

CITY ADMINISTRATOR
ROBERT OMANS

CITY CLERK
DEBBIE LEE

FINANCE DIRECTOR
ROBIN NEWCOMB

PUBLIC WORKS DIRECTOR
MATHEW BAILEY

POLICE CHIEF
RICH ALBO

FIRE CHIEF
ED MILLS

PLANNER
COLLEDA MONICK

Committee of the Whole
Agenda
November 10, 2025
5:00 PM



119 W FIRST STREET
CLE ELUM, WA 98922

MAYOR
MATTHEW LUNDH

MAYOR PRO TEM
STEVEN HARPER

CITY COUNCIL
CASSIDY BUECHLE-CURTIS
KEN RATLIFF
BETH WILLIAMS
JERRED WEIS
STEVEN COOK
AUDREY MALEK

CITY ATTORNEY
CURTIS CHAMBERS

Join Virtually via Zoom: <https://zoom.us/j/7573184018?pwd=dERndjBJVC9GdVQ1d2ISRExwZFhXZz09>
Meeting ID: 757 318 4018 Passcode: 98922

Join by Phone: 1-(253)215-8782, Meeting ID: 757 318 4018, Passcode: 98922

TextMyGov

Receive city text alerts: text CLEELUM to 91896

DISCLAIMER: The City does not guarantee that virtual or telephonic access to the City Council meeting will be available, and the City does not warrant audio quality. Attendees are encouraged to attend in person.

1. **Call to Order, Pledge of Allegiance, and Roll Call**
2. **New Business**
 - a. 3rd Quarter Budget Report — Robin Newcomb — Finance Director
3. **Other Committee Comments**
4. **Adjournment**

Upcoming Meetings:

Lodging Tax & Events Committee Meeting — November 12, 2025, at 8:30 a.m.

Historical Preservation Commission Meeting — November 18, 2025, at 3:00 p.m.

Planning Commission Meeting — November 18, 2025, at 6:00 p.m.

Public Safety & Health Committee Meeting — November 19, 2025, at 1:00 p.m.

Regular Council Meeting — November 25, 2025, at 6:00 p.m.

General Government Committee Meeting — November 26, 2025, at 8:30 a.m.

Coal Mines Trail Commission Meeting — December 1, 2025, at 4:00 p.m.

Public Works & Community Development Committee Meeting — December 3, 2025, at 8:30 a.m.

City of Cle Elum

Budget Summary – Quarters 1, 2, & 3, 2025

Introduction

This report provides a summary of the **Cle Elum's financial activity for Quarters 1, 2, and 3 of 2025**. It includes updates on revenues, investments, grants, fund balances, and budget amendments.

General Fund Revenues (Actual Receipts vs. Budget)

Revenue Category	Percent of Budget Received ¹
Sales, property, utility, gambling taxes, etc.	66.9%
Licenses and permits	79.7%
Intergovernmental revenues (liquor, marijuana, etc.)	73.0%
Charges for goods and services (Roslyn police contract, cemetery sales, development fees, etc.)	104.0%
Fines and penalties	105.0%
Rents, leases, surplus sales, parking fees, reimbursements, interest	72.8%

¹Note: 3rd quarter should be around 75%

Sales Tax Revenue

Year	Amount Budgeted	Amount Received
2018	\$838,000	\$1,038,105
2019	\$1,048,000	\$1,043,842
2020	\$917,933	\$1,148,325
2021	\$1,170,000	\$1,337,737
2022	\$1,550,000	\$1,451,567
2023	\$1,585,000	\$1,553,508
2024	\$1,682,000	\$1,628,024
2025	\$1,760,000	\$1,105,814 3-Quarters

Property Tax Revenue

Year Collected	Assessed Value	Amount Budgeted	Amount Received
2018	\$246,340,357	\$718,000	\$692,108
2019	\$349,314,683	\$765,000	\$762,733
2020	\$383,585,735	\$745,000	\$783,857
2021	\$407,252,701	\$812,000	\$829,136
2022	\$436,992,067	\$843,000	\$851,610
2023	\$518,725,602	\$905,000	\$888,039
2024	\$577,054,741	\$910,000	\$878,601
2025	\$625,178,811	\$950,000	\$559,983

Note: Kittitas County Treasurer's Office collected 96.3% of property taxes in 2024, compared to 98.66% in 2023.

Investments

2025 Investments

- 2-year bond for **\$2,500,000** at **4.25%**, June interest payment of **\$53,125**
- 2-year bond for **\$1,000,000** at **4.8%**, June interest payment of **\$23,750**
(bond matured; not reinvested)

2024 Investments

- 2-year bond for **\$2,500,000** at **4.25%**, annual interest of **\$106,250**
 - 2-year bond for **\$1,000,000** at **4.8%**, annual interest of **\$47,500**
-

Outstanding Loans

Loan Agency	Type of Loan	# of Payments / Loan Date	Loan Amount	Annual Payment (Avg w/ Interest)	Loan Balance (No Interest)
DOH – 0%	Rossetti (watermain)	10 / 2024	\$330,700	\$34,400	\$275,199
PWTF – 1.39%	Rossetti (watermain)	20 / 2024	\$2,841,810	\$155,000	\$2,692,241

Loan Agency	Type of Loan	# of Payments / Loan Date	Loan Amount	Annual Payment (Avg w/ Interest)	Loan Balance (No Interest)
Columbia Bank – 3.6%	Water/Sewer (Refinanced 4 Loans)	15 / 2018	\$2,800,000	\$242,713	\$1,659,000
DOE – 0.6%	Stormwater Plan	5 / 2024	\$315,827	\$33,000	\$315,827

Totals:

- Loan Amount: \$6,288,337
- Annual Payment: \$465,113
- Loan Balance (No Interest): \$4,942,267

Equipment Leases

Lease Department	Type of Loan	# of Payments / End Date	Lease Amount (Principal)	Annual Payment (With Tax)	Principal Balance
City Hall (2), Public Works (1), Library (2)	3 Copiers, 1 Postage Machine, 1 Library Equipment	5/2026 & 2027	\$48,926	\$10,693	\$13,747
Police	15 Cameras, 1 Postage Machine	5/2026 & 2028	\$208,204	\$44,307	\$69,271
Public Works	Vactor Truck	5/2027	\$663,434	\$132,687	\$257,014
Public Works	CAT Loader (Loan)	3/2026	\$357,002	\$143,811	\$134,308
Police & Regional Water	Software	3/2027 & 2/2026	\$51,539	\$15,253	\$21,033

Totals:

- Lease Amount: \$1,329,105
- Annual Payment: \$346,751
- Principal Balance: \$495,373

Grants

The City currently manages **19 active grants** totaling **\$10,961,168**.

Source	Project	Amount
DOT	First Street Phase 3 Downtown Revitalization	\$5,142,454
DOT	U.S. Congressional Grant	\$1,500,000
DOT	Federal Safety Action Plan	\$172,520
DOT	First & Oakes Resurface	\$714,414
DOT	First & Hartwig Signalized Intersection	\$333,000
Quadco	Stafford Sidewalk / SR903 Camera	\$186,610
Quadco	Park Street Pedestrian Corridor Feasibility Study	\$53,000
FEMA	Cybersecurity Planning and Training	\$26,000
DOE	Stormwater Study (<i>½ loan, ½ grant</i>)	\$631,655
DNR	Fire Truck Water Monitor	\$24,717
DNR	Fire Personal Protective Equipment	\$24,909
DNR	Fire Equipment	\$7,500
DNR	FEPP R&M of Engine	\$15,983
Law & Justice	Police Grant – Drone	\$6,500
Dept. of Justice	Police Grant – Crime Victims	\$228,000
TIB	Second & Stafford Roundabout	\$704,591
TIB	First Street Phase 3 Oaks to Peoh Downtown Revitalization	\$1,000,215
DOC	GMA Periodic Update	\$100,000
DOC	GMA Climate Element	\$89,100

Total Active Grant Funding: \$10,961,168

Budget Amendments

- **General Fund (001):** Includes amendments for two City Heights garnishments and four DNR Fire Department grants.
- **Developer Funds:** Adjusted to reflect increased development activity.
- **State Agency Fund:** Reflects leasehold tax activity related to a Department of Revenue audit. The tax was initially charged but later refunded after confirmation that the City's reporting was correct.

2025 BUDGET POSITION TOTALS

City Of Cle Elum

Months: 01 To: 09

Time: 16:26:42 Date: 10/20/2025

Fund	Revenue Budgeted	Received		Expense Budgeted	Spent	
001 Current Expense/General Fund	4,425,131.68	3,258,973.45	73.6%	4,452,131.68	3,663,548.61	82%
002 UKC Recreation Center	77,185.00	94,662.61	122.6%	238,095.00	133,971.48	56%
004 City Heights WCIA Settlement Agr	0.00	55,236.86	0.0%	504,030.30	548,592.08	109%
101 Street Fund	4,885,613.00	2,014,964.75	41.2%	4,933,648.00	2,105,787.01	43%
102 TIB Complete Streets Grant	2,241,799.00	585,170.46	26.1%	2,241,799.00	652,172.24	29%
104 Police 3/10's Sales Tax Fund	248,993.00	183,994.48	73.9%	332,292.00	219,984.01	66%
106 Tourist/Lodging Tax Fund	162,000.00	141,056.27	87.1%	302,000.00	165,703.47	55%
110 Coal Mine Trail Fund	8,620.00	9,073.45	105.3%	4,120.00	2,554.38	62%
120 Central Cascades/Weis Land CRA :	2,050.00	73.77	3.6%	2,050.00	0.00	0%
121 Cle Elum Pines West Devel. Fund	1,500.00	0.00	0.0%	1,500.00	0.00	0%
123 Sun Communities CRA 2018-01 De	50,000.00	218.39	0.4%	50,000.00	0.00	0%
124 MVOLLC/Prium CRA 2005-02 Devel	3,015.00	48.36	1.6%	3,015.00	0.00	0%
125 Whispering Pines Devel. Fund	5,000.00	0.00	0.0%	5,000.00	0.00	0%
127 City Heights CRA 2020-01 Devel. F	70,000.00	132.97	0.2%	70,000.00	1,086.25	2%
128 Fowler Creek Trails Deneen Develc	5,250.00	-10,000.00	-190.5%	5,250.00	0.00	0%
131 Blue Fern DA # 2002-01 CRA 2024	1,330,000.00	1,292,990.02	97.2%	1,330,000.00	852,704.54	64%
132 Wildwood Ranch DA #2024-001 C	55,200.00	36,113.70	65.4%	55,200.00	42,520.50	77%
140 Teanaway Court/Hopesource Devel	15,000.00	28,361.37	189.1%	15,000.00	9,172.25	61%
309 REET Excise Tax/Capital Projects Fi	182,500.00	503,498.09	275.9%	113,800.00	15,821.12	14%
401 Water Fund	1,040,459.00	1,131,661.95	108.8%	1,040,459.00	842,711.88	81%
402 Garbage Fund	988,950.00	896,957.37	90.7%	1,038,950.00	787,019.26	76%
403 Airport Fund	37,000.00	40,516.92	109.5%	24,000.00	4,570.82	19%
404 Water Regional Fund	1,026,000.00	826,574.66	80.6%	1,058,059.00	499,632.24	47%
406 Water Capital Reserve Fund	156,474.99	178,968.98	114.4%	334,774.99	280,329.73	84%
408 Stormwater Fund	15,000.00	1,000.00	6.7%	12,000.00	0.00	0%
409 Sewer Fund	1,069,796.00	1,012,590.93	94.7%	1,003,796.00	767,303.44	76%
410 Sewer Regional Fund	1,082,000.00	849,392.31	78.5%	952,000.00	522,116.41	55%
413 Sewer Capital Reserve Fund	385,000.00	207,350.23	53.9%	441,000.00	164,273.52	37%
630 Pangrazi Memorial Fund	100.00	194.90	194.9%	1,300.00	111.68	9%
699 State Agency Fund 380/580	25,000.00	39,336.83	157.3%	27,000.00	28,782.23	107%
	19,594,636.67	13,379,114.08	68.3%	20,592,269.97	12,310,469.15	59.8%

FUND #001 -- GENERAL FUND -- \$315,520 OF THE EXPENSES ARE THE TWO CITY HEIGHTS GARNISHMENTS

FUND #131 -- BLUE FERN -- A PORTION OF THE REVENUE RECEIVED WAS FOR 2024 EXPENSES

TREASURER'S REPORT

Fund Totals

City Of Cle Elum

Time: 10:39:11 Date: 10/23/2025

09/01/2025 To: 09/30/2025

Fund	Previous Balance	Revenue	Expenditures	Book Balance	Claims Clearing	Payroll Clearing	Outstanding Deposits	Bank Balance
001 Current Expense/General Fund	291,927.46	304,415.64	384,076.12	212,266.98	172,684.83	9,445.30	-948.99	393,448.12
002 UKC Recreation Center	0.00	902.00	902.00	0.00	0.00	0.00	0.00	0.00
004 City Heights WCIA Settlement Agreement 2023	-44,561.78	55,236.86		10,675.08	0.00	0.00	0.00	10,675.08
101 Street Fund	-48,157.28	71,213.27	49,013.52	-25,957.53	9,450.98	104.14	0.00	-16,402.41
102 TIB Complete Streets Grant	8,100.99	6,107.11	81,639.46	-67,431.36	78,667.69	0.00	0.00	11,236.33
104 Police 3/10's Sales Tax Fund	68,631.62	25,811.46	24,017.62	70,425.46	0.00	120.71	0.00	70,546.17
106 Tourist/Lodging Tax Fund	224,843.59	25,468.07	2,500.00	247,811.66	0.00	0.00	0.00	247,811.66
110 Coal Mine Trail Fund	43,724.70	0.00	330.57	43,394.13	0.00	0.19	0.00	43,394.32
120 Central Cascades/Weis Land CRA 2009-01 Devel. Fund	5,202.22	0.00		5,202.22	0.00	0.00	0.00	5,202.22
123 Sun Communities CRA 2018-01 Devel. Fund	15,398.77	0.00		15,398.77	0.00	0.00	0.00	15,398.77
124 MVOLLC/Prium CRA 2005-02 Devel. Fund	3,409.42	0.00		3,409.42	0.00	0.00	0.00	3,409.42
127 City Heights CRA 2020-01 Devel. Fund	-407,301.01	0.00		-407,301.01	0.00	0.00	0.00	-407,301.01
131 Blue Fern DA # 2002-01 CRA 2024-01,03	317,798.55	142,330.85	112,012.25	348,117.15	3,300.00	0.00	0.00	351,417.15
132 Wildwood Ranch DA #2024-001 CRA 2024-02	-4,284.00	0.00	9,511.00	-13,795.00	0.00	0.00	0.00	-13,795.00
140 Teanaway Court/Hopesource Devel. Fund	19,522.62	3,095.00	3,428.50	19,189.12	0.00	0.00	0.00	19,189.12
309 REET Excise Tax/Capital Projects Fund	1,005,250.50	11,363.64		1,016,614.14	0.00	0.00	0.00	1,016,614.14
401 Water Fund	455,929.21	142,740.90	89,169.23	509,500.88	36,463.94	191.71	-1,730.73	544,425.80
402 Garbage Fund	157,037.01	106,559.18	102,119.76	161,476.43	4,652.75	19.95	-539.93	165,609.20
403 Airport Fund	121,235.16	1,358.64	150.47	122,443.33	0.00	0.00	0.00	122,443.33
404 Water Regional Fund	1,678,262.42	47,717.00	18,108.68	1,707,870.74	0.00	0.00	0.00	1,707,870.74
406 Water Capital Reserve Fund	33,465.61	26,174.40	1,570.46	58,069.55	0.00	0.00	-232.64	57,836.91
408 Stormwater Fund	50,750.00	0.00		50,750.00	0.00	0.00	0.00	50,750.00
409 Sewer Fund	1,040,578.34	67,433.40	169,390.28	938,621.46	139,397.12	165.68	-843.63	1,077,340.63
410 Sewer Regional Fund	1,148,740.25	76,982.00	16,531.42	1,209,190.83	0.00	0.00	0.00	1,209,190.83
413 Sewer Capital Reserve Fund	486,264.47	16,156.31	64,453.97	437,966.81	0.00	0.00	0.00	437,966.81
630 Pangrazi Memorial Fund	13,741.16	0.00		13,741.16	0.00	0.00	0.00	13,741.16
699 State Agency Fund 380/580	11,066.04	1,462.46	279.00	12,249.50	0.00	0.00	-50.00	12,199.50
	6,696,576.04	1,132,528.19	1,129,204.31	6,699,899.92	444,617.31	10,047.68	-4,345.92	7,150,218.99

TREASURER'S REPORT

Bank Account Totals

City Of Cle Elum

Time: 10:39:11 Date: 10/23/2025

09/01/2025 To: 09/30/2025

Cash Accounts	Beg Balance	Deposits	Withdrawals	Book Ending	Outstanding Rec	Outstanding Exp	Bank Balance
1 Checking 2924	3,300,594.45	1,076,398.09	1,106,597.90	3,270,394.64	-54,652.34	222,664.99	3,438,407.29
8 Cash Drawer City Hall	150.00	0.00	0.00	150.00	0.00	0.00	150.00
9 US Bank	850,029.22	80.04	40.50	850,068.76	0.00	232,000.00	1,082,068.76
10 US Bank Investment	2,484,905.00	0.00	0.00	2,484,905.00	0.00	0.00	2,484,905.00
11 Xpress Deposit Account	10,132.37	125,863.29	92,379.14	43,616.52	-2,693.58	0.00	40,922.94
12 Petty Cash City Hall	100.00	0.00	0.00	100.00	0.00	0.00	100.00
13 Petty Cash Police	100.00	0.00	0.00	100.00	0.00	0.00	100.00
14 Cash Drawer Police	100.00	0.00	0.00	100.00	0.00	0.00	100.00
15 Petty Cash Library	100.00	0.00	0.00	100.00	0.00	0.00	100.00
16 Cash Drawer Library	15.00	0.00	0.00	15.00	0.00	0.00	15.00
17 Police Drug Fund	350.00	0.00	0.00	350.00	0.00	0.00	350.00
18 Umpqua Card Account 9016	50,000.00	0.00	0.00	50,000.00	0.00	0.00	50,000.00
Total Cash:	6,696,576.04	1,202,341.42	1,199,017.54	6,699,899.92	-57,345.92	454,664.99	7,097,218.99
	6,696,576.04	1,202,341.42	1,199,017.54	6,699,899.92	-57,345.92	454,664.99	7,097,218.99

A

B

B -- Note -- There is \$53,000 outstanding that went through the book balance and not the bank balance -- different months

TREASURER'S REPORT

City Of Cle Elum

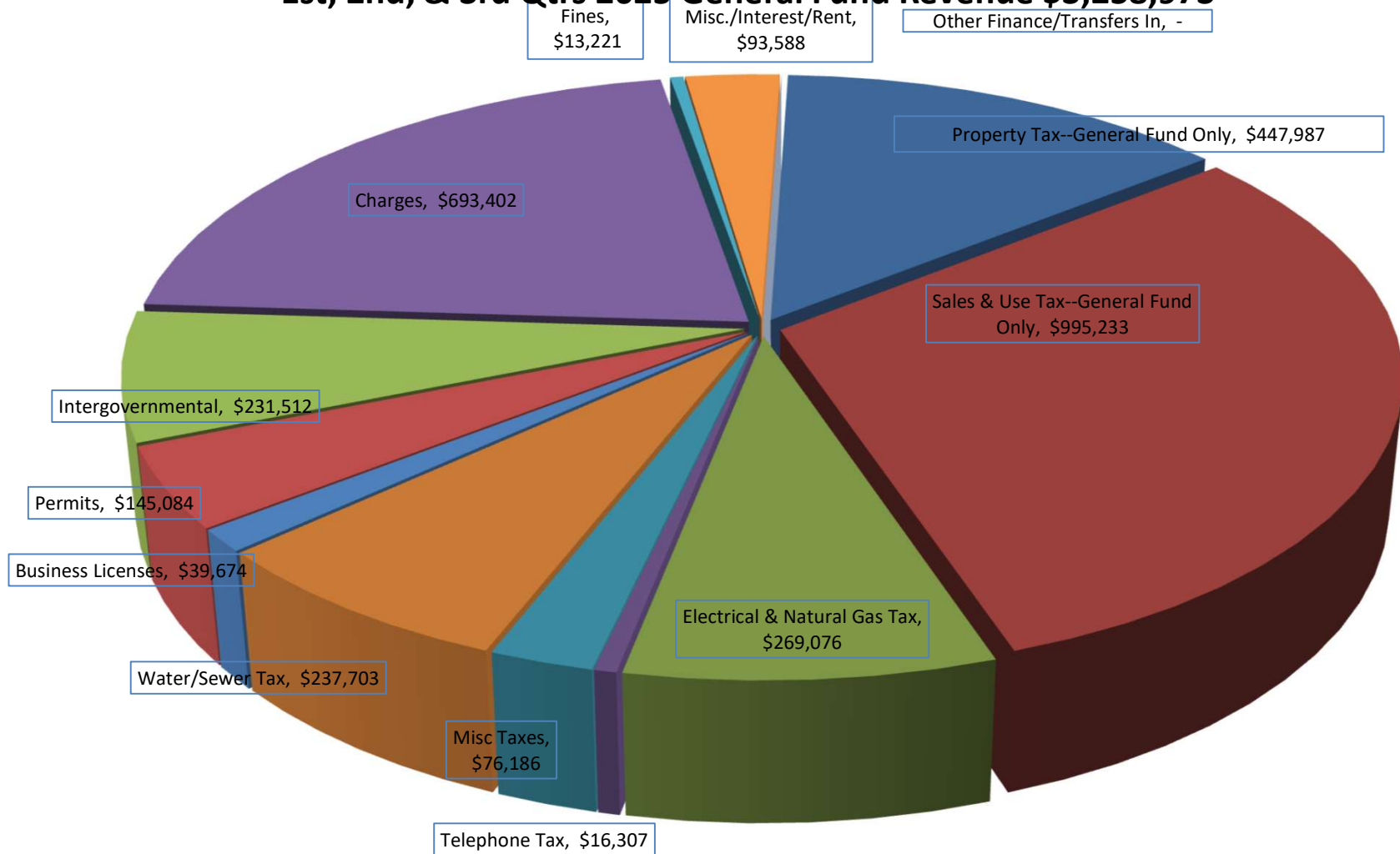
09/01/2025 To: 09/30/2025

Time: 10:39:11 Date: 10/23/2025

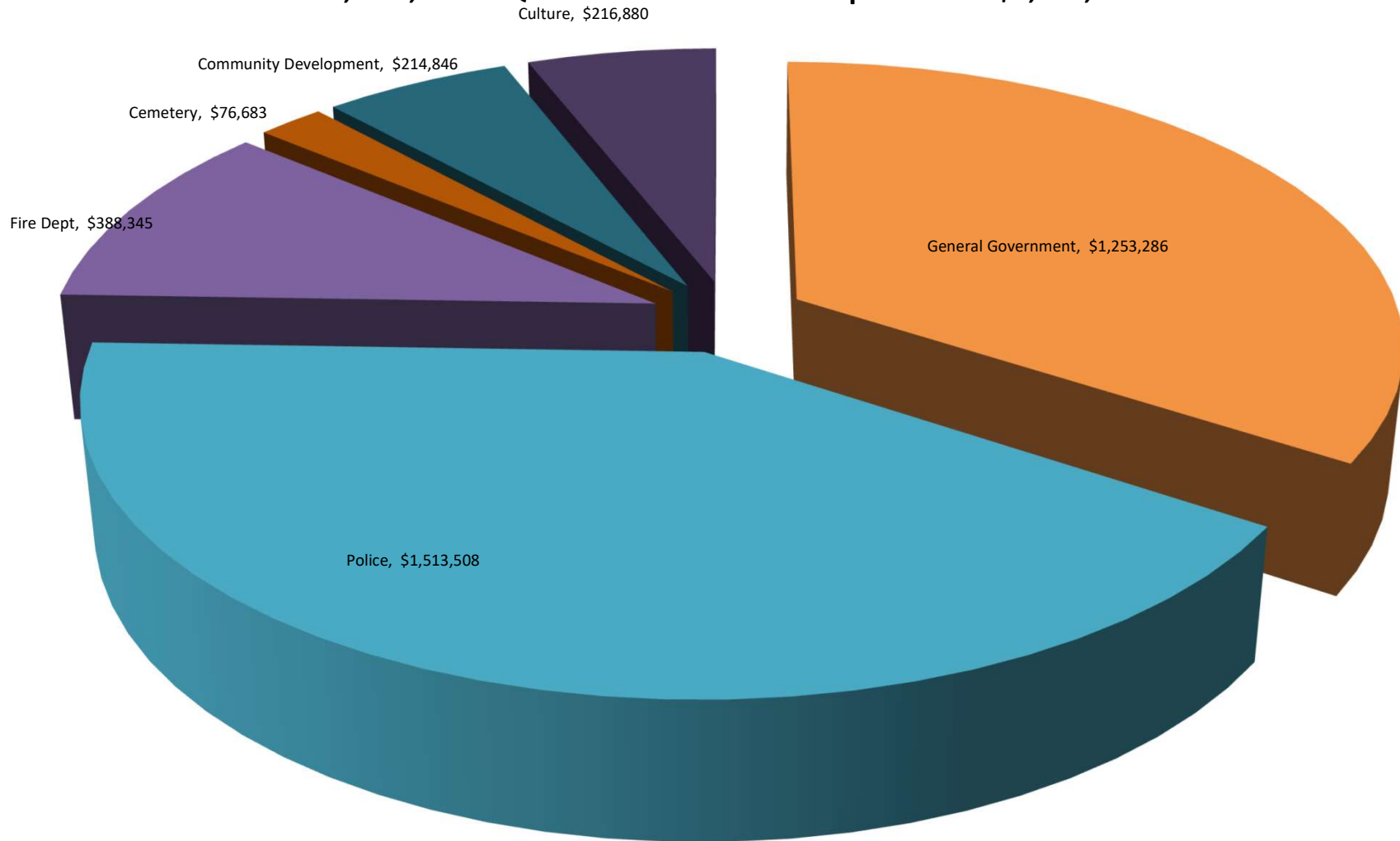
We the undersigned officers for the City of Cle Elum have reviewed the foregoing report and acknowledge that to the best of our knowledge this report is accurate and true:

Signed: Robin Newcomb Signed: Debbie Lee
Finance Director / Date Clerk/ Date

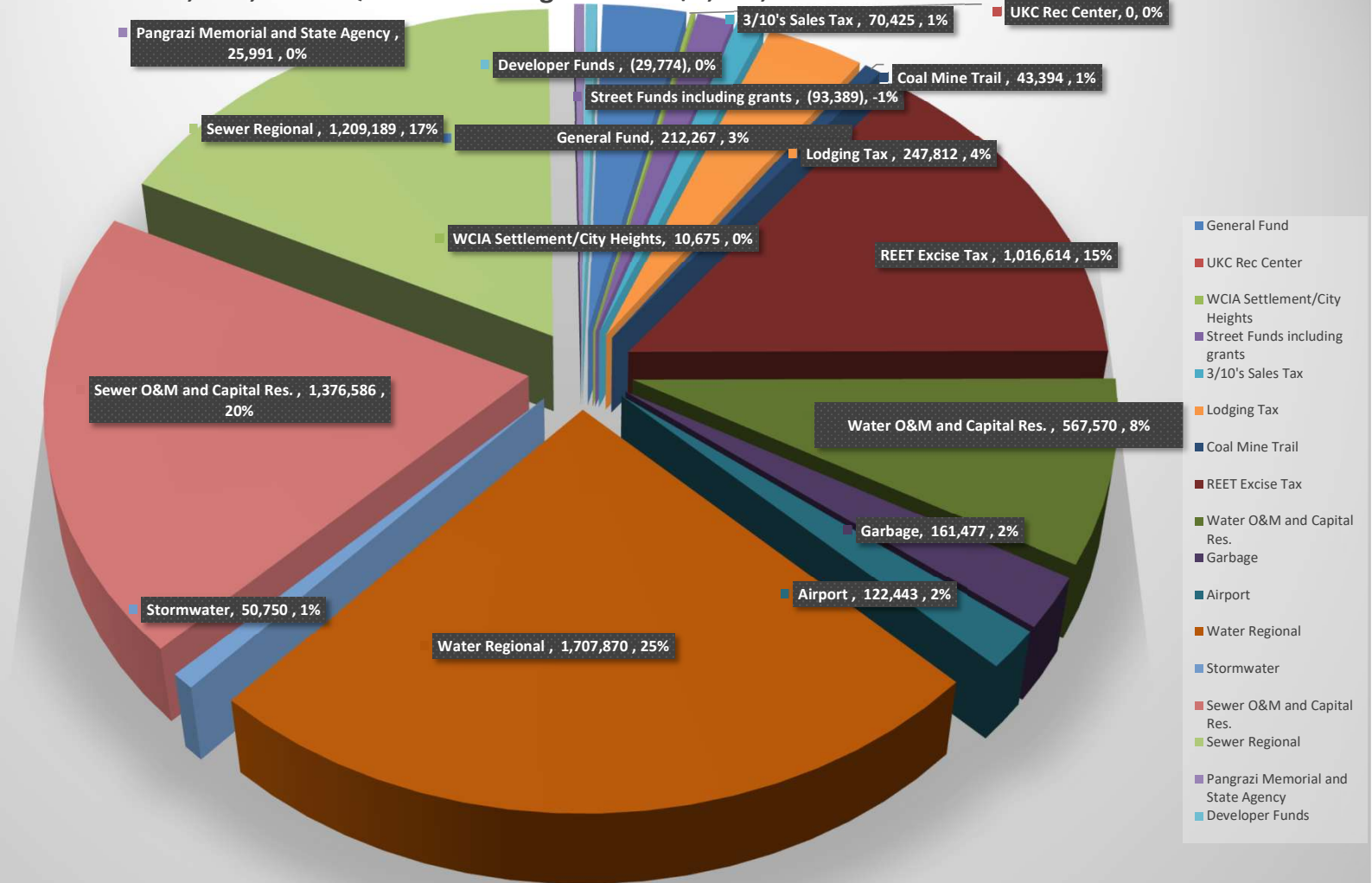
1st, 2nd, & 3rd Qtrs 2025 General Fund Revenue \$3,258,973



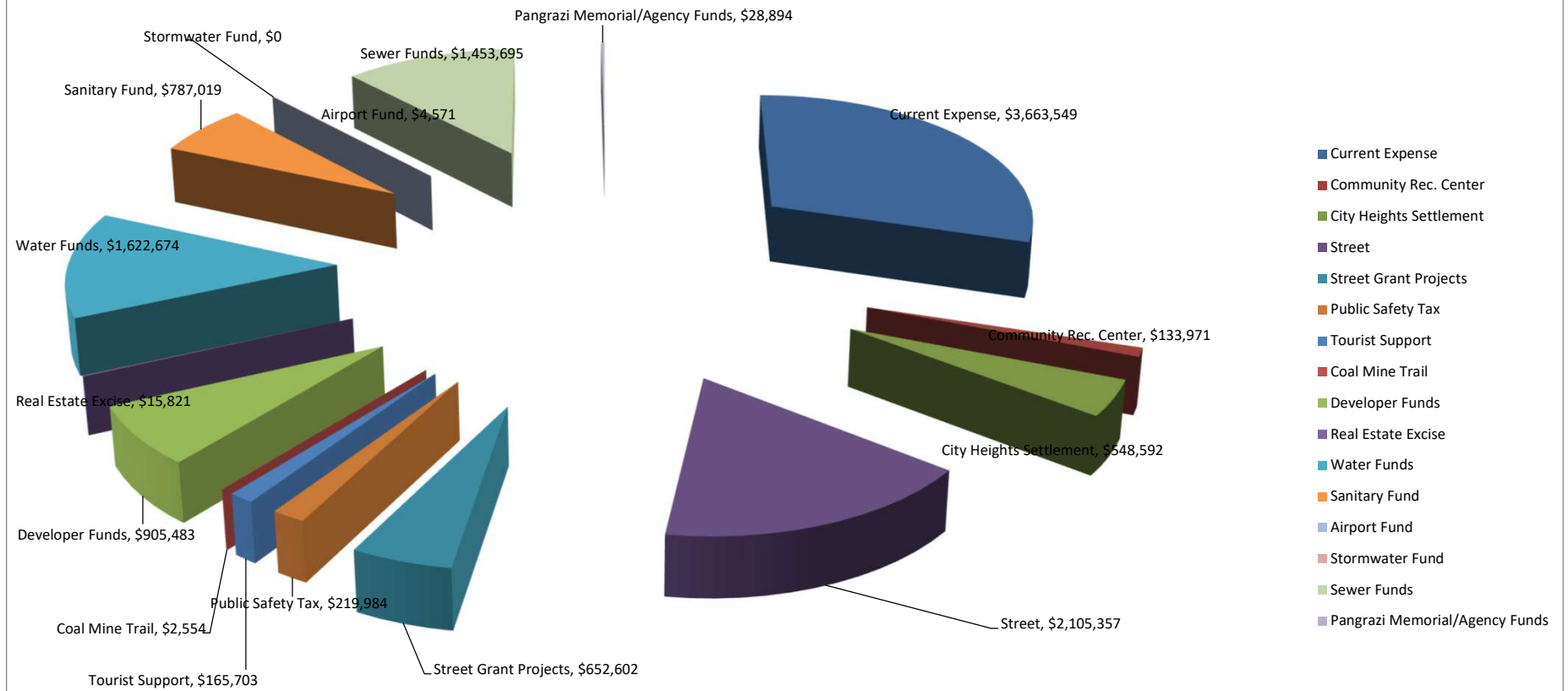
1st, 2nd, & 3rd Qtrs 2025 General Fund Expenditures \$3,663,549



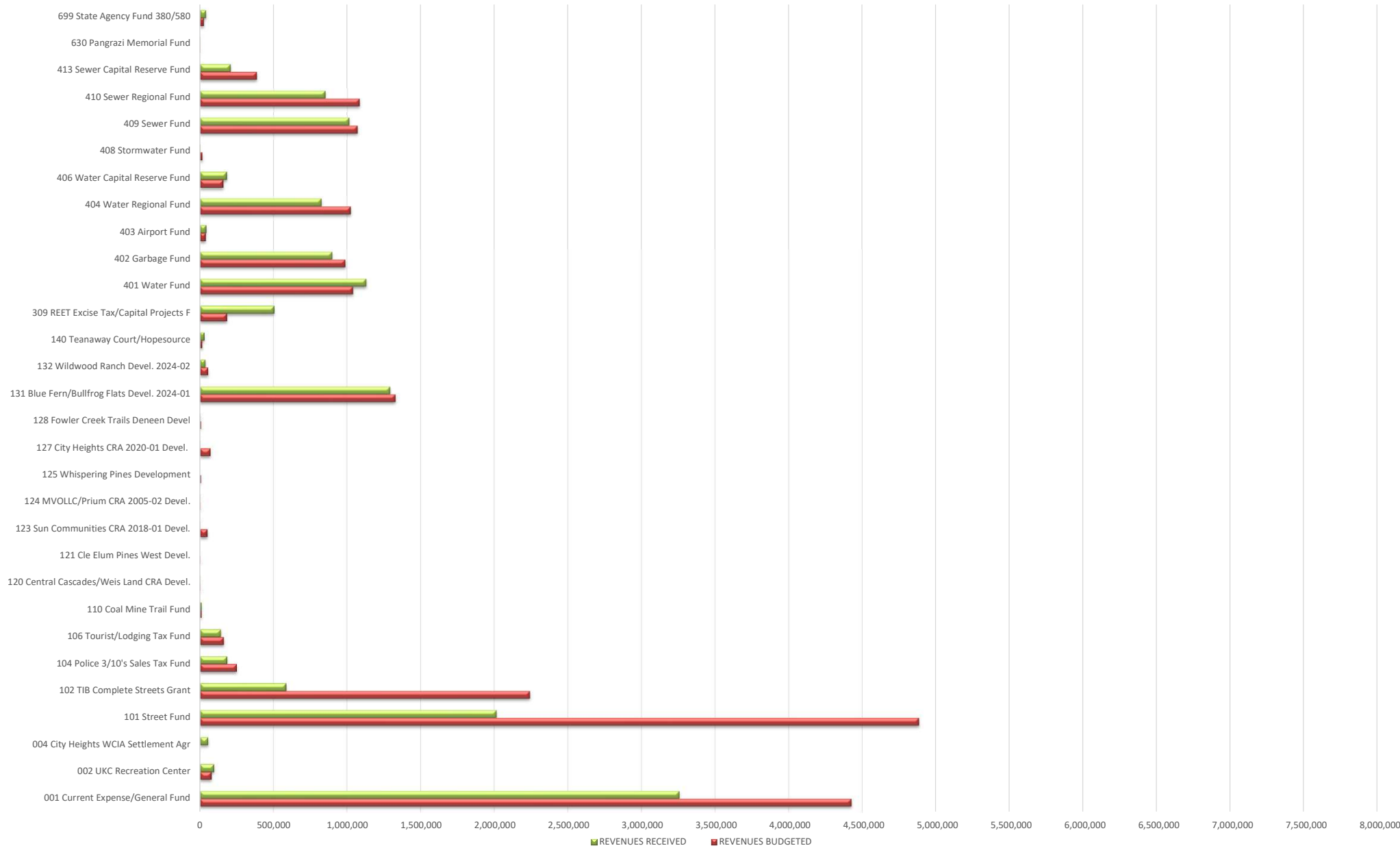
1st, 2nd, & 3rd Qtrs 2025 Ending Balances \$6,699,900



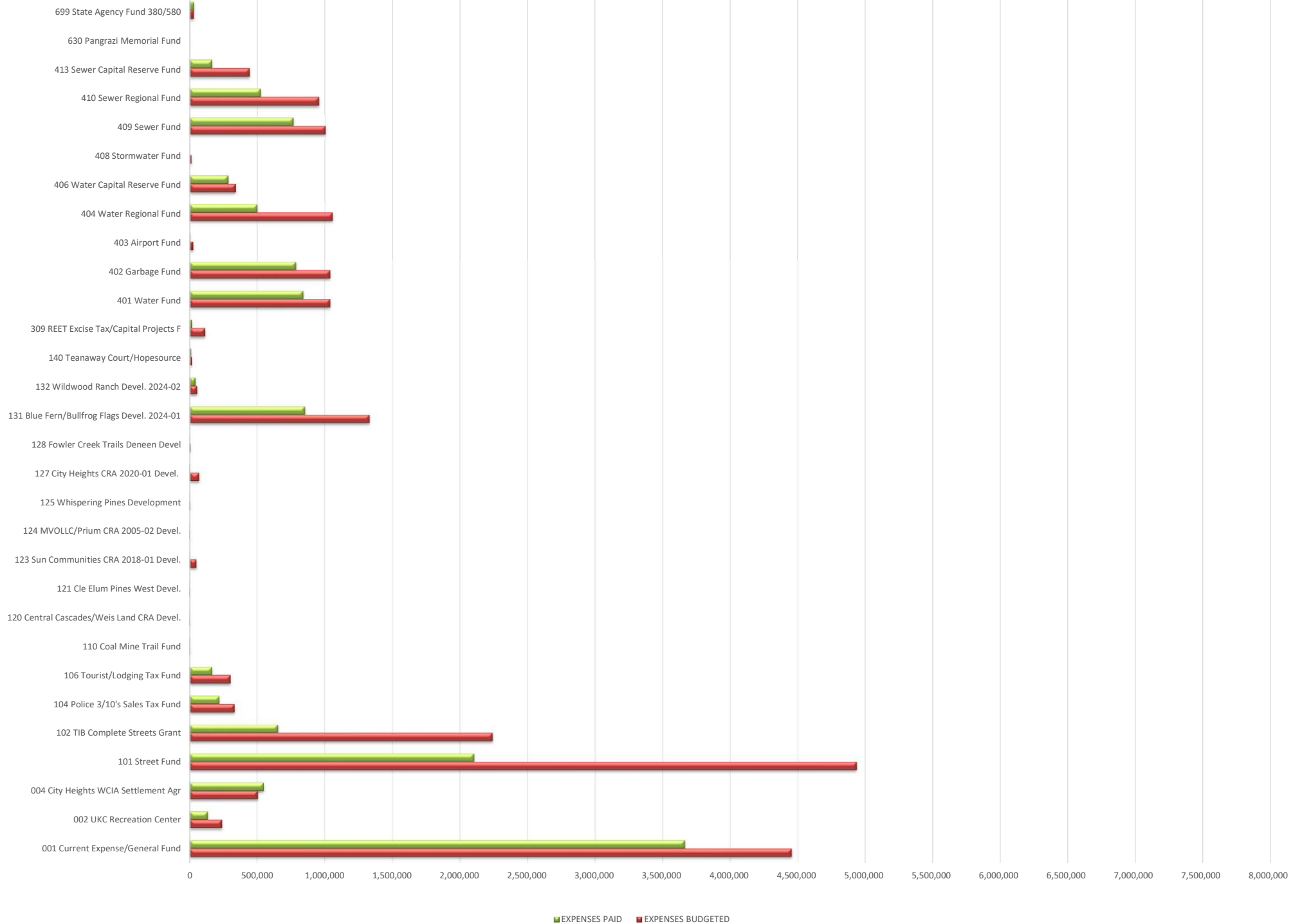
1st, 2nd, & 3rd Qtrs 2025 City of Cle Elum Expenses by Fund \$12,310,469



January to September 2025 Budget to Actual Revenues



JANUARY TO SEPTEMBER 2025 BUDGET TO ACTUAL EXPENSES



CITY OF CLE ELUM SALES TAX THROUGH SEPTEMBER 30, 2025								
MONTH RECEIVED	2018	2019	2020	2021	2022	2023	2024	2025
JANUARY	80,863.24	83,000.86	94,576.48	102,126.71	107,423.36	130,152.51	147,251.86	132,163.06
FEBRUARY	105,058.58	97,917.49	87,965.87	111,776.26	124,077.17	130,667.62	136,405.28	138,031.84
MARCH	74,080.96	67,063.57	77,862.07	77,354.10	94,172.69	80,962.53	108,511.74	115,024.91
APRIL	67,427.68	48,779.31	60,477.52	74,538.37	89,465.21	96,012.89	97,860.74	86,853.81
MAY	71,446.49	60,979.42	64,510.77	100,345.31	115,443.08	103,849.18	111,074.51	102,889.52
JUNE	62,597.81	71,164.07	76,814.25	95,871.78	98,285.24	109,136.01	136,153.40	108,817.07
JULY	91,231.91	87,337.64	101,677.29	125,792.54	111,137.72	135,732.87	149,869.93	124,077.64
AUGUST	91,727.56	104,766.79	112,607.68	138,925.38	143,490.68	157,091.51	147,266.44	152,829.90
SEPTEMBER	99,133.33	99,607.97	115,603.79	129,520.62	137,936.30	147,255.52	164,519.01	145,126.77
OCTOBER	106,337.37	112,754.73	115,880.25	123,067.92	142,084.87	163,871.30	154,969.64	
NOVEMBER	102,778.28	110,863.98	123,403.19	137,818.60	155,365.32	149,403.38	138,380.90	
DECEMBER	85,422.06	99,606.56	116,946.54	120,599.44	132,686.33	149,373.67	135,761.34	
	1,038,105.27	1,043,842.39	1,148,325.70	1,337,737.03	1,451,567.97	1,553,508.99	1,628,024.79	1,105,814.52