



CITY COUNCIL MINUTES

March 15, 2017

City Council of the City of Ephrata, Grant County Washington met in regular session on March 15, 2017. The meeting was called to order at 6:00 p.m. by Mayor Bruce Reim and adjourned to executive session to discuss litigation or potential litigation (RCW 42.30.110(1)i) for approximately forty-five minutes. Executive session adjourned, no decisions were made or action taken. Meeting reconvened at 6:45 p.m.

Fire Chief Jeremy Burns gave Council a tour of the departments new Pumping Engine.

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

Staff Present: City Administrator Wes Crago, City Attorney Katherine Kenison, Community Development Director Ron Sell, Public Works Director Bill Sangster, Community Relations Director Traci Bennett, Police Captain Erik Koch, Fire Chief Jeremy Burns and City Clerk/Finance Director Leslie Trachsler.

Motion to excuse Council member Allstot. (m/s Millard/Moore) Motion carried.

Pledge of Allegiance was said. Mayor Reim noted that this meeting is being recorded.

No public signed up to speak.

Agenda: Agenda is amended changing Ordinance 17-02 to Resolution 17-962.

Presentations: None

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

Items on the consent agenda are as follows:

Claims #86421 through #86491 in the amount of \$230,256.08
Manual Claims #86413 through #86420 in the amount of \$444.44
Electronic Fund Transfer in the amount of \$17,393.89

Minutes of the March 01, 2017 Council meeting

Update on Roadway, Potholes and Restrictions: Crago reported on the condition of our City streets as a result of the severe winter we've been experiencing. As the frost leaves the ground, more potholes and buckling are expected. Potholes have impacted over 25 areas of town; resulted in weight restrictions on A Street NE; and closures of 14 and 15 Streets SW. He cautioned that people not drive over the cones and to avoid any soft spots in the pavement.

Public Hearing on Resolution 17-962 – Updating Capital Facilities Element of Comprehensive Plan: Mayor Reim opened Public Hearings at 7:03 p.m. A public hearing was held before the Planning Commission on February 23rd. A Determination of Non-Significance was issued on January 5, 2017. No appeals were filed on this matter. Also, there were no public or agency comments received. Resolution 17-002 was approved by Ephrata Planning Commission recommending amendments to the Ephrata Comprehensive Plan, Chapter 9, Capital Facilities Element. Staff recommends approval of this request to remain compliant with state law and to meet new changes in the community.

There were no public comments or council comments.

Public Hearing on Resolution 17-959 – 2017 Update of Six-Year Street Plan: Crago gave a brief staff report. This plan is updated annually and reflects the Council and staff's prioritization for street projects. The purpose of the Plan is to identify grant-eligible projects. Generally, priorities change during the budget process as grants become available.

There were no public comments or council comments.

Public Hearing on Resolution 17-960 – 2017 Update of Six-Year Capital Facilities Plan: Crago advised that this Plan is to update the Capital Facilities Plan. It is seemingly redundant to Resolution 17-961 but will be easier to access and simpler in form to the Comprehensive Plan. Staff intends to keep a separate resolution to annually update the Capital Facilities Plan.

There were no public comments or council comments.

Mayor Reim closed public hearings at 7:06 p.m.

Resolution 17-962 – Updating Capital Facilities Element of Comprehensive Plan: Motion to approve and accept Resolution 17-961 Updating the Capital Facilities Element of the Comprehensive Plan. (m/s Moore/Mora) Motion carried.

Resolution 17-959 – 2017 Update of Six-Year Street Plan: Motion to approve and accept Resolution 17-959 – 2017 Update of Six-Year Street Plan. (m/s Coe/Moore) Motion carried.

Resolution 17-960 – Update of Six-Year Capital Facilities Plan: Motion to approve and accept Resolution 17-960 – Update of Six-Year Capital Facilities Plan. (m/s Millard/Wanke) Motion carried.

April 05, 2017 Council meeting: This meeting falls during Spring Break. Traditionally, Council has canceled this meeting. At present, there is no pressing business for Council to consider. Motion to cancel Council meeting for April 5, 2017. (m/s Coe/Wanke) Motion carried.

Bi-Annual Review of Council Rules: Crago gave a brief report on the history of the Council Rules and reported staff has reviewed the rules and sees no area for amendment or correction. Once Council has reviewed, staff will implement changes as directed. If changes are warranted, Council will have to hold two readings before passage of amendments. Council had no amendments.

Authorize Administration to approve 2017 Agreement with EM Solutions: This is an annual contract for oversight of the cleanup work at the Grant County Landfill. EM Solutions provided their budget estimate of \$397,350 for 2017 less \$168,563 of unspent estimated budget from 2016. City is reimbursed by our former insurance carrier for their services. Motion to authorize administration to execute 2017 Agreement with EM Solutions. (m/s Moore/Knitter) Motion carried.

Justin Kooy request to allow Airbnb in Ephrata: Justin Kooy of 41 E Street SE, Ephrata, WA addressed Council regarding Airbnb's and their potential conflict with building and zoning codes. Mr. Kooy has been operating an Airbnb at his residence for 6 months. He has a small backyard apartment which he rents out. Most of his guests come for reasons outside of the City. He received notice from Ephrata stating that he is violating municipal code. After researching, he found that it would be impossible to have an Airbnb in Ephrata without listing for at least a 30 day stay. Airbnb's bring in guests that would otherwise stay out of town and they encourages hosts to provide a guide to local attractions and restaurants. They are good for local businesses. Mr. Kooy asked Council to adopt pro-Airbnb codes within the city.

Mayor commented that staff is looking into options. Crago advised that staff has begun investigating Airbnb's. City code was written in a time before Airbnb's existed.

Council consensus was to direct staff to get more information, see what direction other cities have taken and what are the direct impacts.

City Administrator Report:

2017 Budget Report: General fund cash reserves went up slightly. Overall budget is following the normal pattern, revenues are 6% below budget and expenses are 8% below budget.

There being no further business meeting adjourned at 7:20 p.m.

Bruce Reim, Mayor

ATTEST:

Leslie Trachsler, City Clerk