

Town of Carbonado
Regular Session of the Town Council
Monday, April 10, 2023

CALL TO ORDER

The meeting was opened at 6:30 p.m. by Mayor Vesey.

ROLL CALL

Councilmembers present: Clint Emry, JJ Sandin, Terry Carter and Tom Argo.

Absent: Councilmember Rodway

OTHERS PRESENT

Attorney Mike Reynolds, Emily Terrell, Scott Hubbard, Doug Argo, Kelsi Williamson, Dameon Marlow, Sue McBride, Melissa Marlow, Joe and Jessie Sprouse.

PLEDGE OF ALLEGIANCE

Mayor Vesey led those in attendance of the council meeting in the Pledge of Allegiance.

PUBLIC HEARING

None

ABSENCE EXCUSAL

Mayor Vesey asked for a motion to excuse the absence of Councilmember Rodway from the meeting.

Council Action: A motion was made by Councilmember Emry to approve the absence of Councilmember Rodway from the meeting. The motion was seconded by Councilmember Argo and carried 4-0.

CONSENT AGENDA

Approval of the April 10th, 2023, Agenda.

Approval of the minutes from the March 13, 2023, Council meeting.

Approval of Claim Warrants 17930 VOID, 17931 THRU 17958, Columbia Bank March 2023, March 2023 DOR and USDA Sewer Loan #03 Fund Code 92 in the amount of \$142,844.02.

Approval of Payroll Warrants 17906 THRU 17929, Direct Deposit Run 3/16/2023 in the amount of \$24,052.14.

Council Action: A motion was made by Councilmember Argo to approve the consent agenda. The motion was seconded by Councilmember Sandin and carried 4-0.

RESOLUTIONS, ORDINANCES, CONTRACTS AND AGREEMENTS

ORDINANCE NO. 528, TOWN'S CONSENT FOR DRILLING OF RESIDENTIAL WATER WELL- DRAFT 2

Mayor Vesey informed the council that there would be no vote on Ordinance No. 528, just discussion until all councilmembers are present. Attorney Mike Reynolds explained that after all input between Gray and Osborne, Emily Terrell and the office, that this led to draft #4 of the ordinance. He then asked the council if draft 4 was correct in what they were discussing at the last meeting. Emily Terrell then addressed the emails that Scott Hubbard had sent and answered his questions. Councilmember Carter asked if we could survey the town on their thoughts. Emily Terrell stated that it's part of the process for the comprehensive plan. There will be a survey and open houses to get the public opinion. She then stated that before the ordinance can be in effect, it has to be presented to SEPA and Commerce, which could take up to 60 days for review. Mayor Vesey then reminded everyone that we should hear back from the Department of Health, regarding more water hook ups, in about 16 months. The council may want to hold off on this ordinance as it may be quicker to hear back from DOH by the time they get through the red tape with Commerce and SEPA when approving this ordinance and it might be to our benefit to see how many hook-ups we might get.

ARGO CTS CONTRACT

Mayor Vesey asked for a motion to approve the ARGO CTS Contract for IT services.

Council Action: A motion was made by Councilmember Emry to approve the contract with ARGO CTS for IT services. The motion was seconded by Councilmember Sandin and carried 4-0.

NEW TOWN BUSINESS:

JAWS OF LIFE

Fire Chief Skogen addressed the council regarding the Jaws of Life equipment. He stated that the new equipment would cost \$14,000 excluding tax., for a combination battery operated tool that's both a spreader and a cutter. There's one other piece that's called a ram, he feels that they can do without it right now, but it's his strong recommendation that they put it in the 2024 budget. He stated that he would like to pay \$7,000 of it through capital funds and the rest through Fire and EMS reserves. He apologized for it being unbudgeted but very necessary. Attorney Mike Reynolds shared a personal story regarding the importance of having this equipment. Mayor Vesey asked for a motion to approve up to \$20,000 so the Chief can get the equipment he needs.

Council Action: A motion was made by Councilmember Sandin to approve the new Jaws of Life equipment, up to the amount of \$20,000.00. The motion was seconded by Councilmember Argo and carried 4-0.

PLANNING FOR RECREATION ACCESS PROJECT GRANT

Emily Terrell explained to council what the Planning for Recreation Access Project Grant is, why she applied and how it will benefit the Town. She informed council that the grant has been approved for \$39,000, no match grant.

OLD BUSINESS:

None.

REPORTS:

MAYOR

None.

PUBLIC WORKS

Tavis stated that the water plant generator has been hard wired in and is waiting for a start-up date from the electrician. They will also be digging out the spring line to keep it clean and water flowing.

CLERK-TREASURER

Informed council that the Annual Report is done and has been submitted.

COUNCIL

None.

PUBLIC COMMENTS

Scott Hubbard thanked Emily for answering his questions in prior emails. He also stated his concern about property owners not having permission to access points that cross the trail. There are right-of-way dangers. He also stated that trucks and motorcycles on the trail is dangerous and concerning for those walking. These are things to consider when discussing Rails to Trails. He also reminded council that it's ok to tell people that it's not ok to ride on the trails. There is right and wrong with things to do on the trail. Emily Terrell added that for a subdivision over 5 lots, with public works standards and fire code standards, require a much larger right-of-way than the average house. There are also sight distance triangles and this requires that within 15 feet of a road or trail, it has to be cleared back so that a driver can see and a person on the trail can see. Jessie Sprouse stated that at the last meeting, her own personal lot was brought up and suggested that if anyone in this room would like to discuss how they think she has benefited from generational wealth, she would be happy to discuss it as a neighbor but didn't think it had anything to do with what they were talking about last meeting and it wasn't accurate. She then stated that she felt that she was misunderstood when she said that certain people weren't allowed to build and that two families were specifically named and she would like to say that she does support them being able to build and that it is different than a subdivision being built and they are two totally separate issues. She also stated that she will always be here and that she will always bring up the impact on the school. She wanted to know if they had a timeline, potentially, of how fast 44 houses could go in, as it would be helpful to communicate that to her staff as it does impact the school. She also wanted to know if there was a potential of someone waiting so many months between builds so they can get more than 6 homes allowed in a subdivision. Lastly, she brought up that a certain councilmember was accused of voting a certain way because of his proximity to the proposed subdivision that she would flip that and say that if there is a certain councilmember who is wanting to purchase one of these homes should excuse themselves from voting as it would be a conflict of interest. Emily Terrell explained why it would be more beneficial to a land owner to go for a Class B well as it is financially more beneficial and if you go one acre at a time, you're rolling the dice with the Department of Health in allowing all of those single wells in one area. Scott Hubbard stated that Kelly, with the DOH said she had shared her response with the council and he wanted to know if the public could hear what that response was. Scott was told to submit a public records request.

Doug Argo stated that 44 houses being built isn't viable. The cost of a well is \$50,000 or more, so the idea that everyone is going to build, it's not going to happen. Emily Terrell stated that prior to the ordinance of the well restriction, she can recall maybe ten homes being built. Discussion followed. It was then stated that if someone were to build in unincorporated PC, they are zoned R5 or R10 and if they log the property, they cannot subdivide for an additional five years.

NEXT COUNCIL MEETING

The next regular scheduled council meeting will be on Monday, May 8th, 2023, at 6:30 p.m.

ADJOURNMENT

Council Action: Councilmember Emry made a motion to adjourn the council meeting at 7:13 p.m. The motion was seconded by Councilmember Carter and carried 4-0.



Sandi Carlson, Clerk-Treasurer



Kevin Vesey, Mayor