

City of Cle Elum
Regular City Council Meeting
March 25, 2008

The meeting was called to order at 6:30 p.m. by Mayor Glondo. The pledge of allegiance was recited. Council members in attendance were Jim Eidemiller, Ken Ratliff, Bonnie Reay, Mickey Holz, Ron Spears, Warren Perry and Arthur Scott. Also present was City Administrator Gregg Hall, City Planner Matt Morton, Police Chief Scott Ferguson, Assistant Fire Chief Nathan Henderson, City Engineer Jeff Louman and City Clerk Toni Fields.

At 6:32 p.m. Mayor Glondo announced an executive session for the purpose of pending litigation lasting for approximately 25 minutes. No action would be taken during the session. In addition, he stated if the session is not over in 25 minutes it would be announced to the public. Mayor Glondo requested Jeff Louman City Engineer attend the session.

The meeting was reconvened at 7:00 p.m. Mayor Glondo stated that no action was taken during the meeting.

Approval of the Meeting Agenda

A motion was made by Arthur Scott and seconded by Ron Spears to approve the meeting agenda as presented with the deletion of agenda item 7-Public Appearances-Craig Nevil Four Seasons Rec. Center because of illness and agenda item 9 B-Water Cross Connection Control Program. Motion Carried.

Announcements

Ken Ratliff welcomed the audience to the public hearing and invited their input in the Draft Water Policy.

Consent Agenda

A motion was made by Jim Eidemiller and seconded by Ron Spears to accept the consent agenda as presented which included the March 11, 2008 city council meeting, vouchers and warrants numbered 26134-26197 in the amount of \$207,895.90, payroll warrants numbered 18601-18656 in the amount of \$70,913.65 & voided payroll warrants 18594-18600 because of computer/printer error. Motion Carried.

Officer Reports

City Administrator Gregg Hall reported:

- Announced the Department of Natural Resources is celebrating a golden anniversary with an open house May 12th 6:00-8:00 p.m.
- Open house for David Bowen, County Commissioner, May 11th from 3:00-5:00p.m.
- 2007 Annual Report is available for review.
- City website is up and running-www.cityofcleelum.com.

City Planner Matt Morton had no report.

Police Chief Scott Ferguson reported:

- The “proposition 2” officer will soon be on staff.
- Attended a police liability prevention class being presented by WCIA.

Assistant Fire Chief Nathan Henderson reported:

- The fire department responded to 5 fire calls ,4 EMS calls, 1 meeting, 1 training and having an Easter Egg hunt on March 22nd.
- Requested the council surplus a 1984 Ford Econoline Ambulance. ***A motion was made by Jim Eidemiller and seconded by Ron Spears to approve Resolution No.: 2007-08-providing for the disposal of certain inventory item (1984 Ford Econoline Ambulance) deemed to be surplus to the reasonably foreseeable needs of the City of Cle Elum. Motion Carried.***

Citizen Comments

None

Public Hearings

Continued Draft Water Policy public hearing:

Administrator Hall presented comment letters from Pat Deenen, Arthur Scott and Ken Ratliff for the record.

He gave a history of the city water portfolio and commitments: The historical water right is 1,100 acre feet per year, Bureau of Reclamation Right-593 acre feet per year for a total of 1,693 acre feet per year. The approximate current water usage per year is 800 acre feet per year he continued, the estimated amount of water needed for infill within the existing city limits is 100 acre feet. The amount of water estimated for the city’s commitments within the Bullfrog Area (affordable housing, school expansion, cemetery expansion, cemetery expansion, community recreation center & business park) is 100 acre feet, setting aside a buffer in case of drought, natural disaster or other if 100-200 acre feet with the total water available for growth or expansion through annexation is 500-600 acre feet. He advised he had spoken with Attorney Adam Gravely along with the water committee came up with changes to the policy since the last meeting pointing out the red colored text with a strikethrough is a deletion, blue colored being an addition and green with underling an addition to the draft. He said the committee recommends a study session on the draft policy be scheduled, possibly for Tuesday April 1st at 5:00 p.m.

Mayor Glondo opened the hearing for public comment at 7:30 p.m.

- Van Peterson, 505 West Second Street, said he has 2 undeveloped lots and requested the statistics on the projected zoning density and potential problems with not attracting jobs to this area that may need water for their business. Surplus water should be used for those particular industries. Percentage wise he noted the city does not have that much excess water. He stated if someone wants to come to the city they should bring water rights but cautioned about the division issue, where the source is from, will it cost the city money?
- Gary Berndt, former mayor, cautioned the city to proceed very carefully. His said he is pro economic development but this needs to be plotted out carefully. He said it was not without a lot of trepidation that council enacted the current water policy. This policy needs the same deliberation. Previous council had a rule to go by “with not a penny of our money” and “not a drop of city water”. He offered his historic views to the water committee.

- Jay McGowan, 607 Ronald Ave., presented areas of his concern: water rights, which he agreed with Gary Berndt. He said the maps of the city do not show the city. With the annexation of the Bullfrog area it doubled the size of the city. After, he said, reviewing the development agreement, there is a section that refers to the “commitment by the city”. He believes there should also be a commitment by the developer with a preannexation and development agreement. He added residential development does not bring the city money.
- Larry Fudacz, 1111 East Third Street, said there is commercial purchasing adjacent to the airport. He said he also owns property in that area. By annexing the airport property that opens all of the surrounding area that could be annexed to the city. He was concerned about the 500 acre feet of junior water rights. He was advised the city has 500 acres of high quality water rights with senior rights.
- Beth Marker 202 East Third Street, addressed the language in the document Section 12.20.020-blue text added –city will support the commitments to annexation through policies that conserve water-what ,she asked ,are the conservation mechanisms to support this. Options in lieu of transfer-She inquired about the legal exposure the city will have in what projects are worthy and what are not. She commented about the infill of the undeveloped lots within the current city limits could be deceptive in terms of anticipating future water demands. If the households were larger, or units were fully occupied, the demands for water would be higher than previously thought. She said water is a finite resource, but we are limited. She cautioned to use the water conservatively.
- Gary Berndt asked if there was a deadline for written comments.
- Mary Jane (Squeak) Giaudrone- reflected on the process of Suncadia coming into the area. Suncadia is a good neighbor. She said be cautious, when it is gone it is gone.
- Sally Nelson, 202 Reed, asked the city to take the advice of the city engineer.
- Jeff Louman, City Engineer, cautioned council in deliberations as he did at the February 25th city council meeting. The caution was in respect to accept payment in lieu of water rights clarifying it was not a direction to do one thing or another just pointing out that in the water plan the population is projected in 20 years to be 10,000. This will exceed the current water right including the bureau, Suncadia for the Bullfrog,-so be cautious he continued with payment in lieu of water rights. Water rights will be utilized down the road sometime... The highest priority is to acquire water as they become available, however that may be, accomplished.

The public hearing was closed to public comment at 7:55 p.m.

Warren Perry mentioned the percentage of job growth as compared to residential. He said it was not in the new policy. Administrator Hall said they did not want to mix the annexation policy with the water policy.

Ken Ratliff presented a revised version of Chapter 13.20, Water Transfer Requirements (Water Policy) along with a cover letter. He said this version assumes that the Council & Community will agree at least for discussion on the following points:

- the existing policy requires year-round and senior water rights, which cannot be obtained.
- Cle Elum only uses approx. half of our existing water right of 1,693 acre feet. This means we have approx. 840 acre feet for growth. - The water committee has proposed using the current figure of 300 acre feet available for growth which protects the city from facing shortage.-
- The city does not want water rationing. This can be accomplished by the above two items and on P1 & 2 by requiring all acquired water rights to be Senior, therefore not reduced in a low water year.
- The city will accept seasonal, senior water rights, which can be mixed with the existing year-round municipal rights to have full use of acquired water rights.

The council should fully discuss the above items so we all understand these issues. If we can agree on the above, then we can proceed with discussion leading to decisions, which will protect the City from any possibility of water rationing while still allowing for growth. With agreement on the above, there are only two big decisions to be made:

1. what percentage of Water Right should we require for new annexations?
2. Should we charge for the city's water right, and if so how much do we charge?

There are also a number of smaller items to discuss, such as expiration of unused city water, vesting of new water to the applicant, immediate or delayed use, and who will be the decision maker for this new water policy.

Warren Perry said this should be done slowly. Adding how about exempt well ruling? Could there be some effect.

Arthur Scott reviewed his written comment. He said he had received many views from the community. Some of which were a misunderstanding of basic facts about water. He read the background, added facts of questions and answers.

He felt the first priority is in doing what is good for the community. He made four points: 1. Make an incentive to in fill the city. 2. look at the Bullfrog; that's where low income housing property will probably be. Give them, he said, 100 acre feet of water for infill-pushing like crazy to get that development going. 3. Job situation-the community is relatively poor for jobs. New jobs will happen because of the commercial-annex commercial property and give the water away and make the incentives good.

Residential/mixed residential-makes a nicer community but don't let it get out of hand.

130 acre feet -100 from the city, 30 acre feet from the developer to serve 450 homes plus give 10 years to do it.

Administrator Hall reminded the council at the study session on April 1st at 5:00p.m. is open to the public but no public comments would be allowed.

Public Appearances

Craig Nevil-Four Seasons Rec. Center- tabled because of illness.

Unfinished Business

None

New Business

Focus on Downtown Banner Project:

City Planner Morton requested acknowledgement of the CEDA Banner “Focus on Downtown. *A motion was made by Arthur Scott and seconded by Mickey Holz to work with the downtown association on the banner project. Jim Eidemiller who currently has been working on the city banner project said the banners that are up now are “generic banners” which cost \$200.00 each. They can also be changed out. His opinion was to keep the banners the same size as they are now and the design should draw attention to Cle Elum. Motion Carried*

Committee Reports

K Ratliff reported the first meeting of the transportation group-phase 2.

M. Holz reported the Four Seasons Parks and Recreation Committee had met and is very close to having the swimming pool on the ballot this year.

Adjournment

A motion was made by Arthur Scott and seconded by Warren Perry to adjourn the meeting at 8:45 p.m. motion carried

The next scheduled regular meeting is April 8th at 7:00 p.m.

A study session will be held on April 1st to discuss the: Draft Water Policy.

Mayor

Attest