

Mayor Lee Webster called the special meeting to order at 5:30 p.m. Council Members present were Art Smyth, Kris Dawson, Jerry Tretwold, Bob Fateley and Dave Freels. Also present were City Attorney Chuck Zimmerman, Public Works Director JD Smith, Deputy Clerk Desha Dawson and Gebbers' representative John Wyss.

GEBBERS/CITY LAND SWAP – SITE VISIT

At 5:35 p.m., the above listed individuals all traveled by vehicle to the following sites for review and discussion.

1. Airport Land - The maps and property were reviewed, total of 15.94 acres. Public Works Director Smith discussed the pros and cons of the land to the City. Focus was placed on the land near the railroad tracks. Questions were raised with respect to the railroad property and if the setbacks will be sufficient within the property that is shown in the proposal. Public Works Director Smith indicated he did not believe this to be so, unless the City could acquire the rest of the land, up to the railroad, with right of way.
2. Cemetery Land (City Water Tower) - The maps and property were reviewed, total of 8.07 acres. Those present viewed the old access road that the City does not currently use, as well as the property marked on the map – both City and Gebbers land.
3. Old City Water Tower Hilltop Property - The property above the old water tower was viewed which includes 1.66 acres on the edge of the hillside. Gebbers currently has orchard planted here.
4. Old City Dump/Police Shooting Range/Drying Station - The 80.55 acres of City owned land was viewed. The proposed site for the golf course that Gebbers is developing was also viewed. The pros and cons of allowing this property to be included in the proposal were discussed.
5. Rat Lake Road – The property above the Hanford Cut-off road was reviewed, which includes a total of 7.03 acres. There is a well located on this property, but it is not in use.
6. A final stop was made at the City property which adjoins Mr. Neal Swezey's property. Review was done with respect to "clean up" of this area and removing some of the items on the City's property. The group also viewed the orchard encroachment property.

The group then returned to City Hall at 7:20 p.m.

EXECUTIVE SESSION, FORTY-FIVE (45) MINUTES TO DISCUSS POSSIBLE LAND ACQUISITION RCW 42.30.110

Mayor Webster convened to Executive Session to discuss the possible land acquisition at 7:30 p.m.

Mayor Webster reconvened to the regular Open Session of the Special Meeting at 8:15 p.m.

MOTION: Council Member Freels moved to approve authorizing the Mayor to make a proposal to the Gebbers' regarding the land swap, subject to final approval by the City Council. The motion was seconded by Council Member Smyth and passed unanimously.

EXECUTIVE SESSION, ONE-HALF HOUR (1/2) TO DISCUSS POTENTIAL LITIGATION RCW 42.30.110

Mayor Webster convened into Executive Session at 8:20 p.m. to discuss potential litigation.

03/24/08

Mayor Webster reconvened to the regular Open Session of the Special Meeting at 8:50 p.m.

ADJOURNMENT

With there being no further business to come before the Council the special meeting was adjourned at 8:53 p.m.

Mayor Lee Webster

ATTEST:

City Clerk/Finance Director Pamela Olsen, MMC