

MINUTES REGULAR SOAP LAKE CITY COUNCIL MEETING

January 06, 2021

CALL TO ORDER

Mayor Kovach called the regular council meeting to order at 5:30 pm.

ROLL CALL

Council members present: Mayor Kovach, Agliano, Arnold, Rushton, Sanderson, Still and Tweedy. Councilmember Bratton joined at about 5:50 pm.

City Staff Members Present: Police Chief Cox, City Administrator Tijerina, City Planner Piercy and Administrative Assistant Siebert

AGENDA ITEMS

➤ **CONSENT AGENDA**

- A. Regular Council Meeting Minutes – December 16, 2020
- B. Claim EFTs & Claims #20694-20702 in the amount of \$28,322.61
- C. Claim EFTs & Claims #20703-20725 in the amount of \$783,080.51
- D. Payroll EFTs & Claims #26052-26057 in the amount of \$33,736.08
- E. Payroll EFTs & Claims #26058 in the amount of \$21,653.02

➤ **MAYOR'S MESSAGE**

➤ **REPORTS OF STANDING/SPECIAL COMMITTEES**

➤ **PUBLIC COMMENT**

➤ **OLD BUSINESS**

- A. Community and Senior Center Lease Agreement

➤ **NEW BUSINESS**

- A. General Facility Charge (GFC) Study Presentation
- B. An Ordinance of the City of Soap Lake, Washington, Amending Ordinance No. 864, as Previously Amended, and Providing for Other Matters Properly Relating Thereto; #2021-1313
- C. An Ordinance of the City of Soap Lake, Washington, Amending Ordinance No. 894, as Previously Amended, and Providing for Other Matters Properly Relating Thereto; #2021-1314
- D. An Ordinance of the City of Soap Lake, Washington, Relating to the Water System of the City; Providing for the Issuance of a Taxable Water Revenue Bond of the City in the Principal Amount of \$2,385,000, for the Purpose of Providing Funds to Pay Part of the Cost of the Acquisition, Construction and Installation of Improvements to the City's Water System; Fixing the Date, Form, Maturity, Interest Rate, Terms and Covenants of the Bond; Providing for the Registration and Authentication of the Bond; Creating, Adopting and Continuing Certain Funds and Accounts; Providing for the Issuance of Additional Bonds; Approving the Sale and Providing for the Delivery of the Bond to the United States of

America, Acting through its Department of Agriculture, Rural Utilities Service; and Providing for Other Matters Properly Relating Thereto; #2021-1315

- E. Contract Agreement for City Legal Counsel
- F. RCO Grant: City Commitment and Schedule
- G. Grant County Health District Agreement
- H. TIB Agreement for Entry to West Beach Grant
- I. Appoint Council Member to GTA Executive Board of Directors
- J. Appointment of Council Members to Committees
- K. Labor Agreement By and Between The City of Soap Lake, Washington, and Teamsters Local No. 760
- L. A Resolution Declaring Certain Personal Property Surplus and Authorizing the Sale and or Disposal Thereof – Direct Sale to Barry Automotive

- **REPORT OF CITY OFFICERS**
- **NEXT ORDINANCE #1313; NEXT RESOLUTION #947**
- **COMMENTS**
- **ADJOURNMENT**

M/Tweedy, S/Agliano; to excuse Councilmember Bratton from this evenings meeting. **Motion carried unanimously.**

CONSENT AGENDA

M/Tweedy, S/Sanderson; to accept the consent agenda as presented. **Motion carried unanimously.**

MAYOR'S MESSAGE Selection of Engineering Contractor from applications received will be graded and evaluated by next Council Meeting to be reviewed by all Councilmembers at that time.

Councilmembers Still, Rushton and Tweedy will review applications.

Construction on water and sewer main upgrades, fire hydrant replacement and water meter installation has been completed. Site cleanup is being done. Source meter at the City well is being calibrated.

REPORTS OF STANDING/SPECIAL COMMITTEES

Policy & Procedure Committee would like to meet the 2nd week of the month. Council Member Agliano asked if any Councilmember had any agenda items to add.

PUBLIC COMMENT

None

OLD BUSINESS

- A. Community and Senior Center Lease Agreement – Agreement will be reviewed by new City Legal Counsel. Councilmember Rushton asked if anything in particular was holding up the process. Mayor Kovach answered that the parties are making sure that there is no gifting of services involved in the agreement.

NEW BUSINESS

- A. General Facility Charge (GFC) Study Presentation- Presentation was given by Grey & Osborne covering current connection fees and development of future connection fees charged by the City for new development. These fees would not affect existing rate payers. Currently the City charges \$250 plus the actual cost of installation for water and sewer service. This GFC study calculates what the City could charge for access to these services. The fees are covered by RCW 35.92.025 and are required to be fair and equitable. The presentation gave comparison rates charged by Cities in surrounding area. A copy of the study will be posted on the City's website. **M/Sanderson, S/Agliano**; to table the agenda item for discussion at a retreat. **Motion carried unanimously**. The retreat will be on Jan. 11th at 5pm.
- B. An Ordinance of the City of Soap Lake, Washington, Amending Ordinance No. 864, as Previously Amended, and Providing for Other Matters Properly Relating Thereto: #2021-1313 – **M/Tweedy, S/Sanderson**; to pass an ordinance of the City of Soap Lake, Washington, amending Ordinance No. 864, as previously amended, and providing for other matters properly relating thereto. **Motion carried unanimously**. These ordinances (items B,C & D) are all related to the water and sewer projects and allow the repaying of the interim loan. This ordinance becomes number 2021-1313.
- C. An Ordinance of the City of Soap Lake, Washington, Amending Ordinance No. 894, as Previously Amended, and Providing for Other Matters Properly Relating Thereto: #2021-1314 – **M/Still, S/Tweedy**; to pass an ordinance of the City of Soap Lake, Washington, amending Ordinance No. 894, as previously amended, and providing for other matters properly relating thereto. **Motion carried unanimously**. This becomes ordinance 2021-1314.
- D. An Ordinance of the City of Soap Lake, Washington, Relating to the Water System of the City; Providing for the Issuance of a Taxable Water Revenue Bond of the City in the Principal Amount of \$2,385,000, for the Purpose of Providing Funds to Pay Part of the Cost of the Acquisition, Construction and Installation of Improvements to the City's Water System; Fixing the Date, Form, Maturity, Interest Rate, Terms and Covenants of the Bond; Providing for the Registration and Authentication of the Bond; Creating, Adopting and Continuing Certain Funds and Accounts; Providing for the Issuance of Additional Bonds; Approving the Sale and Providing for the Delivery of the Bond to the United States of America, Acting through its Department of Agriculture, Rural Utilities Service; and Providing for Other Matters Properly Relating Thereto; #2021-1315- **M/Bratton, S/Agliano**; to pass an ordinance of the City of Soap Lake, Washington, relating to the water system of the city; providing for the issuance of a taxable water revenue bond of the City in the principal amount of \$2,385,000, for the purpose of providing funds to pay part of the cost of the acquisition, construction and installation of improvements to the City's water system; fixing the date, form, maturity, interest rate, terms and covenants of

the bond; providing for the registration and authentication of the bond; creating, adopting and continuing certain funds and accounts; providing for the issuance of additional bonds; approving the sale and providing for the delivery of the bond to the United States of America, acting through its Department of Agriculture, Rural Utilities Services; and providing for other matters properly relating thereto. **Motion carried unanimously.** Ordinance is numbered 2021-1315.

- E. Contract Agreement for City Legal Counsel – **M/Tweedy, S/Arnold**; to approve the contract for new legal services between the City of Soap Lake, Washington, and Ogden Murphy Wallace, PLLC. **Motion carried unanimously.** Ogden Murphy Wallace provided the City a statement of qualification and agreement to provide services. The proposal is for a 2 year contract with a 3 year extension and is terminable with 60 day notice.
- F. RCO Grant: City commitment and Schedule – **M/Rushton, S/Sanderson**; to commit up to \$5000.00 from the Tourism Fund from the City of Soap Lake to the RCO Grant. **Motion carried unanimously.** The total goal for matching funds is \$23,400. A community donation report will be provided at the next Council Meeting with a goal to have all funds secured and agreement finalized by February 17th Council Meeting.
- G. Grant County Health District Agreement – **M/Sanderson, S/Rushton**; to approve agreement and submit a payment equal to last years payment less a percentage of lost revenue from last year. **Motion carried unanimously.** GCHD requested a \$3. per capita payment for 2021 which is up from a \$2. per capita payment that was made last year totaling \$3000. Since the City's revenue is down, a calculation will be made to decrease this amount by that percentage and then a payment will be submitted.
- H. TIB Agreement for Entry to West Beach Grant – **M/Arnold, S/Sanderson**; to enter into agreement with State of Washington Transportation Improvement Board and accept West Beach Park Access Improvements Grant. **Motion carried unanimously.** This grant is for \$339,500. and matching City funds have been budgeted. Road improvements will be made along Ash, 1st Ave. and Division St. It is possible that this work could start and be completed by this year or next.
- I. Appoint Council Member to GTA Executive Board of Directors – **M/Still, S/Sanderson**; to leave Council Member Agliano in this position. **Motion carried unanimously.** Councilmember Agliano abstained from vote.
- J. Appointment of Council Members to Committees – **M/Agliano, S/Still**; to accept new committee layouts as follows:
 - Parks and Rec Committee – remove Agliano, add Sanderson
 - Tourism Committee – add Sanderson
 - Emergency Planning Committee – remove Agliano
 - Ad Hoc Budget and Finance Committee – Add Rushton, Sanderson, and Mayor KovachAll other committees will stay the same.
Motion carried unanimously.

- K. Labor Agreement By and Between The City of Soap Lake, Washington, and Teamsters Local No. 760 – **M/Tweedy, S/Arnold**; to accept the contract between the City of Soap Lake and Teamsters Local No. 760. **Motion carried unanimously.** This contract is in effect from Jan. 1, 2021 to Dec. 31, 2023. Chief Cox said that a major goal during negotiations was to offer incentives to keep employees long term and avoid new hires and training costs.
- L. A Resolution Declaring Certain Personal Property Surplus and Authorizing the Sale and or Disposal Thereof – Direct Sale to Barry Automotive – **M/Still, S/Bratton**; to authorize the Mayor or his designee to sell the personal property item in any commercially reasonable manner and to execute necessary documents to complete the sale and conveyance of the personal property items. Sale will be completed with Barry Automotive. **Motion carried unanimously.** This item will be numbered Resolution 2021-947.

REPORTS OF CITY OFFICERS

City Administrator Tijerina – will participate in state audit on January 19th

Chief Cox – is working on a year end report with crime statistics. Overall calls for service were down by 94 from last year and 230 from the year before.

K-9 Billy is working on training hours for patrol and should be able to test soon.

Municipal Court is on hold, but Code Enforcement will continue. Vehicles will be towed if blocking the alleyways.

Gift cards were donated and are available for struggling families in the area.

City Planner Piercy – Last year there were 16 new construction, single family permits issued and 26 permits for structure improvements issued. City Planner Piercy anticipates multiple permits to be issued come March.

Next Ordinance #1316; Next Resolution #948

COMMENTS

Councilmember Sanderson received a report from North Central Washington Libraries. The report was done for all libraries in the region and lists recommended improvements for the building in Soap Lake. This will be discussed at an upcoming Council Meeting.

Chief Cox informed the Mayor that the roof is still in need of repair at the Senior Center. The Center has the funds for the repairs but needs City direction on contractor. He is also working on a pan-handling ordinance.

Councilmember Agliano will host Policy and Personnel Committee on Wednesday, January 13th at 1:00 pm.

A City Council Retreat was scheduled for Monday, January 11th at 5:00 pm. The agenda item will be: To Discuss General Facility Charge (GFD)

ADJOURNMENT

M/Tweedy, S/Still; move to adjourn at 8:13 PM. **Motion carried unanimously.**

Alex Kovach, Mayor

Jody Siebert, Administrative Assistant