

**CLE ELUM SPECIAL MEETING**

**MINUTES**

**MARCH 14, 2024**

**6:00 PM**

119 W FIRST STREET  
CLE ELUM, WA 98922

**1. Call to Order**

John Glondo - Councilmember  
Ken Ratliff - Councilmember  
Beth Williams - Councilmember via zoom  
Jerred Weis - Councilmember  
Steven Cook - Councilmember  
Audrey Malek - Councilmember

Matthew Lundh - Mayor  
Rob Omans - City Administrator  
Debbie Lee - Clerk  
Alex Kenyon - Attorney via zoom  
Becki Ashbaugh - Attorney via zoom  
Kenneth Harper - Attorney via zoom  
Ben Annen - Planner HLA

Councilmember Harper stated he would be representing Grace Baptist Church so he would like to be excused.

**MOTION: Councilmember Cook made a motion to approve the absence of Councilmember Harper; seconded by Councilmember Glondo.**

**MOTION CARRIED: 6 yes 0 no.**

- a. March 14, 2024, Sign In Sheet

**2. Public Comment - Limited To 5 Minutes**

Rob Iverson owns two parcels to the East of Stafford Avenue. Rob stated that no one from City Heights had approached him to purchase the parcels. He would be open to reasonable offers for both of his parcels.

Dennis Hernandez, attorney for City Heights, spoke regarding the value of properties to the east, and that they were included in an attorney's letter. Dennis also clarified that there is money in the reserves despite possible rumors that there was not. Dennis also stated maybe more options could be discussed in Phase 2.

Marcia Lance lives on Stafford Avenue and stated they access their house through the front door, which is on Stafford. She is concerned that these options will not allow that. She had several

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questions that she wanted answered. It was explained that this is a comment period and if she was looking for answers, it would be best to call City Hall in the morning.

Steven Harper, representing Grace Baptist Church, stated that the church provides essential functions for the City. Eighty residents attend the church. It is also used as an emergency shelter and a domestic violence shelter. The church was not offered a reasonable offer.

### 3. New Business

#### a. Discussion of Stafford Avenue Improvements - Mayor Lundh

Margaret Archer, attorney for City Heights, stated they would like to move forward with the project and the current ROW. They would like to move forward utilizing the grant funds and agreed funds from City Heights which is \$400,000.

See attached memo regarding Stafford Avenue Improvements.

Ben Annen from HLA informed the Council of the timeline that needs to happen if the City wants to use the \$800,000 CDBG grant. A decision will have to be made by April 1, 2024, or there will not be enough time to complete the project by 2026 deadline. Ben Annen informed the Council that there were 2 options the Council could consider. 1. A Design Speed Variance and utilize the CDBG funds or option 2. Using the property acquisitions (that has not happened yet) which does not allow enough time and the CDBG funds would need to be forfeited.

A lot of discussion about the safety of the corner of Stafford Avenue and the grade of Stafford Avenue. The Council also discussed that the CDBG portion of \$800,000 and City Heights' contribution of \$400,000 would probably not be enough to cover the entire cost due to inflation. The Council also discussed whether a speed variance was suggested that there are other things that the City can put in place like directional arrows, warning signs, etc. The Council also talked about acquiring the property and the length of time that it would take to open that discussion back up. It was also discussed as to who was responsible for acquiring the properties within the ROW. It is City Heights' responsibility. All options will have the 11% grade due to the Development Agreement that was previously signed.

Councilmember Ratliff would like to look at long term design standards so as not to have as steep of a grade and a tight corner.

Ben Annen with HLA said that the City can look for other grants in the future but this CDBG grant has both a water component and street component which is not always common when it comes to grants. If this grant was turned down there is the potential to not get CDBG grants in the future.

**MOTION: Councilmember Ratliff made a motion to pursue other avenues besides the design speed variance; seconded by Councilmember Williams.**

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**MOTION FAILED: 2 yes 4 no.**

**MOTION: Councilmember Cook made a motion to direct staff to contact the CDBG grant manager and come up with a creative option; seconded by Councilmember Glondo.**

**MOTION FAILED: 6 yes 0 no.**

It was discussed that the Council needed more time to make this decision so the Council will have another Special Meeting to discuss this matter again on Monday March 18, 2024 at 6:00 p.m.

**4. Adjourn**

The meeting adjourned at 7:55 p.m.

  
Matthew Lundh, Mayor

  
Debbie Lee, Clerk

