

**CLE ELUM PUBLIC WORKS & COMMUNITY DEVELOPMENT
COMMITTEE
MINUTES
JANUARY 7, 2026
8:30 AM
119 W FIRST STREET
CLE ELUM, WA 98922**

1. Call to Order, Pledge of Allegiance

Committee Members Present:

Jon Cornelius
Steven Cook via zoom
Ken Ratliff

Staff Present:

Matthew Lundh - Mayor
Rob Omans - City Administrator
Debbie Lee - Clerk
Mike Heit - HLA
Mathew Bailey - Public Works Director

2. Appoint New Chair for 2026

Jon Cornelius nominated Steven Cook for the chair position. Steven Cook accepted the nomination, and all members were in favor of his appointment as chair. Steven Cook stated that he would like to keep the current meeting date and time, as it works best for his schedule, and all members expressed their support for this as well.

a. Set Meeting Time and Day

The meeting day and time will remain unchanged, taking place on the first Wednesday of every month at 8:30 a.m.

3. Unfinished Business

a. UKC Baseball Further Discussion — (UPDATE)

Rob Omans, City Administrator, stated that all changes to the document have been made by both the city legal counsel and Upper Kittitas County Baseball legal counsel. The attorney recommends accepting the changes as presented. Regarding user fees under item 1.3, Steven Cook clarified that UKC Baseball should only charge parking fees for Upper Kittitas County (UKC) sponsored youth baseball activities. UKC would not be permitted to charge parking fees for any other organizations.

The committee also questioned whether this language would imply exclusive use of the parking lot. Concerns were raised about fishing guides or other unscheduled users potentially being charged fees. The committee emphasized the need to educate UKC

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Baseball that some unscheduled activities should not be subject to charges. Mayor Lundh noted that reserving parking in advance of an event, along with clear signage, could help address these concerns. Use of the park will be implemented through an event application with the city, and permits needed would require completion of a online park reservation form.

The committee discussed volunteer liability. The committee requested confirmation from the city attorney that the language exempting volunteers from liability is acceptable, particularly in Sections 4.7 and 4.8, as well as revisions to Sections 2.3 and 1.3. The committee would like to review a cleaned-up version of the contract before recommending it to the council for consideration.

b. Stormwater Rate Study — Updated

Mike Heit of HLA reviewed the Revised Code of Washington (RCW) and explained that forestry land is exempt from stormwater fees until it is rezoned; therefore, forestry land was eliminated from consideration.

A sixth version of the proposed stormwater rates was added, which relates charges to ERUs, applying a 10 percent rate for undeveloped land up to a certain lot size. Under this approach, a standard residential lot equals one ERU, lots between 15,000 and 25,000 square feet equal two ERUs, and commercial properties are assessed based on square footage, with lower rates for larger parcels.

Discussion included whether city-owned properties such as the Horse Park and Memorial Park should be exempt from stormwater charges. Version 6 of the proposed stormwater rates shows that city-owned properties fall under government services unless the city chooses to exempt them, noting that approximately 90 percent of communities do not charge city-owned properties for stormwater.

Version 6 B of the stormwater rates includes a slight reduction in price, with the overall purpose of increasing funding for general maintenance. Mike Heit stated his preference was version 6 B, noting that city parks are public assets intended for community benefit and that charging the City for use of its own facilities may not be appropriate. The Horse Park was noted to be as different as it is leased out.

Jon Cornelius expressed support for version 6 B.

MOTION: Committee Member Ratliff made a motion to recommend approach 6 B for council consideration; seconded by Committee Member Cornelius.

MOTION CARRIED: 3 yes 0 no.

HLA will move forward with refining the stormwater plan using this approach and will develop the corresponding municipal code language. Public Works will review the code and

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make a recommendation to the city council. If approved, the charges would be added to the utility bill.

c. Definitions of Illicit Discharges — Stormwater Project

Mike Heit and Kyle Campbell with HLA have been working on developing clear definitions related to illicit discharges. Two distinct concepts are being addressed: illicit discharges and illicit connections.

Illicit Discharge Detection and Elimination (IDDE) relates to the Ecology-issued MS4 permit, which governs stormwater discharges to surface waters. The city is not currently an MS4 permit holder, and therefore is not required to conduct stormwater sampling under the MS4 program.

An illicit discharge is a discharge that the city has the authority to correct immediately, such as releases of oil, sewage, or other pollutants. An illicit connection is a non-permit connection that conveys stormwater or other flows to the stormwater system. For example, garage drains must discharge to the sanitary sewer rather than the stormwater system, as cities do not want contaminated or untreated water entering rivers or streams. Similarly, a roof drain connected to the stormwater system would be considered an illicit connection, although the city could choose to allow this. Including these provisions in the municipal code is the first step toward enforceability.

The goal at this stage is to establish basic definitions, so the code can be drafted accordingly.

Mathew Bailey expressed agreement with the proposed definitions.

Mike Heit indicated that this language provides a rough framework and will be refined in an updated version. The draft stormwater plan containing this language has been sent to Ecology for review. The intent is to incorporate this language into the municipal code. There was general agreement that this approach reflects the city's desired path forward, and the committee will review the language again prior to formal code drafting.

Jon Cornelius stated his appreciation for HLA's approach and indicated agreement with the proposed direction.

MOTION: Committee Member Cook made a motion to recommend HLA to move forward with the storm water code; seconded by Committee Member Ratliff.

MOTION CARRIED: 3 yes 0 no.

4. New Business

- a. Cle Elum Public Works & Community Development Committee — Meeting Minutes — December 3, 2025

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MOTION: Committee Member Ratliff made a motion to approve the December 3, 2025, Public Works & Community Development Committee Meeting Minutes; seconded by Committee Member Cook.

MOTION CARRIED: 2 yes 0 no 1 abstain (Committee Member Cornelius)

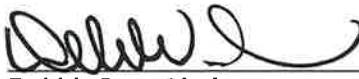
5. Other Committee Comments

6. Adjournment

The meeting was adjourned at 9:33 a.m.



Ken Ratliff, Chair
Steven B. Cook



Debbie Lee, Clerk