

City of Cle Elum
Regular City Council Meeting
February 26, 2008

The meeting was called to order by Mayor Charles Glondo at 7:00 p.m. Council members in attendance included Arthur Scott, Bonnie Reay, Ron Spears, Warren Perry, Mickey Holz, Ken Ratliff and Jim Eidemiller. Also present were City Administrator Gregg Hall, City Planner Matt Morton, City Attorney Phil Lamb, Public Works Director Jim Leonhard, Police Chief Scott Ferguson and City Clerk Toni Fields. Fire Chief Dave Campbell was absent.

Approval of the Meeting Agenda

A motion was made by Ken Ratliff and seconded by Mickey Holz to approve the meeting agenda as presented. Motion Carried

Announcements, Appointments, Awards and Recognition
None

Consent Agenda

A motion was made by Jim Eidemiller and seconded by Ron Spears to approve the Consent Agenda as presented which included the minutes of the February 12, 2008 meeting, vouchers and warrants numbered 26026-26077 in the amount of \$ 86,812.73; payroll warrants numbered 18495-18550 in the amount of \$76,476.67 and voided warrant number 25992-Scott Ferguson in the amount of \$294.60. Motion Carried.

Officer Reports

City Administrator Hall reported:

- Called attention to a publication from the Association of Washington Cities concerning the infrastructure systems in Washington cities.
- Noted the new city logo design.

City Planner Matt Morton had no report.

Public Works Director Jim Leonhard reported:

- The city streets are showing the signs of winter and he has posted weight restrictions. He said Granite Northwest will be inspecting the streets and access the damage.
- Said he will be attending a state transportation meeting in Ephrata.
- Has started to sweep the city streets.
- Interviewed applicants for the public works position.

Police Chief Scott Ferguson reported:

- Conducted oral boards with six candidates for the officer position on Monday February 25th.

Citizen Comments

None

Public Hearings

Comp Plan Hearing for Parks and Recreation Element and Housing Element:

Planner Morton advised he had made the requested changes as directed at the last meeting.

The hearing was opened for public comment at 7:10 p.m... There was no public comment. The hearing was closed for public comment at 7:11 p.m...

Ken Ratliff inquired about when there are additions to the city, how about the parks and open space?

Warren Perry requested a change in the Housing Element –page 8-Housing Maintenance and Preservation-it reads In 2007 a comprehensive visual assessment of Cle Elum’s housing stock found that *50 percent of homes* require some form of rehabilitation. Change that to read –housing stock found that many homes *show* the need for some form of rehabilitation. He asked for an example of and if everyone understood the redefining the Multifamily Zoning” Ordinance on page 9-Encouraging Home Ownership-. Ken Ratliff cited the old gym being torn down and new units being built.

A motion was made Warren Perry and seconded by Arthur Scott to adopt Ordinance No.: 1288-Amending the City of Cle Elum Comprehensive Land Use Plan Housing Element and Parks Element. Motion Carried.

Amending the 2008 Budget and Salary Ordinances:

Administrator Hall reviewed the amendment explanation. The total amendment in the Current Expense Fund is \$118,500.00 which included funds received for the parks and recreation study, law and justice grant funds for the purchase of a radar unit. Also additional beginning cash excess will be used for networking computers and UPS backups, cemetery land purchases and prosecuting attorney funding. The street fund beginning cash was \$71,500. more than budgeted for which will be used for the sidewalk project, salaries and benefits for snow removal and a possible placement in reserves. The water rehab fund for the remaining funds from USDA to be for retainage. Technology fund-for investment reserves. Fireman’s Park for park improvements. Water Sewer fund-for capital equipment, gas & oil, net working of computers, oil for the old water plant, engineering and reserves. Sanitary Fund-reserves, Library-salary for an aide position, sewer shortfall electrical costs, misc & contingency, Agency fund-clarify municipal court fine monies.

Hall said the amendment to the City Salary Ordinance is for the part time library aide.

The hearing was opened for public comment at 7:25 p.m. There was no public comment.

A motion was made by Jim Eidemiller and seconded by Ron Spears to adopt Ordinance No.: 1286-Amending the 2008 Budget. Motion Carried.

A motion was made by Mickey Holz and seconded by Bonnie Reay to adopt Ordinance No.: 1287- Amending the 2008 Salary Schedule. Motion Carried.

Draft Water Policy:

City Administrator Hall reviewed the Purpose and Intent-to ensure there is an adequate water to serve the city’s water needs, including without limit, service to residential, commercial, industrial and public spaces. He noted the amount owned by the city and

available for the city's future growth is limited. The general intent of the chapter will be to permit options for those that desire water delivery by the city-One being transferring uninterrupted water rights in the amount equal to or greater than the amount required, another by providing the city with some degree of quality and quantity of transferable water rights and lastly purchasing water from the city.

The hearing was opened for public comment at 7:35 p.m...

Jeff Hansel, Hansel & Mitzel Homes, said he had submitted written comments on the plan. He also suggested several other alternatives to saving water including the use of possibly interruptible or seasonable water rights to water the cemetery or treated affluent water like is used on golf courses.

Matthew Sweeney, Attorney, representing MVO/Prium Development who owns 344 acres in the urban growth area, said he also had submitted written comments on the plan. He said to secure water rights is difficult. He continued that modifying the existing policy needs to be done. He felt the 10 year window period for development was too short. His concern was, for example, if community opposition happened down the road, it may be a long process to resolve the issues. He spoke about setting a fee instead of the market approach. He felt the fee should resemble a market cost or market value of water. It is difficult to qualify those different water rights he continued, especially since there isn't a lot of market not like the real estate market where you see a lot of transactions. In conclusion he said let's set a fee that is in the best interest of the city and brings revenue to the water fund and have funds for the future to buy water if necessary. Richard Hill, Homestead Restaurant owner, said he has a 1 1/2 inch water line. He said he used 400 cubic feet of water and paid \$130.09. He said there is no incentive here to conserve water. He felt the city needed to reward people for conserving and using less. Jeff Hansel supported the cost of \$2,000.00 per ERU. He said he would like to do a study to help determine the costs.

City Engineer Consultant Jeff Louman said current water usage projected are 300 gallons per day per ERU as an average. He said the demand will set the price. He cautioned the council on the 20 year growth projection in the water system plan. The population of the city is projected to be 10,000. The water rights including the bureau contract and full development - transfer of water rights in the Suncadia annexed Bullfrog area; all will exhaust the water rights. If, he continued the city just takes in cash and not get any water rights the city will run out of water rights. He described the components of a water right: annual volume which describes the acre feet per year and the instantaneous rate which you can withdraw in any instant. The city's instantaneous rate along with the bureau contract and as the bullfrog developments 1300 ERUs - 3700 per minute. This he said all needs consideration in the plan.

There were no further comments. The hearing was closed to public comment at 8:10 p.m.

Administrator Hall asked the hearing will be continued at the March 11th meeting. The water policy committee (Scott, Holz & Perry) will meet on Friday at 9:00 am to discuss the comments on the policy.

Commercial Sewer Rate Restructuring: Administrator Hall noted Ted Pooler is working on the reserve rate to be added to the proposed ordinance. He said the regional sewer committee will be meeting on Friday then once the final rates are determined the reserve rates will be adjusted accordingly.

The hearing was opened for public comment at 8:20 p.m... Richard Hill said he was concerned with the flat fees being charges and prefers the flow based rate charge. The hearing was closed for public comment at 8:30p.m.

Unfinished Business

East End Sewer Project: Public Works Director Leonhard reviewed a memo he had prepared. He said in 2003 HLA did a sewer study on East Cle Elum. The study showed that a force main and pump station would be required. The city applied for distressed sales & use tax funds in 2003 & 2004 with the intent of installing a sewer lift station and sewer force main for East Cle Elum. The city received the funding and in 2005 the city put the project out to bid, a contract was awarded and the lift station was completed in the fall of 2005. City Engineer Jeff Louman explained the process of an LID (Local Improvement District). He said the LID is a vehicle for an area to finance public works improvements.

Horse Park Draft Agreement and Lease:

City Attorney Phil Lamb said he had prepared a draft lease for review by all parties. He has been in contact with Linda Atkins, Attorney and Leslie Thurston, WSHPA executive director.

New Business

Regional Water Systems Improvements Project Addendum No.6 to the Agreement for Professional Services with Huibregtse, Louman Associates. ***A motion was made by Ken Ratliff and seconded by Arthur Scott to approve Addendum No. 6 to the Professional Services Agreement and authorize the Mayor to sign Addendum No. 6. Motion Carried.***

Cle Elum/South Cle Elum updated Water System Plan Addendum No. 1 to Agreement for professional services with Huibregtse, Louman Associates. ***A motion was made by Jim Eidemiller and seconded by Ken Ratliff to approve Addendum No. 1 to the Professional Services Agreement and authorize the Mayor to sign. Motion Carried.***

Committee Reports

Jim Eidemiller inquired about the new public building being on the agenda for every meeting. Administrator Hall said there was nothing to report. The information that was acquired, he noted, was lost on a hard drive crash but is being rebuilt.

A motion was made by Arthur Scott and seconded by Ron Spears to adjourn the meeting at 9:20 p.m. The next scheduled meeting is Tuesday March 11, at 7:00 p.m..