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CLE ELUM CITY COUNCIL

MINUTES

NOW DISPLAYING:

[WELCOME](#)[ITEM](#)[VOTE](#)[SPEAKE](#)

City Council Regular Meeting

SEPTEMBER 24, 2024

PRESENT 5:00 PM ABSENT 2

NOT VOTING 0

EXCUSED 0

ROLL CALL

119 W FIRST STREET

CLE ELUM, WA 98922

VIEW: MINUTES PREVIEW ▾

IN PROGRESS

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

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

Matthew Lundh - Mayor
 Rob Omans - City Administrator
 Debbie Lee - Clerk
 Colleda Monick - HLA
 Rich Albo - Police Chief
 Ben Annen - HLA
 Joseph Calhoun - HLA

MOTION: Councilmember Cook made a motion to approve the absence of Councilmembers Weis and Williams; seconded by Councilmember Glondo.

MOTION CARRIED: 5 yes 0 no.

- a. September 24, 2024, Sign In Sheet

2. Public Comment – Limited to 5 Minutes

Christine Heimbigner Simpson - Has concerns regarding the amount of water she is pumping out of her basement.

Whitney Prosek - Has concerns regarding the new sewer rates based on usage and how her bill will be increased due to irrigation.

Larry Stauffer - Discussed Hanson Ponds and wants to make sure he has the opportunity to see and review the potential option that will be chosen.

Scott Foster - He informed the Council that anyone who has a Cle Elum zip code, Farmers Insurance, is canceling policies citing fireline reasons.

3. Announcements, Appointments, Awards & Recognition

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a. Historic Preservation Commission - Mayor Lundh

Mayor Lundh reported that the Historic Preservation Commission has been inactive for a time, but the City now has some interested citizens that would like to start the commission back up.

**MOTION: Councilmember Harper made a motion to approve the appointments of Michael Richad, Cassidy Buechle-Curtis, Rob Iverson, Jordan Peterson and Pamela Hawk to the Historic Preservation Commission; seconded by Councilmember Ratliff.
MOTION CARRIED: 5 yes 0 no.**

Micheal Richard

Cassidy Buechle-Curtis

Rob Iverson

Jordan Peterson

Pamela Hawk

4. Approval of Meeting Agenda

**MOTION: Councilmember Harper made a motion to amend the agenda as presented by removing the payables and adding them under new business K, due to the fact that two of the three people that sign the payables are absent. This way, the entire council can approve the payables so they will not have to be delayed; seconded by Councilmember Cook.
MOTION CARRIED: 5 yes 0 no.**

5. Consent Agenda

a. Approve the City Council Executive Session Meeting Minutes Dated September 10, 2024

MOTION: Councilmember Harper made a motion to approve the consent agenda;

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seconded by Councilmember Cook.

MOTION CARRIED: 5 yes 0 no.

- b. Approve the City Council Meeting Minutes Dated September 10, 2024

MOTION: Councilmember Harper made a motion to approve the Executive Session Minutes Dated September 10, 2024; seconded by Councilmember Cook.

MOTION CARRIED: 5 yes 0 no.

6. Staff Reports

- a. City Administrator - Rob Omans

See attached reports.

MOTION: Councilmember Harper made a motion to approve the Fire Department to purchase a 2024 support rig up to \$100,000; seconded by Councilmember Ratliff.

MOTION CARRIED: 5 yes 0 no.

- b. Planning - Colleda Monick HLA

Please see attached report.

- c. Police Department - Chief Albo

See attached report and pictures.

- d. Library - Jane Agar/Amy Pridemore

Mayor Lundh reported that, historically, the Summer Reading Program has been contracted out but Amy Pridemore took on the project this year and did an amazing job.

Please see attached report.

7. Public Appearances – 15-Minute Limit

- a. Cle Elum Downtown Association - Jordan Peterson

See attached report.

- b. Washington State Department of Transportation - Brian White

Brian White gave a slide presentation. Please see attached.

Discussion was had about traffic from travelers on the weekends where signs would be placed and the effects it would have on local businesses. They also discussed the possibility

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of adding 3 lanes from Easton to Cle Elum. Brian will work with Jordan from the Downtown Association to come up with a survey to see about different solutions regarding weekend traffic on back roads.

c. [Climate Element Project - Joseph Calhoun HLA](#)

See attached presentation.

d. [Flag Pole Park Trees - Gary Berndt](#)

Please see attached reports.

Gary Berndt gave a proposal for tree work that needs to be completed at Flag Pole Park. He would like direction from the Council on how to proceed. This work will need to be completed before the holiday lights are hung. Discussion was had on exactly what trees would need to be removed. There is one small tree that is dead and one "gnarly" tree. This will keep the park safe from tree hazards. The remaining trees will be maintained at another time.

MOTION: Councilmember Harper made a motion to direct staff to help assist with the proposed maintenance of the trees at Flag Pole Park; seconded by Councilmember Glondo.

MOTION CARRIED: 5 yes 0 no.

8. Business Requiring Public Hearings

a. [Closed Record Public Hearing - Planned Mixed Use Development Resolution 2024-024 - Colleda Monick HLA](#)

Mayor Lundh stated that this is a closed-record public hearing and resolution to consider the Hearing Examiner's recommendation regarding the application for a Planned Mixed Use Development, including Site and Design Review and a Critical Areas Permit. The project is for a regional Search & Rescue Facility and Emergency Operations Center on a vacant 5-acre site zoned for Planned Mixed Use near the municipal airport in the City of Cle Elum.

Clerk Lee stated this hearing will be limited to the existing record submitted by Kittitas County Public Works concerning the Planned Mixed Use Development approval. The City Council is acting in its quasi-judicial capacity, tasked with reviewing the Hearing Examiner's recommendation and the record to determine whether to approve the development.

As this is a quasi-judicial hearing, the Appearance of Fairness doctrine controls.

Each Councilmember shall answer negatively or affirmatively to the following questions:

1. Do you have any interest in the property or the application, or do you own property

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within 300 feet of the property subject to the application?

Councilmember Glondo - no

Councilmember Ratliff - no

Mayor Lundh - no

Councilmember Harper - no

Councilmember Cook - no

Councilmember Malek - no

2. Do you stand to gain or lose any financial benefit as a result of the outcome of the application?

Councilmember Glondo - no

Councilmember Ratliff - no

Mayor Lundh - no

Councilmember Harper - no

Councilmember Cook - no

Councilmember Malek - no

3. Can you hear and consider the application in a fair and objective manner, without bias?

Councilmember Glondo - yes

Councilmember Ratliff - yes

Mayor Lundh - yes

Councilmember Harper - yes

Councilmember Cook - yes

Councilmember Malek - yes

4. Have you had any exparte communication with applicants, or anyone else, regarding this application?

Councilmember Glondo - no

Councilmember Ratliff - no

Mayor Lundh - no

Councilmember Harper - yes

Councilmember Cook - no

Councilmember Malek - no

Would anyone wish to challenge any council member's participation in this application on the appearance of fairness grounds?

Councilmember Glondo - no

Councilmember Ratliff - no

Mayor Lundh - no

Councilmember Harper - no

Councilmember Cook - no

Councilmember Malek - no

Mayor Lundh opened the public hearing at 7:00 p.m.

Colleda Monick of HLA briefed the Council on the matter. See attached notes.

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Mayor Lundh asked the applicant if he would like to comment or provide any testimony. Cameron Curtis of Kittitas County Public Works said he would oblige with the Hearing Examiners decision.

Mayor Lundh asked if anyone would like to testify. Please keep in mind, testimony is limited to the record - no new testimony may be submitted.

Mayor Lundh closed the public hearing at 7:33 a.m. and invited the Council to discuss and deliberate.

MOTION: Councilmember Ratliff made a motion to approve and adopt Resolution 2024-024 affirming the recommendation of the Hearing Examiner; seconded by Councilmember Harper.

MOTION CARRIED: 5 yes 0 no.

Resolution 2024-024 Approving the Planned Mixed Use Development of a Regional Search and Rescue Facility - Colleda Monick HLA

9. Unfinished Business

a. Support Your Local Chamber of Commerce Day - Katie Schepker

Mayor Lundh would like the Council to vote on signing the proclamations.

MOTION: Councilmember Harper made a motion to approve Mayor Lundh to sign the Support your Local Chamber of Commerce Day; seconded by Councilmember Cook.

MOTION CARRIED: 5 yes 0 no.

This proclamation will be read at the next regular Council Meeting.

10. New Business

a. Second Street Pathway - Safety Stabilization Project - Ben Annen HLA

Ben Annen of HLA reported that the original contractor who was selected for the Second Street Pathway Project contract was terminated after several meetings regarding completing the job within the timeline provided and having a lack of skilled workers. The project was

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turned over to their surety bond who had to guarantee the completion of the job. The surety company is responsible for the job as a whole. The portion of the job that the contractor removed needs to be stabilized for the winter. HLA put this job out to bid on the small works roster and received 4 responsive bids out of 700 contractors emailed. There are deficiencies in the piping that will need to be replaced and patching the asphalt in the street needs to be completed. Curbs, gutters and pathways will be constructed for these two blocks where they will be doing the stabilization work.

Discussion was had on who will cover the cost of this fix. It was noted that the surety bond covers the contract balance. The work should be completed by November 1, 2024.

Ascent Foundations and More was the low bidder with a bid of \$282,825.84. This contractor has done projects for the city before. Ben Annen of HLA recommends awarding the Stabilization Contract to Ascent Foundations and More.

MOTION: Councilmember Harper made a motion to approve awarding the Second Street Stabilization Project to Ascent Foundations and More in the amount of \$282,825.84; seconded by Councilmember Ratliff.

MOTION CARRIED: 5 yes 0 no.

- b. Progress Estimate No. 6 Downtown Revitalization Phase 3 - Active Construction \$417,023.83 - Ben Annen HLA

Ben Annen of HLA reported that ACI is making great progress on the Downtown Revitalization Project. Active Construction is on the last block of the project, and they are expected to complete the project except for the underground conversion that will need to be completed in the spring. There are 3 line items that are over budget and this is due to the conduit having to be extended a bit. HLA recommends approval of this pay request.

MOTION: Councilmember Ratliff made a motion to approve payrequest No. 6 Downtown Revitalization Project in the amount of \$417,023.83; seconded by Councilmember Harper.

MOTION CARRIED: 5 yes 0 no.

- c. Second Street Water Main Project - Ascent Construction - Accept Project As Complete - Ben Annen HLA

Ben Annen of HLA informed the Council that all releases have been received, and this project is ready to be accepted as complete.

MOTION: Councilmember Harper made a motion to approve the Second Street Water Main Project as Complete; seconded by Councilmember Glondo.

MOTION CARRIED: 5 yes 0 no.

Ben Annen of HLA stated that the Public Works Trust Board had an incentive for the City if the job was completed on time. The City could choose to extend the terms of the contract from 20 years to 25 years or reduce the interest rate from 1.39% to .89%. This would save

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the City of Cle Elum some substantial interest fees. Robin Newcomb, Finance Director, suggested the lower interest rate option.

MOTION: Councilmember Harper made a motion to approve going with the lower interest rate of .89% saving the city money on interest fees; seconded by Councilmember Glondo.

MOTION CARRIED: 5 yes 0 no.

d. [Ordinance 1682 Updates to CEMC 12.01 - Colleda Monick HLA](#)

Colleda Monick of HLA reported that this Ordinance is a text amendment update to the ROW Use Permit. This Ordinance went to the Public Works and Community Development Committee and they recommended approval to the Council.

MOTION: Councilmember Harper made a motion to approve Ordinance 1682 Amending Chapter 12.01 of the Cle Elum Municipal Code related to Right of Way Permits as presented; seconded by Councilmember Cook.

MOTION CARRIED: 5 yes 0 no.

e. [Police Policy #425 Automated License Plate Readers - Chief Albo](#)

Chief Albo stated this policy solidifies people in Washington getting the rights as Washingtonians and using the data as intended. The data that is not being used for investigative purposes will be deleted after 30 days. These cameras will help solve amber alerts, silver alerts, stolen vehicles, etc. Chief Albo and Councilmember Cook worked on this policy together, also using the City of Yakima's policy as an example.

MOTION: Councilmember Harper made a motion to approve Police Policy #425 Automated License Plate Readers; seconded by Councilmember Cook.

MOTION CARRIED: 5 yes 0 no.

f. [Ordinance 1683 Camping - Chief Albo](#)

Chief Albo reported that the Public Safety & Health Committee and the attorney have all looked at this Ordinance 1683 and recommended to the Council for approval. This Ordinance will allow the police to give consequences to citizens who don't follow the Camping Ordinance. This Ordinance allows for three strikes with the fine increasing with each offense. The police will always use discretion when approaching this topic.

MOTION: Councilmember Harper made a motion to approve Ordinance 183 Camping; seconded by Councilmember Cook.

MOTION CARRIED: 5 yes 0 no.

g. [Resolution 2024-026 Downtown Parking - Mayor Lundh](#)

City Administrator Omans reported that the Public Works & Community Development Committee had discussed this resolution and recommended it to the Council for approval. The resolution is flexible, and it is resident exempt and will not be enforced. This will help

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with revenue for the upkeep of the Dotown Revitalization Project. The fees in specific areas can be changed at any time. The Council would like to add that the Public Works & Community Development Committee has the authority to make changes to this resolution and how to use the funds.

MOTION: Councilmember Harper made a motion to approve Resolution 2024-026 Downtown Parking, adding that the Public Works & Community Development Committee has the authority to make changes to this resolution; seconded by Councilmember Ratliff.

MOTION CARRIED: 5 yes 0 no.

h. HopeSource Commitment Letter 2025-2027 \$48,000.00 - Mayor Lundh

This letter was amended to only include the Commuter Bus.

MOTION: Councilmember Cook made a motion to approve Mayor Lundh to sign the HopeSource Commitment Letter for the 2025-2027 years in the amount of \$48,000; seconded by Councilmember Harper.

MOTION CARRIED: 5 yes 0 no.

i. Resolution 2024-025 Repealing Resolution 2023-027 - Mayor Lundh

Mayor Lundh reported that this was a housekeeping resolution repealing Resolution 2023-027 Sewer Rates.

MOTION: Councilmember Harper made a motion to approve Resolution 2024-025 Repealing Resolution 2023-027 Sewer Rates; seconded by Councilmember Glondo.

MOTION CARRIED: 4 yes 1 no. (Councilmember Ratliff)

j. Public Library Service Agreement with South Cle Elum - Mayor Lundh

Mayor Lundh reported that there was a slight fee increase for S. Cle Elum for the use of the library as they are seeing more usage from S. Cle Elum residents.

MOTION: Councilmember Harper made a motion to approve the Public Library Service Agreement with South Cle Elum; seconded by Councilmember Cook.

MOTION CARRIED: 5 yes 0 no.

k. Approve the Payables Dated September 24, 2024, \$1,150,310.64

Councilmember Harper wanted all the Council to approve these payables as two of the Council members who usually sign these are absent from tonight's meeting.

MOTION: Councilmember Harper made a motion to approve the Payables Dated September 24, 2024 in the amount of \$1,150,310.64; seconded by Councilmember Ratliff.

MOTION CARRIED: 5 yes 0 no.

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11. **Report of Committees**

Councilmember Harper stated that the General Government Committee will be discussing Cle Elum Municipal Code Title 3 at tomorrow's meeting.

12. **Councilmember Comments - Limited to 5 Minutes**

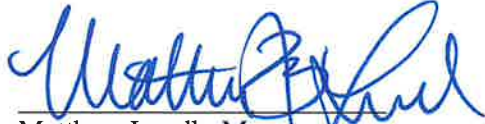
None.

13. **Mayor's Report**

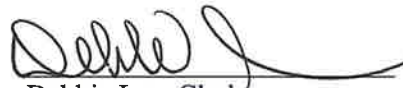
- The Douglas Munro Memorial Anniversary Ceremony will be at Laurel Hill Cemetery on Friday, September 27, 2024, at 11:00 a.m.
- Mayor Lundh met with Representative Ubarra to talk about the Recreation Center receiving support from the legislative district.
- The City has received four Public Works Director job applications. The job closes October 3, 2024.
- The change to sewer rates will not take effect until October 1, 2024, but most residents will not see the increases until the next irrigation season. Currently, staff is looking at ideas to offset that increase.

14. **Adjournment by Motion**

MOTION: Councilmember Glondo made a motion to adjourn at 8:41 p.m.



Matthew Lundh, Mayor



Debbie Lee, Clerk