CITY OF McCLEARY

Public Hearing on Proposed 2005 Revenues and Property Taxes
Regular Meeting
10/27/04

The Public Hearing on the Proposed 2005 Revenues and Property Tax estimates was opened at 7:00 PM. Administrator Shay outlined the major areas of proposed 2005 Revenues,. The revenue budget also includes the allowed 1% increase in property taxes. Several questions were asked, and the Public Hearing was closed at 7:07 PM.

PUBLIC HEARING 2005 BUDGET

The regular meeting was called to order at 7:08 PM with the flag salute.

Roll Call: Mayor Wallace Bentley
Councilmen Vessey and Boling
Councilwomen Lake and Portschy

Staff Present: Administrator Shay, Attorney Glenn, and Police Chief Crumb

It was moved by Councilwoman Lake, seconded by Councilman Boling, to approve the minutes as distributed. Carried.

MINUTES

The Planning Commission, earlier this evening, held a Public Hearing to allow comment on the following issues:

1) Changes to the Annexation Provisions of the Zoning Ordinance
2) Changes to the Future Land Use Map and the Comprehensive Plan
3) Changes to the Accessory Structure Provisions of the Zoning Ordinance

Six people testified. The next Planning Commission meeting is November 10 at 5:15 PM.

PLANNING COMMISSION ISSUES

Building Inspector Schlenker is now doing plan check reviews at home, and Inspector Mike Curry is back to half days.

BUILDING INSPECTIONS

Administrator Shay reported on the following:

1) Evergreen Heights is wrapping up on pre construction approval.
2) He thanked Capital Construction, John Portschy, Mary Thornton, Todd Baun and Joseph Jones for the work they did on the bricks at the library.
3) It was moved by Councilman Vessey, seconded by Councilwoman Portschy, to approve the purchase of a 1996 Ford 250, with 24,000 miles, for $8,500.00. Carried.

EVERGREEN HEIGHTS

LIBRARY THANKS

PURCHASE POLICE VEHICLE

It was moved by Councilman Boling, seconded by Councilman Vessey, to approve a list of Fire Department surplus items. Carried.

FIRE DEPT SURPLUS

Attorney Glenn reported that the Prosecuting Attorney is reviewing the changes he proposed in the program for low income housing.

LOW INCOME HOUSING

The following bids were received for transfers:

Supplier	Manufacturer	Total Price
Western States Electric	General Electric	$24,611.18
Western States Electric	**Cooper**	**$26,037.48**
WESCO	ABB	$31,661.28
General Pacific	ERMCO	$27,768
General Pacific	Howard Lontoc	$36,582
General Pacific	Kuhlman	$33,255

Based upon Senior Lineman Jeff Gustafson's recommendation, It was moved by Councilman Vessey, seconded by Councilman Boling, that the bid be awarded to the low bidder, Western States Electric, for the better quality Cooper transformers. Carried.

TRANSFORMER BIDS

As relates to the Summit Place Subdivision projects, included in the minutes is a summary memo dated October 26, 2004, from City Administrator Shay to Wallace Bentley, Mayor, and the Honorable McCleary Council Members:

SUMMIT PLACE

It was moved by Councilwoman Portschy, seconded by Councilman Vessey, to authorize the Mayor to sign the Latecomer/Recapture Agreement. Carried. It was moved by Councilwoman Portschy, seconded by Councilman Vessey, to authorize the Mayor to sign the Guarantee Agreement for the sewer section which had 5/8" of water. Carried. It was moved by Councilman Vessey, seconded by Councilwoman Lake, to authorize the Mayor to sign the Stormwater Collection Guarantee and Hold Harmless Agreement. Carried. It was moved by Councilwoman Portschy, seconded by Councilman Boling, that the Mayor be authorized to sign the Bill of Sale Agreement. Carried.

LATECOMER/RECAPTURE AGREEMENT

Finally, it was moved by Councilman Vessey, seconded by Councilwoman Portschy, that final plat approval be given for the Summit Place Subdivision based upon findings and recommendations from Attorney Glenn, the Hearing Examiner and Administrator Shay. Carried.

SUMMIT PLACE FINAL PLAT APPROVAL

It was moved by Councilman Vessey, seconded by Councilman Boling, that the vouchers be approved as audited. Carried.

VOUCHERS

Regarding the transfer of the local ambulance from the Mark E. Reed Hospital District to Rural Fire District No. 5, Attorney Glenn said the City should take a "wait and see" stance. It might be helpful for the City to understand the situation if a meeting of all the interested parties was called.

AMBULANCE TRANSFER FROM HOSPITAL TO

Councilwomen Portschy and Lake will be attending the "Entrance Interview" with the State Auditor. The Mayor and staff members will also be in attendance.

AUDITOR

Mayor Bentley and Administrator Shay will be acting as City representatives to the committee overseeing the new Public Access Channel, through Comcast, called "Eagles TV."

EAGLES TV

A five minute Executive Session was held on personnel.

Back in regular session, everyone was reminded that the next Public Hearing on the 2005 Proposed Budget has been posted for November 10 at 7:00 PM, at the beginning of the next regular meeting.

PUBLIC HEARING BUDGET

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

Mayor Wallace Bentley

Attest: D. J. Rutenbeck
Clerk/Treasurer

Memorandum

To: Mayor Bentley and Council Members
From: Brian Shay, City Administrator/Director of Public Works
Date: October 26, 2004
Subject: Recommendation for Final Approval of the Summit Place Subdivision

In accordance with Chapter 16.52.130 of the McCleary Municipal Code, I recommend you grant Brogan Annensen LLC final plat approval on the Summit Place Subdivision.

As you will recall, the Hearings Examiner had recommended three conditions for Preliminary Plat Approval which were required by the Council. Those conditions have been met and were as follows:

1. Consistent with the requirements of Ordinance 703, a qualified expert who is a licensed geologist shall prepare a technical assessment of potential effects of the proposed subdivision on the identified Wildcat Creek aquifer recharge area. The subject report should include a characterization of the site's relationship to the aquifer, discussion of the effect of the proposed developments ability to meet the established standards of the Ordinance and recommended mitigation methods. Should the report conclude that the proposed density of development (37 lots) poses a threat to the aquifer, the number of lots shall be reduced to a level that minimizes the risk to the aquifer while allowing appropriate urban development consistent with Best Available Science.

2. Covenants, Codes and Restrictions which specifically delineates Best Management Practices for aquifer protection by future homeowners shall be prepared for the review and approval of the City prior to the issuance of Final Plat approval. The Covenants, as approved by the City, shall be recorded prior to issuance of Final Plat approval and shall run with the land.

3. The City of McCleary Comprehensive Water Plan and Comprehensive Sewer Plan shall be revised to include the proposed utility extensions necessary to serve the subject project. The revisions shall be approved (as required) by appropriate State agencies prior to Final Plat approval."

Additionally, the applicants have completed the construction of the utilities and road improvements to and throughout the development. The only punch list items remaining include hydro-seeding the storm pond, roadway painting and installation of street signs. Those items will cost under $5,000 and are guaranteed to be completed by the developers with the dedicated savings account payable to the City. This same account will guarantee the roadway and utilities for one year following final plat approval in lieu of a bond. The account will be at Sterling Savings Bank in McCleary

Cole Elliott has reviewed the final plat map and signed in approval. He has also reviewed and approved the Covenants, Codes and Restrictions and the Pest Management and Aquifer Protection Plan.

Dan Glenn has drafted the following documents for your approval which are associated with this plat:

1. Latecomer/Recapture Agreement
2. Bill of Sale
3. Stormwater Collection Guarantee and Hold Harmless Agreement
4. Guarantee Agreement - for the Sewer section which had 5/8" of water

The applicants have paid all fees owed to the City for inspection fees and engineering review and they have submitted as-built record drawings for the final location of roads and utilities. The as-built drawing have not yet been reviewed or approved by Cole as he is on vacation. If there are any changes recommended by Cole, the developers will make them.

Should you adopt these findings and agreements and grant Summit Place Final Plat Approval, the developers will record the plat with the County and begin selling lots.

2004 MCCLEARY FIRE DEPT. SURPLUS LIST

1.	5000 PSI COMPRESSOR
4-	FOAM PLAY PIPES
1-	SUPER VAC VENTILATION FAN
1-	CHIMMEY CLEANER
1-	HOMELITE CHAIN SAW
41-	STEEL SCBA AIR TANKS
1-	MINI FOAM MAKER
6-	LIFE AIR BOTTLES
6-	MSA COMPLETE SCBA'S
6-	MSA SPARE SCBA BOTTLES
13-	SURVIAIR MASK
17-	SURVIAIR SCBA REGULATOR'S
3-	SCOTT SCBA'S
2-	STRECHER'S
1-	BACK PACK VACUME CLEANER