

CITY OF MCCLEARY
Regular City Council Meeting
Wednesday, March 9, 2016

ROLL CALL AND FLAG SALUTE	Councilmember's Orffer, Peterson, Blankenship and Ator were in attendance.
ABSENT	None.
STAFF PRESENT	Present at the meeting were Todd Baun, Wendy Collins, George Crumb, Paul Nott and Dan Glenn.
PUBLIC HEARING	None.
PUBLIC COMMENT	Helen Hamilton again wanted to state that she is in support of marijuana manufacturing to help with revenues from taxes and utilities.
MINUTES APPROVED	It was moved by Councilmember Peterson, seconded by Councilmember Blankenship to approve the February 24, 2016 minutes. Motion Carried 4-0.
VOUCHERS	Accounts Payable vouchers/checks approved were 40790 - 408031 including EFT's in the amount of \$68,294.37. Payroll vouchers/checks approved were 40698 - 40789 including EFT's in the amount of \$146,209.92 and the Treasurer's Report from the February 2016 bank reconciliation. It was moved by Councilmember Ator, seconded by Councilmember Peterson to approve the vouchers. Motion Carried 4-0.
CITY ATTORNEY REPORT	Dan Glenn has provided a report and is available to respond to any questions.
MAYOR'S COMMENTS	Mayor Schiller spoke with a group of residents last Friday regarding the fire lane at Rainbow Park Apartments. They wanted to work with the City to come up with some type of resolve for the conflict from using the fire lane to load and unload residents. The City needs to address whether this is truly a fire lane or a maintenance access road. Currently it's marked as a no parking fire lane. If the City discovers it is not a fire lane, they will have to decide if they should make it a maintenance access lane and allow residents to use it for loading and unloading. The City will be looking at this issue over the next month and discuss the various options. Mayor Schiller asked the Council to give him feed back on the connection fee adjustment options from the last meeting. Councilmember Ator liked the options Todd Baun provided. Todd Baun gave a presentation regarding utility rates and how they are structured and distributed. He spoke regarding all the utilities and presented a PowerPoint printout. He also prepared a comparison sheet showing many different utility agencies and the cost of the utilities. For McCleary, the water rates are higher in comparison to other agencies. This is due to an infrastructure improvement loan that was taken out to fix the water quality issue our community was upset over. After the improvements, there no longer is a stinky smell and discoloration of the water. Unfortunately, it caused the rates to go up to pay for the loan. The City has a small population, which impacts each rate payer more. If we grow and build more homes, the rates will spread out to additional rate payers.
COUNCIL POSITION #2 APPOINTMENT	Three letters of interest were submitted for the Council vacancy. They were Joy Iverson, Ray Boling and Dustin Richey. Each gave a statement on why they wanted to be appointed to the City Council.
EXECUTIVE SESSION	At 7:29 PM it was moved by Mayor Schiller to call for an executive session to discuss the open Council position per RCW 42.30.110 [i] [h] for no more than 15 minutes. The executive session ended at 7:42 PM.

It was moved by Councilmember Blankenship, seconded by Councilmember Ator to appoint Dustin Richey to Council Position #2. It was moved by Councilmember Orffer to appoint Joy Iverson to Council Position #2, with no second being made. Dustin Richey received affirmative votes from Councilmembers Blankenship, Ator and Peterson. Motion Carried 3-1.

Wendy Collins swore Dustin Richey in and he took his place at the Council table.

DIRECTOR OF PUBLIC WORKS
REPORT

Todd Baun provided pictures of the Summit Road water main line break that happened last week. He said the city crew did a great job with the resources we had and were successful in repairing it. He also thanked Lori Ann, Lindsay and Wendy in the front office for taking every phone call and then later calling everyone back, that called into the City, to let them know things were fixed and their water was available. Todd stated it is nice to have a city crew and team that works so well together. Mayor Schiller agreed that he was happy with how well the staff worked together to get things fixed and to notify the customers.

STAFF REPORTS

Pam Ator liked the staff report from Paul Nott and asked to read a section of it to the audience. She said he gave a good explanation in response to recent remarks made on social media. Mr. Nott offered to anyone that has questions regarding their power bill, to contact him. He and his crew will be more than happy to come out and check to see if they can assist in discovering why the charges increased.

ELECTRICAL RATE STUDY
CONTRACT

Todd asked the Council what services they want to have FCS Group perform a rate study on. They could do only the electrical, however, FCS made an offer of a very low rate to perform a rate study for electrical, including pole attachment charges, along with water and sewer fiscal health. After discussion, the Council believed the total package offer would be the most value for the dollar. **It was moved by Councilmember Ator, seconded by Councilmember Peterson to authorize the Mayor to sign option #4 for electrical rate study including pole attachment charges and water and sewer fiscal health review in the amount of \$40,909.00. Motion Carried 5-0.**

POLE ATTACHMENT
AGREEMENT

Tabled.

GRAY & OSBORNE
INTRODUCTION AND REVIEW
OF CITY PROJECTS

Tabled.

MARIJUANA PRODUCTION
ORDINANCE

Councilmember Blankenship made a motion to keep the moratorium in place. He spoke with the City of Elma and they are disappointed in the revenue they anticipated. They only get 1% of the final sales tax generated. He said, for example, if a marijuana business makes one million dollars a year and is subject to 9% sales tax, the city will only receive \$900 a year in revenue. Dan Glenn confirmed it is not a big revenue generator. Mayor Schiller added that it would be a major cost to have someone come in and build a marijuana business. He doesn't believe it will be a big impact because of the high cost to get it started. Helen Hamilton heard that some of the growers have problems with odor. She thinks it might be a good idea to wait and see how the grower in Elma handles the odor because it has negatively impacted the homes in the area.

Dan Glenn pointed out in the draft referencing C-1, the odor and waste has to be controlled and can't just be put in a dumpster. Dan said he could prepare a third draft to address the C-1 approach by changing the language from a "permitted" use to a "conditional" use. This would have to go through the Hearing Examiner so he could look at each situation and make his recommendation.

Councilmember Ator motioned to have Dan Glenn write up a conditional use in C-2 and bring it back to the Council. Councilmember Peterson seconded. Dan Glenn does not need formal motion for action so the motion can be removed from the table. He will prepare a C draft for the next meeting.

Councilmember Blankenship withdrew his motion to keep the moratorium. The subject is tabled until the next meeting.

EXECUTIVE SESSION

None.

PUBLIC COMMENT

None.

MEETING ADJOURNED

It was moved by Councilmember Peterson, seconded by Councilmember Ator to adjourn the meeting at 8:10 pm. The next meeting will be Wednesday, March 23, 2016 at 7:00 pm. Motion Carried 5-0.

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