

CITY OF MCCLEARY
Regular City Council Meeting
Wednesday, October 12, 2016

ROLL CALL AND FLAG SALUTE Councilmembers Orffer, Peterson, Blankenship, and Ator were in attendance.

ABSENT Councilmember Richey was absent. **It was moved by Councilmember Orffer, seconded by Councilmember Ator to excuse Dustin Richey's absence. Motion Carried 4-0.**

STAFF PRESENT Present at the meeting were Todd Baun, Wendy Collins, Chief Crumb, Paul Nott, Jeffrey Catterlin and Dan Glenn.

PUBLIC HEARING At 6:30 pm the Public Hearing opened on the 2017 Projected Revenues. Todd Baun presented a PowerPoint presentation and explained how the City receives its revenues and from what sources. He also explained why they are allocated to specific funds. The Public Hearing closed at 6:42 pm.

EXECUTIVE SESSION None.

MINUTES APPROVED None.

VOUCHERS Accounts Payable vouchers/checks approved were 41687 - 41725 including EFT's in the amount of \$138,401.32

It was moved by Councilmember Ator, seconded by Councilmember Peterson to approve the vouchers. Motion Carried 4-0.

MAYOR'S COMMENTS Mayor Schiller spoke regarding an article in the Vidette that recently was published which talked about utility rate hikes going up to 20%, which has a lot of people scared. The City hired FCS to perform a rate study, and based off of the capital projects that should be done, and a safe reserve balance, they recommended a rate increase to meet those goals. They recommended a 20% increase in power to meet all of the stated goals. As a City, we know if we are to make infrastructure improvements, we have to entertain all the options available. The 20% shock value will be taken off the table, however, we will have to review what we need to accomplish and how much that will cost. The City knows we have fixed income residents, elderly and struggling families. We do not want to create a hardship. We have to set goals on maintaining and operating our utilities and we need to figure out how to fund it.

The reserves that are required are also an issue. Last year, the auditor's office requested the City perform a rate study to find out what type of surplus the City should have. Along with the rate study, they did suggest 90 days for a reserve amount, however, that will be very difficult to accomplish. The City would like to set a reasonable goal that we can build toward without greatly impacting the rate payers.

PUBLIC COMMENT Tim Hamilton read and commented on an email he sent to the Council regarding grinder pumps. He received a response from Jane Hewitt from Grays Harbor County stating she received an informal notice from the applicant (whom requested the grinder pump authorization from the City) that the project may be revised to 7-lots with on-site septic systems. She has not received a revised submittal from the applicant. Until the County hears back, the project appears to be on hold, allowing the City Council to take their time to make sure they can research it thoroughly and make a sound decision.

Evert Challstedt is concerned about the draw down of the aquifer. The more dense the development out on the prairie, the more draw down will occur. He thinks the City really needs to focus on is another source for water. It was in the Comprehensive Plan years ago, which is now out of date and should be brought up to current status.

Mayor Schiller said the City is dying. We are trying to bring people here to live. If we are pushing our boundaries to bring more people in, then we might have to. We are offering all ideas up as an option. We have to be open-minded to bring in more rate payers.

CITY ATTORNEY REPORT Dan Glenn provided a report for the Council to review.

DIRECTOR OF PUBLIC WORKS REPORT	Todd Baun provided a report for the Council and is available, if they have any questions.
ORDINANCE 822 RAINIER COMMUNICATIONS FRANCHISE AGREEMENT	It was moved by Councilmember Ator, seconded by Councilmember Orffer to Adopt Ordinance 822 granting a nonexclusive telecommunications franchise to Mashell Telecom, Inc., a Washington Corporation, setting forth terms and conditions, providing an effective date and severability with an amendment in Article III., Section 1., B. and C. changing the language from "a reasonable time" to 14 days. Roll call taken in the affirmative 4-0. Ordinance Adopted.
POLE ATTACHMENT - AGREEMENT	It was moved by Councilmember Ator, seconded by Councilmember Orffer to authorize the Mayor to sign the Pole Attachment License Agreement. Motion Carried 4-0.
AFG GRANT WRITER	Tabled. Councilmember Ator would like to look at hiring a joint grant writer with other local cities and share the cost.
POLICEONE ACADEMY	It was moved by Councilmember Ator, seconded by Councilmember Blankenship to authorize the Mayor to send the McCleary Police Officers to the PoliceOne Academy training for an annual cost of \$575.00. Motion Carried 4-0.
BIAS 2017 ANNUAL SERVICE AGREEMENT	It was moved by Councilmember Ator, seconded by Councilmember Peterson to authorize the Mayor to sign the 2017 BIAS Annual Service Agreement. Motion Carried 4-0.
ITRON MAINTENANCE CONTRACT	Itron is the meter software that we use to read our meters with. It was moved by Councilmember Orffer, seconded by Councilmember Peterson to authorize the Mayor to sign the Itron Contract. Motion Carried 4-0.
TCMS CHILLER MAINTENANCE AGREEMENT	The wastewater treatment plant has a 60-ton chiller that we use six-months out of the year to cool water that comes through the treatment plant before it gets released to the creek. It has to be a certain temperature to meet State regulation. The chiller is ten years old now and last year there was a maintenance issue that was costly. TCMS will perform preventative maintenance, which will help the chiller to run properly and prevent expensive mechanical failures. It was moved by Councilmember Orffer, seconded by Councilmember Peterson to authorize the Mayor to sign the TCMS Maintenance Agreement and amend item #11 to read "3 years". Motion Carried 4-0.
GH COUNTY TAX LEVY REFUND AUTHORIZATION	Each year adjustments are made to the tax rolls after the taxes have been calculated and billed. The City of McCleary has an option to collect a refund levy in the amount of \$1,209.68. Historically, the Council has authorized the tax levy refund and staff requests the same action for this year. It was moved by Councilmember Orffer, seconded by Councilmember Ator to authorize the Mayor to sign the refund levy. Motion Carried 4-0.
GRINDER PUMP ALLOWANCE	Tabled. Councilmember Ator would like to have more time to review the topic because this is a brand new Council that needs time to do this right. Todd Baun clarified that this allowance is only to allow grinder pumps into our system. It has nothing to do with going outside the city limits or going down any specific roads into certain developments. It is specifically to allow grinder pumps into our system. Councilmember Ator asked Dan Glenn to confirm that is the intention of the allowance and Dan stated that this is for initial review and is as Mr. Baun presented. Councilmember Orffer asked Dan Glenn if he would highlight the changes when making a new version of a resolution or ordinance so the Council has an easier time seeing the difference. She said it's time consuming to review word-for-word to find the differences between them. Mr. Glenn agreed to Councilmember Orffer's request.
ORDINANCE 823 SEPA EFFICIENCY PROCESS	It was moved by Councilmember Orffer, seconded by Councilmember Blankenship to adopt Ordinance 823 relating to environmental protection, implementing a modification of the exemption thresholds for certain projects, amending section 18.04.250, providing for an effective date, severability, and correction. The council requested page 2 be amended by stating the Fill and Excavation allowance be changed to 500 cubic yards. Roll call taken in the affirmative 4-0. Ordinance Adopted.
PUBLIC COMMENT	Joy Iverson announced this Saturday will be the health fair at Summit Pacific Hospital.

Evert Challstedt thinks apartment complexes would be a good addition and should be addressed as the City moves forward on our planning process.

Mayor Schiller hopes we can find something out about the investment group that has been purchasing properties in McCleary. Helen Lake said she was approached by the investment people that bought property along Summit Road and Larson Road. She is very curious about what they are planning to do with all the properties they are purchasing.

MEETING ADJOURNED

It was moved by Councilmember Ator, seconded by Councilmember Orffer to adjourn the meeting at 7:59 pm. The next meeting will be Wednesday, October 26, 2016 at 6:30 pm. Motion Carried 4-0.

Approved by Mayor Brent Schiller and Clerk-Treasurer Wendy Collins.