

City of Cle Elum
Regular City Council Meeting Minutes
March 27, 2023

Call to Order – Roll Call of Membership

The Regular meeting of the City Council was called to order by Mayor Jay McGowan at 6:00 p.m. The Pledge of Allegiance was recited. The Roll was called. The members present were Matthew Lundh, John Glondo, Sarah Lackey, Steven Harper, Siw Bay-Hansen, Beth Williams and Ken Ratliff. Other members present were City Administrator Rob Omans, Public Works Director Mike Engelhart, Contract Planner Gregg Dohrn, Contract Planner Colleda Monick, Police Chief Rich Albo and City Clerk Kathi Swanson.

Public Comment – Limited to 5 Minutes

Gordon Jones, Co-Chairman of the No. 7 Hill Historic Preservation Committee – 511 W Sixth: Reported Mick Mankus sent a letter on 02/19/2023 to Mayor McGowan, Ben Annen, Rob Omans, Mike Engelhart, Rich Albo and Christine Wollman to bring attention to the high rate of speed on Summit View and Reed Street, causing a high potential for accidents. The letter suggested putting in a 4-way stop. Having received no response, the same letter was sent again on 03/09/2023, adding all 7 City Council members to the original list of addressees. One reply was received from a council member who stated they would inquire about it. The committee believes the City should be concerned about any safety issue in the City of Cle Elum and asked why no response was provided. *Mayor McGowan apologized that there was no response to the letter and stated the City is working on it, but a 4-way stop cannot be placed at that location. A speed monitor will be placed at that location once it is available.* Mr. Jones also reported there is heavy traffic up Stafford Avenue and Reed Street. The City and developer had agreed to a designated haul route through the Alliance Road corridor, which is to be used for all construction type activity. Mr. Jones asked why this is not being enforced. *Mayor McGowan responded that the MOU between the City and City Heights allows the developer to do whatever they want and there is nothing the City can do about it regardless of public safety and the protection of our citizens and understands the frustration.* Mr. Jones suggested the Heavy Traffic Restriction signs should just be taken down if the city cannot protect our safety and infrastructure.

Mary Ann Adams, Agency Chaplain – 4781 Airport Road: Asked the Mayor and council if the community can have an annual “let go of offences” day to help the community get through challenging times and offered her services to help get this started. *The Mayor and members of council said the City would work on this. Mayor McGowan recommended writing a proclamation the council can work on.*

Larry Stauffer, 2661 Lower Peoh Point Road: Commented the City Heights issue is the result of poor documentation. Reported he received the Comp Plan Development Regulations Update Notice of Public Review. Citizens have until 03/31/2023 to respond but the details are not available on the website. For this reason, Stauffer asked that the details be made available and the comment period extended. Commented the City received the Application for Major Modification to the Existing Development Approvals for the Bullfrog Flats UGA and recommended rejecting the proposal and require the applicant to submit a new development proposal. Asked who the City Development Team is. *Mayor McGowan responded Gregg Dohrn, Richard Weinman and the City engineers are the Development Team.* Mr. Stauffer asked when the council, and others in the city, will be able to speak with Mr. Weinman regarding the SEPA addendum. Mr. Stauffer stated the comment period should not run concurrent with the Application. Stauffer commented that the SEPA addendum is incomplete and flawed and the public is handicapped in their ability to objectively opine on an application. Stauffer also asked why the public cannot comment on the SEPA before they comment on the application. Also, the mayor has promised to put a planning report on the new development issues and asked when this would happen.

Approval of the Meeting Agenda

A motion was made by Matthew Lundh and seconded by Beth Williams to approve the meeting agenda as presented.. The motion carried unanimously.

Announcements, Appointments, Awards & Recognition

Appointment of Mike Lackey to the Civil Service Commission: Mayor McGowan appointed Mike Lackey to the Civil Service Commission, stating Mr. Lackey comes with a good background in Police matters. *No council approval is required for this appointment.*

Consent Agenda

A motion was made by Steven Harper with the amendment to change "Acting Police Chief" under Officer Reports to "Police Chief." Matthew Lundh seconded the motion. The consent agenda included the minutes of the 03/02/2023 Special Council meeting; the 03/13/2023 Regular City Council meeting; and 03/27/2023 Claim Voucher EFTs and Checks #45325– 45352 in the amount of \$771,169.95. The motion carried unanimously.

Officer Reports

City Administrator, Building Official, Network Administrator – Robert Omans – Reported:

- Attended the WABO Annual Education Institute to learn about the International Codes, the Washington State Wildland Urban Interface Code and Residential Energy Code.
- Spring Clean up starts 04/01/2023 and continues for the entire month. Vouchers can be picked up on 03/31/2023 but cannot be used until 04/01/2023.
- The audit is complete; The exit interview is set for 04/06/2023

Councilmember Ratliff asked if the Wildlife Urban Interface Code and Energy Code would affect existing homes and homeowners in the City. Omans responded remodeling, reroofing and residing may affect the citizens. Individuals using gas appliances may be penalized. Electric Furnaces and heat pumps are being recommended. Councilmember Lundh recommended extending the public notice for the Comp Plan with the corrected email address. Councilmember Lundh asked when the interviews for the Clerk and Planner will be. Omans reported 9 applications were received for the City Clerk position; 2 of which had the minimum qualifications. Those interviews are set for 03/31/2023, however, the position will remain open until filled.. One application for the Planner position looks good. That position will remain open until filled. Members of Council discussed the requirements for the City Clerk position.

Planning Report – Gregg Dohrn - Reported:

- On 03/23/2023, the City officially received 3 applications from Sun Communities: an Application for Proposed Modifications to the Approved Master Site Plan and Conditions of Approval in the Development Agreement; an application for a Boundary Line Adjustment to align the boundaries of the parcels; and an application for the first residential sub-division. The documents will be reviewed as a packet consistent with city code and development agreements. The applications have been posted online and are available for preview. The City has started the 28-day review process to determine if the application is complete. If the application is determined to be not complete, additional information will be required from the applicant in order to complete the review process. Once the application is deemed to be complete, the first of 2 public processes will begin, including the issuance of a Notice of Application, formally notifying agencies and the public that the application is complete and we will request comments on the application as well as the recently completed and issued Addendum to the SEIS. Comments can be submitted to the City on either or both and will be posted on-line. Public comments will be of great benefit and will be reviewed by the City Development Review Team. They will become part of the official record of proceedings that will be brought to the City Council and will be

documented in the report prepared by the city. The focus is on the modifications to what was previously approved by the City Council; there are provisions in the development for this process. A series of recommendations will be made on the Requested Modifications, which will be made available to the public for their comments. Those comments will be provided to the Hearings Examiner as an independent review. The council will be the final decision maker on this application packet. At the Council's request, they will receive a red-lined version of the SEIS document. Richard Weinman will present his findings to the council. The process is projected to take the balance of 2023. The City has received acknowledgement and acceptance of the process from Sun Communities, which gives the city the ability to do the job right. The council asked when they would meet Richard Weinman so they could ask him questions. Gregg Dohrn cautioned the council must be careful to follow the rules and not to compromise their ability to continue to participate in the process. There will be regular briefings to the council on this project. Due to an incorrect email address, the SEIS comment period will be extended. The review team consists of Gregg Dohrn, SEPA advisor Richard Weinman, City Engineer Ben Annen, Rob Omans, City Administrator/Building Official, Public Works Director Mike Engelhart, City Attorney Alex Kenyon, Police Chief Rich Albo, Fire Chief Ed Mills. Other members of City staff may also be consulted as we proceed.

Public Works Director - Mike Engelhart – Reported:

- The City Park and Ride project is underway.
- Irrigation meters, residential, commercial and city, will be turned on at the end of April.
- The crew has been repairing water leaks, city wide.
- The street sweeper is being repaired before spring cleanup.
- The crew will be cleaning up rights-of-way the First Street and Second Street Pathway.
- Downtown restrooms have been vandalized often; Engelhart suggested early closures.
- Interviews will be 03/28/23 for the parks position, mechanic, and cemetery caretaker.
- A dive crew went into the Cle Elum river to look at the sewer treatment plant outfall pipe; which looks good. They also looked into the concrete water tank at the 1.5 station; no new cracks have been found; one old patch has failed. It will be repaired as soon as possible.

Police Chief – Rich Albo - Reported:

- New officers to the police department are Mario Magnotti, lateral and Brian DeFrang, full lateral. Officer Magnotti's certificate has expired so he will go to the academy in May.
 - One of the City's officers was first on the scene of a fatality accident on I-90 last week.
 - Spoke with Representative Kim Schrier regarding funding for a wellness program, consisting of a holistic approach, including mental, physical, nutritional and financial wellness.
 - Spoke with the Kiwanis Club and met with the Swiftwater students.
 - Asked for Mayor and council support on State Bill 5352 regarding pursuit laws.
- Councilmember Lackey asked about the progress of the trucks. The Chief responded it is still about a 10-week process.*

Public Appearances

Chamber of Commerce – Amy McGuffin - Reported:

- A conference of spring events at Suncadia had 107 attendants; many came from 50 miles away and farther.
- The 4-week series of campaign workshops starts on 03/30/2023.
- Partnering with Yakima Economic Development Association in the Enterprise Challenge to educate entrepreneurs; 5 of 11 participants are from Cle Elum. The finalist has the opportunity to win \$10,000 in the 3rd round.
- On 04/07/2023, Chamber Chatter will be discussing the Downtown Construction.

Downtown Association Report – Eliza Stephenson - Reported:

- The Brunch Punch activity will continue into April.

- The 2023 Downtown Beautification and Façade Grants are now open for applications from business owners, building owners and 501c(3) non-profits.
 - A new job opening for the Executive Director will be posted by 03/28/2023.
 - Cle Elum in Bloom baskets are now on sale.
 - The Downtown Clean up is scheduled for 04/29/2023 from 9 am until noon.
 - New businesses in town include Tuckaway (re-opening) and Clean-Cut barber shop.
- Councilmember Harper thanked Debbie Bogart for her years of service as the Executive Director of the Downtown Association.*

New Business

Public Library Services Agreement with South Cle Elum: *A motion was made by Steven Harper and seconded by Matthew Lundh to approve the Public Library Services Agreement with South Cle Elum. Mayor McGowan noted the Town of South Cle Elum is not covered by the County. The city will be required to give an accounting at the end of the period. The motion carried unanimously.*

Resolution 2023-003 Fair Housing – Non-Discrimination and Resolution 2023-004 CDBG Grant Application Grievance Procedure: *A motion was made by Steven Harper and seconded by Matthew Lundh to adopt Resolutions 2023-003 and 2023-004 as presented. The motion carried unanimously.*

Committee Reports

Utilities Committee: Councilmember Ratliff reported the committee met again to discuss the request for leak relief for Travis Cantrell on Fourth Street. The council had denied his request for credit in the amount of \$500.00 at the 03/13/2023 regular meeting. *A motion was made by Steven Harper and seconded by Sarah Lackey to approve the credit of \$500.00, plus tax, to Travis Cantrell. The motion carried unanimously.* Councilmember Ratliff reported the committee discussed amending the Municipal code with regard to the leak relief chapter to disallow appeals for requests taking place inside the house. The Committee decided not to change the code.

Executive Session

At 7:42 pm, pursuant to RCW 42.30.110(i), the Council went into an Executive Session to discuss with legal counsel representing the city litigation, or potential litigation, to which the city is, or is likely to become, a party when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the city. The Executive Session was set to last for 45 minutes.

At 8:27 pm, the Council ended the Executive Session. No action was taken. The regular session of the Cle Elum City Council reconvened at 8:28.

Motion to Adjourn

The Mayor adjourned the meeting at 8:30. The next scheduled regular council meeting will be Monday, April 10, 2023, at 6:00 pm.



Mayor



Attest