

KETTLE FALLS CITY COUNCIL
JUNE 19, 2012

CALL TO ORDER

Mayor Dorothy Slagle called the meeting to order at 7:00 p.m.

ROLL CALL

Ray Smith, Jesse Garrett, Cris Haynes and Debbie Gaskin.

STAFF/GUESTS

Staff - Raena Hallam, Joel Gassaway, Dave Keeley, Scott Sterland, Charlie Schuermann and Teah Chadderdon.

Guests - Merle Lilienthal, Noreen Smith and Frank Timsup.

ANNOUNCEMENTS AND MAIL RECEIVED

As there were no Announcements and Mail Received, City Council moved on to Public Comment.

PUBLIC COMMENT

PUBLIC HEARING - REZONE PROPERTY AT 760 OLD KETTLE RD (LILIENTHAL PROPERTY)

City Planner Dave Keeley gave City Staff report.

Staff Report

June 19, 2012

This Public Hearing is for the rezone of 760 Old Kettle Road, Parcel # 326921 from Single Family Residential (SFR) to Multi Family Residential (MFR) currently owned by Mr. Merle Lilienthal. The City of Kettle Falls is currently leasing this property for the purpose of irrigating approximately 9.48 acres with treated wastewater.

Originally this property was zoned for a Mobile Home Park, but when the official zoning map was drawn a decade ago, the city changed the designation on this parcel from Mobile Home Park to Single Family Residential without notifying the owner. As part of the lease agreement, Mr. Lilienthal has requested that the property be considered for a rezone from Single Family Residential (SFR) to Multi Family Residential (MFR). On behalf of the lease agreement and Mr. Lilienthal, the City of Kettle Falls is the applicant for this rezone.

The purpose of the zone change to MFR does not restrict the property to building only apartment buildings, but rather allows the most flexibility in our current zoning code allowing other types of uses such as single family homes, manufactured homes, manufactured home parks, modular homes, retired apartments, and a list of other types of development making the property more appealing to future development.

At this time, the City of Kettle Falls does not have any vacant land zoned for MFR.

On June 11, 2012, The Kettle Falls Planning Commission held a Public Hearing. At the hearing, there were no letters submitted and one public comment in support of the rezone. Here are their Findings of Fact:

1. The proposal to rezone 760 Old Kettle Rd to Multi Family Residential (MFR) is consistent with the intent and goals of the Kettle Falls Comprehensive Plan. It supports the projection of future growth as required by the Comprehensive Growth Management Plan and meets the requirements and intent of the Kettle Falls City Unified Development Ordinance.
2. This proposal meets the required standards for adequate roads, street for access and circulation, water supply, sanitary sewage disposal, emergency services, and environmental protection. There is currently a gravel road, which will become a paved city street after the Wastewater Treatment Facility project is complete. There is also an existing water and sewer line, as well as fire hydrants every 400 feet.
3. A State Environmental Policy Act (SEPA) review is not required for rezoning.
4. This proposal is beneficial to the public health, safety and welfare, and is in the best interest of the public. The utilities and fire hydrants are already in place and there is access for emergency vehicles. It may increase the tax base, but will offer more affordable housing, improve the quality of life and benefit the community.

Based on these Findings of Fact, the Planning Commission unanimously recommend to the City Council approval of the rezone of property located at 760 Old Kettle Road from Single Family Residential to Multi Family Residential. See attached map.

Mayor Slagle opened the Public Hearing at 7:16 p.m. for Public Comment. No Public Comment was received. Mayor Slagle closed the Public Hearing for Public Comment at 7:17 p.m.

CONSENT AGENDA

APPROVAL OF THE MAY 15, 2012 CITY COUNCIL MINUTES AND MAY VOUCHERS & PAYROLL

Council Member Ray Smith moved to approve the Consent Agenda. Council Member Debbie Gaskin seconded the motion. Motion carried by all. Council Member Ray Smith - yes, Council Member Jesse Garrett - yes, Council Member Cris Haynes - yes and Council Member Debbie Gaskin - yes.

COMMITTEE REPORTS

KETTLE FALLS PLANNING COMMISSION

Council Member Debbie Gaskin reported the Kettle Falls Planning Commission reviewed bylaws and elected new officers. The officers are as follows:

Chairman - Valerie Hall
Vice Chair - Jesse Christopher
2nd Vice Chair - Peg Daniels

STAFF REPORT

POLICE DEPARTMENT

Police Chief Scott Sterland reported there were a couple arrests made during Town & Country Days. Scott explained that crime has increased, but the major concern is the crime is increasing in its severity.

Police Chief Scott Sterland reported he has been working on the nuisance ordinance and creating a list of properties that need to be addressed. He hopes to mail letters to each property with a copy of the ordinance next week.

Police Chief Scott Sterland stated he has not been backfilling shifts when he is absent, but has been extending shift hours to help cover absences. About 70% of the overtime budget has been used already. Scott stated our Reserve Officer was hired by Lincoln County leaving the City with three officer's total with no reserves.

FIRE DEPARTMENT

Fire Chief John Ridlington reported five firefighters will be attending training in North Bend next week. John stated everything has been going good with all the rain.

SWIMMING POOL LIFT

City Planner Dave Keeley stated the deadline requiring a swimming pool lift has been extended to January, 2013. This will give the City time to consider budget options. Prices start at about \$3,000.

ANNEXATION PETITION

City Planner Dave Keeley stated Mr. Varnell submitted a petition to annex another 60 acres into the City limits. The petition will be reviewed by the Planning Commission in July.

PUBLIC WORKS

City Superintendent Joel Gassaway reported he is advertising for a Summer Helper position for 20 hours per week to assist Rob Rennich.

WASTEWATER TREATMENT FACILITY

City Superintendent Joel Gassaway stated he has been spending a lot of time getting ready for wastewater irrigation. There has been so much rain lately the lagoons are filling up faster than we can get rid of the water. Joel stated he is waiting on approval from the DOE and expects to be able to irrigate by the second week of July, 2012.

NEW BUSINESS

KETTLE FALLS LIBRARY

Library Manager Teah Chadderdon stated she obtained three quotes for remodeling the library. Teah stated during the quote process she learned she would be unable to just paint the paneling. There are some issues of the walls bowing and it was highly suggested she use drywall over the paneling. Teah reviewed the quotes with City Council:

Home Design	\$34,035.43
Simon Abied	\$47,862.65
Hometown Flooring	\$37,276.00

Library Manager Teah Chadderdon recommended City Council award the contract to Home Design.

Council Member Debbie Gaskin moved to authorize the Mayor to sign a contract with Home Design to do the Library remodel sharing 50% of the cost with the Friends of the Library. Council Member Jesse Garrett seconded the motion. Motion carried by all. Council Member Ray Smith - yes, Council Member Jesse Garrett - yes, Council Member Cris Haynes - yes and Council Member Debbie Gaskin - yes.

ORDINANCE NO. 1714 - AN ORDINANCE OF THE CITY OF KETTLE FALLS, WASHINGTON, AMENDING THE CURRENT KETTLE FALLS ZONING MAP.

Council Member Jesse Garrett moved to introduce Ordinance No. 1714 by title only. Council Member Cris Haynes seconded the motion. Motion carried by all. Council Member Ray Smith - yes, Council Member Jesse Garrett - yes, Council Member Cris Haynes - yes and Council Member Debbie Gaskin - yes.

Mayor Slagle introduced Ordinance No. 1714 by title only.

TEAMSTERS UNION CONTRACT

Mayor Slagle reported she participated in union negotiations with the Teamsters Union. Mayor Slagle reviewed items discussed and what she recommended for approval:

Patrolman:

1-1-2012: No COLA

1-1-2013: If General Fund revenues exceed 2012 levels, the City and Union shall negotiate wage and other economic features of the Labor Agreement

ARTICLE 12 - UNIFORM ALLOWANCE

July 1, 2012 each officer shall receive a lump-sum contribution of one thousand five hundred dollars (\$1,500.00) added to his/her uniform allowance. This amount is in addition to the usual amount, and shall be governed by the same guidelines.

ARTICLE 13 - POLICE DEPARTMENT VEHICLES

Section 2: Effective May 22, 2012 current officers shall be allowed to utilize their assigned police department vehicles to their respective residence(s) within forty-five (45) driving miles of Kettle Falls Police Department. If the Employer or Union desire to modify this provision, either Party shall notify the other in writing. The Parties shall meet for the purpose of re-negotiating this provision within thirty (30) days of written notice to the other, unless the timeline is extended by mutual agreement.

Article 15 - Hours of Work and Overtime

Section 3: Employees working authorized overtime shall be entitled to their regular hourly rate times one and one half (1 ½). However, at the Employee's request and with the concurrence of the Chief, the Employee shall be compensated with time off at the time and one half rate. Employees with authorized overtime entitlement to compensatory time off may not accrue such "credit" over forty (40) hours. An Employee accumulating more than forty (40) hours of compensatory time shall be paid for all time in excess of forty (40) hours monthly.

If an Employee does not use accrued compensatory time before the end of the year, he/she will be paid at a rate of one and one half times (1 ½) his/her hourly rate for the balance remaining. Compensatory time cannot be carried over to the next year.

Article 17 - Health and Welfare

Section 1: The City shall pay insurance premiums, and any increases, to provide full maintenance of benefits for Employees under the current plan A.W.C. Plan HealthFirst 500 Medical, and A.W.C. Plan "C" Dental, or a mutually agreed upon comparable replacement plan, for the duration of this Agreement.

ARTICLE 26 - DURATION

2012 through 2013

The above constitutes understandings and agreements arrived at during negotiations on May 10th and 22nd, 2012. The Union and City representatives agree to recommend the settlement features to their respective members for ratification.

Mayor Slagle recommended everything except for Article 15. Mayor Slagle explained she would like to address this at a later date, but did not wish to approve Article 15 at this time.

Council Member Jesse Garrett moved to authorize the Mayor to sign a contract with the Teamsters Union approving all proposals submitted except for Article 15. Council Member Ray Smith seconded the motion.. Motion carried by all. Council Member Ray Smith - yes, Council Member Jesse Garrett - yes, Council Member Cris Haynes - yes and Council Member Debbie Gaskin - yes.

APPOINTMENT TO THE KETTLE FALLS PLANNING COMMISSION

City Planner Dave Keeley stated Peg Daniels spoke with the Mayor wanting to be appointed to the Kettle Falls Planning Commission. Dave stated Mayor Slagle appointed her and the City Council needs to confirm her appointment.

Council Member Jesse Garrett moved to confirm Mayor Slagle's appointment of Peg Daniels to the Kettle Falls Planning Commission. Council Member Debbie Gaskin seconded the motion. Motion carried by all. Council Member Ray Smith - yes, Council Member Jesse Garrett - yes, Council Member Cris Haynes - yes and Council Member Debbie Gaskin - yes.

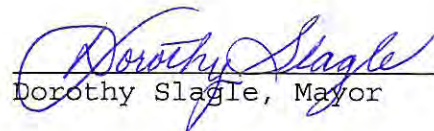
OLD BUSINESS

As there was no Old Business, City Council moved on to Adjournment.

ADJOURNMENT

Mayor Dorothy Slagle adjourned the meeting at 7:43 p.m.

Approved:


Dorothy Slagle, Mayor

Attest:


Raena Hallam, Clerk/Treasurer