

CITY OF MCCLEARY
Regular City Council Meeting
Wednesday, February 8, 2017

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| ROLL CALL AND FLAG SALUTE | Councilmembers Orffer (by phone), Richey, Peterson, Blankenship, and Ator were in attendance. |
| ABSENT | None. |
| STAFF PRESENT | Present at the meeting were Todd Baun, Wendy Collins, Chief Blumer, Paul Morrison and Dan Glenn. |
| PRESENTATION | The Port of Grays Harbor gave a presentation on all of the new businesses that are opening at the Satsop Business Park and gave an update on what the Port has accomplished over the past year. |
| PUBLIC HEARING | None. |
| EXECUTIVE SESSION | None. |
| MINUTES APPROVED | It was moved by Councilmember Richey, seconded by Councilmember Peterson to approve the minutes from the January 25, 2017 meeting. Motion Carried 5-0. |
| VOUCHERS | Accounts Payable checks approved were 42267 - 42303 including EFT's in the amount of \$198,617.30. It was moved by Councilmember Ator, seconded by Councilmember Blankenship to approve the vouchers. Motion Carried 5-0. |
| MAYOR'S COMMENTS | The Washington State Department of Transportation is scheduled to begin work on February 27, 2017. |
| PUBLIC COMMENT | None. |
| CITY ATTORNEY REPORT | Dan Glenn provided a written report for the Council and is available to address any questions. |
| DIRECTOR OF PUBLIC WORKS REPORT | Todd Baun provided the Hearing Examiner Report of Recommendation from the Public Hearing that was conducted on January 24, 2017 regarding adding a definition of "residential treatment facility", change the current definition of "hospital" and reduce the current time that a legal nonconforming use may continue before being discontinued from 4 years to 1 year [MMC 17.36.020 (D)]. Mayor Schiller asked that the next Public Hearing be held during the first meeting in March. Dan Glenn added that the City will not be seeking further public comment at the hearing as it will be a closed record hearing. |
| POLICE CHIEF BLUMER | Chief Blumer reported there is a decrease in crime in McCleary. The police are doing a lot more traffic enforcement education. He will be bringing in the radar trailer from Elma to help remind drivers to slow down. This is in an effort to get the public to slow down and become aware of their speed when the construction starts later this month. A higher traffic volume is expected from detouring through the City. |
| CONNECTION FEES AND INCENTIVES | At the January 25th meeting, it was requested that the City look into keeping the connection fees set at the amount as stated in Resolution 686. Staff was also asked to provide a proposal for providing incentive fees for developers who build more than one single family home in one-year time frame. Todd Baun and Paul Morrison provided some ideas for the Council to examine. The Council will review the incentive options and requested to have Dan Glenn write a resolution to keep the connections fees at the 2016 rate. Neil King owns King Built Homes and stated he had a vision for the City twelve years ago. He is building higher-end homes that are more expensive and will be built for baby boomers. The homes will be ADA accessible. He plans on building nine homes and is in support of the lower connection fees and an incentive program. It was moved by Councilmember Blankenship, seconded by Councilmember Ator to have the attorney draft a Resolution to keep connection fees at the 2016 rate. Motion Carried 5-0. |

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| INTERNATIONAL PROPERTY MAINTNANCE CODE | After discussion, the item was tabled. |
| 2017 BUDGET SUPPLEMENT IN SEWER FUND | The Wildcat Lift Station Project was budgeted in 2016. The City did not accept the project as complete until January 25th, which was after the 13th month payment window. The payment of \$156,088.94 was made out of the 2017 budget. The amount will cause a shortage to the budgeted expenditures, requiring Council to authorize an amendment to the 2017 budget by increasing expenditures of \$156,088.94 to the Capital Improvement System (BARS 594.35.63.00). Tonight is the introduction of the budget amendment and action will be taken at the Council meeting on February 22, 2017. |
| DISCUSS UPDATING MMC, TITLE 6 | Dan Glenn will present a draft at the next meeting. |
| APPENDIX FOR POLE ATTACHMENT AGREEMENT | The final part of the Pole Attachment Agreement is the Appendix's, which Todd Baun provided for the Council to review. It was moved by Councilmember Ator, seconded by Councilmember Richey to accept the Pole Attachment Appendix Agreement. Motion Carried 5-0. |
| SUMMIT PLACE 2 - TODD HANSON BOND RELEASE | Dan Glenn asked the Council to consider releasing the bond on Summit Place 2. The builder went bankrupt, and considering the City will not receive any money on the bond, Dan advised the Council to release the bond and bring closure. It was moved by Councilmember Ator, seconded by Councilmember Peterson to authorize Todd Baun to write a release of the Summit Place 2 Bond with Todd Hanson. Motion Carried 5-0. |
| PUBLIC COMMENT | <p>Mayor Schiller commented on Great Rivers Behavioral Health Organization renting the Mark Reed Hospital building. He doesn't know much because the City has reached out to them and they have not contacted us yet. We do know they have advertised for request for proposals for architectural work, however, that is all we know at this stage. He understands this is a very concerning subject for many people.</p> <p>Mayor Schiller heard of a possible service center being planned on a 35-acre parcel on the Mox-Chehalis Road. Mayor Schiller asked them to come talk to the City and sit down to discuss what their project is all about, but has not heard back at this time.</p> <p>Mayor Schiller extended his appreciation to Mayor Pro Tem Orffer for chairing the last meeting in his absence.</p> |
| MEETING ADJOURNED | <p>It was moved by Councilmember Ator, seconded by Councilmember Richey to adjourn the meeting at 7:47 pm. The next meeting will be Wednesday, February 22nd , 2017 at 6:30 pm. Motion Carried 5-0.</p> <p><i>Approved by Mayor Brent Schiller and Clerk-Treasurer Wendy Collins.</i></p> |