

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

The meeting was called to order by Mayor Charles Glondo at 7:00 p.m. The pledge of allegiance was recited. Members present included Bonnie Reay, Ron Spears, Arthur Scott, Warren Perry and Jim Eidemiller. Ken Ratliff arrived at 7:05. Mickey Holz was absent. ***A motion was made by Jim Eidemiller and seconded by Warren Perry to excuse Mickey Holz. Motion Carried.*** Also in attendance were City Administrator Gregg Hall, City Planner Matt Morton, Attorney Mike Kenyon, Public works Director Jim Leonhard, Police Chief Scott Ferguson, Fire Chief Dave Campbell and City Clerk Toni Fields.

Approval of the Meeting Agenda

A motion was made by Arthur Scott and seconded by Ron Spears to approval the meeting agenda as presented.

Consent Agenda

Public Works Director Jim Leonhard advised included in the vouchers were three pickup trucks he was purchasing. He said two trucks and a bucket truck were budgeted but he was given a "good deal" so was able to purchase the third pickup. The \$10,000.00 budgeted for a replacement vehicle in 2009 could be taken out of the budget.

A motion was made by Jim Eidemiller and seconded by Warren Perry to adopt the consent agenda as presented which included the minutes of the November 10th, 2008 council meeting, vouchers and warrants numbered 27117-27175 in the amount of \$ 257,118.47; payroll warrants numbered: 19459-19519 in the amount of \$76,836.89.

Officer Reports

City Administrator Hall reported:

- Acquiring interest rates for the financing of the grader. A company affiliated with CAT offered a 5.5% rate. He also had contacted Sterling Savings.
The city was not selected to receive 2010 funding from the Transportation Improvement Board for the roundabout at West First & Stafford.

City Planner Matt Morton reported:

- He attended a federal funding symposium with Senators Cantwell & Murray. He suggested a possible purchase was a fire truck with the funding.
- Meeting with transportation consultants and noting 12/15/2008 being the due date for the final draft.

Public Works Director Jim Leonhard reported:

- Street lights on Oakes Ave. are operating.
- Potelco is concluding the natural gas line installations for the year.
- Requested the public clean the alleys for snow removal this winter.

Police Chief Scott Ferguson reported:

- A busy week with assaults and vehicle pursuits
- Arrested a 19 year old for the burglaries in the city
- Purchasing first aid equipment & supplies with the Life Support donation.

Fire Chief Dave Campbell reported:

- The department responded to 1 fire, 4 aid, 1 meeting and one training.
- The department will be assisting with the Christmas in Cle Elum Celebration.

Citizen Comments

Beth Marker invited the council to stop by the Vogue Theatre December 6th for an open house.

Public Hearings

2009 Budget & Levy Certification:

City Treasurer Sandy Sutton reviewed the 2009 budget additions/changes since the preliminary budget was presented in October: \$1,350. Expenditure to the Tourist Support Fund for the Columbia River Basin Book; 3,500.00 purchase new bullet proof vests for the police; 1,400. Kittcom budget; 1,426.00 Police-Spilman Software; 2,323. To police dept. for Sector Interface; 2,100.00 to Library; 900. Fire dept expenditure; 38,950. to current because of property tax increase, 7,395 to street property tax due to new construction; 31,971. Added to contingency line item to current expense; the removal of \$ 10,000.00 for the replacement pickup from Water-Sewer.

Administrator Hall said the city received a letter from waste management requesting a rate increase of 6.19% for garbage service. He said the city has not raised the rates since 2005 to the customers. In 2006 there was a 7.6% increase but the city absorbed costs. After reviewing the 4.5% rate increase is reasonable he continued. It translates to a .58 increase for 1 can; and .77 for two cans per month.

G. Hall also read a letter received from the fire dept for a request of \$15,000.00 for a new command vehicle be considered for the 2009 budget.

City Engineer Jeff Louman gave a history of the process and agreements process for the regional water system charges (Suncadia and South Cle Elum). He said the regional rate is composed of three components: fixed costs (payroll, facilities etc.); variable costs (chemicals electricity etc) and the capital reserve cost. He cautioned about the need to raise rates. He said to consider the need to cover the costs of operating the system.

The hearing was open for public comment at 7:52 p.m.

Keith Moon-Cle Elum- questioned the extra police officer and animal control officer being added with the passage of the sales tax increase levy funding. Police Chief Ferguson responded the funding from the tax was not received until June of this year. He said one officer was hired this year and possibly another in January. An animal control officer was not hired because of lower tax revenue.

Katherine Clerf-Ellensburg- cautioned against the raising of the rates and employee raises.

There were no further comments from the public and the hearing was closed for public comments at 8:06 p.m.

Bonnie Reay questioned City Treasurer Sandy Sutton about the county tax levy and building permits.

Ken Ratliff said he had confidence in the budget and supports the 2.5 % increase in the water and sewer rates.

Arthur Scott said he seen conservatism in the overall budget.

Bonnie Reay commented the city has an excellent staff but with economics as they are now she can't warrant a raise in wages for all the employees. She continued to go with a raise for the union contract employees (police) but no raise for the others. It is just not the right time.

Jim Eidemiller said the employees have waited for a long time to get to where they are.

Ron Spears supported the raise for the employees.

It was decided to put the purchase of a command vehicle for the fire department off until next year.

Public Appearances

Louis Musso-Downtown Association- He thanked the city with their assistance with the roof problem at the museum. He also advised: the Rodeo Rendezvous and the Horse Pull events would be happening on different weekend dates in 2009. On 12/4/2008 there will be a study session with the county commissioners at 1:30 p.m. to discuss new approaches for the funding of the light rail feasibility study. He said that the downtown association is considering doing a study on the economic impact of residential development.

Unfinished Business

East End Sewer LID:

Administrator Hall said he had met with Jim Nelson a financial consultant. Nelson advised the 8 week freeze on bonds was lifted and interest rates were down to 5.4%.

City Engineer Jeff Louman identified probable costs for construction. He said the assessments were based on the square footage of the property. He said the next step is to assess what majority - if boundaries need to be adjusted then distribute assessments -then vote. He said a 60% no vote will vote out a LID.

Richard Hill asked what the next step will be and who will come up with a formula. Jim Leonhard said he would make it a priority to notify property owners.

City Administrator Gregg Hall said staff will be working on and should have it on the agenda for the second meeting of January.

New Business

Closed Record Hearings:

1. Comp 2007-001- Comp Plan Amendment & Rezone Request –Bierek-
2. Comp 2008-001-Comp Plan Amendment & Rezone Request-Swiftwater
3. Comp 2008-004-Comp Plan Amendment & Rezone Request –Hougland

Comp 2007-001-Bierek-Change zoning from residential to General Commercial.

Planner Matt Morton said the subject property is already within the Cle Elum corporate limits (1.45 acres known as Steiners sub division to Roslyn Addition Lots 8-17 Blk 2) and has access to water and sewer. He noted the planning commission recommended the council to adopt the COMP-2007-001 subject to the conditions of any proposed land use shall submit to the procedures of the Cle Elum Municipal Code Section 17.76-Site & Design Review, the development standards detailed in the CEMC Title 16 & other relevant CEMC requirements and provisions prior to the commencement of any commercial operations.

Also prior to the City Council accepting the proposed comprehensive plan and use change property owners shall dedicate 20 feet of right-of-way along their north property line (adjacent to the alley) for future road improvements.

Attorney Kenyon advised Council person Spears to not participate because the request involves his property representing a conflict of interest and he should step down. Spears left his seat and sat in the audience.

A motion was made by Ken Ratliff to adopt the Finding ,Conclusions and Recommendations of the Cle Elum Planning Commission(with modification) to change the Comprehensive Plan designation and zoning from residential to general commercial and direct staff to prepare an ordinance for approval. There was no second to the motion.

Comp-2008-001-Swiftwater Business Park-change zoning from Industrial to general commercial.

Morton said the property is located on the North side of Oakes Ave. South just west of the WSDOT access control area, along the South central edge of the City of Cle Elum between I-90 and the BNSF Railway mainline and is already within the corporate limits and has access to water/sewer. Any future uses will be required to undergo site and design review to ensure consistency with the Cle Elum Municipal Code requirements. Existing industrial uses will be required to be detailed and mapped to prevent the future expansion of Industrial uses. ***A motion was made by Ken Ratliff and seconded by Arthur Scott to adopt the Findings, Conclusions and Recommendation of the Cle Elum Planning Commission to change the Comprehensive Plan designation and zoning from industrial to general commercial and direct staff to prepare an ordinance for City council. 4-yes, 2-no (Reay & Perry).***

Comp 2008-004-Ed Houglund-change zoning from residential to general commercial.

Morton said the property is located in the Southwest intersection of West Second St (SR903) and Stafford Street and is in the corporate city limits. It has access to water and sewer. He noted any future uses will be required to undergo site and design review to ensure consistency with the Cle Elum Municipal Code requirements. Attorney Kenyon presented three questions for council (only). Collectively he asked: Do any of you have ownership/leasehold in the property that is subject to this application. All council members answered no. Does anyone stand to lose financially by virtue of your vote on this application this evening All answered no. Has any councilmember had an exparte communication (outside of an open public meeting) with either a proponent or opponent of this application All council answered no. He then asked the audience if they would like to challenge any council members continuing participation on this matter. None responded.

Morton said the Cle Elum Planning Commission based their recommendation upon the satisfaction of two(2) conditions: any proposed land use shall submit to the procedures of the Cle Elum Municipal Code Section 17.76 Site and Design Review, the development standards detailed in the CEMC Code Title 16 and other relevant CEMC Requirements and provisions prior to the commencement of any commercial operations. Prior to the city council accepting the proposed comprehensive plan and land uses change, the applicant shall dedicate twenty(20%) of right-of-way along their South property line (adjacent to the alley) for future road improvements. ***A motion was made by Jim Eidemiller and seconded by Warren Perry to reject the findings, conclusion and recommendation of the Cle Elum Planning Commission to change the Comprehensive Plan designation and zoning from residential to general commercial and direct staff to prepare an ordinance for denial as the request. 4-yes, 1-no (Ratliff) 1-excused-Spears (himself).***

Staffing Agreement with Cle Elum Pines West LLC

Matt Morton said the applicant Cle Elum Pines LLC is asking to enter into a "staffing services" agreement(pay all of the costs) to conduct environmental review to understand the issues and challenges; then develop an annexation mitigation agreement, and bring back to council a final and complete request for annexation.

A motion was made by Arthur Scott and seconded by Warren Perry to authorize the mayor to sign the agreement for staffing services with Cle Elum Pines West LLC. 4-yes-1-no Reay-1abstain-Ratliff Motion carried.

2009 EMS Agreement:

Gregg Hall said this is an annual renewal of the payment agreement for the Interlocal Cooperation Agreement with Kittitas County EMS and Trauma Care Council.

A motion was made by Ken Ratliff and seconded by Arthur Scott to approve and authorize the mayor to sign the EMS Agreement. Motion Carried.

Recommendation for Special Valuation-Historic Properties:

M. Morton said the Rex Hotel/Bull Durham building located at 117 West Railroad is seeking special valuation taxation for renovations to historic building as provided in the CEHPC by-laws and WA state laws.

A motion was made by Ken Ratliff and seconded by Bonnie Reay to accept the CEHPC recommendation for special valuation for historic properties –Motion Carried
 Final Progress Estimate and Acceptance of the Pine Street Project (Granite Northwest dba Superior Asphalt). **A motion was made by Arthur Scott and seconded by Warren Perry to accept the final estimate and the project noting that after 60 days have elapsed and all conditions have been met, only then will the retainage in the amount of \$15,321.57 will be released. Motion Carried.**

Ordinances & Resolutions

Ordinance No. 1297- Tax Levy Certification for 2009

A motion was made by Ken Ratliff and seconded by Warren Perry to Adopt Ordinance No.: 1297-to authorize the tax levy to be collected in 2009 tax year as 1% from the previous year. (4,130.00 plus the banked capacity of 2.441780%). Motion Carried.

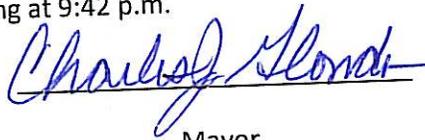
Ordinance No. 1299-Adopting the 2009 Budget

A motion was made by Ken Ratliff and seconded by Arthur Scott to adopt Ordinance No.:1299- Adopting the 2009 budget which includes a 4.5%increase for garbage rate; 2.5% increase for both water and sewer rates. 5-yes; 1-no (B. Reay)

Ordinance No. 1298-2009 Salary Ordinance-authorizing a 3.5% raise for all city employees. A motion was made by Ken Ratliff and seconded by Arthur Scott to Adopt Ordinance No. 1298-Salary increase for 2009- 5-yes;1-no (B. Reay). (B. Reay-agrees for police but not to the rest only because of the police contract)

Committee Reports

Ron Spears, Hotel/Motel Committee Chairman, reported on the distribution of funds for 2009: A total of \$53,150.00 was distributed: \$7,000.00-Little League; 24,900.00-Cle Elum Chamber of Commerce; \$7,000.00- Public Restroom maintenance; \$15,000.00 Rails-Brewfest/Mtn to Sound; \$10,000.00- Cle Elum Downtown Association; \$2,750. –High County Artists.
 A motion was made by Warren Perry to adjourn the meeting at 9:42 p.m.



Mayor



Attest