



CITY COUNCIL MINUTES

May 18, 2016

City Council of the City of Ephrata, Grant County Washington met in regular session on May 18, 2016. The meeting was called to order at 7:00 p.m. by Mayor Bruce Reim.

Mayor asked for a moment of silence in honor of former Ephrata School Superintendent Dick Kinart.

Members Present: Mayor Bruce Reim, Mayor Pro Tem William Coe, Council members Mark Wanke, Matt Moore, Valli Millard, Tony Mora, and Kathleen Allstot.

Staff Present: City Administrator Wes Crago, Community Development Director Ron Sell, Recreation Director Ray Towry, Public Works Director Bill Sangster, Police Captain Erik Koch, Fire Chief Jeremy Burns and City Clerk Leslie Trachsler.

Motion to excuse Council member Knitter. (m/s Millard/Mora) Motion carried.

Pledge of Allegiance was said.

No public signed up to speak. This meeting is being recorded.

Agenda: There were no additions or corrections to the agenda.

Presentations: None at this time.

Consent Agenda: Motion was made to approve consent agenda. (m/s Allstot/Mora) Motion carried.

Items on the consent agenda are as follows:

Claims # 84981 through #85027 in the amount of \$727,861.86
Electronic Fund Transfer in the amount of \$19,324.40
Manual Checks #86052016, 87052016, 88052016 and 89052016 in the amount of \$2,174.82
Voided Checks #84933 and 84928 in the amount of (\$149.64)
Minutes of the May 4, 2016 Council meeting

Set Public Hearings:

1. Resolution 16-957 – 2016 Update to Six-Year Street Plan on June 1, 2016 at 7:00 p.m.
2. Ordinance 16-06 – Vacation of Easement on Parkside Estates Plat Lot 9 on June 15, 2016 at 7:00 p.m.

Public Hearing - Ordinance 16-04, new EMC 16.08 “Unfit Buildings”: Mayor Reim opened the public hearing at 7:01p.m. Crago gave a brief staff report and reviewed the process. This draft ordinance sets out a very clear public process of notifications, hearings, appeals and consequences. It is based directly on a supporting RCW and there are no adverse court rulings against the process.

There are three primary advantages to this ordinance:

- Transparent guidelines that are easily understood
- Process is ultimately overseen by Superior Court, ensuring fairness and providing extra protection to the City
- City’s finances are better protected with more robust and ironclad reimbursement requirements

This is the first of two public hearings; the next one is scheduled for June 1st.

There were no public comments or Council comments. Mayor Reim closed public hearing at 7:03 p.m.

Public Hearing Ordinance 16-05 – Vacation of Easement, Orchard View Homes Division #3 Lot 7: Mayor Reim opened public hearing at 7:03 p.m. Director Sell gave a brief staff report. This request, made by Gary Phillips, is to extinguish an existing property line easement and replace it with a new narrower easement. The proposed area is at 2317 Plum Street SE on Lot 7 of the Orchard View Homes Division #3 Major Plat. The proposal has been circulated to those agencies which could potentially have services located within the existing easement. There were no comments/objections received. A new five (5) foot easement in the same location would maintain the standard 10 foot interior lot line easement when combined with the adjoining lot easement.

There were no public comments or Council comments. Mayor Reim closed the public hearing at 7:05 p.m.

Ordinances 16-05 – Vacation of Easement, Orchard View Homes Division #3 Lot 7: Motion to approve and accept Ordinance 16-05 vacating a portion of a public utility easement on Lot 7, Orchard View Homes, Division #3 Major Plat. (m/s Allstot/Coe) Motion carried.

Resolution 16-958 – Setting Public Hearing for vacation of a portion of easement on Parkside Estates Plat Lot 9: The City received a request to vacate a public utility easement dedicated on the Parkside Estates Plat Lot 9. This Resolution sets the date for

Public Hearing for June 15, 2016. Director Sell gave a brief staff report. Council discussion ensued.

Motion to approve and accept Resolution 16-958 setting Public Hearing to vacate Utility Easement on Parkside Estates Plat Lot 9. (m/s Mora/Moore) Motion carried.

Award Bid for Ephrata Fire Department Command Rig: As part of the Fire Bond passed by voters in 2015, a call for bids has been advertised for a new Command Rig, 2016 Dodge Ram 1500. One bid was received from Barry's Chevrolet for \$31,817.22. Fire Chief Burns compared that bid to the State bid from Bud Clary which was \$36,487.20.

Motion to award bid to Barry's Chevrolet for purchase of 2016 Dodge Ram 1500 for \$31,817.22. (m/s Millard/Moore) Motion carried.

Cargo Container Permitting Process: Crago advised that the current code largely inhibits cargo containers due to safety and aesthetic concerns. They are prohibited in many zones and allowed in others only under a Conditional Use Permit which is difficult to acquire and limits the use and placement. Regardless of zoning, containers must be screened, secured against flooding in the flood plain, and placed on a prepared surface. Staff has seen an increased number of requests for containers as well as complaints of illegally placed containers. Before proceeding as per Code, staff is inquiring if Council wants to modify this section of Code.

Council discussion ensued. Council consensus is in support of the current code.

2016 Update to Six-Year Street Plan Draft: Staff has prepared the draft update of the 2016 Six-Year Street Plan. If there are any additions Council would like to see included, be sure to let staff know. In order to be eligible for grant funding, the projects must first be on the Six-Year Street Plan. Public Hearing is scheduled for June 1st.

City Administrator Report:

2016 Budget Report: Cash reserves in general fund are relatively flat. Revenues and expenses are both at 1.9% below expectations.

Splash Zone Paint & Coating Report: Recoating of the pool project has been completed. Some finishing touches are yet to be completed. This new coating will eliminate the cloudy problems in the deep end that we've had in the past.

36th Anniversary of Mt. St. Helens Eruption & Contingency Plans: With the rumblings and current earthquake activity on Mt. St Helens, Crago thought it prudent to get the emergency contingency plan out and re-evaluated for current day.

There being no further business meeting adjourned at 7:26 p.m.

Bruce Reim, Mayor

ATTEST:

Leslie Trachsler, City Clerk