

CLE ELUM CITY COUNCIL
MINUTES
NOVEMBER 26, 2024
6:00 PM
 119 W FIRST STREET
 CLE ELUM, WA 98922

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

John Glondo - present
 Ken Ratliff - present
 Beth Williams - absent (joined at 6:23 p.m. via zoom)
 Steven Harper - present
 Jerred Weis - present via zoom
 Steven Cook - present
 Audrey Malek - present

Matthew Lundh - Mayor
 Rob Omans - City Administrator
 Debbie Lee - Clerk
 Colleda Monick - HLA
 Aaron Barr - Public Works
 Rich Albo - Chief of Police
 Mike Heit - HLA
 Ben Annen - HLA

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

MOTION CARRIED: 6 yes 0 no.

- a. November 26, 2024 Sign In Sheet

2. Public Comment – Limited to 5 Minutes

Brian Tate - Still having issues with the alley vacation at Washington and Grant Street.

Lisa French - Issues with the building that is on her property due to the alley vacation on Washington and Grant Street.

Chris Sullivan - Has issues with a camera that is facing his property and whether it is legal.

Robin Griswold - Objects to the Stafford Ave project as she feels it will decrease her property value.

Marsha Sommer - Has concerns about the property value of her home with the Stafford Ave project.

City Council Agenda November 26, 2024

119 W FIRST STREET
CLE ELUM, WA 98922

Doug Dennison - Stated he has concerns about the Stafford Ave project, stating that it is misleading and lacks clarity.

Christine Heimbigner - Simpson - Had several concerns about her ongoing water issue, the City Heights lawsuit and the 2025 budget.

Sean Northrup - City Heights litigation and would like it resolved.

3. Announcements, Appointments, Awards & Recognition

Mayor Lundh informed the public that John Glondo will be resigning his Council Position in the near future for medical reasons. Mayor Lundh thanked him for his years of service to the City of Cle Elum.

4. Approval of Meeting Agenda

Councilmember Harper noted that there were two additions to the agenda of a Christmas In Cle Elum Lodging Tax application and an attorney engagement letter.

MOTION: Councilmember Harper made a motion to approve the agenda as presented; seconded by Councilmember Williams.

MOTION CARRIED: 7 yes 0 no.

5. Consent Agenda

MOTION: Councilmember Ratliff made a motion to amend the consent agenda by removing Item D. from the Consent Agenda to Item A. Under New Business; seconded by Councilmember Glondo.

MOTION FAILED: 0 yes 0 no.

Discussion was had if there was a question about the pay request or if it was just the principal that Councilmember Ratliff wanted to be removed from the consent agenda. Without a specific objection, Councilmember Harper would vote no.

Mayor Lundh was unsure of the votes so he requested a poll vote.

Councilmember Glondo - yes

Councilmember Ratliff - yes

Councilmember Williams - yes

Councilmember Harper - no

Councilmember Weis - no

Councilmember Cook - no

Councilmember Malek - no

MOTION FAILED: 3 yes 4 no.

MOTION: Councilmember Harper made a motion to approve the consent agenda as presented; seconded by Councilmember Cook.

City Council Agenda November 26, 2024

119 W FIRST STREET
CLE ELUM, WA 98922

MOTION PASSED: 5 yes 2 no. (Councilmembers Glondo & Ratliff).

- a. Approve the Committee of the Whole Meeting Minutes Dated November 6, 2024
- b. Approve the City Council Meeting Minutes Dated November 12, 2024
- c. Approve the Payables Dated November 12, 2024 \$1,642,314.53
- d. Downtown Revitalization First Street Improvements Phase 3 - Progress Estimate No. 8
Active Construction \$663,349.30
- e. B. Riley Advisory Services - City of Cle Elum Engagement Letter

6. Department Head Reports

- a. City Administrator - Rob Omans

See attached report.

- b. Public Works - Aaron Barr

See attached report.

Discussion was had about the most recent leak, which was a water main that feeds Suncadia. This work was done by a private contractor and the pipe was bedded incorrectly. The Council also discussed whether this is something that could be covered under the city's insurance carrier. They do not cover infrastructure.

The leak detection company will be here the week of December 10, 2024.

- c. Police Chief - Rich Albo

See attached report.

7. Public Appearances – 15-Minute Limit

City Council Agenda November 26, 2024

119 W FIRST STREET
CLE ELUM, WA 98922

- a. Cle Elum Downtown Association - Jordan Peterson

See attached report.

Councilmember Cook congratulated the Downtown Association on their successful grant approved from the County Lodging Tax.

8. Business Requiring Public Hearings

- a. Public Hearing - 2025 Final Budget - Mayor Lundh

Mayor Lundh opened the public hearing at 7:11 p.m. and closed the public hearing at 7:12 p.m. with no public comment.

9. Unfinished Business

- a. 2025 Waste Management Agreement - Public Works & Community Development Committee - Steven Harper

Councilmember Harper thanked the Mayor, City Administrator Rob Omans and Tyler from Waste Management for the help in getting the increase to a steady 4.5% instead of the proposed 10%. Councilmember Harper would recommend the Council to approve the Mayor to sign the 2025 Waste Management contract.

MOTION: Councilmember Glondo made a motion to approve the 2025 Waste Management Agreement; seconded by Councilmember Cook.

MOTION CARRIED: 7 yes 0 no.

10. New Business

- a. Letter Agreement Re: Request to Transfer Development Agreement and Related Agreements from Sun 47 North LLC to Blue Fern Development 1, LLC - Colleda Monick HLA

It was explained that this is only changing the timeline of the process. The Council will need to consider the transfer at a later meeting.

MOTION: Councilmember Harper made a motion to approve the Letter Agreement Re: Request to Transfer Development Agreement and Related Agreements from Sun 47 North LLC to Blue Fern Development 1, LLC; seconded by Councilmember Cook.

MOTION CARRIED: 7 yes 0 no.

City Council Agenda November 26, 2024

119 W FIRST STREET
CLE ELUM, WA 98922

b. [Stafford Avenue Project CDBG Request for Amendment - Mike Heit HLA](#)

Ben Annen of HLA informed the Council that there was a shortfall for the Stafford Ave Project due to City Heights and their \$400,000.00 commitment. He talked with CDBG and was able to get additional funding to cover these additional costs. There was not a formal request from the City Attorney to City Heights due to the litigation.

Mayor Lundh thanked Ben Annen for all of his hard work to make this project happen.

MOTION: Councilmember Harper made a motion to approve the Stafford Avenue Project CDBG Request for Amendment; seconded by Councilmember Cook.

MOTION CARRIED: 7 yes 0 no.

c. [Stafford Avenue Corridor Improvements - Recommendation of Award - Excavation West, Inc. - Mike Heit HLA](#)

Ben Annen of HLA stated they have 45 days to award the project. There were 12 competitive bids submitted and HLA would recommend awarding the project to Excavation West.

Discussion was had about emergency vehicle access, grade, access during winter time. Mayor Lundh said that he would get a meeting together for adjacent property owners to look at the plans and answer any questions they may have.

MOTION: Councilmember Harper made a motion to approve awarding Excavation West the Stafford Avenue Corridor Improvements on the condition of obtaining additional funding; seconded by Councilmember Malek.

MOTION CARRIED: 7 yes 0 no.

d. [Ordinance No. 1689 - Adopting the 2025 Budget - Mayor Lundh](#)

Discussion was had regarding the City Heights award that was issued by an arbitrator and not an actual judgment as yet. The Council also discussed that it would be irresponsible for the city to not set a budget and, by law, cities have to have a budget submitted to the State Auditors Office. If the City needs to readjust the budget during the year, the City is allowed to do that through budget amendments.

MOTION: Councilmember Harper made a motion to approve Ordinance 1689 Adopting the 2025 Budget; seconded by Councilmember Cook.

MOTION CARRIED: 7 yes 0 no.

e. [Kittitas County Inmate Housing Agreement - Chief Albo](#)

Chief Albo explained that this is a 3-year contract where the rates will stay the same. The rates were increased due to the increase in booking costs, food, medical, bed and services. If a citizen of Cle Elum gets booked into jail for a misdemeanor crime, the city who booked the individual is responsible for these costs. If they get booked for a felony, then the state is responsible for the costs. The Chief emphasized that they do not make their decisions on

City Council Agenda November 26, 2024

119 W FIRST STREET
CLE ELUM, WA 98922

booking about whether the city or state pays.

MOTION: Councilmember Ratliff made a motion to authorize the Mayor to sign the Kittitas County Housing Agreement; seconded by Councilmember Cook.

MOTION CARRIED: 7 yes 0 no.

11. Report of Committees

a. Lodging Tax & Event Committee - Steven Cook Chair

Christmas in Cle Elum Downtown Association 2024 Lodging Tax Application

The Lodging Tax & Events Committee recommends the council to approve the 2025 Lodging Tax Application from the Downtown Association Christmas in Cle Elum in the amount of \$10,522.00.

MOTION: Councilmember Ratliff made a motion to approve the 2024 Lodging Tax Application from the Downtown Association for Christmas in Cle Elum at the amount of \$10,522.00; seconded by Councilmember Cook.

MOTION CARRIED: 7 yes 0 no.

12. Councilmember Comments - Limited to 5 Minutes

Councilmember Cook reported that the Consolidated Lodging Tax Committee had a meeting and the Cle Elum Downtown Association and the Cle Elum Roundup were successful in obtaining grants.

Councilmember Cook also would like the Planning Commission to keep the sidewalk use allowance to be considerate of citizens with mobility challenges, width of travel zone and encourages the committee to consider this aspect when looking at the current code.

Discussion was had about how ADA parking is not mandated. The new sidewalk ramps and the width of the sidewalks are compliant.

13. Mayor's Report

Mayor Lundh reported:

- City Hall will close at noon on November 27, 2024, and reopen on Monday, December 2, 2024.
- Garbage service is not affected by the holidays.
- KIMA did a local news story about the new sidewalks on First Street.
- Mayor Lundh thanked William LaRue, Aaron Barr, police, Ascent Foundations & More

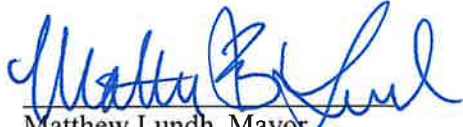
**City Council Agenda
November 26, 2024**

119 W FIRST STREET
CLE ELUM, WA 98922

and Matt from S. Cle Elum for their help with the latest water repair.

14. Adjournment by Motion

MOTION: Councilmember Glondo made a motion to adjourn at 8:04 p.m. seconded by None.


Matthew Lundh, Mayor
Debbie Lee, Clerk

