



McCleary Regular City Council Meeting

Wednesday, September 14, 2022 – 6:30 PM

McCleary Community Center & Zoom Virtual Meeting

Agenda

Join Zoom Meeting

<https://zoom.us/j/98861529830?pwd=Y25ZeEhDa3VOTk1wWHpodjhQdCtVdz09>

Meeting ID: **988 6152 9830**

Passcode: **276660**

(253) 215-8782

Call to Order/Flag Salute/Roll Call

Agenda Modifications/Acceptance

Special Presentations

Public Comment - Agenda Items Only

Consent Agenda

1. Accounts Payable August 1-15 Check Numbers 50935-50999 including EFT's totaling \$185,058.34
2. Accounts Payable August 16-31 Check Numbers 51000-51036 including EFT's totaling \$64,015.58

Updates

- [3.](#) Staff Reports - Light & Power, Water & Wastewater, Public Works, Police

New Business

Old Business

Ordinances and Resolutions

- [4.](#) Port Blakely Annexation Ordinance

Updates

Public Comment - City Business Only

Executive Session

Adjourn

Please turn off Cell Phones- Thank you

Americans with Disabilities Act (ADA) Accommodation is Provided Upon Request.

The City of McCleary is an equal opportunity provider and employer.

La ciudad de McCleary es un proveedor de igualdad de oportunidades y el empleador.



City of McCleary

STAFF REPORT

To:	Mayor Orffer and City Council
From:	Kevin Trehwella
Date:	September 1, 2022
Department:	Water and Wastewater

Welcome aboard, Chad!

Water and Wastewater treatment Plants are operating excellently.
We will be testing for DBP's this month along with Lead & Copper testing.

We do not foresee any problems, in the near future.

Have a great week!

Kevin Trehwella



City of McCleary

STAFF REPORT

To:	Mayor Miller and Council
From:	Paul Nott
Date:	9/6/2022
Department:	Light and Power

Hello All,

This past month the crew has been keeping busy with general maintenance of our electrical system and fielding customer requests.

We've been working on the cut over in the South 6th Street area and will be moving on to rebuilding west Pine.

If anyone has any questions or concerns, feel free to contact us...

Paul



City of McCleary

STAFF REPORT

To:	Mayor Miller and Council Members
From:	Steve Randich
Date:	Sept,7,2022
Department:	Public Works

Mayor and Council,

We currently are working on crack sealing our streets. Working on that as long as the weather is good. Also have repaired several water leaks around town, and hope to get to fix potholes.

Thank you,
Steve



City of McCleary

STAFF REPORT

To:	City Council
From:	Chief Sam Patrick
Date:	9/7/22
Department:	Police Department

Greetings Council

Things are progressing within the department.

Officer Edward Benge has begun his training and is slated to be on the road covering shifts soon.

Interviews conducted on Sept 7, 2022, for the open lateral position, anticipation of selecting and begin background-polygraph and psychological testing to follow.

The latest vehicle purchase finally is close to being completed and ready for service.

Still will need to order/purchase another vehicle to complete the transition /upgrade. NOTE: Currently there are no police vehicles avail through the normal outlets. Ordering is unavailable until the end of September with vehicles completed by March, April or May.

On the Motorcycle program, I have located another unit at a price of \$7,500 plus upfitting. I believe this is a project that will be useful, and I have found a very economical way to implement it.

Police Clerk is obtaining all the needed training for her position.

Chief Sam Patrick

ORDINANCE NO. _____

**AN ORDINANCE PROVIDING FOR THE ANNEXATION
OF CERTAIN PROPERTY; ESTABLISHING THE
ZONING CLASSIFICATION THEREFORE; AND
PROVIDING FOR AN EFFECTIVE DATE.**

R E C I T A L S:

1. The City has received an application from Mike Warjone, Owner of Port Blakely Tree Farms, a Washington Limited Partnership, requesting annexation to the City of certain real property situated in the County of Grays Harbor, the full legal description of which is attached hereto as Exhibit A. The total acreage covered by the petition is approximately 42.65 acres with a total assessed value of \$7,933.

2. The application was reviewed by the Council which has determined it satisfactory and conditioned any annexation upon assumption of the pro rata share of any outstanding indebtedness of the City and acceptance of the zoning classification set forth below. By submission of an executed petition, the Applicant has acknowledged acceptance of those conditions.

3. The Council has been informed by City Staff that the petition was executed by the owners of all property covered by the petition and that a duly executed petition was filed. Further, the City has given all necessary notices, conducted all necessary environmental

**ORDINANCE - 1
8-8-22
CJC**

**CITY OF McCLEARY
100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557**

evaluations, and held all necessary public hearings upon the annexation. That included a hearing held before the City Council on August 11, 2021 and September 8, 2021.

4. It is the desire and intention of the City to grant the petition and to utilize the authority granted pursuant to the provisions of Title 17 of the Municipal Code in relation to the establishment of zoning classifications.

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS BY THE CITY COUNCIL OF THE CITY OF McCLEARY:

SECTION I: On and after the effective date set forth in Section IV, the certain property, the full legal description of which is attached as Exhibit A, shall be and is to be deemed annexed to the City of McCleary:

SECTION II: Pursuant to authorization granted under the Zoning Code of the City, it being the intention of the City to establish zoning classifications consistent with the provisions of the City's zoning code, upon annexation to the City, the land shall bear the zoning classification of R-1. The Zoning Control Map of the City shall be so noted.

SECTION III: The annexed land shall specifically assume and be subject to its pro rata portion of any outstanding indebtedness of the City.

SECTION IV: Effectiveness:

4.1. This Ordinance shall take effect upon the fifth day following date of publication.

4.2. The annexation authorized hereunder shall become effective upon the first date allowed, to wit, the earlier occurring of [a] the completion of any review which may be required to be carried by the Grays Harbor County Boundary Review Board granting approval of the

ORDINANCE - 2
8-8-22
CJC

CITY OF McCLEARY
100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557

request, [b] the waiver of any such review by the Chair or the Board, or [c] the passage of such time as is established by the provisions of RCW 36.93 without action by the Board: PROVIDED THAT, such time shall be extended to the completion of any appeal taken of any decision.

SECTION V: The Office of the City Clerk-Treasurer shall take such steps as may be necessary to notify the Offices of the County Assessor and Treasurer and any necessary state agency of the annexation of the property following its date of final approval.

SECTION VI: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases had been declared invalid or unconstitutional, and if for any reason this Ordinance should be declared invalid or unconstitutional, then the original ordinance or ordinances shall be in full force and effect.

SECTION VII: Corrections by the City Clerk-Treasurer. Upon approval of the Mayor and City Attorney, the City Clerk-Treasurer is authorized to make necessary corrections to this ordinance, including the correction of clerical errors, references to other local, state, or federal laws, codes, rules, or regulations, or ordinance number and section/subsection numbering.

PASSED THIS ____ DAY OF _____, 2022, by the City Council of the City of McCleary, and signed in approval therewith this ____ day of _____, 2022.

ORDINANCE - 3
8-8-22
CJC

CITY OF McCLEARY
100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557

CITY OF McCLEARY:

CHRIS MILLER, Mayor

ATTEST:

ANN-MARIE ZUNIGA, City Clerk-Treasurer

APPROVED AS TO FORM:

CHRISTOPHER JOHN COKER, City Attorney

PUBLISHED: _____

ORDINANCE - 4
8-8-22
CJC

CITY OF McCLEARY
100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557

EXHIBIT “A”

Proposal: The proposed application is for annexation of 42.65 acres by 60 percent petition. The annexation area would be zoned as Single-Family Residential (R-1) per McCleary Municipal Code 17.16.070, provided on page 8 of this report.

Location: The 42.65-acre annexation area consists of a triangular shape parcel. The western boarder is the Summit Place 2 Plat and the eastern border is Puget Sound and Pacific Railroad and SR 108.

Property Identification Number: A portion of Parcel 180501110000.

Legal Description: THE NORTH HALF OF THE SOUTHWEST QUARTER LYING WESTERLY OF STATE HIGHWAY 108 IN SECTION 1, TOWNSHIP 18 NORTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN; EXCEPT THAT PORTION CONVEYED TO PUGET SOUND AND GRAYS HARBOR RAILROAD AND TRANSPORTATION COMPANY BY RIGHT-OF-WAY DEED RECORDED OCTOBER 14, 1890, IN VOLUME 22, PAGE 496, RECORDS OF GRAYS HARBOR COUNTY; SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.

Applicable Standards: RCW 35A.14, McCleary Municipal Code (MMC) Title 17.