

CITY OF PROSSER, WASHINGTON  
601 7<sup>TH</sup> STREET  
CITY COUNCIL CHAMBERS  
CITY COUNCIL SPECIAL MEETING  
TUESDAY, MARCH 8, 2011

**CALL TO ORDER**

Mayor Pro Tem Taylor called the Special Meeting of the Prosser City Council to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Joise Williams and Jenna Knight from the Prosser Boys & Girls Club.

**ROLL CALL**

Council Members Everett, Becken, Poteet, Chambers, Troemel and Rainer were present.

**MAYOR AND CITY COUNCIL REPORTS AND COMMENTS**

Mayor Pro Tem Taylor introduced Lander Grow from the Prosser Boys & Girls Club. Mr. Grow stated the Club is proud and excited to be partnered with the City of Prosser and their Gang Prevention Efforts. He advised the Club has served more than 130 kids, and currently serves on average 80 kids a day. There are at least 70 kids on the waiting list and plans to potentially expand in the coming future as well as see and serve more kids starting next year are underway. The Club is working on the summer schedule which will include programs and activities that will be new to both the community and City of Prosser. Since opening last August, activities and programs that range from physical, mental, and social awareness have been developed. In the near future, other programs such as Club Mentor, Torch Club, and National Boys & Girls Club Week will also be developed. Club Mentor is a program that connects a community volunteer with a member within the Club. This program is to help engage a strong adult with a Club member that staff identifies in order to help the child grow into a better well-rounded individual. Torch Club is a program designed for 4<sup>th</sup> and 5<sup>th</sup> graders who are willing and eager to make a difference in their Club, community, and the world. This Club will develop different programs and activities for their own Club as well as the community of Prosser. Torch Club's goal is to help members learn leadership, teamwork, and service skills. This program will only be opened to 4<sup>th</sup> and 5<sup>th</sup> graders to allow the older group of kids have more privileges than the young kids as well as to help members realize they have a great opportunity to grow for themselves and grow the Club. Mr. Grow thanked the City Council and staff for the continued partnership and support.

Mayor Pro Tem Taylor read aloud a proclamation, proclaiming March 20<sup>th</sup> through March 26, 2011 as Boys & Girls Club Week in Prosser.

**CONSENT AGENDA**

A motion was made by Council Member Everett, seconded by Council Member Becken to approve Consent Agenda Items "A-F". Motion passed 7 YES, 0 NO, 0 ABSENT.

- a. Approve Payment of Payroll Checks Nos. 501764 through 501811 in the Amount of \$39,545.06 and Direct Deposits in the Amount of \$107,776.31 for the Period Ending February 28, 2011.
- b. Approve Payment of Claim Checks Nos. 66449 through 66518 in the amount of \$369,526.21, Electronic Payment to the Bank of New York in the Amount of \$11,989.53, and IRS Federal Tax Wire in the Amount of \$40,040.99, for the period ending March 8, 2011
- c. Approve Meeting Minutes of February 15, 2011
- d. Approve the Annual USDA Report
- e. Approve the 2010 Annual Street Report for the Washington State Department of Transportation

- f. Accept Washington Association of Sheriffs and Police Chiefs Grant Award in the Amount of \$2,038.19

### **COUNCIL ACTION**

#### **DELIBERATION AND TAKE ACTION TO APPROVE COMPREHENSIVE PLAN AMENDMENTS AND DIRECT STAFF TO DRAFT AN ORDINANCE**

City Administrator Charlie Bush sent his regrets from Mayor Paul Warden who was unable to attend the meeting due to an out of state, job-related training. Administrator Bush thanked the Council and the City Staff for their dedication and countless hours spent on the Comprehensive Plan. He spoke on the proposed Comprehensive Plan amendments before Council and the options available for consideration.

Administrator Bush advised that while Council evaluates the amended Plan, it must be considered as a package of amendments that go together. The other alternative is to remand it back to the Planning Commission for further study, which could cost at least \$50,000 for a planning consultant for which has not been budgeted. The unbudgeted expense could result in service reductions from the General Fund in order to pay for the consultant. Other impacts to consider is the significant additional staff time, Planning Commission time, and Council time that will need to be dedicated to the efforts, and other planning priorities will be delayed. Much of the work that has already been done would likely be repeated and the results are likely not going to be dramatically different.

Administrator Bush advised that by law, the City must plan for both high-density and low-income housing. Planning for high-density housing is the primary tool for planning for low-income housing in this amendment process for Council to consider. During this amendment process, the specifics of what could be built, is not what should be determined. The City's Comprehensive Plan is a long-term plan towards which future development to achieve community goals is organized. Amendments to the Plan are not proposals. Therefore no development will result from the approval of the Plan without further public and staff review, at a project level, of the impacts of a specific development proposal. Impacts must be mitigated by any developer prior to project completion, include things like traffic improvements, water and sewer infrastructure, buffering, landscaping, open space, and possible payments in lieu of taxes for public services. Surrounding property owners, impacted agencies, and staff will have the opportunity to comment on the development once a permit application is received from an applicant. It is staff's job to ensure that the applicant is responsive to comments received by the public and impacted agencies. The City has an obligation to allow all applicants to develop property for which they meet the legal requirements to develop regardless of their tax status or any other factors. We cannot and do not discriminate.

The discussion and potential decision could provide City Attorney Howard Saxton direction to create the ordinance needed to approve the amended Comprehensive Plan. If Council is leaning towards sending it back to the Planning Commission, then staff recommends Council does not make a motion, but instead provide direction in order to allow staff to discuss with the applicant and attorneys the full implications of that eventual vote. If the vote indicates Council's intention to approve the amended Comprehensive Plan, then formal action on the ordinance will be scheduled for the April 5, 2011 Regular City Council meeting.

Council concurred that they would like staff to bring back a cost estimate for a Planning Consultant and a comparison of high-density housing that currently exists in town for the April 5, 2011 City Council meeting for consideration.

A motion was made by Council Member Everett, seconded by Council Member Becken to direct staff to draft an Ordinance to bring back for Comprehensive Plan approval following staff's recommendation. Motion passed 4 YES, 3 NO (Poteet, Chambers, Rainer), 0 ABSENT.

#### **APPROVAL OF SETTLEMENT WITH DALE AND MELANIE ZIEGLER FOR ACQUISITION OF WATER TOWER PROPERTY**

A motion was made by Council Member Everett, seconded by Council Member Becken to approve the \$80,000.00 settlement with Dale and Melanie Ziegler for acquisition of Water Tower Property. Motion passed 7 YES, 0 NO, 0 ABSENT.

ADJOURNMENT

There being no further business before the City Council at this time, the Special Meeting of the Prosser City Council was adjourned at 6:57 p.m.

*Paul Warden*

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Mayor Paul Warden

Attest:

*Rachel Shaw*

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City Clerk Rachel Shaw

