

City of Cle Elum
Regular City September 14, 2020

Call to Order – Roll Call of Membership

The Regular meeting of the City Council was held "virtually", in compliance with the Covid-19 Social Distancing Mandate issued by Governor Jay Inslee. The meeting was called to order by Mayor McGowan at 6:00 p.m. The Pledge of Allegiance was recited. Mayor McGowan reported to the Council that Ruston Weaver would be absent. The Roll was called. Members present were Matthew Lundh, John Glondo, Steven Harper, Mickey Holz, Beth Williams and Ken Ratliff. Other members present were City Administrator Robert Omans, City Planner Lucy Temple, Public Works Director Mike Engelhart, City Attorney Alexandra Kenyon, Fire Chief Ed Mills, Veolia Water/Sewer Treatment Plants Operator William LaRue and City Clerk Kathi Swanson.

Approval of the Meeting Agenda

A motion was made by Steven Harper and seconded by John Glondo to approve the meeting agenda as presented. The motion carried unanimously.

Announcements – Appointments, Awards and Recognition

Mayor McGowan read a letter from the Department of Ecology notifying him the City of Cle Elum is receiving the 2019 Wastewater Treatment Plant Outstanding performance award. The Mayor commended William LaRue, Sewer Treatment Plant Operator, for doing a great job.

Consent Agenda

A motion was made by Matthew Lundh and seconded by Steven Harper to approve the consent agenda as presented. The consent agenda included 08/14/2020 Payroll EFTs and Vouchers #42590 – 42596 in the amount of \$75,567.78; 08/31/2020 Payroll EFTs and Vouchers #42628 - 42633 in the amount of \$130,424.27; 09/16/2020 Payroll EFTs and Vouchers #42634 - 42642 in the amount of \$78,397.37; 08/24/2020 EFTs and Claims Vouchers #42597 – 42627 in the amount of \$390,169.18; and 09/14/2020 EFTs and Claims Vouchers #42643 - 42701 in the amount of \$477,623.79 . The motion carried unanimously.

Executive Session

Mayor McGowan announced an Executive Session will be held pursuant to RCW 42.30.110(1)(i) to discuss potential litigation to which the City may become a party with legal counsel. The Executive Session will start at 6:15 and will last for 20 minutes. The council is not expected to take action and will be out of the Executive Session at 6:35. At 6:35, the Mayor announced the Executive Session will be continued for an additional 10 minutes and the estimated time to be out of the Executive Session is 6:47. At 6:52, the Regular City Council meeting resumed. No action was taken by Council.

Officer Reports

City Administrator, Building Official and Network Administrator – Robert Omans

- Reported 36 building inspections were performed in August; 7 building permits were issued in August, for a total of 60 year-to-date; and \$46,000 in building permits have been issued year-to-date.
- Reported one post card voucher for the Fall Cleanup has been mailed to each residential customer; which can be used 09/22 through 09/26/2020 for one free trip to the Transfer Station.
- Reported an Advertisement for Bids has been published for the Police Department Phone System. The bid opening will be on 09/17/2020.
- Reported he will be on the interview panel for the new Kittcom Director on 09/17/2020.

City Planner – Lucy Temple

- Reported the City continues to receive permit applications; mostly sign permits and pre-application requests.
- Reported the Hospital Site Design Review, Conditional Use and Variance applications will be heard at a special meeting of the Planning Commission on 09/22/20.
- Reported the Shoreline Master Program and Critical Areas Ordinance update process is progressing, with the assistance of AHBL and Herrera.
- Reported the City has received \$12,000 from QUADCO for the Railroad Street Extension planning; and \$19,300 in County Lodging Tax funds for Park Improvements and Restroom maintenance. A \$600,000 grant application has been submitted to WSDOT for Safe Routes to School, and a \$600,000 grant application has been submitted to WSDOT for Regional Mobility. A \$500,000 RCO Local Parks grant for the Horse Park Covered Arena project and an \$11,200 Ecology grant for the Shoreline Master Program periodic update are in progress.
- Reported the Planning Commission is fully staffed and moving forward with the Short-term rental code; the commission is confident the process will be completed prior to the end of the 6-month moratorium in October.

Public Works Director – Mike Engelhart:

- Reported deteriorating infrastructure and AC pipes, leading to numerous water leaks, which the crew has been working to repair. He will provide a detailed list of the points of deteriorating infrastructure and AC pipes and the necessary upgrades to the system at the next council meeting. HLA is working on a FEMA grant to update the infrastructure and AC mains.
 - Reported HLA is working on the water plan for the city.
 - Reported the crew has been winterizing in preparation of the upcoming season, including using the Vac Truck on the catch basins.
 - Reported Eric Giaudrone, City mechanic, is maintaining the equipment well.
- Council member Ken Ratliff asked what the council can do to help with the old water lines and if any other grants are available. Engelhart replied the City must start assessing what the current rates are compared to national rates and consider raising those rates accordingly.*

Police Chief – Kirk Bland:

- Absent - no Report - provided summaries of bookings and citations through August.

Fire Chief – Ed Mills:

- Reported the Department had 32 calls in August, including 24 medical, 3 hazardous conditions, 3 fire calls, 1 call for service and 1 special incident.

Veolia – William LaRue:

- Provided graphs of the Water Plant Flows, Run Times, Precipitation, Wastewater Flows and Water Plant versus Wastewater Plant Flows for August 2020.
- Reported Water plant staff cleaned out the east settling basin; close to 100 cubic yards of material was removed.
- Reported a turbidity meter failed on the Yakima River raw water sampling station. Factory repairs started at \$1,000; total replacement cost would be \$3,500. A replacement was obtained from a neighboring project at no cost to the City.
- Reported the Wastewater Plan had a Ground Fault Circuit Interrupter fail on the UV system. Staff was able to bypass the GFCI and put the UV unit into standby mode. It will take several weeks to build a new GFCI and replace the damaged item.
- Commented it has been a pleasure to work hand in hand with the City to protect public health, the water of the State and to build public trust.

Gregg Dohrn – Bullfrog Flats Master Site Plan:

- Reported Suncadia has entered into an agreement to sell this area, across from Suncadia and next to the Horse Park, to Sun and wants to modify the plan to reduce the number of homes and add an RV Resort.
- Reported the Draft SEIS that assesses the potential impacts of the proposed modifications to the Bullfrog Flats/47 Degrees North Master Site Plan will be available for review online and at City Hall by appointment only. Comments may be submitted through November 2nd in any one of the following ways:
 1. Email to: SEPAResponsibleOfficial@cityofcleelum.com .
 2. Write to: SEPA Responsible Official at City of Cle Elum, 119 West First Street, Cle Elum, WA 98922.
 3. “Virtually” in person at the public meeting on October 22nd, from 6 pm to 8 pm.
 4. By phone using a dedicated phone voicemail system from 10/01 through 10/30/2020. Details will be provided for the telephone process soon.
- Reported City Staff will review and respond to all comments, which may result in changes to the SEIS. The City anticipates receiving an application from the Developer during this process. Once the process is completed, the final SEIS will be issued.

Gregg Dohrn – Ponderosa Pine and Forest Ridge:

- Reported the City has received action involving property in unincorporated Kittitas County, including a 12-lot plat known as Ponderosa Pines and a larger development called Forest Ridge. The City has received calls regarding the road work associated with the 2 developments; 3 stop work orders were issued and a number of additional requirements have been identified.
- Reported the City filed an appeal of the Forest Practices Act Permit for Ponderosa Pines project because DNR did not follow the procedures identified in the Environmental Policy Act. For example, State agencies involved are requiring small culverts to be increased to 8 feet, which would substantially increase the storm water coming down the hill. The DNR is concerned that sediment has built up with the potential of road and property damage within the City. The City’s appeal was important and necessary to prevent further problems to the City. DNR attorneys have an interest in negotiating a settlement with the City. Before any culverts are increased in size, some agencies must evaluate the issue to prevent further stormwater damage to the City. The City does not believe it is in the public interest to wait until properties are damaged before mitigation is addressed. The City’s interest may not have been entirely protected; however, it is moving in the right direction.

Questions and Comments from City Council:

- *Council member Holz asked if this can be done before the rainy season. Dohrn responded HLA is also working on this issue and are cautiously optimistic it can be addressed before this year’s rainy season.*
- *Council member Ratliff asked what the mitigations are, or will be, for impacts of heavy traffic from the Forest Practice on City streets and additional traffic from the subdivision. Dohrn replied the developers are prepared to repair potholes, and are required at some time in the future to put in overlay on Columbia Avenue. The developer has offered to pave Columbia Avenue sooner as opposed to later; however, the City is concerned about the storm water, which must be mitigated before the road is paved. The adoption of the Ordinance to protect City streets will help as construction continues. Forest Ridge is required to provide secondary access; the City must be involved before secondary access is allowed.*
- Gregg Dohrn commented there will be many reports and discussions for several meetings to come about the City roads in the vicinity of Columbia Avenue.

Gregg Dohrn – City Heights Master Site Plan:

- Reported the City has received an application to begin implementation of the City Heights Master Site Plan for the creation of 68 lots. The Master Site Plan includes 962 single-family dwellings, as well as proposals to build new streets, improve existing streets, storm water improvements, trail improvements, and amenities to the private owner. The application has been determined to be complete and the review process will begin. The City website has additional information regarding the project, which Mr. Dohrn will report on at future meetings.

Public Appearances - 15 Minute Limit

None

Business Requiring a Public Hearing

Agee Street Vacation Petition – Ordinance 1591: Lucy Temple presented her staff report into the record. The agreement will memorialize a land exchange of 2.65 acres by the Coal Mines Trail, donated to the City in exchange for the street vacation of .3 acres of West Fifth Street. Mayor McGowan opened the public hearing for comment at 7:32. **Mike Engelhart, 708 West Fifth Street** commented the property the City will acquire has access points to the Coal Mines Trail and is predominately used as a connection to the Rat Pack Trail. Engelhart stated he is fully in favor of the alley vacation and land swap in order to prevent the trail from being blocked off. Hearing no further comments, Mayor McGowan closed the public hearing portion of the meeting at 7:35. *A motion was made by Steven Harper and seconded by Beth Williams to approve Ordinance 1591 as presented. The motion carried unanimously.*

Unfinished Business

None

New Business

- a. **Progress Estimate No. 1 – Belsaas & Smith - \$220,058.58 – SR 903/Stafford Street Sidewalk Improvements:** Mike Engelhart reported the work is complete with the exception of the rapid flashing beacons and a change order going into effect on 09/15/2020. The beacons will be installed this week and are not included in this progress estimate. *A motion was made by Matthew Lundh and seconded by Beth Williams to approve payment of Project Estimate No. 1 for Belsaas and Smith in the amount of \$220,058.58. The motion carried unanimously.*
- b. **Progress Estimate No. 6 – Strider Construction - \$69,061.42 – First Street Storm Water and Billings Avenue Intersection Improvements:** Mike Engelhart reported this project estimate is for the landscaping, which is complete. The remaining work to be done is the lights by PSE. *A motion was made by Mickey Holz and seconded by Ken Ratliff to approve Progress Estimate No. 6 for Strider Construction in the amount of \$69,061.42 as presented. Questions from council: Steven Harper asked if there is any leverage to complete the lighting before winter. Mike Engelhart responded there have been delays due to COVID-19; however, PSE is expecting the lights within the next 30 to 45 days. The motion carried unanimously.*
- c. **Equipment/Operator Agreement between Cle Elum and the City of Kittitas:** Mike Engelhart reported the City of Kittitas has reached out to the City for assistance with issues, which would require the use of the Vactor Truck and operator on an as-needed basis. *A motion was made by Mickey Holz and seconded by Steven Harper to enter into the Equipment/Operator Agreement between Cle Elum and the City of Kittitas as presented. The motion carried unanimously.*

Committee Reports:**Parks Committee – Matthew Lundh:**

- Reported the Kiwanis Park Structure is complete.

- Reported the bathrooms will be delivered to Hanson Ponds in October.
- Reported there is movement on the Howard Carlin structure at the Cle Elum Coal Mines Trailhead.
- Reported the committee has selected several areas to consider placing the dog park, including Centennial Park behind the community gardens, Wye Park near the Fisher property and behind Fireman's Park at the Memorial Ball Fields. Council member Lundh asked for direction from council. Council member Holz stated he is in favor of the proposed location at Centennial Park; however he would like to see a fence around the ball park, with the possibility of using Hotel/Motel money to finance it, completing the east end of Third Street. Council member Ratliff agreed. Council member Harper asked to have fencing, as well as signage stating no dogs are allowed on the ball field, with directions to the dog park. Council member Lundh commented fencing the ball field would be extremely expensive. Council member Holz suggested raising the money for that purpose to finish up the park. Council member Lundh noted the Centennial Park and the Fireman's Park are away from the freeway and other amenities in town, which may not qualify for Hotel / Motel funding. Council member Ratliff commented he is less in favor of the WYE Park because there is no comprehensive plan for that area.

Lodging Tax Application – Holiday Lighting – City of Cle Elum and Cle Elum Downtown Association - Steven Harper:

- Reported the City and CEDA is asking for \$26,520 for holiday lighting to market Cle Elum as a Christmas destination. Harper noted the funds are available; the City and CEDA are bringing matching funds. *A motion was made by Steven Harper and seconded by John Glondo to approve the lodging tax application for holiday lighting. The motion carried unanimously.*

COG Report – Mayor McGowan:

- Reported COG has been discussing an Economic and Social Recovery Plan and is working on setting up a place for conversations regarding what people need, and setting up a sub-committee to accept input regarding where the need is. Information was provided to council.

Appearance of Fairness Doctrine – Mayor McGowan:

- Provided the Appearance of Fairness Doctrine documentation for the council members to read and informed them it will be discussed in the near future.

Pangrazi Award – Beth Williams:

- Reported the Pangrazi Committee has come to an agreement on who will receive the 2020 Pangrazi Award and will make the announcement at the next meeting.

Motion to Adjourn

A motion was made by Mickey Holz and seconded by Steven Harper to adjourn at 8:13 p.m. The next regular scheduled meeting is Monday September 28, 2020 at 6:00 p.m. and will be held virtually, with access by phone and/or computer.



 Mayor



 Attest