

MOSES LAKE CITY COUNCIL
May 25, 2010

Council Present: Jon Lane, Bill Ecret, Dick Deane, David Curnel, Karen Liebrecht, and Brent Reese
Absent: Richard Pearce

The meeting was called to order at 7 p.m. by Mayor Lane.

PLEDGE OF ALLEGIANCE: Mr. Reese led the Council in the pledge of allegiance.

PRESENTATIONS AND AWARDS - None

CONSENT AGENDA

Minutes: The minutes of the May 11, 2010 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 city hall. As of May 25, 2010 the Council does approve for payment claims in the amount of \$522,681.46; prepaid claims in the amounts of \$67,628.16 and \$14,161.90; claim checks in the amount of \$1,533,387.17; and payroll in the amount of \$36,321.42.

REC Moses Lake Major Plat and Findings of Fact: REC Silicon, LLC submitted an application to consolidate multiple REC parcels into one lot of 206 acres. Lot 2 of the plat is 1.33 acres for a Grant County 5 fire station. The site is located at 3322 Road N NE, and is zoned Heavy Industrial, which corresponds with the Comprehensive Plan Land Use Designation of Industrial. Several waivers and deferrals of street and utility improvements were requested. The Planning Commission recommended that the preliminary plat be approved with conditions. Attached are the Findings, Conclusions and Decision of the Planning Commission. The Council's approval of this decision incorporates and adopts the Findings, Conclusion and Decision of the Planning Commission.

The Greens PURD Major Plat - Alteration of Subdivision: Michael D. Norman of Lee/Norman Development LLC submitted a request to alter one of the conditions of approval of The Greens Planned Unit Residential Development. The proposed alteration is to allow the development to be gated where the private streets intersect with 9th Avenue. The PURD and plat approval required that "Interior streets shall connect to 9th Avenue, without bollards or other barriers, to allow traffic, including service vehicles, access to and from the development." The Planning Commission recommended that the request to alter the conditions of The Greens Planned Unit Residential Development be granted. Attached are the Findings, Conclusions and Decision of the Planning Commission. The Council's approval of this decision incorporates and adopts the Findings, Conclusion and Decision of the Planning Commission.

Resolution - Accept Street and Utility Improvements - Wesley Place: A resolution was presented which accepts the street and utility improvements in Wesley Place within the Point Lorraine Estates Major Plat.

Action Taken: Mr. Ecret moved that the Consent Agenda be approved, seconded by Mr. Deane, and passed unanimously.

COMMISSION APPOINTMENTSTOURISM COMMISSION

Mayor Lane requested Council confirmation of the appointment of Tim Chisum to the Tourism Commission.

Action Taken: Dr. Curnel moved that the appointment of Tim Chisum to the Tourism Commission be confirmed, seconded by Mrs. Liebrecht, and passed unanimously.

CONSIDERATION OF BIDS AND QUOTES - NonePETITIONS, COMMUNICATIONS, OR PUBLIC HEARINGSGRANT COUNTY HEALTH DISTRICT

Joy Reese, Assessment Coordinator for the Grant County Health District, introduced the new administrator, Jefferson Ketchel.

Mr. Ketchel stated that he was looking forward to working with the city on health issues in Moses Lake.

Ms. Reese stated that the Grant County Health District vaccinated several thousand students in Moses Lake and thanked the Moses Lake Fire Department for their support in this effort.

ROYAL ORGANIC PRODUCTS - YARD WASTE/COMPOSTING

Thad Schutt, Business Manager, and Chuck Graff, Operations Manager, for Royal Organic Products, gave a presentation on composting organic waste.

There was some discussion by the Council.

ORDINANCES AND RESOLUTIONSRESOLUTION - BUILDING PERMIT FEES AND VALUATIONS

A resolution was presented which establish building permit fees and building construction valuations per the adopted State Building Code.

The resolution rescinding Resolution 3140 and establishing building code fees for the City of Moses Lake was read by title only.

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

RESOLUTION - BUILD ON UNPLATTED PROPERTY - MCKAY SEED CO.

A resolution was presented which allows McKay Seed Company to construct a grain bin on unplatted property located at 1945 Road N NE with the stipulation that the property be platted within one year.

The resolution allowing McKay Seed Company, Inc. to build on unplatted property was read by title only.

Gilbert Alvarado, Community Development Director, stated that McKay Seed Company was previously granted permission to build on unplatted property to construct four grain silos. Those grain silos have been constructed but the plat has not yet been submitted. He pointed out that in other instances, proponents have found that the cost of platting is greater than the cost of the improvement and the Council has rescinded the requirement to plat.

Mr. Deane stated that he is in favor of platting as it eliminates or minimizes any problems that may occur in the future with regard to land uses.

Action Taken: Mrs. Liebrecht moved that the resolution be adopted, seconded by Mr. Reese, and passed with Mr. Deane opposed.

RESOLUTION - BUILD ON UNPLATTED PROPERTY - ADAMSON

A resolution was presented allowing Shawna Adamson to construct a drive through coffee stand on unplatted property owned by 4B's, LLC located at 3720 E. Broadway Extended.

The resolution allowing Shawna Adamson to build on unplatted property owned by 4B's, LLC was read by title only.

Gilbert Alvarado, Community Development Director, stated that the property owner is unwilling to plat the property and will deny the business if platting is required.

There was some discussion by the Council.

Ms. Adamson stated that she would like the Council to consider the request to build on unplatted property without the requirement to plat since the building will only be a 9' x 12' structure and easily removed.

Action Taken: Mrs. Liebrecht moved that the requirement to plat be removed and the resolution be adopted, seconded by Dr. Curnel and failed with Mrs. Liebrecht and Dr. Curnel in favor and Mr. Reese, Mr. Ecret, Mr. Deane, and Mr. Lane opposed.

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

REQUEST TO CALL FOR BIDS - None

REFERRALS FROM COMMISSIONS

TRAILS PLANNING TEAM - GRANT APPLICATIONS

The Parks and Recreation Commission recommended that the Council support the efforts of the Trails Planning Team to obtain grants from the Washington State Department of Transportation and the Washington State Recreation and Conservation Office. These grants would be applied to the design and construction of a concrete pathway from Central Drive to Knolls Vista Drive and a trail that would connect the existing I-90 trail and run along Blue Heron Park's shoreline and

through the area that will eventually be developed as a campground. The Trails Planning Team also requested city staff design an additional future trail at Blue Heron Park which would loop the trails and enhance their current application.

Mike Riggs, co-chair of the Trails Planning Team, explained the reasons for the proposed new trails.

There was some discussion by the Council.

Action Taken: Mr. Reese moved that the city support the efforts of the Trails Planning Team to design and construct additional trails in the community, seconded by Mr. Deane, and passed unanimously.

OTHER ITEMS FOR COUNCIL CONSIDERATION

WASHINGTON STATE RECREATION AND CONSERVATION OFFICE - GRANT

The Parks and Recreation Department desire to apply for grant funding from the Washington State Recreation and Conservation Office for the development of Lower Peninsula Park. The grant amount is \$500,000 and would require matching funds from the city.

Spencer Grigg, Parks and Recreation Director, mentioned that the Lower Peninsula Park is 17 acres of mostly undeveloped property. He explained the proposed developments.

Action Taken: Mr. Ecret moved that the city support the grant application, seconded by Mr. Reese, and passed unanimously.

RECREATION AND CONSERVATION OFFICE - GRANT

The Trails Planning Team requested direction on the submittal of an application to the Recreation and Conservation Office for a grant to construct the Heron Bluff Trail which parallels the shoreline from I-90 to the Cove West development. This will complete a bike path from the downtown area to Moses Pointe. The total cost of the path is \$400,000 and the grant would pay 50% of the cost.

Gary Harer, Municipal Services Director, stated that this trail has been under consideration for several years and will provide a continuous path from Moses Pointe to Big Bend Community College.

Joe Rogers, Trails Planning Team, described the proposed route of the bike path through Blue Heron Park and the undeveloped city property to the north. He explained the advantages to the trail system and mentioned that loop trails are preferred by tourists.

Brenda Teals, Trails Planning Team, stated that the Heron Bluff Trail is a top priority for the Trails Planning Team as connectivity and loop trails are needed and this development will provide both of those.

Action Taken: Mr. Ecret moved that the city pursue a grant for the Heron Bluff Trail, seconded by Mr. Reese, and passed unanimously.

PRATER MAJOR PLAT - GROUP A WATER SYSTEM

Phil Bloom, Columbia Northwest Engineering, requested permission to form a Group A water system to serve the 16 lots of the Prater Major Plat which is located in Cascade Valley off of Cole Road. The plat is within the City's unincorporated UGA and the City's water service area. The City's water system would need to be extended across Moses Lake in order to serve this area.

Gary Harer, Municipal Services Director, pointed out that if the plat were to connect to the City's system, a water line would need to be extended from Crestview Drive across the lake and then across Cascade Valley.

Rich Walpole, Columbia Northwest Engineering, stated that a well will be drilled to serve these 16 lots. The on-site well will not be used.

Action Taken: Mr. Reese moved that the request to form a Group A water system for the Prater Major Plat be granted with the stipulation that a covenant be required to construct a water main along the front of the property and to connect to the city's water when it becomes available, seconded by Dr. Curnel, and passed unanimously.

COLUMBIA BASIN GIRLS SOFTBALL ASSOCIATION - COMMERCIAL VENDORS

The Columbia Basin Girls Softball Association has requested authorization to utilize commercial vendors at their tournaments at Larson Playfield and Paul Lauzier Athletic Complex in 2010. The vendors are non-food and non-beverage vendors and will not compete with the established food and beverage concession operations.

Action Taken: Mr. Ecret moved that the request to utilize commercial vendors be granted, seconded by Dr. Curnel, and passed unanimously.

NON-AGENDA ITEMS AND PUBLIC QUESTIONS AND COMMENTS - NoneCOUNCIL QUESTIONS AND COMMENTS - NoneCITY MANAGER REPORTS AND COMMENTSANNEXATION BOUNDARY

Joseph K. Gavinski, City Manager, provided a map showing the boundaries of the city if the SGL/BMW property is annexed. Since this development wants city water and sewer, annexation would be required. The proposed boundaries takes in property that has already signed Extra Territorial Utility Agreements with the City.

Action Taken: Mr. Deane moved that City staff be directed to move forward with the proposed annexation, seconded by Mrs. Liebrecht, and passed with Mr. Reese abstaining.

RETAIL STUDY

Joseph K. Gavinski, City Manager, provided information on what would be provided with a retail study from Buxton Products and Services.

There was some discussion and it was the consensus of the Council to wait on any further involvement in a retail study at this time.

The regular meeting was adjourned at 9:30 p.m.

ATTEST

Jon Lane, Mayor

Ronald R. Cone, Finance Director