		986,173.60	34,943.15
101 City Street Fund	175,199.77		167.64	167.64		175,367.41	155,428.14
103 Sos Archive Grant						0.00	1,208.74
302 Park & Recreation Fund	41,126.75		83.82	83.82		41,210.57	136,903.89
350 I-82 Business/industrial Park	22,221.07		83.82	83.82		22,304.89	6,100.18
401 Water Fund	46,600.98	100,000.00	167.64	100,167.64		146,768.62	109,303.03
402 Sewer Fund	657,253.07	75,000.00	167.64	75,167.64		732,420.71	-18,407.29
406 Sewer/water Capital Improvment	76,198.88					76,198.88	12,175.74
407 Sewer/water Capital Maint.	92,729.34	75,000.00		75,000.00		167,729.34	90,000.00
	<u>1,597,335.78</u>	<u>750,000.00</u>	<u>838.24</u>	<u>750,838.24</u>		<u>2,348,174.02</u>	<u>527,655.58</u>

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

2,875,829.60

TREASURERS REPORT

Outstanding Vouchers

City Of Benton City
MCAG #: 199

As Of: 12/31/2016 Date: 02/01/2017
Time: 12:08:53 Page: 5

Year	Trans#	Date	Type	Acct#	War#	Vendor	Amount	Memo
2016	4338	12/27/2016	Util Pay	1		Xpress Bill-Pay	40.00	Xpress Bill Pay Import - Metavante
2016	4343	12/28/2016	Util Pay	1		Xpress Bill-Pay	787.77	Xpress Bill Pay Import - iPay
2016	4344	12/28/2016	Util Pay	1		Xpress Bill-Pay	82.00	Xpress Bill Pay Import - CheckFree
2016	4361	12/29/2016	Util Pay	1		Batch Utility Customer	15.00	
2016	4370	12/29/2016	Util Pay	1		Xpress Bill Pay, Credit Card Payments	1,368.11	Xpress Bill Pay Import - CC
2016	4371	12/29/2016	Util Pay	1		Xpress Bill-Pay	81.15	Xpress Bill Pay Import - EFT
2016	4372	12/29/2016	Util Pay	1		Xpress Bill-Pay	354.04	Xpress Bill Pay Import - iPay
2016	4369	12/30/2016	Util Pay	1		Batch Utility Customer	562.38	
2016	4373	12/30/2016	Tr Rec	1		Permitting, Customer	150.00	
2016	4399	12/30/2016	Util Pay	1		Batch Utility Customer	20.00	
2016	4400	12/30/2016	Util Pay	1		Batch Utility Customer	482.61	
2016	4401	12/30/2016	Util Pay	1		Xpress Bill Pay, Credit Card Payments	1,648.42	Xpress Bill Pay Import - CC
2016	4402	12/30/2016	Util Pay	1		Xpress Bill-Pay	10.50	Xpress Bill Pay Import - Metavante
2016	4403	12/31/2016	Util Pay	1		Xpress Bill Pay, Credit Card Payments	76.88	Xpress Bill Pay Import - CC
Receipts Outstanding:							5,678.86	
2016	4377	12/31/2016	Claims	1	EFT	Benton PUD	7,692.28	Acct No. 8297300000
2016	4364	12/30/2016	Payroll	1	EFT	Aflac	599.58	12/01/2016 To 12/31/2016 - Aflac - Accident (Pre); 12/01/2016 To 12/31/2016 - Aflac - STD (Post); 12/01/2016 To 12/31/2016 - Aflac - Hospital IC (Pre)
2016	4365	12/30/2016	Payroll	1	EFT	Department of Retirement Systems	600.00	12/16/2016 To 12/31/2016 - Deferred Comp.
2016	4366	12/30/2016	Payroll	1	EFT	Department of Retirement Systems	7,484.26	12/01/2016 To 12/31/2016 - PRS2
2016	4406	12/31/2016	Payroll	1	EFT	WA Employment Security	382.55	Unemployment Quarterly Report
2016	4378	12/31/2016	Claims	1	EFT	Home Depot Credit Services	270.98	Acct No 6035 3220 2492 1912
2016	4374	12/31/2016	Claims	1	EFT	Benton PUD	13.71	Acct No. 1628300000
2016	4416	12/30/2016	Claims	1	EFT	Wright Express FSC Fleet Conoco	443.91	Acct No. 0203-00-107379-0 Fuel Charges December 2016
2016	4376	12/31/2016	Claims	1	EFT	Benton PUD	2.48	Acct No. 4708300000
2016	4375	12/31/2016	Claims	1	EFT	Benton PUD	423.26	Acct No. 6958300000
2016	4405	12/31/2016	Payroll	1	EFT	Department Of Labor & Ind	4,067.32	4TH Quarter 10/01/2016 - 12/31/2016
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	2554	07/05/2016	Claims	1	27779	Antonio & Maria Mendoza	0.64	Re-Issue Check #23931- Credit On W/S Acct
2016	2945	08/16/2016	Claims	1	27828	Rebecca Bowie	57.43	Refund inactive customer credit balance
2016	3639	10/18/2016	Claims	1	28013	Chase Roberts	9.23	Refund inactive customer credit balance
2016	4081	11/30/2016	Payroll	1	28084	Linda Lehman	711.80	
2016	4122	12/06/2016	Claims	1	28104	Jaime Garcia	71.16	Refund inactive customer credit balance
2016	4126	12/06/2016	Claims	1	28108	Linda Lehman	410.41	Frames & Framing Costs/Red Mtn Food Dr. Keys To City

TREASURERS REPORT

Outstanding Vouchers

City Of Benton City
MCAG #: 199

As Of: 12/31/2016 Date: 02/01/2017
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Year	Trans#	Date	Type	Acct#	War#	Vendor	Amount	Memo
2016	4354	12/30/2016	Payroll	1	28149	Vanessa Coates	138.52	
2016	4355	12/30/2016	Payroll	1	28150	Linda Lehman	711.80	
2016	4356	12/30/2016	Payroll	1	28151	Mary Lettau	138.52	
2016	4357	12/30/2016	Payroll	1	28152	Jacob Mokler	118.52	
2016	4358	12/30/2016	Payroll	1	28153	David Sandretto	138.52	
2016	4359	12/30/2016	Payroll	1	28154	Lisa Stade	489.45	
2016	4360	12/31/2016	Payroll	1	28155	Stephanie Haug	2,999.76	
2016	4367	12/30/2016	Payroll	1	28156	Teamsters Local 839	430.00	12/01/2016 To 12/31/2016 - TEAMSTERS 839
2016	4368	12/30/2016	Payroll	1	28157	Washington Teamsters Welfare Trust	11,821.50	12/01/2016 To 12/31/2016 - NW Admin
2016	4379	12/31/2016	Claims	1	28158	Ace Sales & Service, Inc	276.00	Acct No. CITYOFBENT/Inv No. A-34196
2016	4380	12/31/2016	Claims	1	28159	B.F. District Health Dept.	250.00	Acct No. 0101-340
2016	4381	12/31/2016	Claims	1	28160	Benton Co. Sheriff Office	25,807.88	December 2016 - Contract Law Enforcement Svcs.
2016	4382	12/31/2016	Claims	1	28161	Canon Financial Services	152.05	Acct No. 672589/Inv No. 16756085
2016	4383	12/31/2016	Claims	1	28162	Cascade Analytical, Inc.	1,075.32	Acct No. 5444/Inv No. 235331
2016	4384	12/31/2016	Claims	1	28163	Kerr Law Group	3,009.00	December 2016 Legal Svcs/File #28766-00001
2016	4385	12/31/2016	Claims	1	28164	Ki-Be Market	39.35	Acct No. 9/Oct-Dec 2016 Charges
2016	4386	12/31/2016	Claims	1	28165	Kiona-Benton City School District No.52	61.00	Inv No. 46/PAC Rental 2016-10-18
2016	4387	12/31/2016	Claims	1	28166	Kiona-Benton Sentinel	200.00	Inv No. 426 December 2016 Ad Special
2016	4388	12/31/2016	Claims	1	28167	Kirissa Leonard	100.00	Community Center Deposit Refund
2016	4389	12/31/2016	Claims	1	28168	Kent Parker	216.64	Water Inv. 1009 Dale "A" Sept Pro Rate/Oct-Dec 2016
2016	4390	12/31/2016	Claims	1	28169	Parkson Corporation	612.11	Inv No. AR1/51017576 PO#16-052
2016	4391	12/31/2016	Claims	1	28170	Platt Electric Supplies	160.59	Customer #158669/Inv No. L015670/PO#16-055
2016	4392	12/31/2016	Claims	1	28171	Prosser Economic Development Assoc.	3,750.00	Inv No. 2404/4Q 2016 Grant Writer Agreement
2016	4393	12/31/2016	Claims	1	28172	Rattlesnake Ridge Riders	100.00	Community Center Deposit Refund
2016	4394	12/31/2016	Claims	1	28173	Staples Credit Plan	262.56	Acct No. 6035 5178 2017 4653
2016	4395	12/31/2016	Claims	1	28174	Star Rentals	374.67	Acct No. 126143/Inv No. 173087-11
2016	4396	12/31/2016	Claims	1	28175	TruckPro LLC Six States	925.94	Acct No. 48569/Inv No. 06 241999; Acct No 48569/Inv No 06 241940
2016	4397	12/31/2016	Claims	1	28176	U.S. Cellular	451.68	Acct No. 952635344
2016	4398	12/31/2016	Claims	1	28177	WA St. Dept. of Transportation	667.07	PO#16-045/Customer No. 916001705/Inv No. RE 45 JE5403 M009
2016	4417	12/30/2016	Claims	1	28185	Able Tank & Toilet	144.00	Acct No. 3961456/Inv No. 2139097
2016	4418	12/30/2016	Claims	1	28186	Benton Franklin Counties	380.00	Acct No. COBC/Inv No. 4958
2016	4419	12/30/2016	Claims	1	28187	Benton REA	317.10	Group #602
2016	4420	12/30/2016	Claims	1	28188	Cintas Corporation #608	286.19	Acct No. 608-01838 Dec 2016 Charges
2016	4421	12/30/2016	Claims	1	28189	City Of Benton City	769.01	Water/Sewer Charges Dec/Jan
2016	4422	12/30/2016	Claims	1	28190	Crystal Springs	13.04	Acct No. 30112065416923 / Inv No. 5416923 123116
2016	4423	12/30/2016	Claims	1	28191	Detloff A&M	897.03	Acct No. 34

TREASURERS REPORT

Outstanding Vouchers

City Of Benton City
MCAG #: 199

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Year	Trans#	Date	Type	Acct#	War#	Vendor	Amount	Memo
2016	4424	12/30/2016	Claims	1	28192	Ed's Disposal	320.90	Acct No. 2901037/Inv No. 2135942; Acct No. 2007139/Inv No. 2135813
2016	4425	12/30/2016	Claims	1	28193	Election Reserve Fund	395.65	2016 November General Election Fees
2016	4426	12/30/2016	Claims	1	28194	Just A Minute Mart	517.54	December 2016 Fuel Charges
2016	4427	12/30/2016	Claims	1	28195	Kyle Kurth	150.00	2016 Boot Allowance
2016	4428	12/30/2016	Claims	1	28196	Les Schwab Tires	166.64	Acct No. 78300455/Inv No. 78300102148
2016	4429	12/30/2016	Claims	1	28197	PBS Engineering & Environmental, Inc.	940.00	Inv No. 0064389.001-1
2016	4430	12/30/2016	Claims	1	28198	Patnode's True Value Hardware	204.12	Acct No. 140 December 2016 Charges
2016	4431	12/30/2016	Claims	1	28199	Red Mountain RV Rentals, LLC	702.16	Oct/Nov/Dec 2016
2016	4432	12/30/2016	Claims	1	28200	Spink Engineering	8,225.00	Inv No. 2017-01 December 2016
2016	4433	12/30/2016	Claims	1	28201	The Building Department Inc.	9,983.67	Inv No. 878 /December 2016
2016	4434	12/30/2016	Claims	1	28202	Total Energy Management Inc.	332.32	Inv No 85753
2016	4435	12/30/2016	Claims	1	28203	Tri-City Herald	154.52	Acct No. 447464 December Charges
2016	4436	12/30/2016	Claims	1	28204	US Bank - Visa	2,814.99	Acct No. 4798 1758 4500 0205
2016	4437	12/30/2016	Claims	1	28205	US Linen	45.12	Acct No. 150450 Code Uniform Shirt Rental
2016	4438	12/30/2016	Claims	1	28206	Utilities Underground Location Ctr.	16.77	Acct No. 144600/Inv No. 6120110/December 2016
							106,752.88	

Fund	Claims	Payroll	Total
001 Current Expense Fund	57,222.58	15,402.95	72,625.53
101 City Street Fund	4,187.94	2,811.82	6,999.76
302 Park & Recreation Fund	350.00	0.00	350.00
401 Water Fund	5,694.68	6,584.42	12,279.10
402 Sewer Fund	8,465.58	6,032.91	14,498.49
	75,920.78	30,832.10	106,752.88

TREASURERS REPORT

Signature Page

City Of Benton City

MCAG #: 199

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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

Prosser EDA Grantwriter Report January through December 2016

Services Provided:

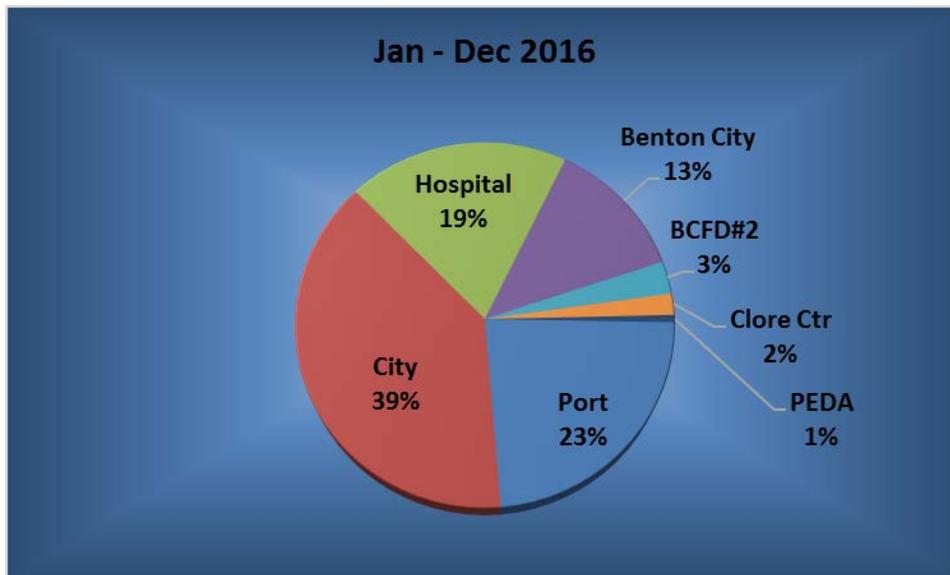
Applications Submitted:

- Federal HRSA Rural Network Dev. Planning – PMH
- SAMHSA Drug Free Communities – Yr. 2 Reapplication - City
- U.S. Bank Foundation – Clore Center
- Wildhorse Foundation – Port of Benton – Crow Butte
- RCO Boating Facilities Program – Port of Benton - Crow Butte
- CERB (Phase 1) – Industrial Wastewater Treatment - City
- Assistance to Firefighters Grant – Benton County Fire Dist. #2

Project Development and/or Applications in Process:

- RCO Planning Document for Benton City
- RCO Planning for Prosser (Water Access and other Recreation)
- HDPA Downtown Visioning Document – City of Prosser
- CERB (Phase 2) – Industrial Wastewater Treatment - City
- Federal EDA – Industrial Wastewater Treatment – City
- RCO Boating Facilities – Final Evaluation – Port of Benton – Crow Butte
- Participating in Accountable Community of Health - PMH

Time Allocations: January through December time provided for the partnership totaled 1,240 hours (59.6% FTE*) and was allocated as follows:



* contracted for 50%.

Grantwriter Projects by Partner

Prosser Memorial Hospital –

HRSA Rural Network Development Planning
Representation at Greater Columbia Accountable Community of Health
Benton County Fire District #2 - Expanded Community Paramedics Pgm.

City of Prosser –

SAMHSA Drug Free Communities – Yr. 2 Reapplication
CERB – Industrial Wastewater Treatment
HDPA Economic Vitality Committee – Visioning Document Development
RCO Planning – planning document preparation
EDA – Industrial Wastewater Treatment
USDA – Industrial Wastewater Treatment (awaiting application)
Electric Vehicle Charging Station – awaiting application release

Benton City –

RCO Planning Document – Eligibility for future Recreation Projects
Benton County Fire District #2 – Expanded Community Paramedics Pgm.

Port of Benton –

RCO Boating Facilities – Crow Butte Boater's Campground Planning
Wildhorse Foundation – Crow Butte Signage
Clore Center – U.S. Bank Foundation

Application Status – January through December 2016

Awarded:

SAMHSA Drug Free Communities – Year 2	\$ 125,000
RCO – Crow Butte Marina Improvements (previously denied)	\$ 590,000
RCO – Crow Butte Large Boat Slips (previously denied)	\$ 95,000
U.S. Bank Foundation	\$ 3,000
Wildhorse Foundation	\$ 5,000
Total Awarded	\$ 818,000

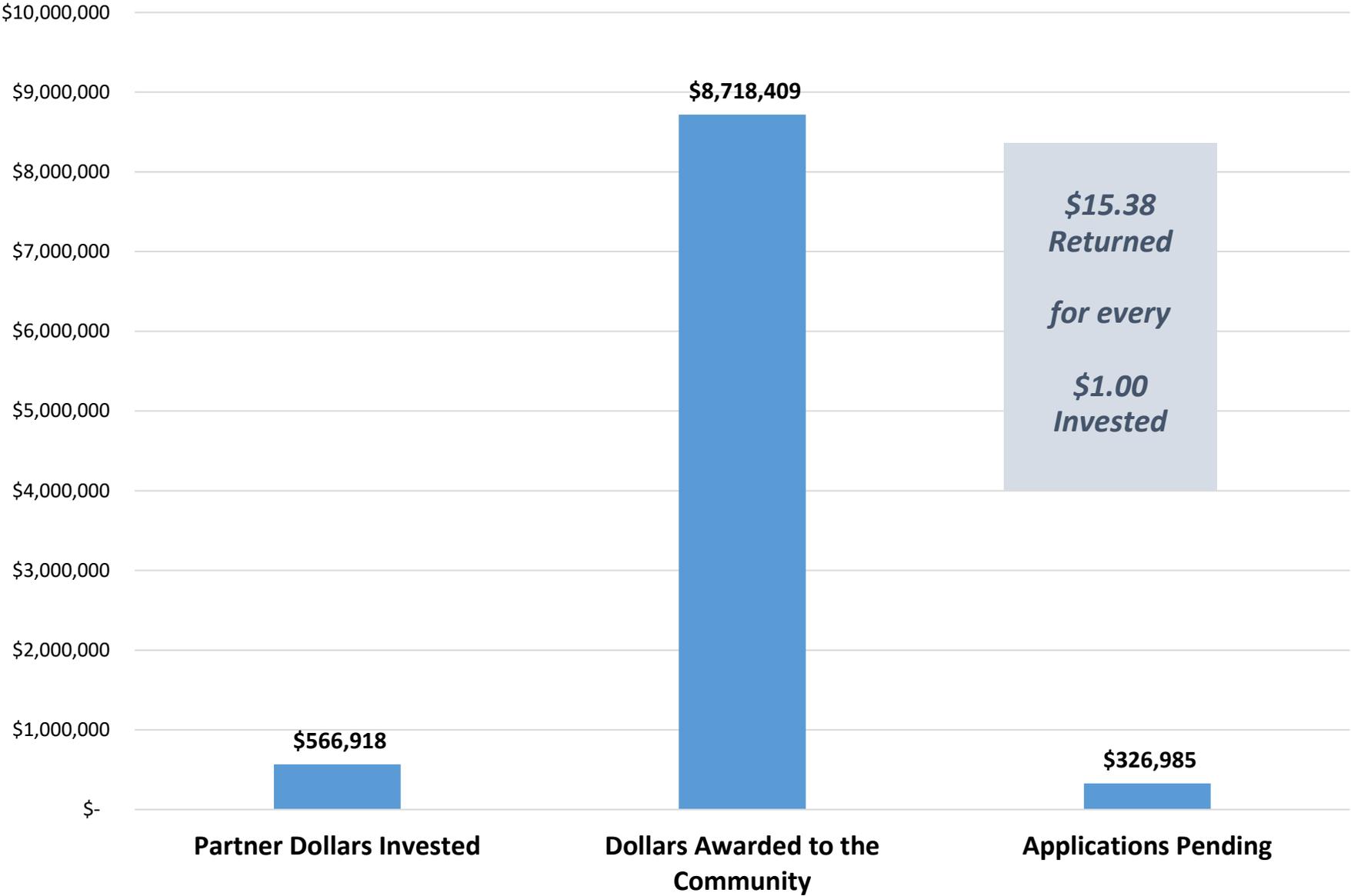
Pending:

Assistance to Firefighters Grant – Benton County Fire Dist. #2	\$ 113,985
Boating Facilities Program – Crow Butte Campground Planning	\$ 213,000
Total Pending	\$ 326,985

Denied:

HRSA Rural Health Network Development	\$ 100,000
Total Denied	\$ 100,000

**Prosser EDA Community Grantwriter Partnership
Return on Investment through 2016**



Benton City Comprehensive Plan

Goals and Policies

Land Use

Urban Area

Goal 1. – Encourage development within Urban Growth Areas where adequate public facilities exist or can be provided in a cost efficient manner.

- Policy 1. Encourage growth and expansion of the City to protect the unique character of the City, while maintaining appropriate density within the City limits.
- Policy 2. Determine Urban Growth Areas of Benton City based upon official and accepted population projections for minimum of 20 years.

Private Property Right

Goal 2. – Respect private property owner's rights in all planning efforts.

- Policy 1. Follow due process in all activities related to land use.
- Policy 2. Involve the planning commission, property owners, citizens and other committees and groups in the ongoing planning process to represent the views and needs of the city.

Design and Character

Goal 3. – Maintain the unique character of the city.

- Policy 1. Maintain or improve the integrity and livability of established neighborhoods.
- Policy 2. Establish a harmonious relationship between the natural and developed environment.
- Policy 3. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Goal 4. – Create a well-designed and aesthetically pleasing city that reflects the small-town character of Benton City.

- Policy 1. Promote and maintain developments to enhance the positive image of the City.
- Policy 2. Encourage the use of design guidelines and Crime Prevention through Environmental Design (CPTED) principles to ensure safety and aesthetics of the built environment.
- Policy 3. Consider enhancing the community entrances to support a positive feeling on entering the community.

Orderly Growth

Goal 5. – Provide for the orderly development of the city.

- Policy 1. Ensure appropriate transition between land use types; discourage incompatible land uses from locating near or adjacent to each other.
- Policy 2. Focus growth into areas that currently have adequate capital facilities to absorb new development.

- Policy 3. Identify development areas, planned service expansions, and the extensions of utilities to occur logically and to be cost effective.
- Policy 4. Work closely with adjacent cities and Benton County to coordinate land use plans. Maintain consistency with the Countywide Planning Policies.

Various Land Uses

Goal 6. – Establish land use patterns that balance development and provide for diverse uses.

- Policy 1. Provide diverse residential densities to permit housing for a variety of lifestyles and household income levels.
- Policy 2. Maintain the small town character of the single-family neighborhoods.
- Policy 3. Place multi-family residential developments next to arterial streets, along public transportation routes, or on the periphery of commercially designated areas.
- Policy 4. Locate new high-density residential development so that residents will have access to walking and bicycle trails and public transit.
- Policy 5. Allow mixed use developments near downtown and transit that promote a pedestrian-friendly environment.
- Policy 6. Plan for adequate commercial and industrial lands needed for economic development and to support the local economy.
- Policy 7. Permit agricultural use on properties suitable for agricultural uses within the Urban Growth Area while such use is viable.

Housing

Housing Diversity and Affordability

Goal 1. – Promote a variety of residential densities and housing types to meet the diverse needs of the population.

- Policy 1. Encourage opportunities for home ownership through the availability of a variety of housing types such as small lot single-family, zero lot line developments, cluster housing, town houses, condominium, accessory apartments, and manufactured homes.
- Policy 2. Encourage different residential types within multifamily zones according to allowed densities.
- Policy 3. Encourage housing types that offer services and facilities for the aging population group of Benton City.
- Policy 4. Encourage the development of affordable housing for all segments of the population.
- Policy 5. Encourage residential uses near single-family neighborhoods that support increased densities, while maintaining the single-family character of existing neighborhoods, such as duplexes or accessory units.
- Policy 6. Allow manufactured homes in residential zones and regulate them in the same manner as site built homes according to the zoning districts.

Existing neighborhood

Goal 2. – Preserve and enhance established neighborhoods in a manner that is consistent with

the overall land use plan.

- Policy 1. Identify, reinforce, and protect the character of established residential neighborhoods.
- Policy 2. Encourage new single-family development to be compatible with the scale and character of adjacent single-family areas.
- Policy 3. Maintain the single-family character of the greater Benton City area while acknowledging the necessity of providing affordable housing.
- Policy 4. Establish separate residential zoning districts based upon the character of housing types and density.

Compatibility

Goal 3. Ensure compatibility of residential development with established and projected land use patterns.

- Policy 1. Locate multi-family residential housing so it does not create conflict with single-family neighborhoods.
- Policy 2. Multi-family development should have direct access to an arterial street. Traffic generated from multi-family development will be directed away from single-family neighborhoods.
- Policy 3. Use flexible design standards in multi-family development to mitigate impacts on less intense adjoining land uses.
- Policy 4. Encourage higher density single or multi-family neighborhoods near commercial centers and other facilities/services to encourage pedestrian circulation and transit use.
- Policy 5. Use natural and topographical changes, when possible to buffer and separate multi-family residential developments from single-family neighborhoods.
- Policy 6. Require residential developments to provide adequate buffering from adjoining agricultural uses. New developments should reduce conflict between the dissimilar uses.

Economic Development

Downtown

Goal 1. Improve and revitalize the City's downtown and its historic character.

- Policy 1. Prepare and adopt a revitalization plan for downtown.
- Policy 2. Attract more people to downtown for shopping, recreation and community activities.
- Policy 3. Encourage downtown property and business owners in partnership with the City to revitalize the downtown.

Commercial and Industrial

Goal 2. Promote commercial and industrial development that creates jobs and economic diversification.

- Policy 1. Support the efforts of local economic development organizations in their promotional activities to attract new industries to the area.

- Policy 2. Encourage industrial development that diversifies and strengthens the local economy and is compatible with surrounding land use.
- Policy 3. Provide adequate appropriately zoned land to accommodate the city's projected commercial and industrial needs.
- Policy 4. Limit commercial and industrial businesses to those areas large enough to be economically viable.
- Policy 5. Improve the appearance of existing commercial areas and create performance standards for all new developments; including, but not limited to signage, landscaping, setbacks, and buffer areas.

Goal 3. Promote agri-tourism based commercial, industrial, and residential developments.

Policy 1. Promote tourism-based activities that capitalize on wine tourism.

Policy 2. Establish a new zoning district with associated development regulations to incorporate uses supportive of agri-tourism such as wineries, tasting rooms and resorts.

Infrastructure

Goal 4. Ensure infrastructure support for the orderly and cost effective development of commercial and industrial land.

- Policy 1. Group industrial uses to maximize infrastructure efficiency and minimize service provision.
- Policy 2. Prepare a replacement schedule for all utilities recognizing each system's design life and providing a financing plan for replacement and upgrades.
- Policy 3. Encourage commercial and industrial developments to areas where adequate facilities and services exist or can be provided at the time of development.
- Policy 4. When feasible, encourage the infill and redevelopment of existing commercial areas before developing new neighborhoods and community commercial centers.

Transportation

Goal 1. Develop, maintain and operate a balanced, safe, and efficient multi-modal transportation system to serve the community.

- Policy 1. Provide a safe and efficient transportation and circulation system that addresses the needs of the city's residents, promotes and supports the desired land use pattern, and circulation system.
- Policy 2. Maintain appropriate standards and levels of service for new streets and upgrade of existing streets.
- Policy 3. Connect all transportation modes such as rail, pedestrian, equestrian and bike systems with the roadway system when feasible.
- Policy 4. Establish the orderly and efficient movement of freight and goods.
- Policy 5. Encourage the improvement and establishment of terminal facilities to enhance agricultural, commercial, and industrial use.
- Policy 6. Preserve opportunities for industrial development that could be enhanced by

accessibility to rail service.

- Policy 7. Provide appropriate traffic control measures and safe crossings at potentially hazardous locations for pedestrians, equestrians and bicyclists.

Goal 2. Ensure that transportation facilities and services needed to support development are available concurrent with the impacts of such development

- Policy 1. Accommodate development only when the required street and road improvements have been made prior to or concurrent with actual development. Concurrency indicates that facilities are available within six years of the development.
- Policy 2. Require new subdivision development to be improved to full city street and utility standards.
- Policy 3. Obtain future street rights of way or easements prior to or concurrent with developments to facilitate access to adjoining future developments.

Goal 3. Assure adequate accommodation of bicycle, pedestrian, equestrian and physically challenged persons needs in all transportation policies and facilities.

- Policy 1. Strive to provide a system of bicycle routes and pedestrian walkways that link neighborhoods and public facilities and that enhance the walking and bicycling experience.
- Policy 2. Take advantage of corridors such as power lines, surplus street rights of way, buffer zones, and public lands for multiple use trails and pathways.
- Policy 3. Require single and multi-family residential development to provide pedestrian and bicycle friendly streets and sidewalks within the development.
- Policy 4. Develop and/or adopt design standards for bicycle friendly streets, sidewalks, crosswalks, bike racks, and multiple use trails and pathways.
- Policy 5. Require new and improved commercial centers to be located and designed to facilitate access and circulation by alternative transportation modes.
- Policy 6. Include stand-alone pedestrian and bicycle projects in the six-year TIP, as appropriate.
- Policy 7. Actively seek state and federal grants for non-motorized transportation improvement projects

Goal 4. To ensure adequate parking in the downtown area which supports economic growth, and is consistent with downtown design and pedestrian circulation goals.

- Policy 1. Require off-street parking and loading areas in new commercial and industrial developments.

Goal 5. To manage, conserve and protect Benton City's natural resources through a balance of development activities complemented with sound environmental practices.

- Policy 1. Facilities associated with transportation and circulation should be located and designed with respect to such natural features as topography, soils, geology, floodplains, streams, shorelines, marshes, and aquifer recharge areas.
- Policy 2. Route new streets to avoid encroaching on natural preserves, parks and recreation areas and identified critical areas, and to preserve scenic areas and open spaces.
- Policy 3. Strive to plan, construct, and maintain transportation facilities in such a manner as

to promote positive social, economic, and environmental impacts.

Policy 4. Provide adequate review procedures to ensure that transportation projects and improvements protect aesthetic values.

Policy 5. Ensure the preservation and construction of the natural and built environments through proper management and allocation of land uses and transportation facilities.

Goal 6. Provide a local transportation system that is coordinated and consistent with the regional transportation network.

Policy 1. Support the Benton Countywide Planning Policies for transportation.

Policy 2. Coordinate with Benton County, Washington State Department of Transportation, Benton Franklin Council of Government, and other groups for the provision of transportation facilities of statewide, region wide, countywide, and local significance.

Goal 7. Maintain and expand public transportation service for all demographics travelling through Benton City and the surrounding area.

Policy 1. Continue inclusion in Ben Franklin Transit's Public Transportation Benefit Area.

Policy 2. Continue implementation of a shuttle van service to the Tri-Cities, including coordination of interconnecting bus, train, and plane schedules.

Capital Facilities

Goal 1. Ensure that capital facilities proposed are consistent with the land use and other elements in the comprehensive plan and are fiscally achievable.

Policy 1. Provide capital facilities based on the future needs of projected population within the urban growth area as indicated in the land use plan.

Policy 2. Allocate capital improvement funds to meet existing deficiencies, replace worn out or obsolete facilities, and accommodate desired growth.

Policy 3. Prioritize capital facility needs consistent with the overall planning goals.

Policy 4. Require that developers bear a fair share of facility improvement costs required for their developments.

Community Facilities

Goal 1. Provide adequate public facilities for community services.

Policy 1. Provide adequate space for the provision of municipal services.

Policy 2. Provide adequate space for community interaction, fellowship, and recreation.

Policy 3. Cooperate with other public jurisdictions and agencies for the provision of space and services.

Water and Sewer

Goal 1. Ensure that capital facilities provided are consistent with the countywide projected growth, land use and financing.

Policy 1. Ensure that water, sewer and transportation system plans identify future needs based on projected population for the City.

- Policy 2. Provide adequate services to maintain concurrency as developments occur.
- Policy 3. Prioritize capital facilities needs consistent with the future planning goals for areas that are identified for future development.

Goal 2. – Provide an adequate supply of high quality domestic water to residential, commercial, and industrial users.

- Policy 1. Encourage water conservation through a variety of programs and incentives for residential and commercial users.
- Policy 2. Ensure that new residential, commercial, or industrial development provides adequate water supply consistent with the city's comprehensive water plan, and municipal and fire district standards.

Goal 3. – Operate and maintain an efficient wastewater treatment facility.

- Policy 1. Require that developers cover any increased costs for new developments for the provision of sewer interceptors and increased treatment capacity.
- Policy 2. Operate the sewer waste water system within state and federal guidelines.

Stormwater and Wellhead Protection

Goal 1. Protect the quality and quantity of the ground water used for public supplies.

- Policy 1. Cooperate with agencies charged with the regulations of commercial and industrial chemicals, such as Ecology, to prevent chemical contamination of ground waters.
- Policy 2. Prevent contamination of ground water from failing septic systems by continuing to require that all occupied buildings be connected to the sanitary sewer system when feasible.
- Policy 3. Apply necessary regulations to prevent chemical spills in the vicinity of the Yakima River, since the river corridor is Benton City's only known aquifer recharge area.
- Policy 4. Require that drainage outfalls into the river be equipped with treatment facilities if necessary to remove pollutants such as petroleum products.
- Policy 6. Prepare an overall stormwater plan to guide public and private investment in stormwater facilities.
- Policy 7. Maximize on-site retention in new developments, to increase the chances of runoff recharging the groundwater in a manner similar to that, which occurs in nature.
- Policy 8. Update the existing Wellhead Protection Plan with current data.

Park and Recreation

Goal 1. Provide a variety of well-distributed accessible parks and recreational facilities.

- Policy 1. Plan new parks, and develop comprehensive park and recreation plans and programs based on current and anticipated community needs.
- Policy 2. Provide a range of programs and facilities for year round recreational choices including indoor and outdoor activities for all age groups and abilities.
- Policy 3. Develop a system of bike, pedestrian and equestrian trails and paths that interconnect local and regional destinations.
- Policy 4. Ensure that recreational facilities are ADA accessible as appropriate and required by

law.

Policy 5. Consider developing a sports complex to serve the community.

Goal 2. Promote recreational opportunities along the Yakima River.

Policy 1. Enhance public access opportunities and water-enjoyment activities along the Yakima River shoreline.

Goal 3. Preserve open space and natural areas that are unique to Benton City.

Policy 1. Protect and enhance the natural environment and aesthetic qualities of the city.

Policy 2. Protect the views and features that are unique to the Benton City area.

Schools

Goal 1. Promote planned development of Kiona Benton public school sites.

Policy 1. Work with Kiona-Benton School District to locate public schools close to existing or proposed residential areas.

Policy 2. Require improved streets and sidewalks between new schools and the nearest arterial streets.

Policy 3. Require that location, design, and construction of school facilities be compatible with existing land use, drainage, and natural systems.

Goal 2. Promote cooperation between the city and the local school district to offer shared use of the school facilities for the community as appropriate.

Policy 1. Maintain an open communication between the city and school district.

Policy 2. Provide park and recreation facilities adjacent to, or in conjunction with, school district properties whenever possible.

Policy 3. Encourage future development of school grounds to complement park development.

Essential Public Facilities

Goal 1. Undertake a regional process for the siting of essential public facilities.

Policy 1. Develop a uniform siting procedure, which enables selection of optimum project sites and appropriate size relative to intended benefit area.

Policy 2. Coordinate with the County and the Regional Transportation Planning Organization in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.

Natural Environment

Goal 1. Preserve the unique natural environment of critical areas and shoreline.

Policy 1. Protect wildlife habitats in designated open space and wetlands areas.

Policy 2. Acquire and protect key significant wildlife habitat areas

Policy 3. Prevent isolation of communities of endangered, threatened, or sensitive species.

Policy 4. Protect surface water and groundwater supplies.

Policy 5. Use the critical areas ordinance, Shoreline Master Program, ~~and~~ the state environmental policy act (SEPA) and other ordinances as needed to protect the

critical areas and natural environment.

- Policy 6. Consider the goals and policies of the Shoreline Master Program as part of this Comprehensive plan.
- Policy 7. Support the no net loss of ecological functions of the shoreline and require restoration and mitigation according to the Shoreline Master Program.

Goal 2. Enhance the natural environment where possible.

- Policy 1. Provide incentives for the restoration of degraded wetlands, watercourses, and other important natural systems.
- Policy 2. Utilize the best available science to mitigate development impacts to environmentally sensitive areas.

Goal 3. Mitigate adverse environmental impacts.

- Policy 1. Mitigate adverse impacts of developments according to the State Environmental Policy Act (SEPA), critical areas and shoreline regulations.
- Policy 2. Require the mitigation of impacts from development adjacent to sensitive areas.



Memorandum

Date: January 17, 2017

To: Stephanie Haug, CMC; City of Benton City

From: Ferdouse Oneza, Oneza & Associates

Re: Summary of Benton City's Land Capacity Analysis

Inventory of the City's land use from County's GIS parcel data indicates the City and the Urban Growth Area (UGA) land distribution as follows. This data does not include roads, trails and other right of ways.

Zone	UGA (acre)	City (acre)	Grand Total (acre)	%
Residential	341.90	605.50	947.30	55
Parks		11.80	11.80	1
Commercial	7.20	141.80	149.00	9
Manufacturing/ Light Industrial	14.10	385.90	400.00	23
Government	0.90	95.60	96.50	6
Agricultural Suburban	6.10	109.30	115.40	7
Grand Total	370.20	1,349.80	1,720.00	100

The table below indicates Benton City's projected population for years 2035 and 2040, based on the Office of Financial Management's (OFM) population projection.

	2035	2040
Projected Population	5467	5812
Population in 2016	3325	3325
Population increase	2,142	2,487

According to the Growth Management Act, cities must plan for the population allocated to them but may plan for additional population within incorporated areas (WAC 365-196-405(2)(f)). It requires cities and counties to show how they meet the twenty-year population projection. This also includes planning for different housing densities within the City and its UGA.

In order to analyze the capacity of land to meet the future demand, Benton County had prepared a preliminary analysis of Benton City's inventory of parcels. Our analysis is



based on the County's analyzed data and findings, and completes the analysis and housing needs.

Methodology

This analysis is based on existing vacant and underdeveloped land's capacity to add additional units. This doesn't reflect the property owners' intention for developments; neither does it require the property owners to develop their properties.

In the methodology, all the vacant and underutilized parcels in residential land use were identified by zoning (R-2 and R-3). For instance, lots that are at least 2.5 times larger than the required R-2 zoning district's minimum lot size (7200 sq-ft) were identified. Benton County had identified these lots and their development potentials in R-2 zoning. Critical areas, rights of ways were excluded from the total. For R-3 zoning, City staff helped identifying vacant lots within the City. Underutilized lots were also identified when the building value is less than half of the land value. Potential numbers of future units were calculated from this data.

Data Summary

The City's utility account indicates 1184 existing housing units that include single-family, multi-family and mobile homes. In order to meet the 2035 population goals, the City will need an additional 765 (2142/2.8*) housing units.

Based on the analysis of available land within the City limits, following units can be built on vacant or underutilized lands.

Development capacity	Unit count
R-2 zone vacant	324
R-2 zone underutilized	245
R-3 zone vacant and underutilized	215
Total capacity	784
Additional units needed	765*
Surplus	19

*Population increase 2142, average household size for Benton City is 2.8

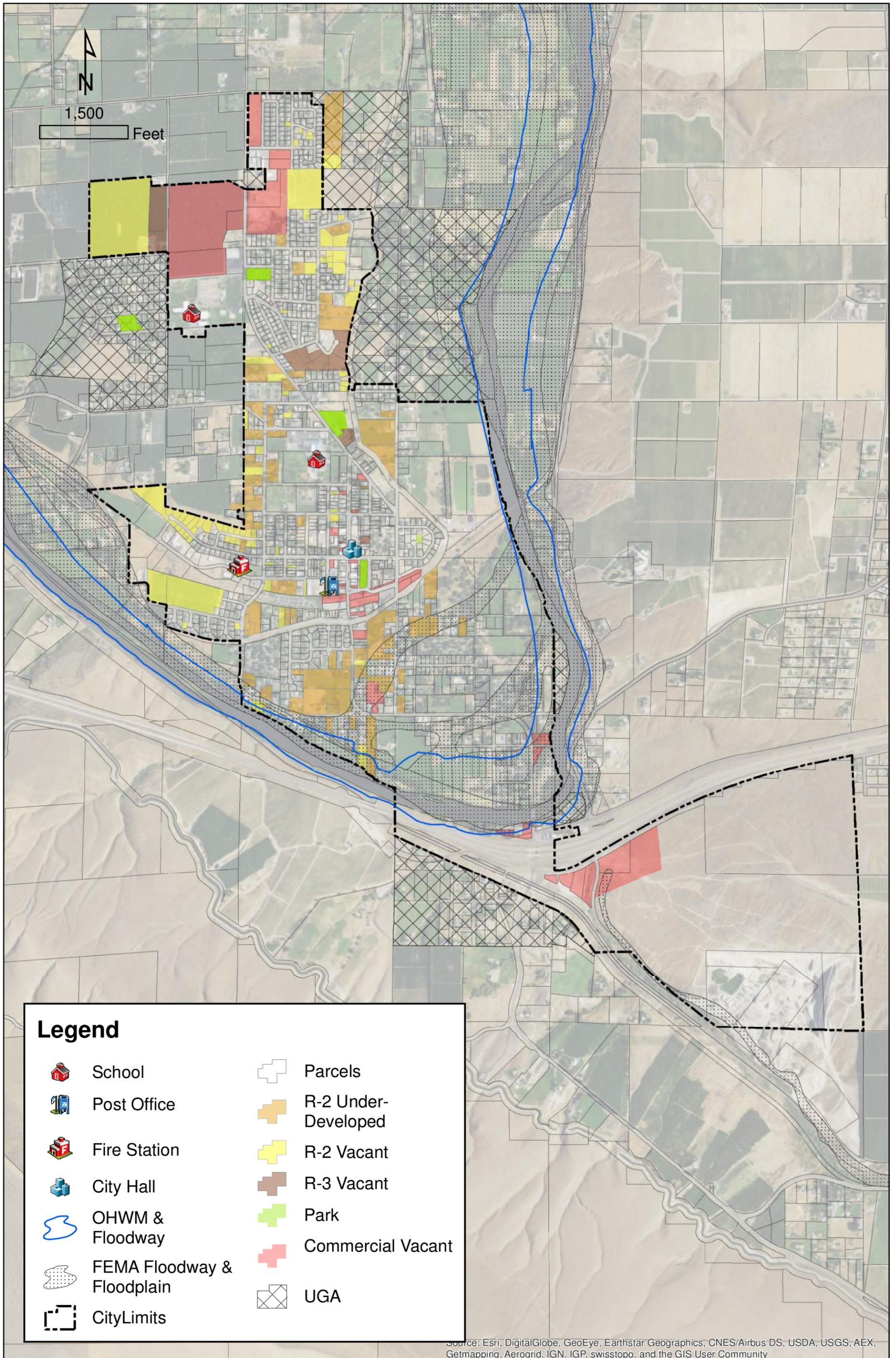
The above table doesn't include lands in the urban growth area. The GIS data analysis indicates that the UGA currently includes 92 acres of underdeveloped land with a County zoning designation of Urban Growth Area Residential (UGAR). UGAR zoning



requires 7500 sq-ft minimum lot size for a single family home. After excluding roads, critical areas and considering a 50% build-out scenario in the UGA will add additional 150 residential units.

Commercial land use indicates 82.9 acres of developed commercial and 58.9 acres of underdeveloped commercial land. The City has approximately 357 acres of underdeveloped Manufacturing/Light Industrial land, a major portion of which is located on the south side of Interstate-82.

DRAFT



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

CITY OF BENTON CITY

City Council Agenda Item



PROCESS INFORMATION

SUBJECT: SPECIAL PRESENTATION - Ed's Disposal

DATE/ITEM: 02-07-2017- H 1

BUDGET INFORMATION

DEPT: N/A

BUDGETED?

FUND: N/A

EXPENDITURE: N/A

DESCRIPTION/SUMMARY

ACTION

HISTORY

2017 Collection Rates & Services

ATTACHMENTS

1)

3)

2)

4)

RECOMMENDED ACTION/SAMPLE MOTION

N/A

**CITY OF BENTON CITY
Voucher Summary Sheet**

January 18, 2017-February 7, 2017

FUND NAME	FUND NO.	PAYROLL	CLAIMS	TOTAL
CURRENT EXPENSE	001		54,763.73	54,763.73
CITY STREET	101		2,007.80	2,007.80
ARCHIVE	103			0.00
PARK & RECREATION CAPITAL IMPROVEMENT	302			0.00
I-82 BUSINESS PARK	350			0.00
WATER	401		5,941.73	5,941.73
SEWER	402		8,676.70	8,676.70
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	71,389.96	71,389.96

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 7th day of February, 2017.

VOUCHER APPROVAL

I move to approve payment of Claim check numbers:

28230 to 28254 with EFTs as listed in the amount of \$ 71,389.96
this 7th day of February, 2017.

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

CITY CLERK/TREASURER

CHECK REGISTER

City Of Benton City
MCAG #: 199

01/18/2017 To: 02/07/2017

Time: 10:30:37 Date: 02/01/2017
Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
614	02/05/2017	Claims	1	EFT	WA St Dept of Revenue	3,385.54	January Excise Tax
624	02/07/2017	Claims	1	EFT	Benton PUD	423.26	Acct No. 6958300000
625	02/07/2017	Claims	1	EFT	Benton PUD	13.71	Acct No. 1628300000
626	02/07/2017	Claims	1	EFT	Benton PUD	2.48	Acct No. 4708300000
627	02/07/2017	Claims	1	EFT	Benton PUD	9,076.58	Acct No. 8297300000
628	02/07/2017	Claims	1	EFT	Wright Express FSC Fleet Conoco	545.62	Acct No. 0203-00-107379-0
629	02/07/2017	Claims	1	EFT	Home Depot Credit Services	392.59	Acct No. 6035 3220 2492 1912
630	02/07/2017	Claims	1	28230	Ace Sales & Service, Inc	276.00	Acct No. CITYOFBENT/Inv No. A-34492
631	02/07/2017	Claims	1	28231	B.F. Council of Governments	1,509.00	Inv No. 2017-11 / 2017 BFCG Membership Assmt.
632	02/07/2017	Claims	1	28232	B.F. District Health Dept.	125.00	Acct No. 0101-340
633	02/07/2017	Claims	1	28233	Benton City Chamber Of Commerce	300.00	PO#2028/Inv No. 1039 - 2017 Membership Dues
634	02/07/2017	Claims	1	28234	Benton City EDC	8,750.00	Inv No. 201560004 - 4th Q Partnership Contribution
635	02/07/2017	Claims	1	28235	Benton Co. Sheriff Office	26,179.60	January 2017 Contract Law Enforcement Svcs
636	02/07/2017	Claims	1	28236	Benton REA	450.63	Invoice Group No. 602
637	02/07/2017	Claims	1	28237	Cascade Analytical, Inc.	1,075.32	Acct No. 5444/Inv No. 237104
638	02/07/2017	Claims	1	28238	City Of Benton City	777.16	City Water/Sewer Jan/Feb
639	02/07/2017	Claims	1	28239	Crystal Springs	113.19	Acct No. 30112065416923/Inv No. 5416923 012817
640	02/07/2017	Claims	1	28240	Detloff A&M	324.90	Acct No. 34 CITY/January 2017 Charges
641	02/07/2017	Claims	1	28241	Just A Minute Mart	736.05	January 2017 Fuel Charges
642	02/07/2017	Claims	1	28242	Kerr Law Group	8,238.00	Inv No. 14305 January Legal Fees
643	02/07/2017	Claims	1	28243	North Central Labs	1,522.11	Acct No. 4701/PO#17-002/Invoice No. 384189; Acct No. 4701/PO#17-002/Inv No. 384564
644	02/07/2017	Claims	1	28244	Oneza & Associates	3,143.26	Inv #4/ 11/1/26-12/31/16 BC Comp Plan Update
645	02/07/2017	Claims	1	28245	Patnode's True Value Hardware	110.40	Acct No. 140 January 2017 Charges
646	02/07/2017	Claims	1	28246	Ranch & Home	48.84	Acct No. 5883322/Inv No. 50059162
647	02/07/2017	Claims	1	28247	Darrel Rodeman	10.00	Refund inactive customer credit balance
648	02/07/2017	Claims	1	28248	Rowand Machinery	334.42	Acct No:2505 / Inv No. 219011
649	02/07/2017	Claims	1	28249	SCWMCA	50.00	2017 Annual Dues
650	02/07/2017	Claims	1	28250	Staples Credit Plan	353.62	Acct No. 6035 5178 2017 4653
651	02/07/2017	Claims	1	28251	U.S. Cellular	453.22	Acct No. 952635344/Inc No. 0172126003
652	02/07/2017	Claims	1	28252	Treasury Management Svcs. US Bank	1,924.34	Acct No. 1-535-0300-7749 - 2017 Bank Fees
653	02/07/2017	Claims	1	28253	US Linen	45.12	Acct No. 150450/January Code Rental Charges
654	02/07/2017	Claims	1	28254	Sonja West	700.00	Meter Replacement Deposit Refund

001 Current Expense Fund	54,763.73		
101 City Street Fund	2,007.80		
401 Water Fund	5,941.73		
402 Sewer Fund	8,676.70		
	71,389.96	Claims:	71,389.96
* Transaction Has Mixed Revenue And Expense Accounts	71,389.96		

CITY OF BENTON CITY

City Council Agenda Item



PROCESS INFORMATION

SUBJECT: City Council Committee Pay

DATE/ITEM: 02-07-2017- I 1

BUDGET INFORMATION

DEPT: Legislative

BUDGETED?

FUND: General

EXPENDITURE:

DESCRIPTION/SUMMARY

ACTION

Councilwoman Stade requested that the City Council discuss the current rate of pay for attending Council Committee meetings.

HISTORY

ATTACHMENTS

1) BCMC 2.28 & 2.08

3)

2)

4)

RECOMMENDED ACTION/SAMPLE MOTION

N/A- DISCUSSION ONLY

Chapter 2.08

CITY COUNCIL

Sections:

- 2.08.010 Council meetings.
- 2.08.020 Standing committees.
- 2.08.025 Appointment of Outside Boards and Committees.
- 2.08.030 Order of business.
- 2.08.040 Ordinances--Introduction and enactment.
- 2.08.050 Ordinances--Which require a week between readings.
- 2.08.060 Ordinances--Effective date.
- 2.08.070 Rules of order.
- 2.08.080 Mayor pro tempore.
- 2.08.090 Consent to lobby—Declaration.
- 2.08.100 Consent to lobby--Use of funds restricted.
- 2.08.110 Appointment and Removal of Municipal Officers.

2.08.010 Council meetings.

- A. The regular meeting of the City Council shall be held on the first and third Tuesdays of each month commencing at 7:00 p.m. at the Benton City Hall, which meeting shall be for the transaction of all business which shall come regularly before the Council. Regular meetings shall terminate no later than 10:00 p.m. unless earlier adjourned or extended by a majority of the Council members present. Council business on the regular meeting agenda not addressed prior to the 10:00 p.m. termination date, shall be adjourned to a new date and time set at the time of adjournment.
- B. If at any time any regular meeting falls on a holiday, such regular meeting shall be held on the next business day following said holiday.
- C. Special meetings of the City Council may be called by the Mayor or by a majority of the City Council members. A Council member who wishes to call a special meeting, at a time when the City Council is not currently in session, shall provide written or email notice to the City Clerk requesting such meeting. The City Clerk shall in turn, provide notice to the remaining Council members, requesting that each Council member reply directly to the Clerk if they should agree to the special meeting. If a majority of the Council members agree to call a special meeting, the City Clerk shall provide notice of such meeting to all Council members and shall also provide public notice in the manner provided by the General Laws of the State of Washington. (Ord. 965, Nov. 2016; Ord. 909, Nov. 2012; Ord. 905, 2012; Ord. 895, 2011; Ord. 848, 2008; Ord. 778, 2004; Ord. 390 S1 (part), 1981.)

2.08.020 Standing committees. The mayor shall appoint from the members of the council the following standing committees:

- A. Water and sewer committee: one member.
- B. Streets and alleys committee: one member.
- C. Intergovernmental relations committee: one member.
- D. Parks and recreation committee: one member.

E. Finance and budget committee: one member. (Ord. 390 SI (part), 1981.)

2.08.025 **Appointment of Outside Boards and Commissions.** Biennially, in the meeting at which newly elected City Council members take office, or, upon the vacancy of any board, commission or committee upon which a City Council member sits, the Mayor shall, with majority approval of the City Council, appoint the City Council member to serve as the liaison or member of the boards, committees or commissions.

Appointment shall be based upon the Council member's experience, expertise, interest and availability.

The City representative assigned to serve on such boards, committees or commissions may serve as a voting member and participate as officers of the organization. The City representative's purpose is not only to communicate the City Council policy to the organization and to take recommendations and questions back to the Council, but also to encourage the carrying out of City objectives by the organization. The City representative shall also gather information about the organization and communicate to Council when appropriate. (Ord. 908, Nov. 2012; Ord. 805, March 2006.)

2.08.030 **Order of business.** The order of business at every regular and special meeting shall be as follows:

- A. Call to Order.
- B. Roll call.
- C. Reading and approval of minutes of previous meeting.
- D. Reports of officers and committees.
- E. Action on agenda items.
- F. Communications. (Ord. 390 SI (part), 1981.)

2.08.040 **Ordinances—Introduction and enactment.** The title of an ordinance shall in all cases be read prior to its passage; provided, that should a member of the council, or any other person attending a council meeting request that the entire ordinance or certain of its sections be read, such request shall be granted. Every ordinance shall receive two readings by title previous to its passage, and the second reading shall not be upon the day of its introduction; except, that an ordinance may be passed on the day of its introduction if it is declared to be of emergency nature by a two-thirds votes of the entire council present. (Ord. 390 SI (part), 1981.)

2.08.050 **Ordinances—Which require a week between readings.** No ordinance or resolution granting any franchise for any purpose, or conveying any interest in property owned by the city shall be passed except by reading the same twice in its entirety, with at least one week to elapse between readings. (Ord. 390 SI (part), 1981.)

2.08.060 **Ordinances—Effective date.** All ordinances, except emergency ordinances, shall be in full force and effect five days after the date of their passage and publication as required by law.

2.08.070 **Rules of order.** "Roberts Rules of Order Revised" shall govern the

deliberations of the city council except as they may be in conflict with the specific rules of Section 2.08.080. (Ord. 390 SI (part), 1981.)

2.08.080 **Mayor pro tempore.** Biennially at the first meeting of a new council, or periodically, the members thereof, by majority vote, may designate one of their numbers as mayor pro tempore or deputy mayor for such period as the council may specify, the serve in the absence or temporary disability of the mayor; or, in lieu thereof, the council may, as the need may arise, appoint any qualified person to serve as mayor pro tempore in, the absence or temporary disability of the mayor. In the event of the extended excused absence or disability of a councilman, the remaining members by majority vote may appoint a councilman pro tempore to serve during the absence or disability. (Ord. 390 SI (part), 1981.)

2.08.090 **Consent to lobby—Declaration.** It is recognized by the city council that it is in the best interest of the citizens of the city for the preservation of their individual rights and the collective needs of the city and its citizens that it is the moral and practical responsibility of the city council to participate in the process of drafting and enacting state and federal legislation subject to the limitations and requirements of Chapter 42.17 RCW. (Ord. 390 SI (part), 1981.)

2.08.100 **Consent to lobby—Use of funds restricted.** Members of the city council shall be reimbursed for all necessary travel and living expenses incurred for services rendered on behalf of the city in connection with providing information to or communicating with any federal or state elected official or legislative or administrative body; provided, that this section shall not permit the use of any such funds as direct or indirect emolument, or direct or indirect campaign contribution, provided to any federal or state elected official employee, legislative or administrative body who is contacted. All funds so expended shall be reported as required by RCW 42.17.190. (Ord. 390 SI (part), 1981.)

2.08.110 **Appointment and Removal of Municipal Officers.** The Mayor shall have the power of appointment and removal of all appointive officers and employees subject to any applicable laws, rules and collective bargaining agreements. All appointments of City officers and employees shall be made on the basis of ability and training or experience of the appointees and the duties they are to perform, from among persons having such qualifications as may be required to fulfill the office. The appointment of City officers and employees shall be subject to confirmation by a majority of the whole council. Appointive offices shall be without definite term unless a term is established for such office by law or ordinance. (Ord. 795, October 2005; Ord. 793, June 2005; Ord. 777, April 2004.)

Chapter 2.28

OFFICIALS' SALARIES

Sections:

2.28.010 Mayor.
2.28.020 Council members.

2.28.010 **Mayor.** Effective January 1, 2016, the compensation to be paid to the Mayor by the City shall be in the amount of \$800.00 per month. (Ord, 946, Feb 2015; Ord. 686, June 1999.)

2.28.020 **Council members.** The compensation to be paid to City Council members by the City shall be Seventy-Five (\$75.00) per meeting for each regular and special meeting attended with a maximum of one (1) meeting per day. Council members additionally will be compensated for committee and other meetings attended by Council members as required for standing committees established pursuant to BCMC 2.08.020, outside board and committee authorized by BCMC 2.08.025 and assigned by the Council, in the amount of \$20.00 per meeting. (Ord. 836, September 2008; Ord. 686, June 1999).

2.28.030 **Payment.** Compensation for the Mayor and City Council members shall be paid monthly in a single payment during the month following the month of service. (Ord. 854, March 2009)