

City of Mabton, Washington  
**City Council**  
**Study Session Minutes**  
Tuesday, September 8, 2015

**Call to Order**

Mayor Mario Martinez called the meeting to order 6:00 p.m.

The following were:

Present: Mayor Mario Martinez and Council persons Oping Hutson,  
Arturo Delafuente and Vera Zavala

Also Present: Police Chief Cas Cedillo, City Administrator Walt Bratton, Deputy Clerk Yolanda Peña,  
City Attorney and Fire Chief Luke Cussins

Absent: Sophia Sotelo, Mark Gourneau

**Discussion:**

The Mayor opened up the study session by asking the council members what their thoughts are on the issue of the cemetery headstones. Council member De La Fuente has no issues as long as they stay within their plot. Mayor states it will be brought back to the city council so they can approve a policy.

Next item for discussion is the Business License fees. Mr. Bratton informs the council this information was given to them at the last study session. Mr. Bratton informed the city council that the last time the city raised their fees was December 2008. The business license would go to \$60.00 per year and will institute a \$50.00 late fee for businesses that do not pay for their annual business license each year by March 1, and the other increase would be to institute a \$100 business license fee on home day cares. The consensus of the council was to go forward and to bring back at a later time so council could vote on it.

The next item for discussion is the cemetery user fees. Mr. Bratton informed the city council that in order to keep the cemetery fund at a healthy balance they need to consider raising the user fees. Mayor suggests to council to review it again and it will be brought back to council for approval they can still make changes if they still want to. Cemetery user fees have only been increased once in the past 14 years.

The next item is the personnel policy. Mr. Bratton hands out an updated personnel policy to the council and Mayor. Mr. Bratton informs council that he has been working with the city's insurance (WCIA) and he stated it's a lot of information to read and he would like the council to take home go over it and if they have any questions that he is available to answer their questions. The City's Personnel Policy Manual will be approved along with the new collective bargaining agreement (CBA).

The next item is the YVCOG Long Range Planning list for 2010-2035. Mr. Van Cleave (City Engineer) informed the city council on this plan and asked if they would like to add anything to the six year street plan. The Mayor recommended removing the chip seal item that was listed on the very last page in the worksheet. Mr. Van Cleave informed the city council that YVCOG will continue with what the city already has in place with the streets.

The next item for discussion is the City of Mabton Financial Policy. The Mayor tells the city council to review the policy and bring it back to the next study session with your input.

The Mayor added Item D, to the study session agenda, which is the UGA Amendment Process and gives the floor to Steve Smith, one of the city's planning commissioners. Mr. Smith informed the city council

that the urban growth plan is out of compliance with state law and needs to be fixed immediately. Mr. Smith also explains that the city has too much residential land use and not enough room designated for industrial use. Mr. Smith asked the city council for an emergency application to amend the boundaries of the plan, reducing the overall area of the city's future growth and creating a new industrial zone south of the city. Mayor Martinez asked for a vote on the resolution at tonight's council meeting. Mayor Martinez stated one of the new properties the city wants to add in the urban growth plan is Wheeler's service station, because the station is on Yakama Indian Reservation Land, the tribal council would have to approve the inclusion. Mayor Martinez stated that Mr. Wheeler has already expressed interest in being added within the city's UGA.

Mr. Bratton reported to the city council that the iPads are in and he would like to setup a time for them to go to Yakima and pick them up and get a one hour training tutorial. Mr. Bratton also gave them the address of the store location.

Mayor adjourned the meeting at 6:51 pm

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Yolanda Peña, Deputy Clerk

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Mayor Mario Martinez