

MOSES LAKE CITY COUNCIL
August 23, 2016

The regular meeting of the Moses Lake City Council was called to order at 7 p.m. by Mayor Voth in the Council Chambers of the Civic Center, 401 S. Balsam, Moses Lake, Washington.

Executive Secretary Sophia Guerrero called the roll. The following were:

Present: Mayor Todd Voth, Deputy Mayor Karen Liebrecht, and Council members Bill Ecret, Don Myers, Mike Norman, and Ryann Leonard

Absent: Council member David Curnel

Action Taken: Mr. Norman moved to excuse Mr. Curnel from the meeting, seconded by Mrs. Leonard, and passed unanimously.

PLEDGE OF ALLEGIANCE: Jordan Russell led the Council in the flag salute.

SUMMARY REPORTS

CERTIFICATE OF ACHIEVEMENT - COLUMBIA BASIN RIVER DOGS

A Certificate of Achievement was presented to members of the Columbia Basin River Dogs as the 2016 Babe Ruth League - Pacific NW Region 2016 Champions.

ADDITIONAL BUSINESS: None

PRESENTATIONS

Fire Department: Firefighter/Paramedics Simon Rillera and Jake Simpson were introduced to the Council, took the oath of office, and received their badge of office.

Letters of commendation and a Fire Department Challenge Coin were presented to Police Offices Juan Loera, Nick Stewart, Jack Dodson, Fire Captain Dave Holle, and Firefighters Todd Eldred, Robert Hecker, Patrick Heeren, Brian Russell, Jake Simpson, Brandon Wertman, and Mike Evans for their actions during a fire on July 3, 2016 which required 24 fire fighting vehicles and nearly 30 firefighters from the City of Moses Lake and Grant County Fire District #5.

Administration: Gilbert Alvarado, Community Development Director/Deputy City Manager, mentioned that John Williams, City Manager, was presented a Washington City Manager's Association Program Excellence Award at the recent Washington City Manager's Association meeting.

Gilbert Alvarado, Community Development Director/Deputy City Manager, also mentioned that he has been appointed to the Board of the Washington City Manager's Association.

CITIZEN'S COMMUNICATIONS - None

CONSENT AGENDA

Minutes: The minutes of the August 9 meeting were presented for approval.

Approval of Claims, Prepaid Claims, Checks, and Payroll: Vouchers audited and certified by the Finance Director as required by RCW 42.24.080, and those expense reimbursement claims, certified as required by RCW 42.24.090, have been recorded on a listing which has been made available to the Council for approval and is retained for public inspection at the Civic Center. As of August 23, 2016 the Council does approve for payment claims in the amount of \$337,303.93; prepaid claims in the amounts of \$51,683.59, \$135,535.50, and \$90,256.04; claim checks in the amount of \$3,051,051.80; and payroll in the amount of \$370,316.44.

Resolution - Accept Easement - Grant County: A resolution was presented which accepts an easement from Grant County to allow the City to maintain, operate, repair, replace, and read water and sanitary sewer mains and for testing and flushing private fire hydrants on the Grant County Fairgrounds.

Action Taken: Mrs. Leonard moved that the Consent Agenda be approved, seconded by Mrs. Liebrecht, and passed unanimously.

OLD BUSINESS

ORDINANCE - AMEND 2.44 - PARK AND RECREATION COMMISSION

An ordinance was presented which amends the make up of the Park and Recreation Commission by providing for a youth representative on the Commission.

The ordinance amending Chapter 2.44 of the Moses Lake Municipal Code entitled "Park and Recreation Commission" was read by title only.

Gilbert Alvarado, Community Development Director/Deputy City Manager, gave some background on the proposed change.

There was discussion by the Council.

Action Taken: Mr. Norman moved that the ordinance be adopted, seconded by Mr. Myers, and passed unanimously

ORDINANCE - AMEND GARBAGE COLLECTION RATES

An ordinance was presented which will establish four new rates for the replacement of missing or destroyed carts and increase rates for both commercial and residential accounts. These increases will keep pace with the increase in contractor charges and make the fund solvent.

The ordinance establishing charges for garbage collection was read by title only.

W. Robert Taylor, Finance Director, explained the increases.

There was discussion by the Council.

Action Taken: Mrs. Liebrecht moved that the ordinance be adopted, seconded by Mr. Norman, and passed with Mr. Ecret and Mr. Myers opposed.

NEW BUSINESS

ORDINANCE - AMEND 8.14 - NUISANCES

A draft ordinance was presented which would require property owners of vacant lots to control weeds over the entire lot and within 20' back of the sidewalk on developed lots.

Gilbert Alvarado, Community Development Director/Deputy City Manager, stated that the proposed changes are being presented for consideration by the Council.

Mark Fancher, 301 E. Inglewood, stated that he was representing property owners about weed control on large vacant lots and provided information on the cost of controlling the weeds over the entire area of large lots.

Bob Fancher, 6726 N. Frontage Road E., stated that there are 719 acres of undeveloped land in the City, much of which cannot be mowed because of the terrain, rocks, etc. and disturbing the ground will only increase the amount of weeds. He mentioned that it costs over \$100,000 now to control weeds on their vacant property and additional requirements would only increase the cost.

After considerable discussion it was the consensus of the Council that a field trip be scheduled to view the weed problem.

ORDINANCE - AMEND 17.06 - DEFINITIONS

An ordinance was presented which would add the definitions of "cul-de-sac" and "cul-de-sac bulb" to Chapter 17.06, Definitions.

Gary Harer, Municipal Services Director, explained the reasons for adding the definitions.

ORDINANCE - AMEND 17.24 - IMPROVEMENTS

An ordinance was presented which would consolidate the conditions for City participation for water, sewer, stormwater, and street improvements, and establishes the conditions when a cul-de-sac street may be approved and a temporary cul-de-sac bulb would be allowed.

Gary Harer, Municipal Services Director, explained the proposed changes to Chapter 17.24, Improvements.

There was some discussion by the Council.

BUILD ON UNPLATTED PROPERTY - SAGEBRUSH HOLDING

Lee Gerber, Sagebrush Holding, LLC, requested the reconsideration of a previous Council action allowing him to build on unplatted property but requiring a covenant insuring future infrastructure abutting the site located at 1671 South Frontage Road. Mr. Gerber is requesting that the requirement for a covenant be removed.

Gilbert Alvarado, Community Development Director/Deputy City Manager, gave the background on the site and mentioned that a previous development was allowed but no covenant was required.

There was some discussion and it was the consensus of the Council that the requirement for a covenant be eliminated.

Action Taken: Mr. Ecret moved that the requirement for a covenant be waived and the original resolution be amended, seconded by Mrs. Liebrecht, and passed unanimously.

RESOLUTION - BUILD ON UNPLATTED PROPERTY - MOLITOR

A resolution was presented which would allow Tim and Sarah Molitor to construct a single family dwelling at 3921 W. Peninsula Drive, which is currently unplatted. The Molitors have agreed to begin the platting process.

The resolution allowing Tim and Sarah Molitor to build on unplatted property owned by Molitor Holdings, LLC was read by title only.

Gilbert Alvarado, Community Development Director/Deputy City Manager, provided background information on the request.

Tim Molitor, 4239 Edwards Drive, stated that they would like to begin building prior to the final plat being accepted.

Action Taken: Mr. Ecret moved that the resolution be adopted, seconded by Mr. Norman, and passed unanimously.

POLICE VEHICLES

Kevin Fuhr, Police Chief, requested authorization to purchase two Police vehicles through the Municipal Lease/Purchase Agreement with Umpqua Equipment Leasing & Finance.

Action Taken: Mrs. Leonard moved that staff be authorized to purchase the for two Police vehicles, seconded by Mr. Myers, and passed unanimously.

WINONA LIFT STATION IMPROVEMENTS

The City received four bids for the Winona Lift Station 2016 project. This projects includes updating, modifying, and improving the Winona Lift Station.

Gary Harer, Municipal Services Director, stated that the upgrades to the lift station will reduce the maintenance required on this older facility.

Action Taken: Mrs. Leonard moved that the bid be awarded to Culbert Construction, Inc. In the amount of \$224,037.41, seconded by Mr. Norman, and passed unanimously.

PLATTING DEEMED INSUFFICIENT - 1140 W. BROADWAY

Bill Conley requested permission to construct three storage units on property located at 1140 W. Broadway. The site does not meet current development standards. If the Council approves the request, a covenant for future improvements on the property should be required.

Gilbert Alvarado, Community Development Director, Deputy City Manager, mentioned that property platted years ago was not required to install municipal improvements that are now required with current plats. In order to rectify the deficiencies, staff cannot issue a building permit for improvements on insufficiently platted property unless the properties are brought into conformance with the current codes or the City Council grants a waiver, deferral, or deviation from the requirements to install the deficient plat improvements. He mentioned that if the Council approves a waiver, a covenant for the additional improvements would be required of the owner.

Action Taken: Mr. Ecret moved that the request be granted with the stipulation that a covenant be required for construction of the improvements in the future, seconded by Mr. Voth, and passed unanimously.

COLVILLE CONFEDERATED TRIBES - MUNICIPAL SERVICES AGREEMENT

Gilbert Alvarado, Community Development Director/Deputy City Manager, stated that the Draft Municipal Services Agreement between the City and the Colville Confederated Tribes will cover the services to be provided to the Tribal Trust Land located on Wanapum Drive. This agreement will cover water, sewer, fire, emergency, and police services, and a mechanism to fund those services.

There was some discussion by the Council.

2016 COMPREHENSIVE PLAN - AMENDMENTS - REQUEST FOR DIRECTION

Gilbert Alvarado, Community Development Director, Deputy City Manager, stated that the City is requesting an amendment to the Comprehensive Plan to redesignate property adjacent to the Municipal Airport. The redesignation would allow the property to be used for airport operations. The deadline to submit amendments to the Comprehensive Plan was March 31 and staff is requesting direction from Council on whether or not to proceed with this amendment or include it in the next amendment cycle.

There as discussion by the Council.

Action Taken: Mrs. Leonard moved that the request be granted, seconded by Mr. Norman, and passed unanimously.

ADMINISTRATIVE REPORTSDRIVEWAY DEVIATIONS

Gary Harer, Municipal Services Director, stated that meetings have taken place with the Building Official and the property owners concerning the driveway issue on Central Drive. It is proposed to amend the Municipal Code to allow for the additional driveway while still protecting the integrity of the rest of Central Drive.

COUNCIL COMMUNICATIONS AND REPORTS - None

EXECUTIVE SESSION - None

ADJOURNMENT: The regular meeting was adjourned at 9:07 p.m.

ATTEST

Todd Voth, Mayor

W. Robert Taylor, Finance Director