

MOSES LAKE CITY COUNCIL
November 27, 2012

Council Present: Bill Ecret, Dick Deane, Brent Reese, Jason Avila, David Curnel, Jon Lane, and Karen Liebrecht

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

PLEDGE OF ALLEGIANCE: Mrs. Liebrecht led the Council in the pledge of allegiance.

PRESENTATIONS AND AWARDS - None

CONSENT AGENDA

Minutes: The minutes of the November 13 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 November 27, 2012 the Council does approve for payment claims in the amount of \$924,352.89; prepaid claims in the amounts of \$27,907.80 and \$8,892.79; claim checks in the amount of \$2,036,296.36; and payroll in the amounts of \$321,645.11 and \$9,017.98.

Accept Work - 2012 Wastewater Telemetry Project: Inland Northwest Electric has completed work on the 2012 Wastewater Telemetry project. The work should be accepted and the 60 day lien period entered into.

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

COMMISSION APPOINTMENTS - None

CONSIDERATION OF BIDS AND QUOTES - None

PETITIONS, COMMUNICATIONS, OR PUBLIC HEARINGS

MOSES LAKE PUBLIC LIBRARY

The Moses lake Public Library Foundation requested Council endorsement of the proposal to remodel and expand the existing public library building.

Tim Fuhrman, President, Moses Lake Public Library Foundation, explained that the existing library was constructed in 1964, which is prior to any ADA requirements and computer use. He provided information on the costs to upgrade, remodel, and expand the existing building and requested a letter of endorsement from the Council for the proposed design. All the proposed improvements will cost about \$11,000,000.

There was some discussion on funding and the process of applying for grants.

Action Taken: Mr. Deane moved that the Council endorse the proposed design of the library building, seconded by Mr. Lane, and passed unanimously.

2012 COMPREHENSIVE PLAN AMENDMENTS - PUBLIC HEARING

The 2012 amendments to the Comprehensive Plan were provided to the Council.

Gilbert Alvarado, Community Development Director, provided some background on the Comprehensive Plan process. He explained the proposed land use amendments and the proposed changes to the land use designations in the urban growth area in order to bring them into consistency with the county's designations. Changes were also proposed to the Capital Facilities Element and the Transportation Element. He mentioned that the Department of Fish and Wildlife submitted a letter objecting to the rezoning of certain areas and he pointed out that this is not a rezone, it is simply the pre-cursor to possible rezones. Three letters opposing the change in the land use designation of 1549 to 1556 Bailey were also submitted.

The public hearing was opened. There were no comments.

Action Taken: Mr. Reese moved that the public hearing be closed, seconded by Mr. Avila, and passed unanimously.

There was some discussion on the proposed change to the land use designations of 1549 to 1556 Bailey Avenue.

Action Taken: Mr. Lane moved that the request to change in the land use designation of 1549 to 1556 Bailey Avenue from High Density Residential to Medium Density Residential be denied, seconded by Mr. Reese, and passed unanimously.

Action Taken: Mrs. Liebrecht moved that the request to change the land use designation of 202 to 222 Hill Avenue from Low Density Residential to Medium Density Residential be approved, seconded by Mr. Lane, and passed unanimously.

Action Taken: Mr. Deane moved that the request to change the land use designation of SW South of Highway in Section 26, Township 19 North, Range 28 East from Business and Office Centers to General Commercial be approved, seconded by Mr. Lane, and passed unanimously.

Action Taken: Mrs. Liebrecht moved that the request to change the land use designation of the rear 50' of 2300 W. Broadway from High Density Residential to General Commercial be approved, seconded by Mr. Lane, and passed unanimously.

Action Taken: Mr. Lane moved that the request to change the use designations in the Urban Growth Area to match the Grant County designations be approved, seconded by Dr. Curnel, and passed unanimously.

Action Taken: Mr. Lane moved that the request to designate publicly-owned property as Public Facilities or Parks/Open Space be approved, seconded by Dr. Curnel, and passed unanimously.

Action Taken: Mr. Reese moved that the update to the Transportation Element be approved, seconded by Mr. Avila, and passed unanimously.

Action Taken: Mr. Avila moved that the update to the Capital Facilities Element be approved, seconded by Mr. Reese, and passed unanimously.

ORDINANCES AND RESOLUTIONSORDINANCE - 2013 BUDGET - 2ND READING

An ordinance was presented which establishes the budget for 2013.

The ordinance adopting the budget for the City of Moses Lake, Washington for the year of 2013 was read by title only.

Action Taken: Dr. Curnel moved that the second reading of the ordinance be adopted, seconded by Mr. Avila, and passed unanimously.

ORDINANCES - TAXATION - SINGLE READING

An ordinance was presented which amends the ordinance which set the estimated amount to be received by the City from property taxes and setting the tax levy rate. When the original ordinance was presented to the Assessor's Office, the City was informed that in order to preserve the 2011 tax levy amount of \$10,222,955, the ordinance needed to be revised.

The ordinance amending Ordinance 2662 fixing the amount to be received for municipal purposes from taxations on assessed valuations on property within the City of Moses Lake, Washington for 2013 was read by title only.

Action Taken: Mr. Lane moved that an emergency be declared and the ordinance be adopted on a single reading, seconded by Mr. Avila, and passed unanimously.

ORDINANCE - BONDS - SINGLE READING

An ordinance authorizing the issuance and sale of limited tax general obligation bonds in the amount of \$1,750,000 was presented. The funds raised by the issuance of the bonds will be used to refund outstanding limited tax general obligation bonds issued in 2003.

The ordinance of the City of Moses Lake, Washington, providing for the issuance and sale of limited tax general obligation refunding bonds of the City in the principal amount of \$1,650,000 to provide funds to refund certain outstanding limited tax general obligation bonds of the City; authorizing the appointment of an escrow agent and the execution of an escrow agreement; providing the terms of the bonds; providing for the annual levy of taxes to pay the principal of and interest on the bonds; authorizing a preliminary official statement; and authorizing the sale of such bonds was read by title only.

Jim Nelson, K & L Gates, mentioned that the City's bond rating grade was reaffirmed at A which is a great accomplishment for a city the size of Moses Lake. The City will see a saving of \$182,238.

Cynthia Weed, K & L Gates, explained that the bond ordinance authorizes the issuance of \$1,650,000 in bonds, commits the City to levy taxes to pay the debt service if necessary, and approving the escrow, and authorizing the execution of the bond purchase agreement.

Action Taken: Mr. Deane moved that the ordinance be adopted on a single reading, seconded by Mr. Lane, and passed unanimously.

ORDINANCE - AMEND 2012 BUDGET - 1ST READING

An ordinance was presented which amends the 2012 budget.

The ordinance amending the 2012 budget for the City of Moses Lake, Washington was read by title only.

Action Taken: Mr. Reese moved that the first reading of the ordinance be adopted, seconded by Mr. Avila, and passed unanimously.

RESOLUTION - ACCEPT DONATION - SUPERIOR BUILDING MANUFACTURING

A resolution was presented which accepts the donation of 30 blue and green spruce trees from Willi Schulz of Superior Building Manufacturing. The trees are to be planed at Blue Heron Park.

The resolution accepting a donation of thirty (30) blue and green spruce trees from Willi Schulz of Superior Building Manufacturing was read by title only.

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

RESOLUTION - ACCEPT DONATION - HOME DEPOT

A resolution was presented which accepts the donation of trees and shrubs from Home Depot. The trees and shrubs will be planed in various parks in the City.

The resolution accepting a donation of numerous trees and shrubs from Home Depot was read by title only.

Action Taken: Mrs. Liebrecht moved that the resolution be adopted, seconded by Mr. Avila, and passed unanimously.

REQUEST TO CALL FOR BIDS - None

REFERRALS FROM COMMISSIONS - None

OTHER ITEMS FOR COUNCIL CONSIDERATION

DRIVEWAY DEVIATION - ERNIE'S TRUCK STOP

The existing driveways at Ernie's Fuel Stop will be repaired as part of the project to address the standing water issue on Kittleson Road. The existing driveways are 42' and 82' wide. The property owner is requesting that the driveways remain at the present size.

Gary Harer, Municipal Services Director, stated that the widest driveway allowed in the Community Street and Utility Standards is 40' and since they are planning to make improvements, now would be the time to bring those driveways into compliance with the community standards. He mentioned that this site was constructed in 1986, which was prior to adoption of the community standards.

Kevin Richards, Western Pacific Engineering and Survey, stated that the project originally started with the issue of containing water on the site and it was noted that there were some repairs needed to the driveways. The improvement of the driveway triggered the request by the City to bring the driveways into compliance with the community standards. However, if the improvements are not done, the driveways would remain as is. The widest driveway is very useful to trucks with trailers to access the site safely because of the narrow street and the traffic. He pointed out that the community standards specify a 30' driveway for residential areas and other areas at 40' with no differences allowed for commercial and industrial areas.

There was some discussion by the Council.

Action Taken: Mrs. Liebrecht moved that the requested deviation be granted to allow the driveways to remain at 42' and 82', seconded by Mr. Deane, and passed unanimously.

LIBRARY ACCESSIBLE RESTROOMS

Staff reviewed the options to provide a handicapped accessible restroom in the library and the most economical solution is to convert the existing janitor closet to a unisex accessible restroom. This option would also include converting the restroom into a janitorial closet or converting the kitchen area into a janitorial closet. The cost would be about \$6,000 and the work could be done by City staff. Other options include converting the librarian office into a restroom and partitioning off another space for her office or installing a restroom in the conference room. These options would cost between \$40,000 and \$50,000. Another option is to convert the librarian's office into an accessible restroom without providing another office for the librarian.

Gary Harer, Municipal Services Director, provided approximate costs for the different options. He mentioned that the various options have been discussed with the library staff and they prefer the option of converting the librarian's office into an accessible restroom. If this option is approved a new Librarian office would not be planned to be constructed now or in the future. The cost of this option would be approximately \$7,700 and would be mostly completed by City staff.

Connie Kuhlmann, Librarian, stated that she is willing to forego an office space as the preferred option is to convert the Librarian's office into the accessible restrooms since it will be obvious to the patrons and will also be available as a family restroom.

Action Taken: Mr. Reese moved that option to convert the Librarian's office into an accessible restroom be approved, seconded by Mr. Avila, and passed unanimously.

NON-AGENDA ITEMS AND PUBLIC QUESTIONS AND COMMENTS - None

COUNCIL QUESTIONS AND COMMENTS - None

CITY MANAGER REPORTS AND COMMENTS - None

The regular meeting was recessed at 9 p.m. and the Council met in a 15 minute executive session with the City Attorney to discuss litigation. The executive session was adjourned 9:15 p.m. and the regular meeting was reconvened. The regular meeting was adjourned at 9:15 p.m.

ATTEST

Bill J. Ecret, Mayor

W. Robert Taylor, Finance Director