



September 2, 2009

WILBUR TOWN COUNCIL MEETING
7:30pm

Town Council of the Town of Wilbur, Lincoln County Washington met in regular session on September 2, 2009. The meeting was called to order at 7:30 p.m. at Wilbur Town Hall by Mayor Robert Wyborney.

Regular Session:

Pledge of Allegiance.

Members Present: Robert Wyborney, Lynn McWhorter, Don Rolfe, Roy Scheibner, Jerry Metcalf and Donald Reid

Absences: None

Staff Present: Public Works Foreman Jim Pope, Police Chief Archie Shirley and Clerk/Treasurer Carla Shirley

Citizens Present: Frank Stedman, Phil Williams, Robert Smith, Larry Lindbloom, Julie and Douglas Pittman

Additions or Corrections to Agenda: Study Zone at Hesseltine Library.

Presentations: None

Citizen Comments

None

Study Zone at Hesseltine Library

Retired teachers Julie and Douglas Pittman presented a request to the council to implement a place for students to study, do homework and get help with their questions. Volunteer tutors will provide free homework help during the Study Zone hours of 2:45p.m. to 5:00p.m. on Tuesdays and Thursdays. Librarian Cathy Miller has given her approval for the program. Council discussed the need to follow municipal law and establish a program that the council will approve at the following council meeting.

Robert Smith – Property Purchase

Country Lane Campground & RV Park owner Robert Smith presented a letter to the Town Council rescinding the original request to purchase the 100 feet of property adjacent to the Park. Mr. Smith stated at this time their budget does not meet the value of the property. Council Member Lynn McWhorter read the prepared memo below:

Town Farm Property

Mr. Bob Smith of Country Lane RV Park, has requested to purchase a 100 ft by 660 ft section of the Town Farm. It has been extensively researched: by talking with the Town's Attorney, the Lincoln County Assessors Office, the Title Company, Adams & Clark Surveyors, Land Surveyor's Inc. and Hanson Realty,

The State regulations for a municipality are as follows:

The Town is required to have a survey,

The Town is required to have an appraisal

The Town is required to add closing costs to the sale price.

There has to be a set price according to "fair market value."

The town has not spent any monies for an appraisal; however a recent market analysis using local properties of similar square footage has been obtained.

According to this information the selling minimum bid would be in the range between \$15,000 and \$22,000.00.

This price is less than other local listings of comparable properties.

The next step in the process would be to declare said property as surplus. Then open the sale for bids to the public with the minimum bid being the base price of \$20,000.00.

After that, the Town would accept the highest qualifying bid.

The sale of this property could be beneficial to both the RV Park, and the Town. The selling price of said property may seem high for Wilbur, but it is the "fair Market Value....." It could create needed revenue for both parties. As much as we would like to see the increase in business and population growth to the Town, we, as a Town, are required by law, to follow the process as set by the State.

Senior Citizens' request for parking stripes along Anne Street between the Senior Center and VFW

Larry Lindbloom presented a written request for parking stripes along both sides of Knox Street located by the Senior Center and the VFW. A motion was made to have the diagonal stripes painted as requested with the assistances of the Senior Center helping with the cost of paint due to the street budget unable to purchase. (m/s Metcalf/Scheibner) Motion carried.

Public Input on Sewer Project

Mayor Wyborne asked citizen at large Phil Williams about the sewer project presentations made at both local banks. Mr. Williams stated low interest; mostly "just tell me what I need to pay."

Department of Commerce Growth Management Grant to review the Critical Areas Ordinance

A motion was made to sign the grant for \$4,375.00 with the Department of Commerce to review the Town of Wilbur's Critical Areas Ordinance as required by State law, partnering with the Town's of Odessa and Almira and using the firm Don Brigham Plus Associates. (m/s Reid/Rolfe) Motion carried.

State Archives Grant

Motion was made to sign the application for a State Archives grant to provide the micro filming and storage of the Town of Wilbur minutes, ordinances and resolutions and provide the Town with an external hard drive to access and print the documents as needed or contact the state to supply a copy for the Town. (m/s Rolfe/Reid) Motion carried.

Consent Agenda

Items on the consent agenda are as follows:

Claims warrants dated September 2, 2009 #13754 through #13786 in the amount of \$103,295.24. Payroll dated August 31, 2009 #7778 through #7810 in the amount of \$43,317.99. (m/s Rolfe/McWhorter) Motion carried.

Council minutes of August 19, 2009 council meeting. (m/s Rolfe/McWhorter) Motion carried.

Current Projects

Airport * FAA and State Aviation Funding

Council member Roy Scheibner gave an update on the asphalt progress at the airport.

Sewer Improvement Pre-Construction – PWTF #PR08-951-087

Motion to accept Wilson billing #6677 in the amount of \$43,876.00. (m/s Metcalf/Rolfe) Motion carried.

Wilson Engineering will be present at the September 16, 2009 council meeting for a project update.

US 2 Pedestrian Pathway Operation and Maintenance Agreement

Mr. Wyborney informed the council that the agreement with WSDOT on the Pedestrian Path project operation and maintenance has not returned for final signature. Discussion was held on the grass strip adjacent to the walkway path.

Yount's Addition

The petition is ready for property owner signature. Mr. Wyborney will gather the required signatures.

Mayor, Staff & Committee Reports

Council Members Reports

Council member Don Reid informed the council that the Town was not chosen to receive Flood Damage Prevention grant award through the Department of Ecology. Further research will continue to seek funding for this project.

Council member Lynn McWhorter gave an update on the EDC and the hiring of a new director.

Council approved Ms. McWhorter's request to attend the IACC Conference held in Wenatchee in October.

Clerk/Treasurer's Report

Council was reminded of the Public Liability/Creating Balance training set for September 16, 2009 at 6:00p.m. before the regular council meeting at 7:30p.m.

Nuisance Director

Discussion was held on weed control and the town spraying of weeds in the right-a-ways. Mr. Wyborney informed the council the Town's insurance will cover with appropriate certificates for spraying. Public right-a-way certification will be looked into for spraying.

Planning Commission

The council reviewed the minutes from the Planning Commission regarding the request to construct a temporary structure in the floodway. The Planning Commission agrees with the Building Inspector this request does not meet the Uniform Building Code or the Wilbur Municipal Code. The council agreed to accept the Building Inspector and Planning Commission recommendation not to allow the structure.

Police Report

The Police Chief informed the council of the need to update the Town ordinance for parking with the approval of the striping on Knox Street.

Police Chief Archie Shirley reported on activities for the month of August 2009.

Foreman Report

Public Works Foreman Jim Pope presented a Public Works Board Grant Application to the council for the reconstruction of the two blocks (520 feet) of Broadway between Railroad and Cole in the total amount of \$437,300 to include the expending of \$13,000 from the Town of Wilbur's ¼ % Real Estate Tax fund and \$2,000 from the Sewer fund as matching funds for the project. m/s Reid/Metcalf to approve the signing of the application with the expending of ¼% Real Estate Tax funding and Sewer funding to provide for a match on the project. Motion carried.

Mr. Pope provided the sewer and water footage as request for alleys within the Town limits. Discussion was held on the amount of gravel to cover these areas.

Foreman Jim Pope gave the progress report for the month of August 2009.

Ordinances, Resolutions & Proclamations

(m/s Metcalf/Reid) to approve Ordinance #494 annexing certain legally describe property into the Town of Wilbur for municipal purposes and providing for the effective date. Motion carried.

(m/s Reid/Rolfe) to approve Proclamation for Ag Appreciation Day October 3, 2009. Motion carried.

Donations for the Month of August 2009

Ambulance - \$110.00 In honor of Marie Estes Birthday
Swimming Pool - \$15.00 Eddie Goodlake

Adjourned

A motion was made to adjourn the meeting at 9:11p.m. (m/s McWhorter/Reid) Motion carried.

Carla J. Shirley, Clerk/Treasurer

Robert Wyborney, Mayor