

**CITY OF MCCLEARY**  
**Regular City Council Meeting**  
**Wednesday, February 26, 2014**

ROLL CALL AND FLAG SALUTE      Councilmember's Schiller, Reed, Ator, Catterlin and Peterson.

ABSENT      None.

STAFF PRESENT      Present at the meeting were Todd Baun, Wendy Collins, George Crumb, Dan Glenn, and Christiane Mercer.

PUBLIC COMMENT      Pauline Martin, McCleary Chamber of Commerce President, and owner of McCleary Subway, spoke regarding the Chamber and the City collaborating their efforts in bringing business to town. She informed the Council at the last Chamber meeting there was a lot of discussion about economic development of McCleary, marketing and public relations of our town and how do they collaborate with the City to work together. Also, she will be attending meetings to inform the Council and the community of upcoming Chamber events. The next big event is "Celebrate McCleary", an event for all residents to come see what businesses and organizations have to offer and to enjoy a bowl of soup and dessert. It is a social gathering to meet neighbors and celebrate what McCleary has to offer.

Gene Mansmith owns rentals in McCleary. His tenants complain about the high cost of utilities and he's had four of his five tenants move out of town because of the cost of utilities. Discussion took place regarding the City discontinuing utility deposits and the landlord holding full responsibility when a tenant leaves an outstanding bill. Mr. Mansmith has been stuck with several thousand dollars from tenants moving out and not paying their outstanding utility bills. He is also concerned about the elderly residents that are on fixed incomes and can't afford the increases in utilities. He made another point that landlord's cannot have the authority to shut off a tenant's utility services so they have to wait until they can evict them and pay attorney fees.

Councilman Catterlin spoke with a property manager from Montesano and she handles a lot of rentals in the Harbor and she told him McCleary is the only City that handles their landlord utility responsibility the way we do. He believes we should take a look at it and see if there are better options. Mayor Dent said he is willing to take a look at it but isn't willing to if the City will take a loss.

Councilmember Catterlin added that when the steel mill plant comes in, there will be a lot of rentals going up and we need to prepare for that. Councilmember Schiller responded by stating we need to stop counting on the steel plant and deal with the issues now. He also said he remembers trying to solve this issue about a year or two ago and this was the result of addressing it back then. The City was taking a loss and this was the way the Council chose to solve it. Councilmember Catterlin also stated Elma will eventually be increasing their sewer bills because they will need to put in a new treatment plant.

MAYOR'S COMMENTS      Mayor Dent reported his health is improving and he is feeling much better.

MINUTES APPROVED      **It was moved by Councilmember Reed, seconded by Councilmember Peterson to approve the minutes from the January 22, 2014 meeting. Motion Carried 4-0.**

DIRECTOR OF PUBLIC WORKS REPORT      Todd Baun informed the Council of a planned power outage for Saturday, April 12 starting at 11:30 PM and should be completed by 8:00 AM, Sunday, April 13, 2014.

CITY ATTORNEY REPORT      Dan Glenn reported the BPA Rep Settlement is a complicated issue. He is still waiting for a call back from the GH PUD attorney to discuss the matter. Mayor Dent stated the last paragraph of Mr. Glenn's memo sums it all up.

He also reported that mobile food units currently have no regulations and he checked into other areas and discovered they do not regulate at all and approve them wherever restaurants are allowed. He suggested requiring them to have an approved connection to the City utilities. Councilmember Schiller asked what would be considered mobile? Will the City consider a little Girl Scout selling cookies as being "mobile"? Also, what about Schwan's and the summer ice cream vendor's; are they too considered mobile. Councilmember Schiller believes this opens up a can of worms and we need to consider these other instances because it's not just about a food truck rolling into town.

LARGER WATER METER PURCHASE	Ten of our eleven large water meters need to be replaced. \$14,000 was budgeted for this purchase. The whole City system is made up of Sensus water meters and Todd Baun would like to continue using the same brand for the requested replacement water meters. Ferguson is the only supplier of Sensus water meters in the state and Todd has provided a quote from them. <b>It was moved by Councilmember Ator, seconded by Councilmember Reed to authorize the purchase of new large water meters for the amount of \$13,940.62, including tax. Motion Carried 5-0.</b>
MRSC ROSTER	MRSC Rosters is a shared statewide small public works and consultant roster service that can be utilized by the City and would be an alternative to maintaining our own rosters. The cost is \$120.00 per year and would free up staff time and office space currently used to maintain our own rosters. <b>It was moved by Councilmember Catterlin, seconded by Councilmember Peterson to authorize the City to join MRSC Rosters at the cost of \$120.00 per year. Motion Carried 5-0.</b>
SURPLUS LIST CORRECTION	At a previous meeting, a surplus list was provided and approved by Council and attached to Resolution 667. After the adoption, there were incorrections discovered on the surplus list so an updated corrected version is provided to replace the one attached to the resolution. <b>It was moved by Councilmember Catterlin, seconded by Councilmember Reed to authorize the new replacement surplus list to be attached to adopted Resolution No. 667. Motion Carried 5-0.</b>
WWTP CONCRETE PAD	Three bids from local contractors have been provided for the Council to approve to replace an area of concrete pad at the Waster Water Treatment Plant. The City placed \$10,000 in the sewer budget for replacement. <b>It was moved by Councilmember Catterlin, seconded by Councilmember Ator to authorize Birindelli, Inc., with the proposal of \$7,500.00 before sales tax, to pour and finish the concrete pad at the WWTP. Motion Carried 5-0.</b>
LIGHT & POWER OUTAGE	As stated earlier, there is a planned power outage on April 12th at 11:30 PM for approximately 8 hours, ending April 13th at 8:00 AM, to repair a failing bushing gasket on the transformer at the substation at 7th Street and Ash Street. The transformer is leaking Nitrogen gas, which is used to keep the transformer positively pressurized and keeps the weather and other contaminants from entering the transformer. The City is hiring a contractor for the repairs at the substation and the City Light & Power crew will be replacing three highline poles on Simpson Avenue. The repair should save the City approximately \$7,000 for Nitrogen gas loss.
LIGHT & POWER POLE AND TRANSFORMER BID	Each year, the City alternately purchases either poles or transformers so the financial impact is not too hard on the City's budget. Last year, neither poles or transformers were purchased, which impacted our inventory. Because it is a timely process, Todd Baun recommends the Council authorize staff to move forward on the bid process for both poles and transformers so the material is on site by the time we have good weather to move full speed in the cut over work. This purchase was budgeted for 2014. <b>It was moved by Councilmember Catterlin, seconded by Councilmember Peterson to authorize staff to purchase the entire bid package for the Light and Power pole and transformer purchase as presented. Motion Carried 5-0.</b>
FEDERAL E-VERIFY PROGRAM RESOLUTION REVIEW	Tabled.
BPA REP SETTLEMENT	Tabled.
COMPUTER REPAIRS & UPDGRADES	Todd Baun prepared a list of computer repairs and upgrades that are needed this year for the Council to review. Adnets is scheduled to perform numerous repairs and upgrades to our computer system and are needed due to security and dependability reasons. These are all budgeted items for 2014 and have a total cost of \$37,850.00, however, \$10,000 of the bid can wait, if necessary, for the purchase of a floating GIS server license and a new computer to support it.

ENERGY CONSERVATION  
PROGRAM FUNDING

The budget for 2014-2015 for the Energy Conservation Program is \$98,039.00. Todd has offered a few options for the Council to review for how to spend the money fairly. After discussion, the Council agreed to option 3. **It was moved by Councilmember Ator, seconded by Councilmember Peterson to authorize Option 3 allocating \$25,000 for Simpson Door Company, \$30,000 for the Energy Smart Grocer's, \$12,000 for Commercial Customers and \$31,000 for Residential Customers. Motion Carried 5-0.**

FLOAT SHED

The float shed is now beyond repair and must be torn down and all Councilmember's agreed.

MOBILE FOOD UNITS

Tabled.

APPROVAL OF VOUCHERS

Accounts Payable vouchers/checks approved were 37632 - 37683 including EFT's in the amount of \$190,294.56.

**It was moved by Councilmember Ator, seconded by Councilmember Reed to approve the vouchers. Motion Carried 5-0.**

PUBLIC COMMENT

Chris Vessey first thanked the community for voting for the school levy and asked if the City is still looking into running a levy for the police department and Mayor Dent responded by stating he is not willing to give up on the McCleary Police Department. He said the response time will be much greater with the County, if we contracted with them. He said the County focuses more on the Cities in west area of the County and we would not have the same attention for our City.

EXECUTIVE SESSION

An executive session was called for ten minutes in accordance with RCW 42.30.110 (g) to discuss qualifications of an applicant for public employment. The executive session started at 7:45 PM and ended at 7:47 PM.

DIRECTOR OF PUBLIC WORKS  
APPOINTMENT

Mayor Dent asked the Council to confirm his appointment for Todd Baun as the new Director of Public Works. Councilmember Schiller stated his comments are not against Todd. He said he understands the union rejected the previous memorandum of understanding striking the overtime clause, however, he thinks the City should have went outside and advertised for applications. He added that Nick Bird came in and they didn't have a say. This time he wanted to see open competitors. **It was moved by Councilmember Ator, seconded by Councilmember Reed to confirm the appointment of Todd Baun as Director of Public Works. Roll Call taken with three votes in the affirmative and Councilmember's Schiller and Catterlin voting in the negative. Motion Carried. Appointment Confirmed.**

MEETING ADJOURNED

**It was moved by Councilmember Schiller, seconded by Councilmember Reed to adjourn the meeting at 7:50 PM. The next meeting will be March 12, 2014 at 7:00 PM. Motion Carried 5-0.**