

CITY OF McCLEARY

August 13, 2008
Regular Council Meeting

The regular meeting of the McCleary City Council was called to order at 7:00 PM with the flag salute.

Roll Call: Mayor Wallace Bentley
Council Members: Lake, Vatne, Vessey, Hays and Boling

Staff Present: Attorney Glenn, Administrator Nutley, Police Chief Crumb, Public Facilities Manager Baun, and Engineers Nick Bird and Jon Hinton

Neal King, Kingbuilt Homes, addressed the Council regarding the sidewalk requirements outlined in the City's Development Standards. The standards required for new home construction or the major remodel of a residence, a sidewalk must be constructed. He said such a requirement produces orphan sidewalks on streets with no existing sidewalks. He said he felt it discouraged builders from doing major remodels in McCleary. Councilman Vatne said he felt the requirement should be waived for Mr. King. But Councilwoman Lake and Councilman Boling pointed out that the City has required other developers to build sidewalks, so why should it be waived for Mr. King. Attorney Glenn voiced agreement, as did citizen Mary Stalcup. Attorney Glenn indicated that the issue was not properly brought to Council, as it is the subject of an administrative variance that must be approved or disapproved by the City Engineer.

Resolution No. 571, entitled A RESOLUTION ADOPTING STANDARDS BY REFERENCE IN RELATION TO DEVELOPMENTS AND SYSTEM IMPROVEMENTS OR MODIFICATIONS WITHIN THE CITY; REPEALING RESOLUTION 560; & PROVIDING AN EFFECTIVE DATE, was introduced. It was moved by Councilwoman Lake, seconded by Councilman Boling, to approve the resolution without amendment drawings provided by the City Engineers. Carried.

Administrator Nutley reported on the following:

- 1) Grays Harbor County has extended the moratorium on development over the city's aquifer another six months.
- 2) She met with Larry Birindelli regarding his plans for the Brookside Mobile Home Park he has just purchased.
- 3) She would like the Council to discuss in September the issue of ownership of storm water ponds.

It was moved by Councilman Vessey, seconded by Councilman Hays, to extend Final Plat Approval of Cedar Heights for 90 days to allow Kingbuilt Homes to correct the wheelchair ramp. Carried.

It was moved by Councilman Vessey, seconded by Councilman Vatne, to approve a change order for Pittman Roofing in the amount of \$714.00 due to the increase in the cost of metal roofing materials since the beginning of August when the job was bid. Carried.

Administrator Nutley referred the Council to her memo regarding city signage. She provided a listing of the signs that had been agreed upon, along with cost information and illustrations of how the signs will look.

After some discussion, it was moved by Councilman Vessey, seconded by Councilwoman Lake, to approve the purchase of the signs as outlined, except for exit signs, and to get cost estimates for two 2' by 8' sign for the roof of the City Hall. Carried.

The Police Department has just completed a Technical Security Audit by the Washington State Patrol. It was found to be "not in compliance" with certain aspects of electronic security. Correction includes a computer upgrade at a cost of \$3,333.78 plus a possible monthly fee to Comcast for an additional internet connection. It was moved by Councilman Vessey, seconded by Councilman Vatne, to approve the upgrade at the cost proposed. Carried.

The City put out a request for proposals for an electrical engineering firm to work with McCleary Light/Power personnel on projects. It was moved by Councilman Boling, seconded by Councilman Vessey, to accept the proposal from Elcon Associates and to authorize the Mayor to sign the agreement. Carried.

It was moved by Councilman Vatne, seconded by Councilman Hays, to authorize the Mayor to sign a contract extension between the City and Grays Harbor County for the services of Jim Arthur (not to exceed \$2,500.00) for Wildcat Creek Aquifer issues. Carried.

It was moved by Councilman Vatne, seconded by Councilman Hays, to authorize the Mayor to sign a Memorandum of Understanding between the City and the Teamsters Union for the addition of a new position entitled "Ground Maintenance I," at a starting salary of \$2,388.00. Carried.

It was moved by Councilman Vatne, seconded by Councilman Vessey, to authorize the Mayor to sign a new contract between the City and the Teamsters Union for the duration of 2009 through 2011. Carried.

A property owner on McCleary Road has contacted the City regarding an extension of the City water line to his property. He has said he will agree to the annexation covenants. The proponents would need to hire an engineer for the project, and pay the fee for our engineer to review the plans, the City's Comprehensive Water Plan must be in place, and all fees must be paid by the property owner. After a lengthy discussion, it was moved by Councilman Vessey, seconded by Councilman Vatne, to agree that the City could extend the water line down McCleary Road, as long as all conditions are met. Carried.

The City has been notified by DOT that they will be making some repairs to a portion of SR#8 to correct storm damage done to the highway and surrounding area. This may mean traffic being rerouted through McCleary at night for as much as 35 days. It was moved by Councilman Vatne, seconded by Councilman Boling, to authorize the Mayor to sign an agreement with the State DOT as long as he is satisfied with all the conditions. Carried.

There are two grants that the City could apply for at this time: a TIB Grant that could be applied to one of the projects addressed in the City's Six Year Street Plan, as well as a TIB Grant for sidewalks—both would require matching funds on the part of the City. It was moved by Councilman Vatne, seconded by Councilman Vessey, to authorize the Mayor to apply for both grants. Carried.

The County has now established a Boundary Review Board to review all proposed annexations to make sure they meet certain service standards, financial equity among local governments, and logical boundaries.

Attorney Glenn has drawn up a proposed resolution for Council consideration to impose fees charged by the Boundary Review Board to applicants. He said he felt that the City's best interests could be served by working with the County Board in the future.

With approval of FEMA and WCIA, the City is ready to purchase a new switch for the WWTP to replace the one damaged by the storm last winter. It was moved by Councilman Vatne, seconded by Councilman Hays, to award the bid to Advanced Electrical Testing, Inc. at a cost of \$77,651.10. Carried.

It was moved by Councilman Vessey, seconded by Councilman Vatne, to approve the vouchers as audited. Carried.

Another candidate for County Commissioner, Buck Carter, introduced himself.

Laurie Mansmith said she was glad to hear that the City is working with Elma and Rural Fire District No. 5 to solve the financial problems for ambulance service. Administrator Nutley pointed out that the fire district is running a levy on the November ballot.

It was moved by Councilman Boling, seconded by Councilman Hays, that the meeting be adjourned. Carried.