

City Council Meeting
Tuesday, December 08, 2020

Minutes

WORK SESSION

Mayor Fournier brought the Work Session to order at 7:00 pm.

PRESENT

Councilmember Linda Gotovac

Councilmember Jason Lawton

Councilmember Rachel Davidson

ABSENT

Councilmember John O'Callahan

In the interest of time, and after the discussion on Tax Increment Financing, Mayor Fournier called upon Chief Lougheed and C/T Millard to give their normal reports. Chief Lougheed reported that Officer Thornburg had given notice and December will be his last month with the City. C/T Millard reported his efforts since the last meeting were directed at grant reimbursements and the continued refining of the 2021 budget.

1. Ms. Suzanne Dale Estey, Executive Director of the Washington Economic Development Association, is advocating that Washington Municipalities lobby their state legislators to authorize *Tax Increment Financing*, which captures a property's appreciated value by using its increased property taxes to finance infrastructure improvements that benefit a designated area.

Mr. Michael Cade, Executive Director of the Thurston Economic Development Council, supports this effort.

Councilmember Gotovac desires that the Tenino City Council deliberate upon this issue.

Councilmember Gotovac wanted to know more about Tax Increment Financing, but no one from the City had any more information available than was included in the emails from Ms. Estey and Mr. Michael Cade, Executive Director of the Thurston Economic Development Council.

Mayor Fournier directed C/T Millard to coordinate with the Washington Economic Development Association to have them present more information at the Council's second meeting in January, 2021.

CALL TO ORDER

Called to order at 7:30 pm with Mayor Fournier

PRESENT

Councilmember Linda Gotovac

Councilmember Jason Lawton

Councilmember Rachel Davidson

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ABSENT

Councilmember John O'Callahan

AGENDA APPROVAL

2. Agenda for Tuesday, December 8, 2020.

Recommended action: Move to approve the Agenda for Tuesday, December 8, 2020, as presented with two additional items of Old Business: 1) to consider the extension of the lease for the Ag Park Property to the EDC and 2) to consider Amendment No. 3 to the On-Call Agreement between Gibbs & Olson and the City for the extension of the City's sewer and water infrastructure to the Ag Park property.

Motion made by Councilmember Lawton, Seconded by Councilmember Gotovac.

Voting Yea: Councilmember Gotovac, Councilmember Lawton, Councilmember Davidson.

Motion passes 3/0.

APPROVAL OF MINUTES

3. Minutes of the November 24, 2020, Regular Meeting of the Tenino City Council.

Recommended action: Move to approve the Minutes of the November 24, 2020, Regular Meeting of the Tenino City Council as presented.

Motion made by Councilmember Gotovac, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Gotovac, Councilmember Lawton, Councilmember Davidson.

Motion passes 3/0.

CONSENT CALENDAR

4. Payroll EFT's in the amount of \$57,281.58 and Claims Checks #29531 through #29565, and other EFT's in the amount of \$71,306.76 for a Grand Total of \$128,588.34.

Recommended action: Move to approve EFT's and Vouchers as presented.

Motion made by Councilmember Lawton, Seconded by Councilmember Gotovac.

Voting Yea: Councilmember Gotovac, Councilmember Lawton, Councilmember Davidson.

Motion passes 3/0.

5. Liquor and Cannabis Licenses or Renewals:

New Licenses: None

Renewals: None

EXECUTIVE SESSION

None.

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PRESENTATIONS

6. Mr. Cutter Copeland has made application for, and Mayor Fournier wishes to appoint him as, City Councilmember, Position #2. If confirmed, Mr. Copeland would be seated for the duration of the term vacated by the resignation of former Councilmember Dave Watterson. That term expires on December 31, 2023.

Mr. Copeland presents himself tonight in order to answer any questions the Council, or any individual Councilmember, may have for him.

Recommended action: Move to confirm Mr. Cutter Copeland as Councilmember, Position #2.

Motion made by Councilmember Lawton, Seconded by Councilmember Gotovac.

Voting Yea: Councilmember Gotovac, Councilmember Lawton, Councilmember Davidson.

Motion passes 3/0.

PUBLIC COMMENTS

None

PUBLIC HEARING

None

PROCLAMATIONS

None.

OLD BUSINESS

(Added during Agenda Approval) As the EDC prepares to construct the first building on the Ag Park Property, they must meet the site control requirement established by the Washington State Department of Commerce. The requirement is to show "site control" for a minimum of 15 years and so they request an extension of the lease to an initial term of 17.5 years from the date of the original lease.

Recommended action: Move to authorize the lease extension document once it has been vetted by the City Attorney.

Motion made by Councilmember Gotovac, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Gotovac, Councilmember Lawton, Councilmember Davidson.

Motion passes 3/0.

(Added during Agenda Approval) Amendment No. 3 to the On-Call agreement between Gibbs & Olson (received on Tuesday, December 8, 2020) would provide the City Engineer with an additional \$5,500.00 to reimburse them for the additional time and expenses required to manage the construction contract and perform all contract close-out procedures. This amendment is required due to the City's request to have the reclaimed water line installed as part of the project.

Recommended action: Move to authorize Amendment No. 3 after vetting with the City Attorney.

Motion made by Councilmember Gotovac, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Gotovac, Councilmember Lawton, Councilmember Davidson.

Motion passes 3/0.

NEW BUSINESS

None.

RESOLUTIONS

7. Proposed Resolution 2020-05 would establish the Consolidated Fee Schedule for 2021.

Recommended action: Move to approve Resolution 2020-05 as presented.

Motion made by Councilmember Lawton, Seconded by Councilmember Gotovac.

Voting Yea: Councilmember Gotovac, Councilmember Lawton, Councilmember Davidson.

Motion passes 3/0.

ORDINANCES

8. Ordinance 915 would amend the 2020 budget by directing the Clerk/Treasurer to execute a series of transactions in order to:

- Close the SWWAAIP Trust Fund
- Preclude the Quarry Pool and Street Funds from ending the year with negative balances.
- Reduce the balances of the Water and Sewer Funds to an amount consistent with their proprietary purposes and increase the balances of the Water Capital Improvement and Sewer Capital Improvement Funds.

Recommended action: Move to approve as a second reading and to adopt Ordinance 915 as presented.

Motion made by Councilmember Lawton, Seconded by Councilmember Gotovac as the second reading and adoption.

Voting Yea: Councilmember Gotovac, Councilmember Lawton, Councilmember Davidson.

Motion passes 3/0.

9. Ordinance 916 would adopt the proposed 2021 Municipal Budget.

The 2021 Budget is a balanced budget, the significant features of which are:

- A 3% Cost of Living Adjustment for the City's employees
- A fifth Public Works Employee to operate the Septage Receiving Station
- The purchase or lease of a new Police Cruiser and two Emergency Response Vehicles for Public Works

- The inclusion of two street projects: Ritter Street and Hodgden Street
- The construction of a Composting Facility (including the rental of a belt press)

Recommended action: Move to approve as a second reading and to adopt Ordinance 916 as presented.

Motion made by Councilmember Lawton, Seconded by Councilmember Gotovac as the second reading and adoption.

Voting Yea: Councilmember Gotovac, Councilmember Lawton, Councilmember Davidson.

Motion passes 3/0.

REPORTS

10. 1) Chamber of Commerce: Councilmember Gotovac reported the Tenino Holiday House is doing great. The monies received for this will primarily go to the paving of the parking lot behind the mini mall.
 - 2) Economic Development Council (EDC)
 - 3) Experience Olympia & Beyond (VCB)
 - 4) Fire District #12. Mayor Fournier reported the District has proposed another version of an Interlocal Agreement and that it is unfavorable to the City. City Attorney Hughes has proposed mediation because the two agencies have been unable to agree on the price terms.
 - 5) Library
 - 6) Museum
 - 7) Tenino Community Service Center
11. 1) ARCH Commission. Councilmember Gotovac reports that the ARCH Commission will stand-up again during January of 2021.
 - 2) Civil Service Commission
 - 3) Facade Improvement Grant Review Committee
 - 4) Finance Committee
 - 5) Planning Commission
 - 6) Public Safety Committee
12. 1) Chief of Police. Chief Lougheed gave her report during the Work Session.
 - 2) Director of Public Works
 - 3) City Planner / Building Official
 - 4) City Attorney

- 5) Clerk/Treasurer. C/T Millard gave his report during the Work Session.
 - 6) Mayor
13. 1) Bucoda/Tenino Healthy Action Team (BTHAT)
- 2) Community Investment Partnership (CIP)
 - 3) Solid Waste Advisory Board
 - 4) South Thurston Economic Development Initiative (STEDI)
 - 5) TCOMM/911
 - 6) Tenino School Board
 - 7) Thurston Regional Planning Council (TRPC)
 - 8) Transportation Policy Board

PUBLIC COMMENTS 2

Mr. George Sharp, in his capacity with the Tenino Chamber of Commerce, wishes everyone to know that the Tenino Chamber is sponsoring the "Light Up Tenino Holiday Decorating Contest." Information is available on the Chamber's Facebook Page at:

<https://www.facebook.com/TeninoAreaChamberofCommerce>

ANNOUNCEMENTS

Councilmember Gotovac announced the Christmas Tree Lighting Ceremony was held at Valley View Clinic this past Saturday night, December 5. Mayor Fournier commented that it was very well attended.

ADJOURNMENT

Mayor Fournier adjourned the meeting at 7:52 pm.