

City of Cle Elum
Regular City Council Meeting Minutes
September 26, 2022

Call to Order – Roll Call of Membership

The Regular meeting of the City Council was called to order by Mayor Jay McGowan at 6:00 p.m. The Pledge of Allegiance was recited. The Roll was called. Members present were Matthew Lundh, John Glondo, Sarah Lackey, Steven Harper, Beth Williams and Ken Ratliff. Other members present were City Administrator Rob Omans, Public Works Director Mike Engelhart, Acting Police Chief Rich Albo and City Clerk Kathi Swanson. *A motion was made by Steven Harper and seconded by Matthew Lundh, to excuse the absence of Siw Bay-Hansen. The motion carried unanimously.*

Public Comment – Limited to 5 Minutes

Greg Gohsman – 2131 Lower Peoh Point Road: Reported the local Police Department will not do fingerprints for schoolteachers because the school is outside City limits. Mr. Gohsman asked the Police Department to reconsider this policy so teachers do not have to drive to Yakima at for fingerprints at great expense. **Mr. Gohsman** also cautioned the City that getting legal advice from an attorney that does not have land use experience while Sun Communities has many attorneys with land use law expertise is a bad situation.

Larry Stauffer – 2661 Lower Peoh Point Road: Provided a handout to council regarding Resolution 2022-017 approving the General Sewer Plan, which is on the current agenda for council discussion and possible approval. The handout contained pages of the General Sewer Plan which made references to the 47 Degrees North Project. Mr. Stauffer asked the council to reject the proposed plan until it is modified in a manner consistent with the development of the City of Cle Elum Bullfrog UGA as currently approved. No application from 47 Degrees North has been submitted or approved. Mr. Stauffer commented the City Council will be putting its stamp of approval on a flawed plan if they approve this plan. *Comment by Steven Harper: The contemplation is on the part of 47 Degrees North as current holders of a developer agreement that was approved years ago for approximately 1100 stick-built homes, which is what the City has to operate with.*

Approval of the Meeting Agenda

Mayor McGowan asked to move Unfinished Business – Mayor/Councilmember Handbook to the next Agenda item to allow Gary Berndt to attend another meeting. A motion was made by Steven Harper and seconded by Matthew Lundh to approve the meeting agenda as amended to move Unfinished Business to the next item after the Approval of the “Meeting Agenda” and keep the rest of the agenda as is. The motion carried unanimously.

Unfinished Business

09/19/2022 Version Cle Elum City Council Operating Policies & Procedures Manual: Gary Berndt reported the Legislative Committee has met to for the past 18 months to discuss the proposed handbook and the draft of the document is provided in this council meeting packet. It was recommended that council study the handbook and, after any necessary follow-up meetings, with possible changes, approve the handbook by resolution. Council agreed to do so.

Announcements, Appointments, Awards & Recognition

None

Consent Agenda

A motion was made by Steven Harper and seconded by John Glondo to approve the consent agenda as presented. The consent agenda included the minutes of the 09/12/2022

Regular City Council meeting; the minutes to the 09/19/22 Special Study Session; and 09/26/2022 Claim Voucher EFTs and Checks #44820– 44844 in the amount of \$237,267.08. The motion carried unanimously.

Officer Reports

City Administrator, Building Official, Network Administrator – Robert Omans – Reported:

- Complimented staff for covering for him while he was out on vacation.
- The IT Department tested the City Hall cellular backup system, which is working well.
- The 2022 Fall Cleanup will continue through Friday 09/30/2022. About 200 vouchers were handed out; there will be 1 more brush dump at the water treatment plant on 09/28/2022.
- Advised citizens to keep their garbage contained due to bear problems. The City has straps available for citizens who are experiencing bears getting into their garbage cans.

Public Works Director - Mike Engelhart – Reported

- The crew is being plagued with numerous water leaks.
- Due to the bathrooms being soiled by certain individuals after hours, the Downtown Bathrooms will be open from 7 am to 4 pm. The crew will check the bathrooms to determine they are empty before they are locked. *Mayor McGowan noted it has been a difficult task for the City crew to have to clean up the bad messes that have been left in the bathrooms.*
- The final day for the brush dump will be on 09/29/2022. This has been a successful program with many citizens bringing their brush to be ground up.
- The First Street Project is on schedule; landscaping is to follow.
- Public Works is working on agreements for salt and sand supplies for the winter.
- The mechanic and crew have been working on equipment; the older equipment is requiring a lot of maintenance.

Acting Police Chief – Rich Albo - Reported:

- Publicly recognized and congratulated Chief Bland for his 32 years of service, in which he moved the department forward in many ways. Chief Bland will be missed by many.
- Drug Recovery Navigator Program officials have been going on ride-alongs.
- The back door of the police department is being worked on. Once this is finished, work will begin on the front door.
- One of the repeat offenders in the community was arrested and sentenced, which will be positive for the community, making it safer.
- Warned of scam phone calls to businesses from someone claiming to be a police officer asking them to buy gift cards to make bogus payments.
- Reported the Department requested grant money for bullet proof vests in June and were awarded several thousand dollars for 5 officers to receive the vests.
- Provided information to 47 Degrees North on the needs and projections of the Police Department.

Public Appearances

Chamber of Commerce – Matt Anderson:

- The County Consolidated Lodging Tax process closed on 09/23/2022. The applications were released to each municipality for their review and recommendations.
- A Lodging Tax application has been submitted for Pioneer Day and Independence Day celebration for 2023 for expansions to those events.
- The Roslyn Mountain Ale Festival will be on 10/15/2022.
- A Christmas in Cle Elum Event application has been submitted to the City of Cle Elum.
- Reached out to Councilmember Harper to set up a Lodging Tax meeting for 2023 to help determine what the City's goals may be.

Chamber of Commerce – Stephanie Bowman:

- Introduced herself as the Outreach and Economic Advancement Director for Cle Elum to Snoqualmie Pass and works with the small businesses and general public providing opportunities through the Business Development Program.
- Reported the Chamber sponsors is a monthly Lunch and Learn with a speaker who addresses business issues, a free marketing class on the second Monday of the month, a Rise and Shine networking opportunity on the third Tuesday of the month, featuring a new speaker each month, a work readiness program providing soft skills on how to be reintroduced into the work force and Chamber 101 which will be held quarterly.

Downtown Association Report: Debbie Bogart was not present; a report of the Downtown Association activities was provided in the Council packets..

Business Requiring Public Hearing

None

New Business

a. **Resolution 2022-017 – General Sewer Plan – Dean Smith, HLA:** Councilmember Harper summarized Larry Stauffer’s comments, for Dean Smith, who was not present when Stauffer spoke to Council. Mr. Stauffer had stated the numbers are based on the current development agreement, not the original development agreement. Mr. Smith responded the process to develop the plan is to look at the capacity and condition of the existing system and project the capacity needs in the near future and with the ultimate build-out. HLA used what was expected with the more recent application and sent the Plan to the Department of Ecology on 04/01/2021; approval of the submitted plan was received on 07/15/ 2022. Summary items include: the pipe sizes for the hydraulic capacity for the collection system appears to be adequate, and it would not make a difference in whether the original or new application is used for determining the sizing of the piping; however, staff should revisit the plan annually. This takes into consideration the infrastructure that was placed for the Suncadia Development. There are currently issues with INI, and the City must have a Sewer Plan in place in order to obtain funding to repair that problem. Councilmember Harper asked why the determination would be made based on 47 Degrees North if there has not yet been an application submitted. Councilmember Harper commented the original development agreement must be used and projections should not be made based on a new proposed development agreement. The City cannot base projections on a proposed development. Mr. Smith responded the Sewer Plan is not a commitment, but a projection in time to come and an assumption of how any development may affect the system. The plan must be reviewed as times change. Mr. Smith was asked if approval of this plan implies approval of a proposal that is yet to come. to Dean Smith at HLA. Councilmember Harper recommended approving it as a document and that it does not approve the Development Agreement. A resolution that says council is approving this plan, but also states this approval show DOE we are actively addressing an approved plan, which does not have anything to do with any future approvals of any contemplated building in the future. Councilmember Lundh asked how much it can be amended without sending it to DOE for approval. Dean Smith commented the General Sewer Plan must be in place in order for the City to apply for funding and added these plans are not associated with an approval of an agreement, but rather a document that approves maintenance projects and increased revenues (rates). The council agreed to send Mr. Stauffer’s document to Dean Smith of HLA for his review and comment and bring it back to council at the next regular meeting. Mr. Stauffer commented a sewer plan should take into consideration the demands for the future, and the Bullfrog UGA is an agreed development. Mr. Stauffer recommended taking out all references to 47 degrees north in the General sewer Plan document.

b. **Letters of Support: Community Wildfire Protection Plan and Community Wildfire Defense Grant:** Letters of support were provided for the council’s review. Councilmember Harper asked if there has been any opposition to these endorsements. Chief Mills responded there was some opposition from the commissioners who had issues with the 25% match. However, since the City is located within in Kittitas County, which is under the 80% threshold for lower income, there will not be a match required. Councilmember Lundh commented the County Commissioners sent a letter to the Sheriff, Chief Schmitt and the mayors, stating they would not be pursuing this grant. Chris Hutsell, Deputy Chief of KCFD #7 clarified the County Commissioners have decided there would be support County-wide despite the complexities of the 25% match. *A motion was made by Steven Harper and seconded by Sarah Lackey to authorize the Mayor to sign the letters of support to the Community Wildfire Protection Plan and the Community Wildfire Defense Grant. The motion carried unanimously.*

c. **Changes to the Planning Commission:** *A motion was made by Steven Harper and seconded by Matthew Lundh to direct staff to draft an ordinance to reflect the proposed changes to the Planning Commission. The motion carried unanimously.*

Committee Reports

Budget Committee: Steven Harper reported the committee has met and made final changes and additions to the 2023 Budget. The draft will be brought to council at the 10/10/2022 Council Meeting.

Lodging Tax Committee: The committee met and approved the Lodging tax Application for the 2022 Cle Elum Downtown Association Pioneer Day in an amount up to \$17,064.90. Allowable expenses are Speakers and Talent Fees, Port-a-potties, Staging and sound, promotion, water, and bouncy houses. *A motion was made by John Glondo and seconded by Ken Ratliff to allocate up to \$17,064.90 for the 2022 Pioneer Day celebration as outlined. The motion carried unanimously.*

Motion to Adjourn

A motion was made by John Glondo to adjourn at 7:15. The meeting adjourned.



Mayor



Attest