

City of Cle Elum
Regular City Council Meeting
November 12, 2019

Call to Order – Roll Call of Membership

The meeting was called to order by Mayor McGowan at 6:00 p.m. The Pledge of Allegiance was recited. The Roll was called. Members present were John Glondo, Steven Harper, Beth Williams, and Ruston Weaver. Staff present was City Administrator Rob Omans, City Planner Lucy Temple, Public Works Director Mike Engelhart, Police Chief Kirk Bland, Fire Chief Ed Mills and City Treasurer Robin Newcomb. *A motion was made by Steven Harper and seconded by Beth Williams to excuse Mickey Holz, Ken Ratliff and Tom Hastings . The motion was carried unanimously.*

Approval of the Meeting Agenda

A motion was made by Steven Harper and seconded by Beth Williams to amend the agenda to add the report on the Bullfrog Flats Development and to accept the agenda as amended. The motion carried unanimously.

Announcements – Appointments, Awards and Recognition

City Hall Beautification and Façade Grants – Marc Kirkpatrick presented the city with the Cle Elum Downtown Association Grant in the amount of \$15,000.

Consent Agenda

A motion was made by John Glondo and seconded by Beth Williams to approve the consent agenda as presented; which included the minutes of the 10/22/19 Regular Council Meeting; EFT's and Vouchers #41648--41696 in the amount of \$566,769.17 and 10/31/19 Payroll EFT's and Vouchers #24776--#24781 in the amount of \$126,589.65. The motion carried unanimously.

Officer Reports

City Administrator, Building Official and Network Administrator: - Robert Omans:

- Reported the city has applied for the Kittitas County .09 Grant in the amount of \$450,000 for the Downtown Revitalization First Street Project.
- Reported there were 22 applications received and 6 interviews for the office assistant position at city hall. Whitney Prosec was offered the job and will start December 1, 2019.
- Reported the police department roof project is complete along with some new siding.
- Reported McKinstry is the company that will be doing the energy project at various city buildings including the water plant where there will be 15 natural gas heating units installed.
- Reported that he is on the Kittcom budget committee.
- Reported there were 62 building permits for a total to date of \$107,000.

City Planner – Lucy Temple:

- Reported that she will be presenting on behalf of the city at the 2nd round of the Kittitas County .09 Grant presentation.
- Reported she attended a workshop with FEMA and Washington State Department of Military on how to get funding through FEMA for approximately \$411,000 on the Hanson Ponds Stabilization Improvement Project. There is a 12.5% local match which is around \$51,000. The city will be meeting with Kittitas Conservation Trust for this additional funding.

- Reported the zoning ordinance hearing took place at the November 5th planning commission meeting. The December 10, 2019, hearing at the city council meeting has been cancelled.

Public Works Director – Mike Engelhart:

- Reported about ½ of the new ¾ water meters have been installed to date and there has been training on the software.
- Reported the city has had two frozen pipes recently due to some colder temperatures.
- Reported the city will be enforcing the Parking Code Chapter 10.12 on parallel parking along residential streets this winter.

Police Chief – Kirk Bland:

- Reported the police department is happy with the new roof and siding that was replaced. The landscaping should be done by the end of the week.
- Reported he attended a 40 hour management class at the academy.
- Reported Boo Elum went well and quite a bit of candy and dog treats were handed out.
- Reported they had the pinning ceremonies for Officer Brad Helgeson promoted to Corporal and Officer Rich Albo promoted to Sergeant.
- Reported they had the oral board test for the open lateral position.
- Reported cars must be moved within 24 hours to not be towed this winter in the snow.

Fire Chief – Ed Mills:

- Reported there were 50 incidents in October and one fire.
- Reported there is a draft for the 10 year Strategic Plan for the administrator and mayor to review.
- Reported the by-laws have been reviewed by the city attorney and the officer meeting.
- Reported there are now a couple of recruits for the junior firefighter program. They have been working with the association and selling firefighter cups to raise money for this program.

Veolia – William LaRue:

Reported they worked on several projects including:

- Electrical and thermographic testing of plant equipment before winter.
- Wastewater treatment plant pump was rebuilt.
- With the help of public works, dredging of the side channel, and pulling of the fish screens for cleaning and repair.
- Working with McKinstry on the energy grant at the plants.
- Reported they have hired Marshall Stewart as a plant operator and he is currently in training.
- Reported staff worked closely with the Department of Ecology to complete a transit study on the Yakima River.

Bullfrog UGA – Gregg Dohrn:

Gave a summary of the existing development, current environmental review, and projected application, review, and approval process:

- Development Agreement (DA) history
 - 1100 acres, 1334 residential units, 75 acre business park
 - Understood at approval that development could take a while to become active
 - Up until this point only Horse Park and CERSD land donations
- Recently Suncadia let the City know in 2018 that they were looking to sell the area
- Sun Communities is interested in purchasing the land and partner with Suncadia
 - Planning for a potential master plan and DA revision for RV Park, fewer residential, and smaller commercial business park
 - Major Modification to DA which goes through public process: State Environmental Policy Act (SEPA) revisited, scoping process (Supplemental Environmental Impact Statement [SEIS])
 - Evaluate the current day project for potential impacts
 - Have already moved on some of the field assessment information
 - Recently held a public scoping meeting which resulted in many comments that have changed/revised the SEIS Scope of Work
 - SEIS team will analyze the 1334 homes and the scenario with an RV Park and less residential
 - Anticipating June 2020 – Draft SEIS distributed to agencies/public for review and comment
 - ...followed by DA modification through Planning Commission and Council.
- The DA includes obligations. If Suncadia sells, the obligations don't go away
 - City has to approve sale
 - Applicants have to submit documentation detailing how all conditions of the DA shall be met
 - DA says 12 acres must be donated to the City for a Community Recreation Center
 - Property was dedicated to the Horse Park and school. why hasn't recreation center property been dedicated?
 - Have taken this to the Developer and will report back to the community
- Unsure when a formal application will be received. Anticipate formal application next summer.
- Approval will include site access – how is it approved when there are traffic problems in various times of day and seasons.
 - Best way to solve problems is to avoid and minimize.
- Law dictates we can't require developers to solve existing problems; but we can require mitigation of future issues
- Developer reimburses the city for costs of review, and processing. The City is "driving the bus"

- Recap – complete environmental review, application for modification, subsequent applications such as subdivisions and short plats, etc.
 - 6-12 month process
- Not uncommon for large scale projects to have a lot of community interest.
- City Council are City Council wherever they are (grocery store, church, events). Council should encourage public to share their concerns during the comment periods so as not to compromise Council's ability to make decisions on the applications in the future.

Citizen Comments on Non-agenda Items

None

Public Appearances

Fire Truck Presentation – True North -- Fire Chief Ed Mills:

True North is out of Marysville and were the low bid on the fire department pumper truck. They represent Spartan Emergency Vehicles. The company started in 1990.

Unfinished Business

Fire Department Pumper Truck Bid Acceptance – Fire Chief Ed Mills:

Reported the fire department has been working on purchasing a fire truck for several years. True North was the lower of two bids. *A motion was made by Steven Harper and seconded by John Glondo to have the mayor sign the bid acceptance. The motion carried unanimously.*

Business Requiring Public Hearing

a. Ordinance No. 1568 – 2020 Levy Revision:

Treasurer, Robin Newcomb, suggested changing the levy certification form's regular levy amount to the highest possible levy the county provides. Otherwise, these excess funds are not received until a future date when the city requests them. The public hearing was opened at 7 p.m. Patsy Preston, 906 W 2nd, would like to understand the levy better. Steven Harper explained the process. The public hearing was closed at 7:04 p.m. *A motion was made by Beth Williams and seconded by Steven Harper to approve Ordinance No. 1568 – 2020 Levy Revision. The motion carried unanimously.*

b. 2020 Preliminary Budget:

The public hearing was opened at 7:06 p.m. Patsy Preston, 906 W 2nd, agrees with the wages and projects in the 2020 budget and pleased with the overall budget. The public hearing was closed at 7:08 p.m. Steven Harper explained the staff worked hard on this budget. In 2019 there were a lot of needed purchases that is hard on the 2020 budget and reserves.

New Business

A. Resolution 2019-017 – Sales & Use Tax for Affordable & Supportive Housing:

This resolution would allow .0146% of the state's 6.5% sales tax to go towards affordable housing. *A motion was made by Steven Harper and seconded by Beth Williams to approve Resolution 2019-017 Sales & Use Tax for Affordable & Supportive Housing. The motion carried unanimously.*

B. Resolution 2019-018 – Transfer Franchise from Noel to Wholesail Networks:

Noel was our commercial internet provider and Wholesail Networks will be in the future. *A motion was made by John Glondo and seconded by Beth Williams to approve Resolution 2019-018 – Transfer Franchise from Noel to Wholesail Networks and to have the mayor sign the transfer agreement. The motion carried unanimously.*

c. Security Event Data Sharing Agreement:

This agreement was tabled until the November 26th meeting and until the company can make a presentation face to face.

d. Ordinance 1572 – Line of Credit \$7 Million – Downtown Revitalization:

Cynthia Weed with K&I Gates explained the reason for bond counsel is to keep the municipality in compliance with state and federal laws. There were several offers but Umpqua Bank had the lowest interest rate at 2.73% for the first five years. Because this is general obligation debt our debt capacity will be monitored when this line of credit is used. The city pays the attorney fees when this closes. *A motion was made by Steven Harper and seconded by John Glondo to approve Ordinance 1572 – Line of Credit for \$7 Million – Downtown Revitalization. The motion carried unanimously.*

e. Ordinance 1573 – 2019 Budget Amendments:

City Treasurer, Robin Newcomb, reviewed the budget amendments. *A motion was made by Steven Harper and seconded by Ruston Weaver to approve Ordinance 1573 – 2019 Budget Amendments. The motion carried unanimously.*

f. Ordinance 1574 – 2020 Garbage Rate Increase:

After discussing raising garbage rates 3%, *a motion was made by Steven Harper and seconded by Beth Williams to approve Ordinance 1574 – 2020 Garbage Rate Increase. The motion carried unanimously.*

Committee Reports**Lodging Tax Committee Discussion:**


Steven Harper reported they are making progress with the Kittitas County Chamber of Commerce Contract and expect to receive more services for the same amount of cost.

Motion to Adjourn

A motion was made by Beth Williams and seconded by Steven Harper to adjourn. The meeting adjourned at 7:45 p.m. The next regular scheduled meeting is Tuesday November 26, 2019 at 6:00 p.m.



Mayor



Attest