City of CLe Elum
Regular City Council Meeting
October 13, 2009

The meeting was called to order at 7:00 by Mayor Charles Glondo. All council members were present: W. Perry, K. Ratliff, M. Holz, J. Eidemiller, A Scott, R. Spears and B Reay. Also in attendance were City Administrator G. Hall, City Planner M. Morton, City Attorney Mike Kenyon, Public Works Director J. Leonhard and City Clerk T. Fields. Police Chief S. Ferguson and Fire Chief Dave Campbell were absent and excused by Mayor Glondo.

Approval of the Meeting Agenda

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

Consent Agenda

A motion was made by Mickey Holz and seconded by Arthur Scott to adopt the consent agenda as presented. Ken Ratliff questioned the grammar in a motion he had made regarding the memorandum of understanding between the City and Suncadia. City Clerk Fields said the motion was written as it was recorded. Also included in the consent agenda were the minutes of the September 22, 2009 meeting; vouchers and warrants numbered 28865-28946 in the amount of $102,725.55; payroll checks in the amount of $81,526.37 as reviewed by the auditing committee. Motion Carried.

Officer Reports

City Administrator Gregg Hall:

- City's insurance carrier conducted an audit. He said the city needs to have a short course in planning next year.
- Ninety Niners group painted Cle Elum on the airport runway September 20.

City Planner Matt Morton:

- No staff report- has agenda items.

Public Works Director Jim Leonhard:

- Fall cleanup was successful. 694 dump tickets were issued.
- Requested residents keep alleys clear for snow removal.
- Warren Perry thanked the crew for their work on the city streets.

Citizen Comments

Wendy Smith, GO-98922 organization, thanked t he city for the signs. She noted the next cleanup of the downtown area will be October 28th 3p.m. to 5p.m. .

Catherine Clerf, 60 Moe Road- Ellensburg, spoke on the importance of utilities, energy & development.

Gary Kurtz, Outside Seattle board member and Rep. for the city of Cle Elum, said Mr. Pearman, Out Side Seattle will be in Cle Elum on Friday.

Public Hearings

City Heights Pre-Annexation Agreement:

- City Planner Matt Morton said the parties involved wish to replace the agreement dated October 21, 2002 with a new Pre-Annexation Agreement. He said the Ridge Entities have submitted an application for a planned mixed use approval, development agreement, and

adoption of comprehensive planning, zoning and annexation of the City Heights properties. He added preparation of an environmental impact statement is underway in accordance with the State Environmental Policy Act-Ch. 43.21CRCW. He called attention to page three of the proposed agreement. He said the city will not annex as a matter of course until a development agreement is entered into, that is satisfactory to both parties also this is binding the applicant to not work with Kittitas County. He added the development costs are paid by those seeking development so it is not a burden of the general tax payer. He said the developer would be asking for a date modification tonight. He concluded with staff recommendation was to approve the pre-annexation agreement. " They have complied with the laws".

- The hearing was opened for public comment at 7:30 p.m. Dave Blanchard-President of Sapphire Skies, made note of Recitals- C-of the agreement-"It is the intention of the Ridge Entities and the City, following all applicable rules and regulations, to make all good faith and reasonable efforts to complete the processes contemplated herein within nine (9) months of the date of this pre-annexation agreement He said the only change they would request is to change-9 months to 6 months. Arthur Scott questioned Blanchard "if this made economic sense to the community and the impact from economic standpoint"

Catherine Clerf commented you cannot plan for more town than you have people for. She said a "land capacity analysis" needs to be done and an inventory needs to be done for all the land annexed. Also needed is a capital facilities plan.

Nathan Weis, 61 R & R Heights, supported the request from City Heights.

There were no further public comments. The hearing was closed at 7:40 p.m.

A motion was made by Arthur Scott and seconded by Ken Ratliff to approve the preannexation agreement with the provisional the city being satisfied with moving to six months is achievable without strain on city staff. A poll vote was called: Warren Perry-No, Ken Ratliff-yes, Mickey Holz-yes, Jim Eidemiller-No, Arthur Scott-Yes, Ron Spears-Yes, Bonnie Reay-No 4-yes, 3-no

Open Space Request-Jim Lesky-

- Matt Morton said this is an Open Space Timber Application. Kittitas County sent the request for review and consideration. He said a new state statute requires Open Space application within cities and urban growth areas to have approval from both the County and City legislative body. An open space application provides tax relief to the applicant in exchange for dedication of development in perpetuity. The hearing was opened for public comment at 7:47 p.m.. Catherine Clerf said we need to protect and secure the wooded lands.
- Guy Drew, 321 Shaft Street, commented it is a great deal-preserves property around the trail. There were no further public comments. The hearing was closed at 7:51 p.m.

A motion was made by Bonnie Reay and seconded by Warren Perry to approve Mr. Leskys application. Motion Carried .

Public Appearances

American Forest Land –Teanaway Subarea

- Wayne Schwandt, Vice President of American Forest Land Company-gave a brief overview of the process ahead of the company in the next few months. He invited council to attend their informational meetings at the Teanaway Grange Hall-open house Oct. 21st and a public meeting on the28th of October which their vision for the property will be presented. He had a subarea planning map for the Teanaway area.

He said they are trying to find an economic use of the land that is appropriate, sensitive and meets a need. They can keep the land in a condition that allows public use to continue into perpetuity-That is their goal. Benefits the public has suggested are recreational uses of the land and they want to continue that. Also there is a strong potential for development in the valley that will be sensitive and appropriate to the land. He added there is a provision in the GMA called public contained community that is a new way of looking at accommodating growth in rural areas. In summary he said they are trying to find an economic use of the land that is appropriate, sensitive and meets a need.

Bonnie Reay asked "This is a large project. When was the first time a request was put into the county – to change commercial forest to rural". He responded there was a request a little over 2 years ago to designate approximately 7,000 acres from commercial forest and range to forest and range 20. Bonnie Reay asked why wasn't cities approached then. He responded it was before his time.

Bonnie Reay made a public comment. "She feels all the acres of land out there are involved and what is projected to happen according to the landowners wishes she felt is a real travesty and she felt down the road we as are going to feel real sorry. Any kind of development would have a great impact to the water shed out there-It is a travesty.

Unfinished Business

Central Cascade-Proposed Annexation Petition

- Matt Morton said this is a notice of intent to commence with annexation proceedings. He said in the past the issue was the contiguousness of property. That issue still persists but staff feels its resolution is very close. The applicant seeks to annex approximately 90 acres of property to create an Industrial Park. The city is under no obligation to annex all or any portion of the property.

Jim Eidemiller asked about the connectivity of the property. M. Morton said they are working on it and solution is close. J. Eidemiller said he would like to see the issue resolved and then move forward. Bonnie Reay voiced her opinion-It is not a proper piece of land for industrial. Arthur Scott said a few months ago everyone agreed that jobs and a creation of an industrial park was an important move. He felt it is a reasonable thing to do. It makes sense for the goals of the community.

Warren Perry said it was industrial before but the coal mine trail needs to be protected. It is too close.

A motion was made by Mickey Holz and seconded by Ken Ratliff to accept the document and kick the can further down the road and go on with the project. - Accept the annexation petition on condition of

resolution of the continuity issue. Poll Vote: W. Perry-yes, Ken Ratliff-yes, Mickey Holz-yes, Jim Eidemiller-yes, Arthur Scott-yes, Ron Spears-yes, Bonnie Reay-no 6-yes, 1-no

New Business

Discussion: Moving city council meeting start time to 6:30p.m.:

A motion was made by Arthur Scott and seconded by Warren Perry to authorize staff to bring an ordinance to the next meeting for the adjusting the start time of council meetings to 6:30 p.m. Warren Perry-yes, Ken Ratliff-no, Mickey Holz-no, Jim Eidemiller-yes, Arthur Scott-no, Ron Spears-no, Bonnie Reay-no 3-yes, 4-no. motion not carried.

Proposed moratorium on installation of towers:

Arthur Scott said the purpose for bringing this forward to give the town some time to think through what this kind of technology can potentially do to us and put in place the kind of constructive regulations that would keep the city on a track of being what it has to become-which is a first class recreation community.

Bonnie Reay asked Attorney Kenyon if the city of Cle Elum has jurisdiction over what happens in the UGA or would that fall under an interlocal agreement with the county.

Ken Ratliff said he is opposed to the idea. Need to encourage windmills.

A motion was made by Mickey Holz and seconded by Ken Ratliff to take no action. 6-yes, 1-no(Arthur Scott). Motion Carried.

Addendum No.7 with Huibretsge,Louman Associates for Regional Water System Improvements:

A motion was made by Jim Eidemiller and seconded by Arthur Scott to approve Addendum No.7-Regional Water System Improvements with Huibregtse, Louman Associates for the Regional Water System Improvements in the amount of $30,000.00. Motion Carried

Task Order No.: 2009-1 Huibregtse Louman Associates for Railroad Street Improvements-

A motion was made by Ken Ratliff and seconded by Bonnie Reay to approve Schedule A of Task Order No. 2009-1 with the addition that the project shall include monumentation as referenced by RCW 58.09.130. As part of my motion Schedule B is also approved subject to the City receiving grants for the additional Railroad Street Improvements. Motion Carried.

Ordinances & Resolutions

Resolution No. 2009-19-Supporting the CEDS by the Economic Development Group-

A motion was made by Ron Spears and seconded by Warren Perry to table Resolution No, 2009-19. Motion Carried.

Committee Reports

None

A motion was made by Bonnie Reay and seconded Warren Perry to adjourn the meeting at 9:02 p.m.

The next regular scheduled meeting is October 27th, 2009-7:00p.m.

Mayor

Attest