

CITY OF MCCLEARY
Regular City Council Meeting
Wednesday, August 8, 2018

ROLL CALL AND FLAG SALUTE Councilmembers Huff, Richey, Heller, Blankenship and Iversen were in attendance.

ABSENT None.

STAFF PRESENT Present at the meeting were Director of Public Works Todd Baun, Clerk-Treasurer Wendy Collins, Police Chief Steve Blumer and Attorney's Chris Coker and Greg Rhodes.

PUBLIC HEARING None.

VOUCHERS Accounts Payable checks approved were 44639 - 44709, including EFT's, in the amount of \$205,643.24 and 44735 - 44773, including EFT's, in the amount of \$42,599.05

Payroll checks approved were 44632 - 44774, including EFT's, in the amount of \$183,495.23.

Bank reconciliations for July 2018.

It was moved by Councilmember Blankenship, seconded by Councilmember Richey to approve the vouchers. Motion Carried 5-0.

MINUTES APPROVED **It was moved by Councilmember Iversen, seconded by Councilmember Huff to approve the minutes from the meeting held on July 11, 2018. Motion Carried 5-0.**

PUBLIC COMMENTS None.

MAYOR COMMENTS Mayor Orffer held an employee appreciation day today to express her thanks to the employees and to honor them for the hard work they do. She stated, when you sit in the Mayor's seat, you see things from a very different angle and she likes what she sees. Our city employees are very dedicated to the work that they do and she appreciates them.

There is some office switching around city hall and we are still getting offices clean. Mayor Orffer hopes to have hers ready soon and Todd is still getting his office arranged. She is looking forward to having a nice area to meet with people.

City staff is already preparing to look at the 2019 budget.

In attendance is Jodi Wilke, a candidate for the Washington State Legislature. She introduced herself and stated she wants to represent the harbor and rural Washington because their needs are much different than those along the I-5 corridor.

RESOLUTION 718 HONORING BRENT SCHILLER Mayor Orffer read a resolution honoring past Councilmember and Mayor, Brent Schiller. She thanked him for his service and appreciates everything he has accomplished while serving McCleary. Brent thanked Steve Blumer, Todd Baun, Mayor Orffer and the Council for working hard to move the City forward. **It was moved by Councilmember Iversen, seconded by Councilmember Huff to adopt Resolution 718 HONORING BRENT SCHILLER. Resolution Adopted 5-0.**

CITY ATTORNEY REPORT Chris Coker provided a written report for the Council. He introduced Greg Rhodes as the attorney that will be taking over City Attorney responsibilities for McCleary. He currently handles prosecutions in Grays Harbor. Mayor Orffer welcomed Mr. Rhodes.

DIRECTOR OF PUBLIC WORKS REPORT Todd Baun went out for bid for a thumper and chipper for Light & Power, which have been budgeted for the last seven or eight years. He said the crew has completed the majority of the street repairs that were random patches throughout town and could only do so much because we are limited with the crew we have.

POLICE CHIEF REPORT Chief Blumer said Vader, the new McCleary canine, started working on August 1st and he assisted the State Patrol in an arrest and found drugs on day one. On August 2nd, he found drugs in a McCleary arrest and the car was impounded. On August 6th, they impounded another car and they are in the process of obtaining a search warrant. Vader is doing a good job.

BEEHIVE RETIREMENT
CENTER PROPERTY
PROPOSAL

Todd spoke to the County Assessor and to a realtor regarding the amount the Beehive offered to pay for the parcel they requested to purchase. He was told the amount offered is a fair market value for the property. Chris Coker advised the City to put the closing costs into the agreement. Mayor Orffer mentioned that during a meeting between the Beehive and the City, it was mentioned that the Beehive would be paying closing costs, and all fees associated with this transaction, so they should not be surprised by the request. The money received will go into current expense, which is where the current rental payment is applied. Councilmember Blankenship would like to wait to see if the Beehive is interested in buying the whole piece of property. **It was moved by Councilmember Iversen, seconded by Councilmember Richey to approve the sale of the property, as described in Exhibit A of the Deed, to the Beehive Retirement and Assisted Living Community, LLC in the amount of \$17,468.00, plus all closing costs and fees. Roll call taken in the affirmative 4 - 1 with Councilmember Blankenship voting in the negative. Motion Carried 4-1.**

SUMMIT PLACE II PROPERTY
DISCUSSION

There are some small tracks of land along Summit Place II that is owned by the City. Todd reported that he was contacted by some of the residents who are interested in leasing or purchasing some of the track. The property has grass, rocks and a sewer lift station that the City maintains. The original owner planned the development in a way that left this track of land vacant between the road and the homes and Todd is not sure if it was to have a buffer to Summit Road or for some other reason. The property was dedicated to the City so we are the owner. The residents want the property to extend their backyards. Todd would like to see the homeowners be able to lease it or buy it from the City so we won't have to maintain it. Brent Schiller asked what the 20-year plan is. He mentioned it might be a good idea to keep it because there is a lot of development out in that area and the road may eventually need to be widened. It would save a lot of problems in the future. Chris Coker stated it sometimes is better to hang on to property. Mayor Orffer suggested a lease option so it will be available, if the City needs the property in the future. Todd stated only one homeowner is requesting an option to lease or buy. He will look into a lease option for the resident.

BLIGHTED PROPERTIES
DRAFT ORDINANCE

Councilmember Blankenship and Todd Baun have been working on a draft for the Council to review. The purpose of the draft is to establish a vacant or abandoned property registration program in order to protect the community from becoming blighted as a result of abandoned properties that are not properly secured and maintained. The draft document would require the lender or other responsible parties of properties that have been vacant and/or abandoned to register those properties with the City of McCleary. Councilmember Blankenship is looking for any thoughts or recommendations from the Council. One of the things he was considering is when a developer purchases a large swath of land and they want to subdivide the land, it takes time. That should have an exception. Mayor Orffer asked how many properties in the City would be impacted by this and Councilmember Blankenship said a rough estimate is about fifty properties. Councilmember Iversen asked who wrote the draft and Councilmember Blankenship responded by stating he wrote it and had Chris Coker review it. Chris said he looked it over and suggested taking it to Council to see what they think. There are other cities that do this but he has not researched whether it was successful or not. Councilmember Iversen is concerned about enforcing this and Chris Coker said that is a legitimate issue. Councilmember Blankenship suggested having a workshop for the Council to discuss this. Mayor Orffer asked if a thirty-minute workshop before a meeting in October would work and he agreed. The second meeting in October would work best.

2019 BUDGET SCHEDULE

Mayor Orffer said Wendy Collins gave a great lesson on budget preparation during the finance meeting this evening. The State Auditor's Office provides a calendar for cities to follow for the budget process. Wendy said the City of McCleary sets a more aggressive calendar by starting earlier in case there are any issues along the way. Three public hearings are required and Wendy has set the dates, along with the revenue and expenditure deadlines. Mayor Orffer stated Councilmember's Iversen and Heller are on the Finance Committee and the committee will review the first preliminary draft from staff and the Council will receive a copy after their initial review.

INTERLOCAL AGREEMENT -
TRANSBANKER TRAINING UNIT

Todd Baun reported the City uses Grays Harbor County to train our lineman apprentices. The County is looking into purchasing a TransBanker unit for all the local PUD's to use. The estimated cost of the TransBanker is approximately \$75,150 and the City of McCleary's portion of the cost would be \$1,100 and would be paid to Grays Harbor PUD. The City anticipates using this for a new apprentice to start training next September. **It was moved by Councilmember Blankenship, seconded by Councilmember Heller to authorize the Mayor to sign the Interlocal Agreement and Contract for the Purchase and Operation of a TransBanker for \$1.100. Motion Carried 5-0.**

EXECUTIVE SESSION

None.

PUBLIC COMMENT

Todd Baun is working with the Mayor on succession planning in Light & Power. They are in the process of hiring an apprentice lineman. One of our linemen will be retiring in the next five years and two more will be retiring in the next seven years so we would like to have a lineman in training and ready when the first lineman retires.

Councilmember Iversen said the Community Events Committee held their first movie night in the park and they had over 100 people there. It was great to see the community turn out and support the new positive things that are happening. The Saturday Market also had a good turnout and they are looking forward to the next event in August.

MEETING ADJOURNED

It was moved by Councilmember Huff, seconded by Councilmember Heller to adjourn the meeting at 7:28 pm and cancel the second meeting in August, as previously approved by the Council. The next meeting will be Wednesday, September 12, 2018 at 6:30 pm. Motion Carried 5-0.

Approved by Mayor Brenda Orffer and Clerk-Treasurer Wendy Collins.