

**CLE ELUM SPECIAL MEETING**

**MINUTES**

**OCTOBER 29, 2024**

**12:00 PM**

119 W FIRST STREET  
CLE ELUM, WA 98922

**1. Call to Order, Pledge of Allegiance, and Roll Call**

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

Matthew Lundh - Mayor  
Rob Omans - City Administrator  
Debbie Lee - Clerk  
Ben Annen - HLA

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

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

**2. Unfinished Business**

**3. New Business**

- a. Resolution 2024-023 - Accepting Certain Water, Sewer, and Stormwater Infrastructure Related to City Heights Phase 1 - Lots 1-12

Ben Annen of HLA stated that City Heights would like certificates of occupancy on Phase 1 Lots 1-12. There are other considerations that need to be approved for occupancy, like road considerations and park considerations. There is a punch list associated with these items. This resolution only accepts water, sewer and stormwater infrastructure for these lots.

**MOTION: Councilmember Williams made a motion to approve Resolution 2024-023 Accepting Certain Water, Sewer, and Stormwater Infrastructure Related to City Heights Phase 1 Lots 1-12; seconded by Councilmember Glondo.**

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

- b. Resolution 2024-029 - Accepting Certain Water, Sewer, and Stormwater Infrastructure Related to City Heights Phase 1 - Lots 13-26

## Special Meeting Agenda October 29, 2024

119 W FIRST STREET  
CLE ELUM, WA 98922

Ben Annen of HLA stated that Resolution 2024-029 is for City Heights Phase 1 Lots 13-26 to approve certain sewer, water and stormwater infrastructure, that will include a maintenance bond. This will help guarantee that City Heights will do the remaining infiltration testing that will need to be completed in the spring. City Heights has already done the x filtration test and other requirements. If there are any deficiencies in the system, the maintenance bond will cover this.

Discussion was had about what information has changed since the previous special meeting regarding City Heights Infrastructure. Ben Annen explained that lots 13 and beyond were not discussed at the first meeting. The Council also discussed whether the performance bond was sufficient to cover all the potential issues that might arise, and whether the city should be responsible for any remaining issues. HLA was confident that this was guarantee enough as they had done all the other testing completed just waiting for spring to finish the testing. The maintenance bond is a reasonable solution to the uncertainty. It was explained that if the x filtration passed, in all likelihood the infiltration should pass. They discussed injection grout to form a tub around the manholes if there were infiltration issues.

**MOTION: Councilmember Harper made a motion to table Resolution 2024-029 Accepting Certain Water, Sewer and Stormwater Infrastructure Related to City Heights Phase 1 - Lots 13-26; seconded by None.**

**MOTION FAILED: Due to lack of second.**

Councilmember Harper stated he was in opposition to this resolution.

**MOTION: Councilmember Ratliff made a motion to approve Resolution 2024-029 Accepting Certain Water, Sewer, and Stormwater Infrastructure Related to City Heights Phase 1 - Lots 13-26; seconded by Councilmember Glondo.**

**MOTION FAILED: 4 yes 2 no. (Councilmember Harper and Cook)**

#### 4. Adjourn

The Council agreed to let Terry Jerke speak regarding the Eagles and how the rockery that will be in place when the Second Street Pathway is completed is unsafe for the pedestrians and has concerns on how the city will plow during the winter.

**MOTION: Motion to adjourn at 12:46 p.m.**

  
Matthew Lundh, Mayor

  
Debbie Lee, Clerk