

CLE ELUM CITY COUNCIL
MINUTES
JUNE 10, 2025
6:00 PM
 119 W FIRST STREET
 CLE ELUM, WA 98922

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

Cassidy Buechle-Curtis - present
 Ken Ratliff - present
 Beth Williams - present via zoom
 Steven Harper - present
 Jerred Weis - present
 Steven Cook - absent
 Audrey Malek - present

Matthew Lundh - Mayor
 Rob Omans - City Administrator
 Debbie Lee - Clerk
 Colleda Monick - Planner
 William La Rue - Water/Wastewater Manager
 Mathew Bailey - Public Works Director
 Ed Mills - Fire Chief
 Rich Albo - Police Chief

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

MOTION CARRIED: 6 yes 0 no.

- a. June 10, 2025 Sign In Sheet

2. Public Comment – Limited to 5 Minutes

Brian Tate praised City Hall Staff and Public Works for fixing the leak that he reported in a timely manner.

Mike Zoretic stated that as investors of City Heights, they have been patient in the negotiation process and would like to see it resolved.

Roger May, who is an investor, would also like to see the City of Cle Elum come to an agreement with City Heights.

Sean Northrup talked about an offer being sent to the mediator and that the offer is still on the table.

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Jim Day, City Heights attorney, stated that Chapter Nine bankruptcy is infrequent and rare and will come at a significant expense to the City of Cle Elum.

John Kaplan, the City of Cle Elum's bankruptcy attorney, disagrees with the statements that are being made and the most recent writ of garnishment threatens city payroll, vendors, etc. and this is not negotiating in good faith.

3. Announcements, Appointments, Awards & Recognition

4. Approval of Meeting Agenda

Mayor Lundh would like to add to the agenda an Executive Session RCW 42.30.110(i) regarding litigation as item 5, and Kenyon Disend Legal Agreement under new business 10. B.

5. Executive Session RCW 42.30.110(i) Potential Litigation

The Council went into Executive Session at 6:17 p.m. for 30 minutes and returned at 6:47 p.m.

MOTION: Councilmember Harper made a motion to approve the Mayor to issue a check for \$10,000 to City Heights for continued litigation on Monday, June 16, 2025, and to select Councilmembers Malek and Buechle-Curtis to attend mediation; seconded by Councilmember Ratliff.

MOTION CARRIED: 6 yes 0 no.

- a. Executive Session under the authority of RCW 42.30.110(i) to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence for the agency.

6. Consent Agenda

- a. City Council Meeting Minutes Dated May 27, 2025

MOTION: Councilmember Harper made a motion to approve the City Council Meeting Minutes dated May 27, 2025; seconded by Councilmember Buechle-Curtis.

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MOTION CARRIED: 6 yes 0 no.

- b. Payables Dated June 10, 2025 \$302,869.71
- c. Payroll Vouchers Dated June 5, 2025 \$352,569.78

7. Department Head Reports

- a. City Administrator - Rob Omans

See attached report.

- b. Planner - Colleda Monick

See attached report.

It was noted that there will be a vacancy in January 2026, on the Planning Commission.

- c. Public Works Director - Mathew Bailey

Mathew Bailey reported:

- The Public Works Crew is prepping for chip seal and doing patch work. This is a TIB-funded project.
- There have been water leaks at the cemetery that have been repaired.
- Bullfrog Flats and City Heights developments have had some activity and Mathew Bailey is teaching some of the Public Works crew how to conduct sewer connection inspections.
- Painting on First Ave will be done after the chip seal, which is currently scheduled for July 9, 2025.

- d. Police Chief - Rich Albo

See attached report.

- e. Fire Chief - Ed Mills

See attached report.

Chief Mills would like the Council to consider allowing him to follow the county's lead in issuing a burn ban when the time comes and including Cle Elum in the ban.

MOTION: Councilmember Harper made a motion to approve Chief Mills to issue the

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**burn ban at his discretion; seconded by Councilmember Malek.
MOTION CARRIED: 5 yes 1 no. (Councilmember Ratliff)**

- f. Water/Wastewater Manager - William LaRue

See attached reports.

The council asked when the VFD was serviced. William LaRue stated every 1 to 2 years.

8. Public Appearances – 15-Minute Limit

9. Business Requiring Public Hearings

10. Unfinished Business

11. New Business

- a. Legal Services Agreement With Inselee Best - Mayor Lundh

Mayor Lundh informed the Council that he had a meeting with Alex Kenyon and that the City is moving in a new direction with City attorney services. Inselee Best has a team of attorneys that specialize in all aspects of Municipal Law, and he would like the Council to consider Inselee Best as the legal firm of record. Curtis Chambers would be the main attorney.

MOTION: Councilmember Harper made a motion to have the Mayor sign the Legal Service Agreement with Inselee Best and a transition contract with Kenyon Disend until interim services are no longer needed; seconded by Councilmember Ratliff.

MOTION CARRIED: 6 yes 0 no.

The Council had questions as to the reasoning behind this change. Mayor Lundh explained that he felt it was time to make a change, and it honestly was a mutual decision. The city is growing and has more of a need for a more robust team like Inselee Best. The City would not have to contract with other firms for coverage.

Mayor Lundh expressed his appreciation to Kenyon Disend for the last 15 years of business.

- b. Legal Services Agreement with Kenyon Disend (Pending Council Approval for Late Addition) - Mayor Lundh

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MOTION: Councilmember Harper made a motion to have the Mayor sign the Legal Service Agreement with Inslee Best and a transition contract with Kenyon Disend until interim services are no longer needed; seconded by Councilmember Ratliff.

MOTION CARRIED: 6 yes 0 no.

c. [Ordinance 1700 Repealing Section 13.10.070 & 13.10.080 - Colleda Monick, Planner](#)

Colleda Monick explained that section 13.10.070 is a housekeeping issue and section 13.10.080, Sewer System Connection Charges for low-income housing, has been determined to be outdated and lacks the necessary funding mechanisms and implementation safeguards. The Public Works Committee has reviewed this and would like to see it repealed and work on updating a new code for affordable housing.

MOTION: Councilmember Harper made a motion to approve Ordinance 1700 Repealing Section 13.10.070 & 13.10.080; seconded by Councilmember Weis.

MOTION CARRIED: 6 yes 0 no.

d. [Resolution 2025-012 Credit Card Policy - Rob Omans, City Administrator](#)

Rob Omans explained that this is a simple update to some language approving expenditures over \$5,000. This came as a recommendation from the auditors. The word "department" needs to be stricken before approval.

MOTION: Councilmember Harper made a motion to approve Resolution 2025-012 Credit Card Policy; seconded by Councilmember Weis.

MOTION CARRIED: 6 yes 0 no.

e. [Task Order 2025-02 Montgomery Water Main Replacement - Mathew Bailey, Public Works Director](#)

Mathew Bailey informed the Council that this is for 230 lineal feet of water main, which is 4" and will be increased to 8". This area currently has four repair bands, so this is a much-needed replacement. The cost of this will come from the water fund.

MOTION: Councilmember Harper made a motion to approve Task Order 2025-02 Montgomery Water Main Replacement; seconded by Councilmember Ratliff.

MOTION CARRIED: 6 yes 0 no.

f. [Task Order 2025-03 Alleyway Sewer Lining Project - Mathew Bailey, Public Works Director](#)

Mathew Bailey explained that this task order is for a problem area of sewer that needs to be repaired. They will use a balloon-type sewer liner that hardens when heat is applied. This is more cost-effective, and it should add 50–75 years of life to the sewer line.

MOTION: Councilmember Harper made a motion to approve Task Order 2025-03 Alleyway Sewer Lining Project; seconded by Councilmember Weis.

MOTION CARRIED: 6 yes 0 no.

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- g. Interlocal Agreement Between Kittitas County and City of Cle Elum for Fire Investigative Services - Ed Mills, Fire Chief

Chief Mills stated this is an inter-local agreement for Fire Marshall services with Kittitas County. They have been working on this for 3 years, and it has been reviewed by city legal.

MOTION: Councilmember Harper made a motion to approve Mayor Lundh to sign the inter-local agreement; seconded by Councilmember Buechle-Curtis.

MOTION CARRIED: 6 yes 0 no.

- h. Kittitas County Conservation District 2025 Fuels Reduction Mobile Chipping Agreement - Ed Mills, Fire Chief

Chief Mills informed the Council that city legal has reviewed this contract. This will allow Kittitas County Conservation to fire wise city streets and alleyways and allow property owners to benefit from this service. Property owners that are adjacent to city property will need to sign this contract as well. This is at no cost to all involved.

MOTION: Councilmember Harper made a motion to approve the Mayor to sign the Kittitas County Conservation 2025 Fuels Reduction Mobile Chipping Agreement; seconded by Councilmember Malek.

MOTION CARRIED: 6 yes 0 no.

12. Report of Committees

Councilmember Ratliff stated that everything that the Public Works Committee discussed was on the agenda tonight.

Councilmember Buechle-Curtis informed the Council that the Public Safety & Health Committee is scheduling another addressing study session. They are also working on updating the municipal code to align with the by-laws of the fire department. The committee also had a demonstration of AED machines and are going to discuss this further at the next meeting.

Councilmember Harper announced that there is a Lodging Tax & Events Committee meeting tomorrow and the General Government Committee will be reviewing Title 6 of the municipal code at their upcoming meeting.

13. Councilmember Comments - Limited to 5 Minutes

Councilmember Buechle-Curtis stated that the City of Cle Elum has had a couple of busy weeks and wanted to thank the police, fire and neighboring partners. She also thanked the contractor who loaned the use of the bulldozer during the fire.

14. Mayor's Report

Mayor Lundh attended the scholarship night at the High School and \$330,000 was given to students with the help of the local police and fire departments, who have some scholarships that

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they fund.

15. Adjourn

The meeting was adjourned at 8:25 p.m.


Matthew Lundh, Mayor


Debbie Lee, Clerk

