

MINUTES REGULAR SOAP LAKE CITY COUNCIL MEETING

December 1, 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, Bratton, Rushton, Sanderson, Still and Woodhouse.

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

AGENDA ITEMS

- **CONSENT AGENDA**
 - A. Regular Council Meeting Minutes – November 17, 2021
 - B. Claim EFTs & Claims #21393-21427 in the amount of \$82,095.71
 - C. Payroll EFTs & Claims #26138-26141 in the amount of \$57,285.10
- **PUBLIC HEARING** – City of Soap Lake Comprehensive Plan Update
- **PUBLIC HEARING** – Public Works Surplus
- **MAYOR'S MESSAGE**
- **REPORTS OF STANDING/SPECIAL COMMITTEES**
- **PUBLIC COMMENT**
- **OLD BUSINESS**
- **NEW BUSINESS**
 - A. Award Construction Contract for the Water & Sewer (Phase III) Improvements Project
 - B. Purple Sage RV Developer Agreement
 - C. A Resolution of the City of Soap Lake Adopting a Schedule of Rates and Fees for Water Service
 - D. A Resolution of the City of Soap Lake Adopting a Schedule of Rates and Fees for Sewer Service
 - E. Acceptance of DOJ Grant
 - F. Acceptance of Walmart Grant
 - G. A Resolution of the City of Soap Lake Providing for a Ballot Proposition to be Submitted to the Qualified Electors of the City at the Special Election on February 8, 2022, to Authorize a Sales and Use Tax to be Imposed Within the Boundaries of the City Upon All Taxable Retail Sales and Uses in the Amount of Two-Tenths of One Percent (0.2%) for a Period of Ten (10) Years, the Purpose of Financing All or a Portion of the Costs Associated with Transportation Improvements in the City

H. A Resolution Declaring Certain Personal Property Surplus and Authorizing the Sale and or Disposal Thereof

- **REPORT OF CITY OFFICERS**
- **NEXT ORDINANCE #1321; NEXT RESOLUTION #967**
- **EXECUTIVE SESSION – Collective Bargaining: Teamsters Negotiation**
- **COMMENTS**
- **ADJOURNMENT**

CONSENT AGENDA

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

PUBLIC HEARING – City of Soap Lake Comprehensive Plan

Start 5:36 pm

City Planner Piercy read into the record: Public Hospital District No. 4 of Grant County d/b/a McKay Healthcare and Rehabilitation Center – Emergency Backup Generator Project Description: The emergency backup electrical system at McKay Healthcare and Rehabilitation Center has exceeded the useful-life of the equipment and requires replacement. The project includes design, purchase, and installation of a replacement of 125 kW emergency generator, double-walled fuel tank, and sound-reduction fencing, existing electrical service entrance equipment and reconnection to existing downstream distribution equipment; design of generator backed emergency power distribution equipment, to include panels, diesel generator, automatic transfer switches, and connection to the normal power system. The total estimated cost is approximately \$600,000.

Once the above language is added to the City’s Comprehensive Plan, McKay’s will be able to apply for SIP grant to help cover the outlined expenses.

Planner Piercy asked Council for action.

M/Rushton, S/Bratton; to enable the necessary documents to be drawn up by the City’s Attorney and be presented at the next Council Meeting for Council’s approval. **Motion carried unanimously.**

Closed 5:44 pm

Public Works Surplus

Start 5:46 pm

Mayor gave brief background: this is the old bucket truck from public works and a replacement has already been purchased. This is a formality since this is a public works item.

No comments.

Closed 5:47

MAYOR’S MESSAGE

Mayor thanked William Marshall, the new “Welcome to Soap Lake” sign is completed and installed.

The City Hall building has about 80% of the walls framed and ruff-ins for the plumbing. Quotes are still being collected for the roof replacement.

The mineral water pump has been repaired. An agreement for water use rights is being worked on by the City's Attorney.

REPORTS OF STANDING/SPECIAL COMMITTEES

None

PUBLIC COMMENT

Susan Carson, 114 Gladiola – she will be bringing two items as proposals to the next Council meeting: one for concession stand lease to use year-round; and secondly, a one-time vendor use permit fee for local vendors. Also, a reminder for the upcoming small business event on December 18th.

OLD BUSINESS

N/A

NEW BUSINESS

- A. Award Construction Contract for the Water & Sewer (Phase III) Improvements Project – **M/Sanderson, S/Arnold**; to award the construction contract for the Water & Sewer (Phase III) Improvements to Halme Construction in the amount of \$2,364,376.66 contingent on the USDA RD concurrence. **Motion carried unanimously.** This project will cover water and sewer lines in the area of Canna St. and 1st Ave by the park. The City may need to match funds of \$10,000.00
- B. Purple Sage RV Developer Agreement – **M/Arnold, S/Still**; motion to schedule a public hearing for the next council meeting on December 15, 2021. **Motion carried unanimously.**
- C. A Resolution of The City of Soap Lake Adopting a Schedule of Rates and Fees for Water Service – **M/Rushton, S/Sanderson**; to approve the resolution of the City of Soap Lake adopting a schedule of rates and fees for the water service. **Motion passed.** Council Members voting Nay: Woodhouse, Arnold and Agliano. Resolution is numbered 2021-967
- D. A Resolution of The City of Soap Lake Adopting a Schedule of Rates and Fees for Sewer Service – **M/Rushton, S/Sanderson**; to approve the resolution of the City of Soap Lake adopting a schedule of rates and fees for the sewer service. **Motion passed.** Council Members voting Nay: Woodhouse, Arnold and Agliano. Resolution is numbered 2021-968
- E. Acceptance of DOJ Grant – **M/Arnold, S/Bratton**; to approve the acceptance of the DOJ grant monies for the Soap Lake Police Department. **Motion carried unanimously.** This grant is for \$125, 000.00 distributed over three years and helps pay for one officer position.
- F. Acceptance of Walmart Grant – **M/Arnold, S/Bratton**; to approve the acceptance of the Walmart grant monies. **Motion carried unanimously.** This grant was awarded in the amount of \$1,500.00 and will be used for the Shop-With-A-Cop fund.

- G. A Resolution of the City of Soap Lake Providing for a Ballot Proposal to be Submitted to the Qualified Electors of the City at the Special Election on February 8, 2022, to Authorize a Sales and Use Tax to be Imposed Within the Boundaries of the City Upon All Taxable Retail Sales and Uses in the Amount of Two-Tenths of One Percent (0.2%) for a Period of Ten (10) Years, the Purpose of Financing All or a Portion of the Costs Associated with Transportation Improvements in the City – **M/Rushton, S/Arnold**; to approve the resolution of the City of Soap Lake providing for a ballot proposal to be submitted to the qualified elector of the City at the Special Election on February 8, 2022, to authorize a sales and use tax to be imposed within the boundaries of the City upon all taxable retail sales and uses in the amount of two-tenths of one percent (0.2%) for a period of ten (10) years, the purpose of financing all or a portion of the costs associated with transportation improvements in the City. **Motion carried unanimously.** A survey conducted by the City showed that 73 of 80 respondents support the 0.2% tax increase to help pay for future street repairs/improvements. Councilmember Sanderson stated that the previous study done on street improvements shows a cost of about \$300,000.00 per City block for paving and sidewalks. Resolution is numbered 2021-969
- H. A Resolution Declaring Certain Personal Property Surplus and Authorizing the Sale and or Disposal Thereof – **M/Arnold, S/Bratton**; to authorize the Mayor, or his designee, to sell or dispose of personal property items in any commercially reasonable manner and to execute the necessary documents to complete the sale and conveyance of the personal property items. **Motion carried unanimously.** Resolution is numbered 2021-970

REPORTS OF CITY OFFICERS

City Administrator Tijerina – Audit is going well; state auditors were on site this past couple of weeks. There will be a public hearing at the next council meeting to review the proposed budget.

Chief Cox– The homeless camp past the north end of town has been cleared and cleaned up. This is State property owned by DOT. A recent fire at the site allowed for the site to be deemed a public safety hazard and the garbage/debris to be removed.

Patrol cars are being restriped.

December 23rd will be the Shop-with-a-Cop event. A Tip-a-Cop event will be held at Busy Bean on Monday, December 6th with all tips being donated for the Shop-with-a-Cop event. Five local construction companies each donated \$500.00. And, Officer Rowland will be taking appointments for Singing-Grams for a donation of \$20.00.

Chief Sheppard – The Department handled 35 calls this month of which 12 were EMS and 1 was a fire. The total to date for the year is 431 calls with 107 being fires and all others EMS. He is still working on the process for acquiring a transport license. A reminder that all burning in the City and surrounding urban growth area is banned. No leaf burning is allowed.

The Department receive a grant for four sets of fire fighting gear valued at \$2600.00 each.

City Planner Piercy – Three new building permits have recently been received. The warmer weather is helping the construction companies. He will provide a year end report to Council in January.

Next Ordinance #1321; Next Resolution #971

Executive Session – Collective Bargaining: Teamsters Negotiation

Start: 6:47 pm for 20 minutes

End: 7:02 pm

M/Arnold, S/Still; to approve the letter of agreement between Teamster’s and the City of Soap Lake. **Motion carried unanimously.**

COMMENTS

Councilmembers discussed the implementation of the water and sewer rate increases. Since increases were not done in the past, current rate increases which were Council approved in 2016 and continue through 2026 are important for the revenue flow to pay for the improvements that residents have received.

ADJOURNMENT

M/Arnold, S/Agliano; move to adjourn at 7:11 PM. **Motion carried unanimously.**

Alex Kovach, Mayor

Jody Siebert, Administrative Assistant