

City of Cle Elum
Regular City Council Meeting
April 10, 2023, 6:00 pm

Call to Order – Roll Call of Membership

The Regular meeting of the City Council 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 Mayor McGowan, Matthew Lundh, John Glondo, Sarah Lackey, Steven Harper, Siw Bay-Hansen, Beth Williams, and Ken Ratliff. Other members present were City Administrator Rob Omans, Contract Planner Colleda Monick, Public Works Director Mike Engelhart, Police Chief Rich Albo, Fire Chief Ed Mills, and Finance Director/Deputy Clerk Robin Newcomb.

Public Comment – Limited to 5-Minutes

Beth Marker, 202 E 1st – There are a lot of opinions on Sun Communities Development including the developer with their own motives. People fear this project. The city should focus on Safeway Hill and Main Street for more retail.

Mary Faucher, 312 E 2nd – They applied to convert their property from residential 1 to commercial and were denied as the comprehensive plan was not amended. Their neighborhood is full of rag weed and code enforcement doesn't clean it up, so they must. Also, a house that burned in their area years ago is covered with a shredded tarp and she is afraid as it blows into her yard that her dog might eat it.

Ira Astrachan, 351 Big Rock Lane – No one is in favor of Sun Communities Development and if Council votes for it, they will not get re-elected, and the approval will be met with universal scorn.

Steve Flewelling, 317 Broadway – There are big macro issues with Sun Communities, and they need to take on unintended consequences. Do we want an upside-down bankrupt community?

Tiffany Christman, 815 Lincoln – Two weeks ago she attended a meeting discussing addiction and mental health and feels Sun Communities is contributing to these offenses. The development needs to be amended if not denied.

Patricia Garris, 618 Cleveland – Sun Communities will require a new school and with her cost analysis the cost will be around \$13 million. The cost analysis on the police is around \$2.5 million. Other departments impacted would be fire, EMS, hospitals, water, and sewer which will be millions of dollars. She thinks it will be a glorified trailer park and should be banned.

Larry Stauffer, 2661 Lower Peoh Point Rd. – Council cannot do anything right now but believes the Mayor and those involved in the process aren't interested in what the public says. The planning reports get shoved under the rug.

Mary Faucher, 312 E 2nd, Cle Elum, WA – Sun Communities should have to put in a new school, infrastructure for sewer, gas, etc., and other city needs. The city should take care of what the city's needs are now before new projects are approved.

Approval of the Meeting Agenda

A motion was made by Matthew Lundh and seconded by Steven Harper to approve the meeting agenda with the additions of #10e to set the date of April 24, 2023, to consider a Notice

Of Intent To Commence Annexation for applicant Pat Deneen, and #13 Executive Session pursuant to RCW 42.30.110(1)(g) to discuss qualifications of the city clerk applicant. The motion was six voting yes and Ken Ratliff voting no.

Announcements, Appointments, Awards & Recognition

- Mayor McGowan postponed the appointment of the new City Clerk.
- Mayor McGowan read the CASA Proclamation making April 2023 National Child Abuse Prevention Month.

Consent Agenda

A motion was made by Matthew Lundh and seconded by Beth Williams to approve the consent agenda as presented. The consent agenda included the minutes to the 03/27/2023 Regular Meeting; 4/10/23 Accounts Payable EFTs and Vouchers #45360 – 45394 in the amount of \$122,580.30; 04/5/2023 Payroll EFTs and Vouchers #45324-45359 in the amount of \$241,303.97. The motion carried unanimously.

Officer Reports

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

- April is Spring Clean Up and the vouchers are available at City Hall.
- The 1st quarter Budget Financial Report was put in the Council packets.
- The State Auditor's Office exit conference was April 6-2023, for the 2019-2021 Accountability Audit and the 2021 Financial Audit. There were three recommendations on the Accountability Audit including revising three policies which include the Cost Allocation Policy, the Electronic Funds Transfer Policy, and the Procurement Policy engineering selection process section. The Financial Statement Audit had no recommendations. The Mayor stated that an official document of the audit will be given to all council members and pointed out a special thanks to Robin Newcomb for a great job.
- *Matthew Lundh asked if there were any follow up with the concerns from the folks on 7-hill. Rob said yes, they were contacted.*

Planning Department – Colleda Monick – Reported:

- The Airport Advisory Committee met. WSDOT Aviation gave guidance to the committee. Fowler Creek Annexation Public Hearing date needs to be set by the Council for April 24th. The City Council will either accept or not accept this annexation to go forward.
- Guidance was given to the property owner of Whispering Pines. After many years of interest, Whispering Pines is still inquiring about annexing into the city limits.
- 903 First Street Starbucks/Wendys/Les Schwab Property Short Plat has been finalized. The applicant will be provided with a signed plat to record at the county.
- The review continues on the franchise negotiations that River Oaks has been conducting between the City and Ziply Fiber. An ordinance and draft will be presented to the Council at the next Council meeting.
- A ROW Improvements Pre-Application meeting was conducted regarding an alley off First Street.
- There is a scheduled Pre-Application meeting to discuss a possible Brewery & Tap Room off First Street.
- The Eagle's sign is off and will be removed.
- Last week the Planning Commission had a public hearing for the adoption of the Firewise amendments. The commission did not finalize, and the hearing remains open until the next meeting on April 18, 2023.

- The commission is looking forward to the joint session next week to receive further direction from the Council regarding planning priorities.
- A memo was prepared for the Mayor regarding a Municipal Airport Comparison study and researched possible funding opportunities.
- Other items include assisting with a proposed sign for the Old Town Commercial District, questions on property development on the east side of town, questions related to ADU's, short term rentals, mobile food vendors, segregations, boundary line adjustments, permitted zoning uses, and the application review of 47 North/Sun Communities.

Public Works Director – Mike Engelhart – Reported:

- The bid opening was last week for the Penn to Harris First Street Revitalization Project Phase 3C.
- They won't have to bore under First Street due to the water line sleeve they found.
- The part time parks and cemetery positions are still vacant.
- More signs have been installed to come into compliance with MUTCD (Manual Uniform Traffic Control Devices).
- The weather hasn't been good to pour concrete for the Park and Ride Project.
- First Street last phase will have illumination installed by Puget Sound Energy next Monday at Oaks Avenue to Harris Avenue on the North side.

Police Chief - Rich Albo – Reported:

- There was a shooting off Westside Road and the City of Cle Elum Police Officers were first on site.
- It is National Dispatch Week. Kittcom is the county dispatch center.
- The new officers are Mario Magnotti and Brian DeFrang. Officer Magnotti started his career in 2005 for the City of Ellensburg and Officer DeFrang started his with the Snohomish County Sheriff's Office and most recently the City of Kittitas since 2021.

Fire Chief – Ed Mills - Reported:

- There were 46 calls in March of which three were fires, 30 EMS calls, 10 others, and three false alarms.
- On May 6th there will be a Bicycle Safety Rodeo event in front of the Cle Elum Fire Department. The block in front will be shut down. There will be various stations like Helmet Fit Station, Story Time, Safe Places to Ride, Bike Fit, Bike Maintenance, Brain Injury Prevention, First Aid/Hydration Station, and Bike Rodeo.
- Also, on May 6th there will be a Mother's Day Bazaar in the fire department training room to help raise funds for the fire department through the association.
- Another event on May 6th will be a Fire Wise Coffee Event from 10:00 a.m. to Noon at the empty lot at Pioneer Coffee. This is sponsored by KFAC, DNR, and Upper County Fire Authority to educate the public on being fire safe.

Veolia - William LaRue Reported:

- He was absent so the Council received a report in their packets.

Public Appearances

CASA (Court Appointed Special Advocates):

Sarah Read explained the court appointed special advocates are required by state law. Sharon Lawrence stated CASA is a non-profit organization that trains volunteers. The website is www.casaprogram.org. The organization needs more resources.

Unfinished Business

- **Upper Kittitas County Recreation Center:** Melissa Becker reported they are bringing smaller sections of work on this project to Council. They are planning to do a feasibility study for up to \$90,000 out of the \$2,000,000 earmarked in the City of Cle Elum Budget for the recreation center. The council requested a copy of their annual report. *A motion was made by Ken Ratliff and seconded by Beth Williams to approve this spending. The motion carried unanimously.*
- **New Business**
- **Bid Award – 1st Street – Penn to Harris – Phase 4 – Ascent Foundation:** The lowest bid was around 10% below the engineer's estimate. The lowest bidder was Ascent Foundation with a bid of \$713,395.72. There were several bids below the engineer's estimate. *A motion was made by Ken Ratliff and seconded by Matt Lundh to approve this bid award to Ascent Foundation. The motion was six yes and Steven Harper abstained as his business provides services to this contractor.*
- **First St. Downtown Revitalization TIB Consultant Agreement:** Engineer Ben Annen explained this is the construction engineering phase 3 for \$94,800. *Steven Harper asked about the inspector on site which is a resident engineer that observes the construction. A motion was made by Ken Ratliff and seconded by John Glondo to approve this TIB Consultant Agreement. The motion carried unanimously.*
- **First Street WSDOT Construction Agreement (SCOPE) and Project Review Reimbursable Agreement (PAYMENT):** Engineer Ben Annen explained because this area is state jurisdiction, WSDOT must be involved as a 3rd party oversight and come onsite a few times during the project. The cost is \$5,000. *A motion was made by Matthew Lundh and seconded by John Glondo to approve the WSDOT Construction Agreement and the Project Review Reimbursable Agreement. The motion carried unanimously.*
- **Pat Deneen/Fowler Creek Annexation Date For Public Hearing –** *A motion was made by Ken Ratliff and seconded by John Glondo to set the public hearing date of April 24, 2023, to consider a Notice Of Intent To Commence Annexation for the applicant, Pat Deneen. The motion carried unanimously.*

Committee Reports

- Councilmember Harper reported the Lodging Tax Advisory Committee recommended approving the Pioneer Queen Application for \$1,950. *The motion was made by John Glondo and seconded by Ken Ratliff to approve this application. The motion carried unanimously.*
- Councilmember Harper also reported the LTAC recommended approving the Cle Elum Downtown Association Pioneer Days Application for \$15,478.04. This request is 50% less than last year. *The motion was made by Matthew Lundh and seconded by John Glondo to approve this application. The motion carried unanimously.*
- Councilmember Harper explained purchases over \$50,000 must be approved by the Finance Committee which is Mayor McGowan, Finance Director Robin Newcomb, and himself. The committee is requesting to pay off the Camera Truck/Sewer Plan Loan which has been budgeted for several years for approximately \$97,000. Because of accrued interest, the loan is now \$101,530 so a budget amendment may be needed for the additional amount.

- Councilmember Ratliff attended a safety plan study meeting with HLA Engineers. There are various safety issues in the city. The biggest concerns are the intersection near Safeway and the bridge between the City of Cle Elum and South Cle Elum.
- Councilmember Ratliff reported the Utility Committee met regarding the purchase of a remote water reading system. The city will be able to watch water meters daily for leaks with this system. The cost of the system is around \$108,000 and would be purchased with reserves.
- Councilmember Lundh reported on behalf of the Parks Committee that the old skateboard park has been torn down and the new one is being constructed. The committee will meet this month to discuss the continuation of the dog park.


Executive Session

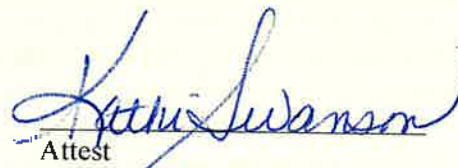
At 8:00 pm, pursuant to RCW 42.30.110(1)(i)(iii), the Council went into an Executive Session to discuss with legal counsel representing the city litigation, or legal risks of a proposed action or current practice that the city has identified when public discussion of the litigation or legal risks is likely to result in an adverse legal or financial consequence to the city and pursuant to RCW 42.30.110(1)(g) to evaluate the qualifications of a city clerk applicant. The Executive Session was set to last for 30 minutes. At 8:31 pm, the Council reconvened into regular session to extend the Executive Session. At 8:32 pm, the Council extended the executive session 20 minutes. At 8:52 the Council ended the Executive Session. No action was taken.

Motion to Adjourn

The Mayor adjourned the meeting at 8:53 p.m.

The next regular meeting is scheduled for Monday April 24, 2023, at 6:00 p.m.

Mayor 

Attest 

City of Cle Elum
 Planning Commission and City Council Special Meeting
 April 18, 2023, 6:00 pm

Call to Order – Roll Call of Membership

The Special meeting of the Cle Elum Planning Commission, in conjunction with the Cle Elum City Council was called to order by Chair Gary Berndt at 6:00 p.m. Chairman Berndt reported all members of the Planning Commission were present, including Matt Fluegge, Elizabeth Torrey, Colin Brissey, Paul Kantwill and Ian Steele. Mayor McGowan reported 5 of 7 of the city council members were present, including Matthew Lundh, John Glondo, Steven Harper, Siw Bay-Hansen and Ken Ratliff. Sarah Lackey and Beth Williams were absent. The Pledge of Allegiance was recited. Other members present were Contract Planner Colleda Monick, and City Clerk Kathi Swanson.

Public Comment – Limited to 5-Minutes

None

Approval of the Meeting Agenda

A motion was made by Elizabeth Torrey and seconded by Paul Kantrell to approve the meeting agenda as presented. The motion carried unanimously.

Public Hearing

Wildfire Safety/Firewise will be continued to the next meeting on May 2, 2023.

Planning Priority Discussion

The Planning Commission has asked for clarification from city council on multiple projects, with the focus directed to the priority of the order in which to review and direct council.

- Councilmember Harper commented that many within the City believe it is a good idea to annex Suncadia into the city. New annexations must bring their own water and water storage. Developers will be required to provide this.
- Citizen Jeff Stubbs had asked the City to annex his property into the UGA, which borders the City of Cle Elum, but was told no by a former planner.
- Chairman Berndt read parts of a letter submitted by Kittitas County Department of Public Works, which comments the County is disappointed that the City has declined to consider traffic issues. Members of the council commented that they are not interested in a traffic mitigation tax or a transportation benefit district. Public safety is a higher priority than transportation. Grants are available for transportation.
- Council members asked the Planning Commission to look at the fees for low-income housing. The Planning Commission determined low-income housing should have lower monthly sewer rates. Councilmember Lundh recommended pursuing the possibility of lowering the hookup rate, but not the capital reimbursement charges. Further discussion will be required on this item.
- Members discussed the idea of updating the entire comprehensive plan rather than make simple code amendments.
- Chairman Berndt commented the numbering system of the current draft of the priorities list is good prioritization. Commissioner Fluegge asked to have the Master Plan added to the priorities List.
- Planning Commissioners would like to have information regarding Water and sewer availability. Mayor McGowan will provide that information to them.
- Recommendations to hire a full time planner as soon as possible.