

City of Cle Elum
Regular City Council Meeting
26-January 2010

The meeting was called to order at 7:00p.m. by Mayor Charles Glondo. Members present included Ken Ratliff, Mickey Holz, Jim Eidemiller, Jay McGowan, and Ron Spears. Bonnie Reay and Warren Perry were absent and excused. Also present was City Attorney Mike Kenyon, City Administrator Gregg Hall, City Planner Matt Morton, 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 Jim Eidemiller and seconded by Jay McGowan to approve the meeting agenda as presented. Motion Carried.

Announcements, Awards & Recognition

Mayor Glondo advised he had signed Proclamations for Patrick Deneen-2010 Winter Olympics participant and Paint the Town Purple for the Relay for Life.

Consent Agenda

A motion was made by Jim Eidemiller and seconded by Jay McGowan to approve the consent agenda as presented with the exception of; removing for discussion under Unfinished Business the Iron Horse Real Estate-Railroad property lease voucher in the amount of \$48,522.54; Robert & Sena Lanphere –property lease in the amount of \$5,245.08, also included the minutes of the January 12, 2010 meeting, vouchers and checks numbered 29337-29397 in the amount of \$320,915.45; payroll checks in the amount of \$77,069.69 . Motion Carried.

Officer Reports

City Administrator Gregg Hall reported:

- Received from the Education Foundation, a letter requesting city support for the Triple Shot basketball tournament on August 7 & 8. This is a fund raiser for the education foundation.
- Retires Senior Volunteer Program is sponsoring a 50Kbike ride October 2, 2010. They are requesting permission to come through the city and a rest stop at St. Johns Catholic Church.

City Planner Matt Morton reported:

- A meeting was held with representatives of the Horse Park. He said work will begin in the spring.
- Applications for the Focus Downtown Grant are available at the City Hall.
- Vision Cle Elum is a success. There were 150 different people show up for the two meetings that we had. 80 volunteers have signed up to work on committees. The next Vision Cle Elum meeting will be on February 24th. Committees will be working together in the meantime.

Public Works Director Jim Leonhard reported:

- City crew has been working on two water main breaks.
- Working on a draft water service agreement with South Cle Elum.
- Had a meeting with Terry Alapeteri, HLA on Railroad Street Improvements.
- Has plowed the streets just twice this year; and sanded the hills seventeen times.

Police Chief Scott Ferguson reported:

- Services training for the officers

Fire Chief Campbell was absent.

City Clerk Toni Fields read for the record comments and statements regarding the Teanaway Solar Reserve, Central Cascade Annexation Discussion and City Heights Annexation to the city submitted by Councilwoman B. Reay.

Citizen Comments

Rick Winters said the Cle Elum website needs on line postings for land use actions.

Craig Nevill advised council to look at the "big picture" concerning the community development.

Rick Winters recommended the city put on their website pending land use actions.

Steve Jones said he was advised Sapphire Skies have no water rights under their name. He also has a concern about the impacts of the development on the City of Cle Elum budget.

Ron Cridlebaugh, Economic Group, said as the discussions are weighed, gives a lot of thought. He continued the county lacks larger tracts of light industrial land.

Wes Jones spoke about the annexation of properties on the ridge and questioned the benefit the city would receive. He advised to stop and look at this realistically.

Public Hearings

Proposed Pre-Annexation Land Use Designation and Zoning for City Heights:

City Planner Morton said the hearing was to take public comment; and council discussion regarding the Comprehensive Plan and Zoning for City Heights. He said the hearing will be continued to the March 9, 2010 council meeting. For the record he said the city had received agency and public comments from-E-Mail from Bonnie Reay dated January 5th, 2010; E-Mail from Don Owens dated January 5th, 2010; E-Mail from Larry Fudacz dated January 5th, 2010; E-Mail from Diedre Link dated January 5th, 2010; E-Mail from Wayne and Connie Wanachek dated January 5, 2010; Undated letter from Brad Page-received January 5, 2010; Comment letter from Judy Waldemeier dated January 3rd, 2010; Comment letter from John Waldemeier dated January 3, 2010; Comment letter from U.S. Dept. of Energy BPA dated January 5, 2010; Comment letter from WSDOT dated December 29, 2009; Comment letter from WA Dept. of Ecology dated December 31, 2009. Jay McGowan asked M. Morton to outline the process a little clearer for the public. M Morton said there was a public forum on the preliminary draft of the environmental impact statement. City staff has been working on a public draft which will be available soon. Also then the city will be working on a development agreement that would bind the city and the developer should the council decide to enter into that. He said now it is the county zoning district. Should the city choose to annex the property the city staff is recommending the city establish a comprehensive plan designation and a zoning designation of planned mixed use. Attorney Kenyon added that all council is considering tonight is land use designations.

The meeting was opened for public comment at 7:38 p.m. Rick Winters questioned – will this comprehensive zoning take into all of Cle Elum or is it just specific to this property. He felt Cle Elum should review all of the zoning. M. Morton this is specific to this property and the city council through the comprehensive plan did an update to the zoning in 2007. Winters asked if this would create a residential zoning area or just an overlay over the residential zone. Morton said mixed use zoning already exists in our zoning code.

There were no further public comments. The hearing will be continued to March 9th.

Public Appearances

WSDOT-I-90 Project Update.

Randy Giles gave an update on the I-90 Snoqualmie Pass East-Hyak to Keechelus Dam Project.

Unfinished Business

Central Cascade Annexation Discussion & Direction-

City Planner Morton said the UGA Committee is prepared to discuss the annexation of the Central Cascades Land Company's 90 acres and make a recommendation. Mickey Holz said there were two land configurations. The first would be to annex the Central Cascades parcel together with a relatively narrow strip of land that would connect the parcel to the City. The second option would be to annex the Central Cascades parcel together with land sufficient to create a right-of way along the north ridge. Both alternatives as presented appear to set back several objectives stated. This would make an annexation vulnerable on appeal. He said the committee recommends deferring action on the annexation until it is possible to assemble a critical mass of land that would better meet the Boundary Act objectives and have a better chance of approval by the county and court. ***A motion was made by Mickey Holz and seconded by Jay McGowan to reject the current application as presented. Motion Carried.***

Railroad Property Leases-

Jim Eidemiller expressed concern on the investment the city has in the railroad property leases. He said the goals for the property would take millions of dollars. He added the property was leased for parking and as of now it has not been utilized. He said he had requested staff give council a few options on the property leases. Gregg Hall said this is the fourth year of the leases. He said the payment is due February 1st. ***A motion was made by Jay McGowan and seconded by Ron Spears to have staff pursue and amendment to the railroad lease. Motion Carried.***

New Business

Renewal of Professional Services Contract-James T. Denison-Prosecuting Attorney

A motion was made by Jim Eidemiller and seconded by Mickey Holz to approve the renewal for Professional Service Contract for Prosecution Services with James Denison Jr. Motion Carried
Report on Teanaway Solar Reserve

Planner M. Morton said he had concerns about the Teanaway Solar Reserve Proposal is moving toward a final public hearing before the Kittitas County Board of Adjustment and impacts faced by the City of Cle Elum have not/will not be adequately addressed. He asked council direction. ***A motion was made by Ken Ratliff and seconded by Jay McGowan to have Planner Morton to meet with the UGA Committee to draft a letter to send of city concerns and have him appear t that hearing. Motion Carried.***
A motion was made by Ron Spears and seconded by Jim to adjourn the meeting at 8:38 p.m. Motion Carried.

The next regular scheduled meeting is Tuesday February 9th at 7:00 p.m.



Attest



Mayor