

City of Cle Elum
Regular City Council Meeting
December 10, 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. *Mayor McGowan led a moment of silence for Ron Spears.* The Roll was called. Members present were John Glondo, Ruston Weaver, Steven Harper, Mickey Holz, Beth Williams, and Ken Ratliff. 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 Clerk Kathi Swanson. *A motion was made by Steven Harper and seconded by Ken Ratliff to excuse Tom Hastings only if he shows up late for this meeting, but not to excuse him if he does not show up at all. The motion carried unanimously. Tom Hastings did not show up for this meeting, therefore, his absence was not excused.*

Approval of the Meeting Agenda

A motion was made by Steven Harper and seconded by John Glondo to amend the agenda to add the Security Data Contract under Unfinished Business; to add the 2020 Chamber Contract to New Business, item j; to add a report of the LTAC Committee under Committee reports, and to accept the agenda as amended. The motion carried unanimously.

Announcements – Appointments, Awards and Recognition

- a. Mayor McGowan appointed Megan Swift to the Parks and Rec Committee, effective immediately.
- b. Mayor McGowan appointed Bobby Graham to replace Matthew Lundh as the Citizen Alternate to the Planning Commission, effective 01/01/2020.

Consent Agenda

A motion was made by John Glondo and seconded by Ken Ratliff to approve the consent agenda as presented; which included the minutes of the 11/26/19 Regular Council Meeting; EFTs and Vouchers #41731 – 41779 in the amount of \$700,602.89 and 10/31/19 Payroll EFTs and Vouchers #24792 - 24797 in the amount of \$123,787.73. Vouchers #41717 and #41730 were voided. The motion carried unanimously.

Officer Reports

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

- Reported there were 15 building permits issued for a total of \$120,039 and 42 inspections for November 2019.
- Complimented the staff for their participation in the Christmas in Cle Elum event.

City Planner – Lucy Temple:

- Reported the City has issued a Report and Summary of the Scoping process for all comments received for the 47 Degrees North project. The Scoping Summary was also sent out on Social Media, the City website, 60 mailings and 250 emails. Written information was provided to council and made available to the public. The City expects an application after the first of the year and a draft SEPA in the late spring of 2020. Public comment will be taken during these phases.

Public Works Director – Mike Engelhart:

- Reminded citizens to leave water dripping during freezing weather.
- Reported the Christmas in Cle Elum event was a success.
- Reported a banner is being designed to cover the “Coke” sign on the stage/trailer.

- Reported the City Park restrooms were vandalized again. They will now be locked for the winter.
- Reported work on the water main on Davis Street will be completed on 12/11/19. All affected citizens have been notified.

Police Chief – Kirk Bland:

- Provided an itemization of the second half 2019 summary of bookings and citations.
- Reported no major events, incidents or arrests since the last meeting.
- Reported the Christmas Parade went well; the Department received several compliments.
- Reported the Department is wrapping up for the end of the year and preparing for changes coming in 2020.
- Reported the Department received 4273 reports to date in 2019.

Fire Chief – Ed Mills:

- Reported there were 41 calls in November, including 1 fire, 30 EMS, 3 hazardous conditions, 2 service calls and 4 good intent calls.
- Reported he has completed the draft for the 10-year Strategic Plan, copies of which were provided to council in their packets. Chief Mills asked the council to review and bring any concerns to him; Chief Mills would like to implement the plan in early 2020.
- Provided the signature page for the DNR Mutual Aid Agreement and asked the council to approve the Mayor and Fire Chief signature on the document.
- Reported he contacted a representative of the Foreign Legion who informed him there is no disrespect if a partial flag is depicted on a patch, as was brought up at the previous council meeting. *A motion was made by Steven Harper and seconded by Mickey Holz to approve the design for the logo emblem design for the Fire Department. The motion carried unanimously.*

Veolia – William LaRue:

- Provided graphs of Water Plant Flows, Run Times, Precipitation, Wastewater Flows and Water Plant versus Wastewater Plant Flows for November 2019.
- Reported the 2nd reactor for the Wastewater Treatment Plant is now online, fully seated and functioning well.
- Reported the lighting and heating project has begun at the Water Treatment Plant. The project should be completed by 12/17/19.
- Reported an employee has resigned; therefore the treatment plant is short staffed.

Citizen Comments on Non-agenda Items

Eliza Stevenson, 105 Pennsylvania Avenue: Commented there have been several vehicles parked on Railroad Street, some of which have not been moved for 8 months to a year. She would like to see the vehicles moved; there is drug paraphernalia being found in that location. *Mike Engelhart, Public Works Director, reported 72 hour parking limit signs have been ordered and will be placed in that area once they arrive.*

Mickey Rosato, 617 East Second Street: Spoke to the council regarding the proposed rezone, stating the citizens would like a town free of traffic and without high density housing that increases the population. Citizens do not want the lakes drained and rivers polluted and want the trees left standing. Ms. Rosato provided a letter for the record, detailing her concerns, and asking for the Comprehensive Plan to be done correctly.

Public Appearances

Housing Authority of Kittitas County Update – Jennifer Ellis, Executive Director: Ms. Ellis reported the Housing Authority has acquired the Pine Terrace Apartments in Cle Elum, which are USDA subsidized, and will remain Affordable Housing. Ms. Ellis stated the Housing Authority

looks forward to additional opportunities to be involved in conversations regarding affordable housing.

Business Requiring a Public Hearing

Closed Record Public Hearing – 2019 Emergency Comprehensive Plan Amendment:

Zoning Map, Land Use Map & Land Use Element Text: City Planner Lucy Temple explained the amendments are to correct the Comprehensive Plan adopted on 06/25/19 as follows:

- i. Per the Department of Commerce: Remove the Zoning map from the Comprehensive Plan because the map changes regularly and the Comprehensive Plan does not.
 - ii. Change the color scheme of the Land Use maps to match the standard colors used by Planning.
 - iii. Adopt all 3 Exhibits included in proposed Ordinance 1576.
- a. Mayor McGowan opened the Closed Record Public Hearing for Council discussion at 6:41 p.m. Hearing no comments, the Mayor closed the Closed Record Public Hearing at 6:41 p.m. *A motion was made by Steven Harper and seconded by Mickey Holz to approve Ordinance No. 1576 adopting the Emergency Comprehensive Plan Amendment, Zoning Map, Land Use Map and Land Use Element Text. The motion carried unanimously.*

Unfinished Business

Added Amended Agenda Item: Security Event Data Sharing Agreement Contract: Council member Steven Harper reported he had a conversation with a representative from PISCES-NW. Councilmember Harper stated he is confident with the information provided by them and believes they will be good custodians of the City's metadata. *A motion was made by Steven Harper and seconded by Ken Ratliff to authorize the Mayor to sign the Security Event Data Sharing Agreement Contract with PISCES-NW. The motion carried unanimously.* Councilmember Harper reported one of the PISCES-NW hubs will open in Ellensburg.

New Business

- a. **Ordinance No. 1576 – Adopting the 2019 Emergency Comprehensive Plan Amendment: Zoning Map Land Use Map & Land Use Element Text:** *See "Business Requiring a Public Hearing."*
- b. **Discussion of the Transfer of the 12-Acre Park:** Gregg Dohrn briefed the Council on the status of the 12-acre park, now under 47 North, previously known as the Bullfrog UGA. Mr. Dohrn noted no action is required at this meeting; only council feedback is requested. In 2002, Council approved a Master Plan and Development Agreement for Bullfrog Flats, Trendwest, now known as New Suncadia. There were 120 conditions of approval attached to the Master Plan, which included the dedication from Trendwest, Suncadia to the City of 12-acres to be used for a community recreational center. The Master Plan remains in effect and this condition continues to be on that Master Plan. The obligation to dedicate the 12-acres of property for the community recreation center should have occurred within 5 years of the execution of the agreement, and includes 2 financial payments to be made to the City; 1 at the time of the dedication of the property and 1 at the time of the 1,000th dwelling unit building permit is issued. Per the contractual obligation, the recreational facility should include 2 Little League baseball or softball fields, 2 soccer fields, a multi-purpose court, a restroom and a parking area. Changes to what will be included in the recreational facility can be made with the approval of the City. Mr. Dohrn asked the council for strategies to get the dedication of the 12-acre park started. The City can put Suncadia on notice that they are not honoring their contractual obligations; or Suncadia can sell the project to other developers, subject to review and approval by the City. Mr. Dohrn suggested approaching the parties to discuss making this project happen, rather than put them on notice. The 1st payment from Suncadia could be 2 to 3 million dollars and the 2nd payment could be 2 to 3 million dollars, as well. The City should ask Suncadia to dedicate the 12-acres with a specific date decided upon; start the process of mobilizing a community task force to start discussions

regarding the acquisition of the 12-acres, initiate the planning process and make arrangements for the 1st payment. Letters are drafted and ready to send to community leaders who should be involved with the discussions. Mr. Dohrn provided a discussion guide to Council for their review.

Council Comments:

Steven Harper asked how this contractual agreement has gone on without being satisfied and suggested reviewing other agreements that may have deadlines that have expired. Councilmember Harper suggested that Suncadia pay \$2 million up front to assist with the expense of the planning project. Beth Williams commented it is in the best interest of the City to work with Suncadia and Sun Communities. Ken Ratliff agreed that adjustments should be made in order to get the process started. Greg Dohrn reported he, HLA and Richard Weinman will work to represent the City on this project.

Public Comments:

Melissa Becker commented that she appreciates the City is focusing on the 12-acres as well as the financial, legal and consulting help and asked what the timing is in getting something to Suncadia. *Gregg Dohrn responded the City will be meeting with the developers on 12/19/19 to discuss the transfer of the 12-acres and planning finances.*

Marc Kirkpatrick, Shoemaker Foundation and Parks and Recreation, encouraged the City to expedite the process.

Lucy Temple, City of Cle Elum Planner reported a letter went out in June 2018 describing the amenities to be provided for with regard to the Recreation Center.

Michelle Kuss-Cybula stated the community wants additional space for families to meet; and that she would be happy to serve on the task force committee.

Lauren Schuck reported the Parks and Recreation Levies, which did not pass, were specifically to fund a pool and recreation center.

c. SR 903 Utility Extension Progress Estimate \$111,358.25: Mike Engelhart reported the project is complete. *Ken Ratliff commented future projects should specify paving the road as part of the project. A motion was made by Mickey Holz and seconded by Steven Harper to authorize the Mayor to sign the final Estimate in the amount of \$111,358.25 for the SR 903 Utility Extension Project. The motion carried unanimously.*

d. Ordinance No.1577 – 2019 Budget amendment #7: Robert Omans explained True North is asking for payment in 2019, rather than 2020, when delivery of the Fire Department pumper truck is taken. Also, the Utility Extension Project was not budgeted until 2020. *A motion was made by Mickey Holz and seconded by Ken Ratliff to approve Ordinance 1577 amending the 2019 Budget. The motion carried unanimously.*

e. Resolution 2019-023 – Adopting the 2020 Water Rates Schedule: *A motion was made by Mickey Holz and seconded by Beth Williams to adopt Resolution 2019-023 adopting the 2020 Water Rates Schedule as presented. Discussion on the motion: Councilmember Ratliff asked that the City not raise the water rates by 3% next year. The motion to adopt Resolution 2019-023 carried unanimously.*

f. Resolution 2019-024 – Adopting the 2020 Sewer Rates Schedule: *A motion was made by Mickey Holz and seconded by John Glondo to approve Resolution 2019-024 adopting the 2020 Sewer Rates Schedule as presented. Discussion on the motion: Councilmember Ratliff asked that the sewer rates not increase for 2021, due to the fact there will be more customers. The motion carried unanimously.*

g. Resolution 2019-025 accepting the SR 903 Utility Extension Project as Complete: Mike Engelhart reported the project is complete. *A motion was made by Mickey Holz and seconded by Ken Ratliff to approve Resolution 2019-025 accepting the SR 903 Utility Extension Project as complete. The motion carried unanimously.*

h. Selection of the City Engineer 01/01/20 through 12/31/19: Ken Ratliff reported the committee had met and agreed the City should continue with HLA as the City Engineers;

however, other engineers such as Century West and LBC should be considered for other projects. *A motion was made by Mickey Holz and seconded by Beth Williams to select HLA as the City Engineer for January 1, 2020 through December 31, 2022. The motion carried unanimously.*

i. **Resolution 2019-026 – Adopting the Distribution of the 2020 Hotel/Motel Tax Fund Grants:** Steven Harper reported the City of Cle Elum portion of the contribution will be distributed to The Chamber of Commerce for the Cle Elum Independence Day Celebration in the amount of \$22,886.00 and to the Washington State Horse Park in the amount of \$303.00. *A motion was made by Steven Harper and seconded by Mickey Holz to adopt Resolution 2019-026 as presented and authorize the Mayor to sign. The motion carried unanimously.*

j. **Lodging Tax Contract for 2020:** Steven Harper reported the Lodging Tax Committee has met with the Chamber, who has restructured the agreement. Improvements have also been made to the website. *A motion was made by Steven Harper and seconded by Mickey Holz to approve the 2020 Lodging Tax Contract as presented and to authorize the Mayor to sign. Discussion on the motion: Rustin Weaver questioned why the Downtown Association and the Chamber are located in the same building. Steven Harper responded the City may want to relocate the Visitor Center. There has also been discussion of having a City employee run the Visitor Center. Lucy Temple commented the website should be devoted to putting heads in beds in Cle Elum, not at Suncadia or any other entity not in the City of Cle Elum. Temple asked if the City liaison has been assigned. Council member Harper responded the Chair of the Lodging Tax Committee is the liaison. The motion to approve the 2020 Lodging Tax Contract carried unanimously.*

Committee Reports

Mayor McGowan thanked the council and staff for all their work in 2019.

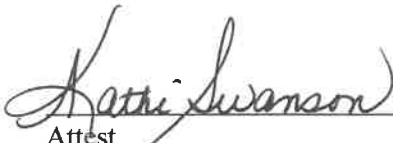
Steven Harper commented he wants to make it clear there will likely not be a quorum on the 24th of December; therefore there will not be a Council meeting that evening.

Motion to Adjourn

A motion was made by Mickey Holz and seconded by Beth Williams to adjourn. The meeting adjourned at 8:10 p.m. The next regular scheduled meeting is Tuesday January 14, 2020 at 6:00 p.m.



Mayor



Attest