

Public Works & Community Development Committee

Agenda

May 2, 2024

12:00 PM



119 W FIRST STREET
CLE ELUM, WA 9922

CITY ADMINISTRATOR
ROBERT OMANS

CITY CLERK
DEBBIE LEE

CITY TREASURER
ROBIN NEWCOMB

PUBLIC WORKS

POLICE CHIEF
RICH ALBO

FIRE CHIEF
ED MILLS

PLANNER

MAYOR
MATTHEW LUNDH

MAYOR PRO TEM
STEVEN HARPER

PUBLIC WORKS &
COMMUNITY
DEVELOPMENT
COMMITTEE
AUDREY MALEK
KEN RATLIFF
JERRED WEIS - CHAIR

CITY ATTORNEY
ALEXANDRA KENYON

Join Virtually with 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

 Receive city text alert notifications: 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**
2. **Unfinished Business**
 - a. Approve the Minutes from the Public Works & Community Development Committee Meeting Dated April 4, 2024
 - b. Sewer Rate Study Recap - Ben Annen HLA
 - c. Update Cle Elum Construction Standards - Ben Annen HLA
3. **New Business**
 - a. Airport - Colleda Monick HLA
Updated Airport Layout Plan
Lease Rates
 - b. Changes to the CEMC 15.04.030 (as attached) and the adoption of the 2021 Building Code
4. **Other Committee Comments**
5. **Adjourn**

Upcoming Meetings:

Next Public Works & Community Development Committee Meeting: June 6, 2024 @ 12:00 p.m.

Regular Council Meeting: May 14, 2024 @ 6:00 p.m.

Planning Commission Meeting: May 7, 2024 @ 6:00 p.m.

Public Works & Community Development Committee Agenda May 2, 2024

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CLE ELUM, WA 98922

General Government Committee Meeting: May 22, 2024 @ 8:30 a.m.
Lodging Tax & Events Committee Meeting: May 13, 2024 @ 8:30 a.m.
Public Safety & Health Committee Meeting: May 21, 2024 @ 1:00 p.m.

DRAFT

**CLE ELUM PUBLIC WORKS & COMMUNITY DEVELOPMENT
COMMITTEE**

MINUTES

APRIL 4, 2024

12:00 PM

**119 W FIRST STREET
CLE ELUM, WA 98922**

1. Call to Order

Audrey Malek - Committee Member absent
Ken Ratliff - Committee Member present
Jerred Weis - Committee Member present via zoom

Rob Omans - City Administrator
Debbie Lee - Clerk
Aaron Barr - Public Works
Audrey Casassa - Utility Clerk
Ben Annen - HLA

2. Unfinished Business

a. Harper Leak Forgiveness

The Committee requested more information regarding the leak forgiveness. Audrey Casassa requested more information but did not get a response. Audrey Casassa supplied reports from Public Works of the dates of when the water was turned off and then back on. These reports showed proper intent to minimize leakage, which was satisfactory to the Committee.

Committee Member Weis was hoping for more information but felt that they should grant the relief, so did Committee Member Ratliff. They will give their recommendation to the Council at the next meeting. The credit given will be \$165.17.

b. Sewer Rate Study Recap - Ben Annen HLA

Ben Annen of HLA reported that there was good discussion at the Council Meeting regarding the proposed sewer rate structure for commercial users. The Council did think that churches should be category A instead of B. This will be updated. By this change, it will reduce the projected revenue from \$450,000 to \$445,000 annually, which is pretty minimal.

The Council would like to set a date for a public meeting and have HLA give a presentation with proposed rates.

Ben of HLA will work on updating the Ordinance regarding the rates, classes and the incentive plan. The incentive plan will allow businesses to make these changes in order to possibly change their classification, and the cost for this will be put on the business owner.

The Committee will see the proposed Ordinance at the May 2, 2024, Committee Meeting

Public Works & Community Development Committee Agenda

April 4, 2024

119 W FIRST STREET
CLE ELUM, WA 9922

and then the presentation with a question and answer session is scheduled for May 9, 2024, from 6:00 p.m. - 8:00 p.m. The presentation will focus on the importance of the needed increased revenue to the cities' sewer system to make necessary upgrades.

Discussion was had on how to get the public notified of this upcoming public meeting. There will be fliers sent with the utility bills, textmygov notification will be sent, a notice in the newspaper and City Administrator Rob Omans will announce it at the Council Meeting.

3. New Business

a. Public Works & Community Development Committee Meeting Minutes Dated March 7, 2024

The minutes for the March 7, 2024, meeting were approved by both Committee Members Weis and Ratliff.

b. Update Cle Elum Construction Standards - Ben Annen HLA

Ben Annen of HLA informed the Committee that the construction standards have not been updated in the Cle Elum Municipal Code since 2002. He gave an example of the water service being copper lines when the standards have been updated since then and the road width is not currently stated in the construction standards. These standards need to be completely updated. Ben has been talking with Rob Omans, City Administrator, and a rough cost to update these standards would be around \$30,000. HLA will get a task order prepared which will include the scope of work and budget. Ben Annen of HLA will present the task order at the next Public Works & Community Development Committee Meeting dated May 2, 2024.

4. Other Committee Comments

Aaron Barr of public works informed the Committee that the new small tractor was delivered today. They should be getting the attachment for the mower and sweeper any day, and then public works will be able to start cleaning some sidewalks soon.

There will be a Resolution presented to the Council at the next meeting to vote on and, if approved, the loader will be available to the city soon.

Public Works is still having issues with the sensors on the Vac Truck, but the pump is working well.

Committee Member Ratliff is interested in putting together information regarding FOG fats, oils and grease to inform the public about how bad this is in the cities' sewer system.

Committee Member Weis thought this was good. The more information they can get to the public the better.

Public Works & Community Development Committee Agenda

April 4, 2024

119 W FIRST STREET
CLE ELUM, WA 9922

5. Adjourn

Meeting was adjourned at 1:06 p.m.

Jerred Weis, Chair

Debbie Lee, Clerk

CITY OF CLE ELUM

SEWER RATE PUBLIC MEETING

MAY 9, 2024

Rate Change Goals:

- Provide revenue to fund repair and maintenance projects.
- Provide rate structure to equitably share sewer system costs between customers and types of wastewaters discharged.

New Rate Basis:

- Waste strength (low, medium, high), classification type.
 - Biochemical Oxygen Demand (BOD)
 - Total Suspended Solids (TSS)
- Equivalent Residential Unit (ERU) = Single Family Home
 - 1,000 CF flow, 200 mg/l BOD, 200 mg/l TSS

Rate Components:

- Flow = Base Rate x ERUs
 - ERUs determined by prior year's actual average usage
- Usage Charge = Rate x Usage
 - Using current water meter readings
- Reserve Fee = Flat rate x ERUs
 - ERUs determined by prior year's actual average usage

New Rates Impact:

- Residential customers will have minimal change.
- Low strength customers with residential flows and wastewater strength will have rates comparable to residences.
- Medium and high strength commercial and industrial customers will see increases proportional to their waste strength.

Customer Classifications:

TYPICAL COMMERCIAL AND INDUSTRIAL CLASSIFICATIONS		
Classification	Business Types	Waste Strength
Commercial A	Office buildings, churches, hotels and motels without a commercial kitchen, and businesses maintaining only restroom facilities for employees and the public	Low
Commercial B	Convenience stores, gas stations, sandwich shops, coffee stands/shops, hotels and motels with a commercial kitchen, schools w/o food prep, car washes, grocery stores, laundromats, salons, dental offices, assisted living facilities	Medium
Commercial C	Restaurants, pizza shops, bakeries, fast food/drive-in restaurants, taverns	High
Schools w/ Food Prep	Schools with food preparation facilities	Medium-High
Industrial	Metal fabrication facilities, breweries, wineries, meat processing	Varies

Proposed Rate Structure:

PROPOSED CLE ELUM SEWER RATES		
User Category (Classification)	Base Rate per Month	Usage Charge per 100 CF
Residential	\$53.50	Included up to 1,000 CF
Commercial - Category A (Low Strength)	\$40.00 x ERU	\$1.35
Commercial - Category B (Medium Strength)	\$80.00 x ERU	\$2.70
Commercial - Category C (High Strength)	\$120.00 x ERU	\$4.05
Schools w/ Food Prep (Medium-High Strength)	\$100.00 x ERU	\$3.38
Industrial (Loading assessed individually)	\$26.00 x ERU	\$1.35/100 CF Flow x ERU, \$0.62/lb BOD ₅ and \$0.62/lb TSS
Reserved Fees added at \$5.00 per ERU for Residential and Commercial A customers. Commercial B, Commercial C, and Schools are \$10.00, \$15.00, and \$12.50 per ERU, respectively. Industrial customers are \$25.00 per ERU.		
Each account adjusted for ERUs (1 ERU = 1,000 CF per month, 200 mg/L BOD, and 200 mg/L TSS)		

CLE ELUM - COMMERCIAL SEWER ACCOUNT SUMMARY AND ESTIMATED SEWER RATE CHANGE IMPACTS

June 2022 - May 2023 Meter Readings

Yellow = No records
Green = Inactive for portions of year
Orange = Industrial
Blue = School

Acct #	Name	Utility Class	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Monthly	Annual	Usage Check, CF	2022-2023			Commercial Type	Calculated Annual Revenue (\$)			Proposed New Rate (Annual)	2022-23 Rate (Annual)	% Change
			(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	(CF)	Average (CF)	Total (CF)	Monthly Charge		ERUs	Type A	Type B		Type C					
957	Woodridge Custom Homes	Commercial	80	71	83	66	68	67	49	179	57	66	55	56	75	897	897		\$36.25	1	A	552	0	0	\$702	\$516	136%
1118	Stella's	Commercial	676	787	1413	725	612	533	598	537	795	562	640	902	732	8780	8780		\$51.17	1	B	0	1320	0	\$1,320	\$708	186%
1456	Cle Elum Dental Clinic	Commercial	624	1954	1941	2002	1344	133	83	130	125	114	123	1362	828	9935	9935		\$45.25	1	B	0	1344	0	\$1,344	\$636	211%
1498	Mid Cascade Investments LLC - Dru Bru	Commercial	12186	13925	17197	14692	11909	11375	11420	11440	10456	12802	10248	12998	12554	150648	150648		\$250.08	13	I	0	0	27156	\$27,156	\$3,240	838%
1503	Alpine Lakes Chalet Motel	Commercial	1350	1730	1980	1090	1290	1540	1660	560				120	1258	11320	11320		\$46.17	2	B	0	2568	0	\$2,568	\$648	396%
1634	Maximum Electric LLC	Commercial	385	521	514	422	417	511	462	449	425	456	443	509	460	5514	5514		\$41.08	1	A	612	0	0	\$702	\$576	122%
1699	NW Roots Construction LLC	Commercial	230	197	299	219	221	211	150	238	222	222	197	315	227	2721	2721		\$38.25	1	A	576	0	0	\$702	\$540	130%
1732	Tuckaway Antiques	Commercial	107	256	1012	703	201	484	270	86	89	103	125	102	295	3538	3538		\$39.08	1	A	588	0	0	\$702	\$552	127%
1787	MLM Cle Elum LLC	Commercial	2730	3170	3260	2090	2360	2120	2010	1770	1540	1750	2200	2730	2311	27730	27730		\$62.17	3	B	0	3984	0	\$3,984	\$852	468%
1914	Bailey, Sara	Commercial	318	1076	2056	3169	1284	231	328	138					1075	8600	8600		\$31.67	2	A	1260	0	0	\$1,260	\$456	276%
1934	Timesaver PC	Commercial	2558	1090	2286	873	1442	1643	1632	1431	136	175	165	192	1135	13623	13623		\$48.42	2	A	1260	0	0	\$1,260	\$672	188%
1935	Rizo, Tino	Commercial	57	62	716	1598	1738								834	4171	4171		\$74.17	1	A	672	0	0	\$702	\$996	70%
1951	Harper Apts	Commercial	1843	4120	1833	1155	1255	964	529	399	462	852	593	2040	1337	16045	16045		\$155.83	2	A	1296	0	0	\$1,296	\$2,040	64%
1968	Trout Water Fly shop	Commercial					338	18			13	5	22	5	67	401	401		\$24.33	1	A	552	0	0	\$702	\$372	189%
2045	Potlatch No#1Financial Union C/O	Commercial	225	152	183	158	157	145	136	148	154	173	178	173	165	1982	1982		\$37.42	1	A	564	0	0	\$702	\$540	130%
2055	Banzai Teriyaki	Commercial	4160	6830	7390	4350	2750	2750	2810	3310	3410	3430	3810	4980	4165	49980	49980		\$83.67	5	C	0	0	10128	\$10,128	\$1,128	898%
2201	Kittitas County Public Works	Commercial	247	206	245	257	487	339	408	453	580	641	393	680	411	4936	4936		\$40.25	1	B	0	1212	0	\$1,212	\$576	210%
2202	Wilson Commercial Properties, LLC	Commercial	404	487	471	311	369	369	237	286	341	311	378	386	363	4350	4350		\$39.67	1	A	600	0	0	\$702	\$564	124%
2203	Wilson Commercial Properties, LLC	Commercial														0	0		\$35.00	1	A	540	0	0	\$702	\$504	139%
2232	Hahnemann, Marcus and Amanda	Commercial	82	80	111	91	110	187	306	119	163	162	111	85	134	1607	1607		\$37.08	1	A	564	0	0	\$702	\$528	133%
2325	Samalco Holdings LLC	Commercial	21	66	58	65	62	36	26	31	30	27	37	51	43	510	510		\$36.17	1	A	552	0	0	\$702	\$516	136%
2327	Smith, Stanley	Commercial	106	83	96	108	31	238	119	315	78	43	37	25	107	1279	1279		\$36.92	1	A	552	0	0	\$702	\$528	133%
2340	TTAK LLC, Ty and Teresa Mortenson	Commercial	1819	2855	2229	2352	1475	1287	18065	1412	1758	1082	2460	1933	3227	38727	38727		\$72.58	4	B	0	5364	0	\$5,364	\$984	545%
2344	Warriors Car Wash	Laundromat/Car Washes	8819	9601	11253	10291	7181	3088	4491	6232	4837	6790	6821	11751	7596	91155	91155		\$97.08	8	B	0	11100	0	\$11,100	\$1,296	856%
2351	M Kolar Holdings LLC	Commercial	1855	1614	1277	1256	1003	964	920	789	833	803	3405	2512	1436	17231	17231		\$52.33	2	C	0	0	3936	\$3,936	\$720	547%
2385	Little Arrow LLC	Commercial	46	41	13	3	23							7	22	133	133		\$35.58	1	A	540	0	0	\$702	\$516	136%
2430	Bhangu Hospitality LLC	Commercial	11260	14410	18130	7830	6460	5230	4110	3650	3270	4070	5280	9700	7783	93400	93400		\$124.92	8	C	0	0	16740	\$16,740	\$1,644	1018%
2434	McAuliff Real Estate Holding LLC	Commercial	92	101	19	96	99	97	55	110	117	125	121	153	99	1185	1185		\$36.75	1	A	552	0	0	\$702	\$528	133%
2457	Cle Elum Roslyn School District	Commercial	222	19	64	104	149	166	183	217	159	174	133	196	149	1786	1786		\$37.33	1	A	564	0	0	\$702	\$528	133%
2461	Hamilton Hudson LLC	Commercial	9	32	6	5	6	27	Leak						14	168	#VALUE!		\$56.67	1	C	0	0	1632	\$1,632	\$780	209%
2468	Snowy River Equipment Sales	Commercial	10	31	55	38	147	312	41	44	92	52	139	88	87	1049	1049		\$36.58	1	A	552	0	0	\$702	\$528	133%
2481	Resilient Holdings LLC	Commercial														0	0		\$35.00	1	C	0	0	1620	\$1,620	\$504	321%
2483	Porter, Brendon	Commercial	105	132	106	113	122	93	97	124	108	109	68	418	133	1595	1595		\$37.33	1	B	0	1128	0	\$1,128	\$528	214%
2484	Crisman, Todd and Kristen	Commercial		2120	2294	1701	1082	325	260	191	165	354	539	2061	1008	11092	11092		\$43.25	2	A	1248	0	0	\$1,248	\$612	204%
2499	Gemini Fish Market	Commercial	5226	5726	6667	5047	4775	5768	5229	5013	4856	5031	5090	5406	5320	63834	63834		\$96.92	6	B	0	8208	0	\$8,208	\$1,296	633%
2564	Conrad, Isabel	Commercial		3173	2021	1147	812	291	244	236	169	191	326	802	856	9412	9412		\$41.67	1	A	684	0	0	\$702	\$588	119%
2575	Kittitas County Public Hospital Dist # 2	Commercial	378	1781	489	359	335	498	544	468	364	370	411	366	530	6363	6363		\$41.50	1	A	624	0	0	\$702	\$588	119%
2602	Swiftwater Cellars	Commercial					5	3	2	7	6	8	2	3	5	36	36		\$24.25	1	A	540	0	0	\$702	\$372	189%
2631	Grant Mechanical Inc	Commercial	133	165	160	97	92	89	58	89	132	105	143	180	120	1443	1443		\$36.83	1	A	564	0	0	\$702	\$528	133%
2636	Dolak, Marcel and Kaitlin	Commercial	36	43	41	38									40	158	158		\$36.92	1	A	552	0	0	\$702	\$528	133%
2636	Upsidedown Wine	Commercial					127	191	112	121	151	135	119	160	140	1116	158		\$36.92	1	B	0	1128	0	\$1,128	\$528	214%
2638	Thomson Investments Railroad LLC	Commercial	52	13	457	34	7	13	12	24	141	167	19	8	79	947	947		\$36.75	1	A	552	0	0	\$702	\$528	133%
2639	Thomson Investments Gaslight LLC	Commercial	7076	6439	6074	3190	2146	3010	2932	1746	1801	5612	2914	3098	3837	46038	46038		\$79.75	4	I	0	0	8340	\$8,340	\$1,068	781%
2651	SST Cle Elum LLC	Commercial														0	0		\$32.08	1	A	540	0	0	\$702	\$468	150%
2657	Brar Hotels LLC	Commercial	10887	12959	16999	10389	8794	9928	5861	4201	3183	4027	8327	11953	8959	107508	107508		\$138.42	9	B	0	12624	0	\$12,624	\$1,824	692%
2666	Cle Elum Development LLC - Les Schwab	Commercial	17												17	17	17		\$35.08	1	B	0	1080	0	\$1,080	\$504	214%
2677	L&O Rentals	Commercial						4	7	18	27	26	25	42	21	149	149		\$35.67	1	A	540	0	0	\$702	\$516	136%
2681	Kittitas County Sheriff's Office	Commercial														0	0		\$23.50	1	A	540	0	0	\$702	\$360	195%
2688	Belliss Homes LLC	Commercial												22	153	88	175		\$6.25	1	A	552	0	0	\$702	\$132	532%
2716	Squirreling Around LLC	Commercial	517	1	3	2									131	523	523		\$36.75	1	A	564	0	0	\$702	\$528	133%
2716	Vaughan May Creations DBA Bright & Day	Commercial					33	7	12	15	4	6	12	123	27	212	523		\$36.75	1	A	540	0	0	\$702	\$528	133%
2775	Mountain Elegance Furniture	Commercial														0	0		\$34.50	1	A	540	0	0	\$702	\$492	143%
2777	Hirst, Ryan	Commercial		81	433	729	97	58	53	250	233	479	430	380	293	3223	3223		\$35.67	1	A	588	0	0	\$702	\$516	136%
2779	Colette Graham Designs	Commercial		47	44	20	42	34	19	18	28	31	33	52	33	368	368		\$32.42	1	A	540	0	0	\$702	\$468	150%
2783	Brice, Paul	Commercial		485	558	427	385	533	795	369	1009	384	369	281	509	5595	5595		\$68.92	1	A	624	0	0	\$702	\$936	75%
2785	Brice, Paul	Commercial														0	0		\$31.58	1	A	540	0	0	\$702	\$456	154%
2807	Smith, Stanley	Commercial														0	0		\$19.42	1	A	540	0	0	\$702	\$300	234%
2836	Kendev LLC	Commercial														0	0		\$23.58</								

CLE ELUM - COMMERCIAL SEWER ACCOUNT SUMMARY AND ESTIMATED SEWER RATE CHANGE IMPACTS

June 2022 - May 2023 Meter Readings

- Yellow = No records
- Green = Inactive for portions of year
- Orange = Industrial
- Blue = School

Acct #	Name	Utility Class	Jun-22 (CF)	Jul-22 (CF)	Aug-22 (CF)	Sep-22 (CF)	Oct-22 (CF)	Nov-22 (CF)	Dec-22 (CF)	Jan-23 (CF)	Feb-23 (CF)	Mar-23 (CF)	Apr-23 (CF)	May-23 (CF)	Monthly Average (CF)	Annual Total (CF)		2022-2023 Monthly Charge	ERUs	Commercial Type	Calculated Annual Revenue (\$)			Proposed New Rate (Annual)	2022-23 Rate (Annual)	% Change
																	Usage Check, CF				Type A	Type B	Type C			
2878	Cle Elum Automotive	Commercial														0	0	\$19.17	1	B	0	1080	0	\$1,080	\$300	360%
2879	Cle Elum Automotive	Commercial							721	182	170	299	1353	537	544	3262	3262	\$22.58	1	B	0	1260	0	\$1,260	\$348	362%
2922	Stewart, Ryan and Jennifer	Commercial														0	0	\$1.42	1	A	540	0	0	\$702	\$72	975%
2938	Page, Bradford	Commercial														0	0	\$7.00	1	A	540	0	0	\$702	\$144	488%
2968	Teelak Thai Kitchen	Commercial												705	705	705	705	\$4.08	1	C	0	0	1968	\$1,968	\$108	1822%
2977	Taneum Creek Brewing	Commercial														0	0	\$3.00	1	B	0	1080	0	\$1,080	\$96	1125%
2993	Suburban Propane	Commercial														0	0	\$1.25	1	A	540	0	0	\$702	\$72	975%
10080	Keg Cellar Tavern	Commercial	1373	956	855	981	930	2061	1970	1325	1154	1266	1084	1139	1258	15094	15094	\$50.00	2	B	0	2568	0	\$2,568	\$696	369%
10301	Lasinski, Katrina															0	0	\$35.00	1	A	540	0	0	\$702	\$504	139%
10430	Nicholson, Ken	1 Business/1 Residence					275	368	386	333	306	464	340	249	340	2721	2721	\$57.75	1	A	600	0	0	\$702	\$792	89%
10440	H & H Enterprise LLC	Commercial	3890	4020	4240	3240	3380	3720	3410	3780	3290	3410	3690	4620	3724	44690	44690	\$813.33	4	I	0	5532	0	\$5,532	\$10,416	53%
10540	Nelson Creek Construction - Inactive	Commercial														0	0	\$32.00	1	A	540	0	0	\$702	\$468	150%
10730	R.M. Bator Lumber, Inc.	Commercial														0	0	\$35.00	1	A	540	0	0	\$702	\$504	139%
10740	Hernandez, Jose C.	Commercial	1434	1553	1634	1183	1300	1466	1368	1454	1144	1387	1302	1547	1398	16772	16772	\$86.58	2	B	0	2616	0	\$2,616	\$1,164	225%
10880	A & W Auto Repair	Commercial	123	343	77	350	604	1181	1093	1076	984	1043	924	343	678	8141	8141	\$43.33	1	B	0	1296	0	\$1,296	\$612	212%
10910	Miller Business Consulting LLC, Patricia	1 Business/1 Residence					571	229	212	222	182	293	363	541	327	2613	2613	\$57.75	1	B	0	1188	0	\$1,188	\$792	150%
10970	C.E.D.Q., LLC	Commercial	3050	8490	6250	5760	4300	2430	2000	1820	1750	2140	2830	3770	3716	44590	44590	\$78.17	4	C	0	0	8280	\$8,280	\$1,056	784%
11052	Gaub, Gordon	Commercial	1700	5360	5880	4050	300	350	330	270	270	270	280	2510	1798	21570	21570	\$230.92	2	C	0	0	4116	\$4,116	\$3,000	137%
11053	Gaub, Gordon	Commercial	4780	12520	11720	12250	1870	2180	1970	1910	1880	1850	2150	12490	5631	67570	67570	\$240.17	6	C	0	0	12456	\$12,456	\$3,120	399%
11140	Peterson, Charles and Judith	Commercial														0	0	\$35.00	1	A	540	0	0	\$702	\$504	139%
11200	WA State Horse Park	Commercial	-10358	15779	10600	11700	7200						80900	9300	17874	125121	125121	\$190.42	18	A	12612	0	0	\$12,612	\$2,484	508%
11290	Willette, Thomas J.	Commercial	594	671	918	434	981	139	167	411	246	293	441	943	520	6238	6238	\$41.50	1	B	0	1248	0	\$1,248	\$588	212%
11320	Bullitt Avenue	Commercial	416	385	468	255	302	343	376	419	423	425	556	239	384	4607	4607	\$40.08	1	C	0	0	1812	\$1,812	\$564	321%
11530	Cle Elum Travelers Inn	Commercial	6190	8360	6250	4690	4370	3520	7620	2220	2130	2170	2870	4770	4597	55160	55160	\$88.25	5	B	0	6888	0	\$6,888	\$1,176	586%
11690	Jeb's Pet Supply	Commercial	81	76	96	71	107	104	194	77	81	82	72	146	99	1187	1187	\$36.50	1	A	552	0	0	\$702	\$528	133%
11770	Cle Elum Bakery	Commercial	1061	1077	1231	735	775	884	530	616	610	668	783	725	808	9695	9695	\$44.83	1	B	0	1344	0	\$1,344	\$624	215%
11940	Canterbury, James R	Commercial	124	156	130	154	123	112	97	96	82	96	88	99	113	1357	1357	\$36.75	1	A	564	0	0	\$702	\$528	133%
12060	Mountain Elegance Furniture	Commercial	806	129	13	10	46	8	971	0	0	0	0	0	283	1983	1983	\$22.50	1	A	588	0	0	\$702	\$348	202%
12070	509 Bake House	Commercial														0	0	\$20.58	1	B	0	1080	0	\$1,080	\$324	333%
12111	Spears, Rich	Commercial														0	0	\$23.50	1	A	540	0	0	\$702	\$360	195%
12230	Kittitas Valley Healthcare	Commercial	272	280	298	289	238	295	232	235	228	251	264	270	263	3152	3152	\$38.42	1	B	0	1164	0	\$1,164	\$552	211%
12380	Scott Rollins Insurance	Commercial	2682	4014	5143	3809	574	81	61	67	73	87	88	99	1398	16778	16778	\$86.33	2	A	1308	0	0	\$1,308	\$1,152	114%
12560	Qwest	Commercial														0	0	\$35.00	1	A	540	0	0	\$702	\$504	139%
12570	Lewis, Al and Ruby	Commercial	33	72	49	215	173	177	27	66	409	29	154	122	127	1526	1526	\$37.08	1	A	564	0	0	\$702	\$528	133%
12600	Reese Block	Commercial	282	283	442	235	286	217	267	217	225	247	373	311	282	3385	3385	\$108.83	1	A	588	0	0	\$702	\$1,440	49%
12770	Cascade Door & Remodel	Commercial	99	189	165	188	448	105	57	93	67	111	116	119	146	1757	1757	\$37.17	1	A	564	0	0	\$702	\$528	133%
12860	Troutwater Fly Shop	Commercial	85	129	179	119	74	46	27	71	48	139	175	206	108	1298	1298	\$36.83	1	A	552	0	0	\$702	\$528	133%
13030	The Bakery House	Commercial	590	1824	1996	1433	1392	212	117	152	170	228	194	1115	785	9423	9423	\$44.58	1	B	0	1332	0	\$1,332	\$624	213%
13040	Stagecoach Inn	Commercial	4181	5796	5837	4818	5490																			

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Acct #	Name	Utility Class	Jun-22 (CF)	Jul-22 (CF)	Aug-22 (CF)	Sep-22 (CF)	Oct-22 (CF)	Nov-22 (CF)	Dec-22 (CF)	Jan-23 (CF)	Feb-23 (CF)	Mar-23 (CF)	Apr-23 (CF)	May-23 (CF)	Monthly Average (CF)	Annual Total (CF)	Usage Check, CF	2022-2023	ERUs	Commercial Type	Calculated Annual Revenue (\$)			Proposed New Rate (Annual)	2022-23 Rate (Annual)	% Change
																		Monthly Charge			Type A	Type B	Type C			
14730	Short Corner LLC	Commercial	5718	7200	7208	4254	4340	1269	770	782	742	1069	1606	4168	3261	39126	39126	\$72.92	4	C	0	0	8064	\$8,064	\$984	820%
14740	Glondo's Sausage Co.	Commercial	854	1302	1383	1015	731	433	355	365	338	355	352	413	658	7896	7896	\$43.25	1	C	0	0	1944	\$1,944	\$612	318%
14810	Safeway Inc. Site No. 1135	Commercial	18196	26509	25719	23511	23608	16940	15653	14775	14170	17528	19341	16693	19387	232643	232643	\$258.67	20	B	0	27876	0	\$27,876	\$3,348	833%
14841	K.C.H.D. #2	Commercial	1	1	1	1							1		1	5	5	\$35.50	1	A	540	0	0	\$702	\$504	139%
14842	K.C.H.D. #2	Commercial	1	1	1	2		1					1		1	7	7	\$35.58	1	A	540	0	0	\$702	\$516	136%
14843	K.C.H.D. #2	Commercial	6029	6937	8826	7863	9318	51	32	51	52	52	65	77	3279	39353	39353	\$73.00	4	A	2688	0	0	\$2,688	\$984	273%
14990	Inland Telephone Co.	Commercial	91	121	124	307	107	114	106	174	130	119	96	137	136	1626	1626	\$37.33	1	A	564	0	0	\$702	\$528	133%
15100	Kittitas Title & Escrow	Commercial	16	27	36	28	31	12	7	14	11	16	7	6	18	211	211	\$36.17	1	A	540	0	0	\$702	\$516	136%
15160	Best of Thai Restaurant	Commercial	590	1161	1392	884	862	624	570	592	504	332			751	7511	7511	\$36.58	1	C	0	0	1980	\$1,980	\$528	375%
15470	Catholic Church	Commercial	910	1310	1210	990	1400	200	80	130	70	80	100	1800	690	8280	8280	\$43.33	1	A	648	0	0	\$702	\$612	115%
15640	Minton Storage	Commercial	230	181	248	197	113	185	218	139	183	125	194	319	194	2332	2332	\$37.75	1	A	576	0	0	\$702	\$540	130%
15720	Frederick Family Properties	Commercial	470	409	538	402	404	435	331	358	315	360	336	383	395	4741	4741	\$40.25	1	B	0	1212	0	\$1,212	\$576	210%
15821	Clark, Kerry	Commercial	1333	2334	1600	1272	1241	1492	1429	1475	1401	1639	1626	2154	1583	18996	18996	\$88.83	2	A	1332	0	0	\$1,332	\$1,188	112%
15900	Cashmere Valley Bank	Commercial	324	1571	1782	1280	1356	321	190	210	192	272	218	1408	760	9124	9124	\$44.25	1	A	660	0	0	\$702	\$624	113%
16011	Thomas, James E. and Lisa A.	Commercial														0	0	\$35.00	1	A	540	0	0	\$702	\$504	139%
16150	Kittitas County Chamber	Commercial					1	1	1	1	1	1	1	1	1	8	8	\$35.75	1	A	540	0	0	\$702	\$516	136%
16270	Homestead Restaurant	Commercial	380	640	430	480	390	380	420	360	410	400	460	500	438	5250	5250	\$40.50	1	C	0	0	1836	\$1,836	\$576	319%
16320	Warrior's Quick Stop - Office	Commercial										21			21	21	21	\$35.08	1	A	540	0	0	\$702	\$504	139%
16460	Owens Meats	Commercial	1417	4459	2412	1307	1310	1503	1180	1123	1075	941	1148	1219	1591	19094	19094	\$54.08	2	C	0	0	4008	\$4,008	\$744	539%
16490	Cle Elum Community Church	Commercial	250	2814	2484	965	794	376	221	296	327	277	1156	368	861	10328	10328	\$45.33	1	A	684	0	0	\$702	\$636	110%
16530	BroadTail Enterprises LLC	Commercial		1608	2097	2147	606	72	61	108	300	594	95	280	724	7968	7968	\$40.17	1	A	660	0	0	\$702	\$564	124%
16690	KVH Family Medicine - Cle Elum	Commercial	11140	9140	13630	15470	10230	840	780	760	730	980	1020	12030	6396	76750	76750	\$108.92	7	B	0	9636	0	\$9,636	\$1,440	669%
16810	Cle Elum Roslyn School District	Commercial														0	0	\$35.00	1	A	540	0	0	\$702	\$504	139%
16840	Bator Lumber	Commercial					45	40	21	28	24	37	36	64	37	295	295	\$24.25	1	A	540	0	0	\$702	\$372	189%
16924	Page, Bradford	Commercial														0	0	\$35.00	1	A	540	0	0	\$702	\$504	139%
17150	Sunset Cafe	Commercial	14649	14600	19327	18945	11814	9118	10000	4149	5000	9320	10540	12120	11632	139582	139582	\$169.25	12	C	0	0	25092	\$25,092	\$2,208	1136%
17810	The Rock Church	Commercial	11	7	5	7	8	7	3	2	3	95	244	94	41	486	486	\$36.33	1	A	552	0	0	\$702	\$516	136%
17850	E-Spot, LLC #6	Commercial	1193	1449	1827	1260	1133	1060	902	727	670	728	844	1089	1074	12882	12882	\$47.92	2	B	0	2508	0	\$2,508	\$672	373%
17940	M Kolar Holdings LLC	Commercial	76	79	76	73	76	72	58	68	91	58	65	65	71	857	857	\$36.17	1	A	552	0	0	\$702	\$516	136%
18000	Johnson DDS, Wesley	Commercial	1335	1045	1716	1250	1565	1255	1137	1346	1091	1254	1106	1240	1278	15340	15340	\$50.33	2	B	0	2580	0	\$2,580	\$696	371%
18071	H & H Enterprises	Commercial	15	18	22	18	20	29	24	50	28	33	33	41	28	331	331	\$36.17	1	A	540	0	0	\$702	\$516	136%
18120	Pioneer Beverage	Commercial	102	731	2001	107	236	202	473	933	1955	636	683	791	738	8850	8850	\$44.25	1	A	660	0	0	\$702	\$624	113%
18190	N. W. Physical Therapy	Commercial	2	0	27	98	186	167	117	298	157	234	184	196	151	1666	1666	\$37.00	1	A	564	0	0	\$702	\$528	133%
18250	Mountain Elegance Furniture	Commercial	23	30	32	33	22	37	41	0	0	0	0	0	31	218	218	\$20.83	1	A	540	0	0	\$702	\$324	217%
18290	Umpqua Bank	Commercial	586	1694	693	283	167	186	171	184	201	206	191	168	394	4730	4730	\$39.83	1	A	600	0	0	\$702	\$564	124%
18340	NAPA	Commercial	294	301	366	261	290	278	235	234	208	245	253	277	270	3242	3242	\$38.67	1	A	588	0	0	\$702	\$552	127%
18530	Grace Baptist Church	Commercial	686	639	925	877	2113	4417	3658	1769	1146	1202	779	137	1529	18348	18348	\$53.17	2	A	1332	0	0	\$1,332	\$732	182%
18580	Lum's Coffee Stop	Commercial	1928	3010	10123	1993	1747	1293	1048	1118	1053	1296	1651	2947	2434	29207	29207	\$63.50	3	B	0	4032	0	\$4,032	\$864	467%
18652	Clean Cut the Mens Shop	Commercial					32	26	37	153	297	409	520	598	259	2072	2072	\$37.								

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Acct #	Name	Utility Class	Jun-22 (CF)	Jul-22 (CF)	Aug-22 (CF)	Sep-22 (CF)	Oct-22 (CF)	Nov-22 (CF)	Dec-22 (CF)	Jan-23 (CF)	Feb-23 (CF)	Mar-23 (CF)	Apr-23 (CF)	May-23 (CF)	Monthly Average (CF)	Annual Total (CF)	Usage Check, CF	2022-2023	ERUs	Commercial Type	Calculated Annual Revenue (\$)			Proposed New Rate (Annual)	2022-23 Rate (Annual)	% Change	ESTIMATE
																		Monthly Charge			Type A	Type B	Type C				
19830	Hospitality Group, LLC	Commercial	2610	4340	5040	3390	2160	1660	1270	1370	1300	1290	1670	2880	2415	28980	28980	\$63.17	3	A	2016	0	0	\$2,016	\$864	233%	
19840	WASH Multifamily Laundry System	Laundromat/Car Washes	11080	11560	13150	9190	10130	9900	8750	8590	7580	8070	10710	13600	10193	122310	122310	\$118.00	11	B	0	15180	0	\$15,180	\$1,560	973%	
19890	Salon Estheva	Commercial	371	294	371	281	311	320	262	310	336	336	342	363	325	3897	3897	\$39.33	1	B	0	1188	0	\$1,188	\$564	211%	
19900	El Caporal Restaurant	Commercial	15600	17785	18437	17232	14541	10864	9097	9396	8495	9609	11339	14959	13113	157354	157354	\$186.25	14	C	0	0	29052	\$29,052	\$2,424	1199%	
19940	Locations, Locations, LLC	Commercial														0	0	\$14.42	1	A	540	0	0	\$702	\$240	293%	
19960	Westview Villa, Building 4	Commercial	2221	2122	2744	1429	1514	1615	1300	1245	1283	1744	1694	1925	1736	20836	20836	\$160.58	2	A	1356	0	0	\$1,356	\$2,100	65%	
19990	Stewart Lodge Cle Elum, LLC	Commercial	8134	10580	14878	10933	10882	10173	17913	23954	22280	19384	16199	20854	15514	186164	186164	\$214.83	16	B	0	22308	0	\$22,308	\$2,796	798%	
20020	Beau's Pizza & Pasta	Commercial	3172	3664	4279	2846	3430	4071	3612	3279	3354	3512	3810	3622	3554	42651	42651	\$251.58	4	C	0	0	8208	\$8,208	\$3,264	251%	
20040	Cle Elum Farm And Home	Commercial		2	1		1	0	1		1			1	1	7	7	\$32.67	1	A	540	0	0	\$702	\$468	150%	
20060	Cottage Cafe	Commercial	20290	26510	27530	17800	15750	15600	8030	9150	6860	7680	9090	18000	15191	182290	182290	\$209.83	16	C	0	0	33300	\$33,300	\$2,724	1222%	
20090	City of Cle Elum, Library	City Accounts	283	413	409	213	143		72	98	94	134	166	327	214	2352	2352	\$32.08	1	A	576	0	0	\$702	\$468	150%	
20092	City of Cle Elum, City Park Bathrooms	City Accounts	0	40	230	340	210					162	550	850	340	2382	2382	\$32.08	1	A	600	0	0	\$702	\$468	150%	
20095	City of Cle Elum, Fire Station #2	City Accounts	30	43	93	0	4		159	17	43	5	95	6	50	495	495	\$32.08	1	A	552	0	0	\$702	\$468	150%	
20097	City of Cle Elum, City Hall	City Accounts	447	325	484	432	312		298	458	2673	4570	5780	4590	1852	20369	20369	\$32.08	2	A	1380	0	0	\$1,380	\$468	295%	
20098	City of Cle Elum, Firemans Park	City Accounts	175	738	150	251	5				3	23	93	69	167	1507	1507	\$32.08	1	A	564	0	0	\$702	\$468	150%	
20100	Full Moon Holding LLC	Commercial	1650	3670	3250	1750	1510	1630	1430	860	1420	1580	1820	1430	1833	22000	22000	\$91.75	2	C	0	0	4128	\$4,128	\$1,224	337%	
20120	Cle Elum Roslyn School District	Commercial	367	146	231	329	827	0	18201	311	280	357	371	433	1987	21853	21853	\$56.42	2	S	0	0	\$3,504	\$3,504	\$780	449%	
20160	Ellis, Darrel	Commercial	304	280	340	330	372	419	356	420	413	426	469	431	380	4560	4560	\$40.08	1	A	600	0	0	\$702	\$564	124%	
20170	Zacklift International	Commercial	529	516	667	482	556	564	1586	1175	644	502	494	623	695	8338	8338	\$43.50	1	I	0	1308	0	\$1,308	\$612	214%	B
20180	Warrior's Quick Stop Espresso	Commercial	830	1057	1546	1036	1627	1831	3951	1210	1153	1019	1099	1630	1499	17989	17989	\$52.92	2	A	1320	0	0	\$1,320	\$732	180%	
20220	Kinney Skinner Building LLC	2 Business/2 Residence	720	810	1220	1000	1180		340	610	490	520	580	620	735	8090	8090	\$157.92	4	A	2280	0	0	\$2,280	\$2,064	110%	
20230	Warrior's Quick Stop Store	Commercial	15820	22690	30650	19410	21090	20820	17640	17000	14230	16280	16700	14240	18881	226570	226570	\$252.67	19	B	0	26640	0	\$26,640	\$3,276	813%	
20270	Sahara Pizza	1 Business/1 Residence					620	555	556	448	460	595	638	778	581	4650	4650	\$57.75	1	C	0	0	1908	\$1,908	\$792	241%	
20280	Westview Villa, Building 8	Commercial	1403	1593	1798	1271	1364	1792	1525	1430	1546	1765	1512	1551	1546	18550	18550	\$88.33	2	A	1332	0	0	\$1,332	\$1,188	112%	
20340	Seventh Day Adventist	Commercial	1076	1667	1897	1424	995	118	96	99	89	99	128	7766	1288	15454	15454	\$50.25	2	A	1284	0	0	\$1,284	\$696	184%	
20360	Windermere Real Estate	Commercial	567	695	762	506	990	581	902	676	535	631	1103	549	708	8497	8497	\$43.75	1	A	660	0	0	\$702	\$612	115%	
20370	Alpine Lodge, LLC	Commercial	29520	36560	45970	23320	23350	23170	24130	22560	20680	17540	22560	37790	27263	327150	327150	\$349.33	28	B	0	39072	0	\$39,072	\$4,500	868%	
20380	Pioneer Coffee Roasting	Commercial	5710	6800	8120	5800	6450	6470	5470	5210	5030	5680	6500	7670	6243	74910	74910	\$212.33	7	B	0	9588	0	\$9,588	\$2,760	347%	
20430	Sunset Cafe	Commercial	405	738	621	539	479	881	776	706	744	2284	949	801	827	9923	9923	\$45.25	1	C	0	0	2016	\$2,016	\$636	317%	
20440	DK Professional Consultants, Inc. *	Commercial														0	0	\$35.00	1	A	540	0	0	\$702	\$504	139%	
20470	Dantzler Investments LLC	Commercial	168	177	185	175	177	219	137	168	133	156	149	157	167	2001	2001	\$37.42	1	A	564	0	0	\$702	\$540	130%	
20471	Dantzler Investments LLC	Commercial	101	91	154	116	102	147	149	69	88	99	211	218	129	1545	1545	\$37.08	1	A	564	0	0	\$702	\$528	133%	
20530	Upper Kittitas Co. District Courthouse	Commercial	290	309	368	285	309	285	211	260	210	289	282	332	286	3430	3430	\$38.83	1	A	588	0	0	\$702	\$552	127%	
21130	Northern Kittitas County Historical Soci	Commercial		6128											6128	6128	6128	\$40.92	7	A	4776	0	0	\$4,776	\$576	829%	
21140	Northern Kittitas County Historical Soci	Commercial	89	60	98	69	75	76	50	87	73	106	85	65	78	933	933	\$36.25	1	A	552	0	0	\$702	\$516	136%	
21210	John L. Scott	Commercial	394	854	865	849	521	118	77	120	109	135	117	552	393	4711	4711	\$40.17	1	A	600	0	0	\$702	\$564	124%	
21260	Calvary Chapel Cle Elum	Commercial	987	1462	3080	1429	1501	337	213	102	104	93	92	1147	879	10547	10547	\$45.67	1	A	684	0	0	\$702	\$636	110%	
21360	Cottage Car Wash	Laundromat/Car Washes	1441	1458	1946		2770	580	657	745		9406	8880	9980	3786	37863	37863	\$61.25	4	B	0	5544	0	\$5,544	\$840	660%	
21480	Delcomyn, Earl Matthew	Commercial		2264	2141	1746	1408	190	219	59	185	264	191	903													

CITY OF CLE ELUM
WASHINGTON
ORDINANCE NO. XXXX

**AN ORDINANCE OF THE CITY OF CLE ELUM,
WASHINGTON, REPLACING ORDINANCE NO. 1443
RELATED TO SEWER RATES AND CHARGES, AND
SPECIFICALLY AMENDING CLE ELUM MUNICIPAL
CODE SECTION 13.08.370, and adding 13.08.430, 13.08.500,
and 13.08.510:**

WHEREAS, the City completed a rate study recommending a modified rate structure with a focus on an equitable split between customers; and

WHEREAS, the City completed a General Sewer Plan identifying needs and deficiencies in the sewer collection systems; and

WHEREAS, the City needs to provide a revenue source to sustainably repair and replace its aging sewer collection system and wastewater treatment infrastructure without the dependance upon state and federal grants and loans; and

WHEREAS, the City desires to clarify its sewer rates and charges including reserve provisions;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CLE ELUM, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. CEMC 13.08.370 (Rates and charges), Amended. Cle Elum Municipal Code Section 13.08.370 (Rates and charges) is hereby amended to read as follows:

13.08.370 Rates and charges.

A. Monthly Rates for Public Sewer. The City shall maintain a schedule of current rates, fees, and charges, and make them available to all interested persons. Monthly rates include reserve provisions for emergencies, capital expenditures, and other expenses as approved by the City Administrator. The charges for use of the public sewer system within the City of Cle Elum, Washington, shall be as follows:

1. **Residences**, including single and multi- family homes, apartment units, trailer houses, and other single-family dwelling units shall be assessed a charge per month per dwelling unit as follows:

	2024	2025	2026	2027	2028
SEWER					
<i>Residential</i>					
Monthly Base Rate (includes 1,000 CF/month)	\$53.50	\$55.11	\$56.76	\$58.46	\$60.21
Usage Charge, per 100 CF (If average usage is above 1,000 CF/month during Oct-Mar) ¹	\$1.35	\$1.39	\$1.43	\$1.48	\$1.52
Monthly Reserve Fee per ERU ²	\$5.00	\$5.15	\$5.30	\$5.46	\$5.63
Annual Rate Increase ³	3%	3%	3%	3%	3%
1 – Usage Charge based on water meter reading in cubic feet (CF) for each service unless a sewer meter is installed. Usage charge is only applicable if average usage is above 1,000 CF/month for periods between October 1st and March 31st, such that water consumption for irrigation usage does not impact sewer charges. 2 – Residential ERUs are calculated using average monthly water meter reading in cubic feet (CF) from previous reporting period, between October 1st and March 31st, divided by 1,000 CF per month, rounded up to the nearest whole number. 3 – The actual increase will be the higher of 3% or as established by the Consumer Price Index published by the US Bureau of Labor Statistic for the West region for the reference month of August, released in September. The annual rate increase will be effective January 1st of each year.					

2. **Commercial/Business Establishments**, shall be charged based on the volume and strength of wastewater discharged into the City sewage system per the following table. The usage charge will be determined through metered water consumption unless a sewer discharge meter is installed at the expense of the customer. The commercial category is based on the strength of wastewater typical for the type of business activity using the Category descriptions below. For a commercial business not listed in the categories below, the Public Works Director shall determine which category is most closely related to the commercial/business account.

	2024	2025	2026	2027	2028
SEWER					
<i>Commercial A</i>					
Monthly Base Rate per ERU ¹	\$40.00	\$41.20	\$42.44	\$43.71	\$45.02
Usage Charge, per 100 CF ²	\$1.35	\$1.39	\$1.43	\$1.48	\$1.52
Monthly Reserve Fee per ERU ¹	\$5.00	\$5.15	\$5.30	\$5.46	\$5.63

Commercial B					
Monthly Base Rate per ERU ¹	\$80.00	\$82.40	\$84.87	\$87.42	\$90.04
Usage Charge, per 100 CF ²	\$2.70	\$2.78	\$2.86	\$2.95	\$3.04
Monthly Reserve Fee per ERU ¹	\$10.00	\$10.30	\$10.61	\$10.93	\$11.26
Commercial C					
Monthly Base Rate per ERU ¹	\$120.00	\$123.60	\$127.31	\$131.13	\$135.06
Usage Charge, per 100 CF ²	\$4.05	\$4.17	\$4.30	\$4.43	\$4.56
Monthly Reserve Fee per ERU ¹	\$15.00	\$15.45	\$15.91	\$16.39	\$16.88
Schools w/ Food Prep					
Monthly Base Rate per ERU ¹	\$100.00	\$103.00	\$106.09	\$109.27	\$112.55
Usage Charge, per 100 CF ²	\$3.38	\$3.48	\$3.58	\$3.69	\$3.80
Monthly Reserve Fee per ERU ¹	\$12.50	\$12.88	\$13.26	\$13.66	\$14.07
Annual Rate Increase ³	3%	3%	3%	3%	3%
1 – Commercial ERUs are calculated using previous year's average monthly water meter reading in cubic feet (CF), divided by 1,000 CF per month, rounded up to the nearest whole number. If a sewer meter is installed, the Commercial ERU value will be the average monthly sewer meter reading divided by 1,000 CF per month, rounded up to the nearest whole number. 2 – Usage Charge based on water meter reading in cubic feet (CF) for each service unless a sewer meter is installed. 3 – The actual increase will be the higher of 3% or as established by the Consumer Price Index published by the US Bureau of Labor Statistic for the West region for the reference month of August, released in September. The annual rate increase will be effective January 1st of each year.					

Commercial A – This category applies to those commercial and business establishments maintaining only restroom facilities for employees and the public, office buildings, churches, and for hotels and motels without a commercial kitchen that discharge to the same service line. These establishments generally discharge wastewater with a strength of 200 mg/l Biochemical Oxygen Demand (BOD) and 200 mg/l Total Suspended Solids (TSS). Customer wastewater with strengths (higher of BOD and TSS) between 0-300 mg/l will be classified as Commercial A customers.

Commercial B – This category applies to those commercial and business establishments such as convenience stores, gas stations, sandwich shops, coffee stands/shops, hotels and motels with a commercial kitchen, schools without food preparation, car washes, grocery stores, laundromats, salons, dental offices, and assisted living facilities. These establishments generally discharge wastewater with a strength of 400 mg/l BOD and 400 mg/l TSS. Customer wastewater with strengths (higher of BOD and TSS) between 301-500 mg/l will be classified as Commercial B

customers.

Commercial C – This category applies to those commercial and business establishments such as restaurants, pizza shops, bakeries, fast food/drive-in restaurants, taverns and supermarkets. These establishments generally discharge wastewater with a strength of 800 mg/l BOD and 800 mg/l TSS. Customer wastewater with strengths (higher of BOD and TSS) between 501-900 mg/l will be classified as Commercial C customers. Any wastewater strengths exceeding 900 mg/l will be classified as Industrial customers, per Section 3 herein.

Schools with Food Prep – This category applies to schools with food preparation facilities. These establishments generally discharge wastewater with a strength of 400 mg/l BOD and 600 mg/l TSS. All schools with food preparation facilities will be classified in this category, regardless of the actual wastewater strengths. (Note: School administration and other office-type buildings that are separate from a school and discharge a wastewater strength typical for a Commercial Category A connection will be charged as a Commercial A account).

Reserve Fees – Reserve fees are added to each account based on the calculated ERU. The reserve fees are used for emergencies, capital improvement projects needed to maintain and upgrade the sewer collection system and WWTP, and as approved by the City Administrator. The fee is multiplied by the calculated ERU(s) for each account as a method to equitably charge proportionally to each customer's system demand.

Combined/Multiple Uses:

1. Where multiple uses (e.g., combined commercial and residential uses) are combined into a single account, or where multiple commercial and business establishments are tenants in a single building and are served by a common water meter, the monthly sewer reserve fee shall be the total sum of the sewer reserve fees determined as if each use or establishment were an individual account.
2. Where multiple commercial and business establishments, and/or residential uses, are tenants in a single building and are served by separate water meters, then each establishment shall be charged a sewer reserve fee as if each establishment were an individual account.

General Commercial User Conditions

- a) Where multiple commercial and business establishments are tenants in a single building and are served by a common water meter, and have a single account with the City, public sewer charges shall be based upon metered water consumption and shall be at a rate determined by the City for the highest BOD and TSS values of the users discharging to the sewer system.
- b) Where multiple commercial and business establishments are tenants in a single building and are served by a common water meter, and each establishment has a separate account with the City, public sewer charges shall be based upon metered water consumption at the rate determined by the City for the appropriate commercial

classification, regarding BOD and TSS values of the users discharging to the sewer system. Billing amounts more than the base rate shall be distributed equally between the establishments connected to the meter.

Example: A shared water meter serves three separate accounts; two Commercial B tenants and one Commercial A tenant, with an average annual flow volume of 3,700 CF per month, and a current monthly flow volume of 4,000 CF. The current monthly flow volume will be appropriated evenly between the three tenants as 1,333 CF. The ERU is calculated by dividing the average monthly flow volume as follows:

$3,700 / 3 = 1,233$ CF average annual flow volume for each tenant. $1,233 \text{ CF} / 1,000 \text{ CF per ERU} = 1.23$ which is rounded up to 2 ERUs for each tenant. 2 ERUs assessed to the Commercial A tenant, and 2 ERUs assessed to each of the Commercial B tenants. Total of 6 ERUs.

Therefore, each tenant will be charged for the month as follows:

Commercial B customers (per tenant):

- *Base Rate of 2 ERUs x \$80.00/ERU = \$160.00*
- *Usage Charge based on 1,333 CF for each tenant, resulting in a Usage Charge of $1,333 \text{ CF} \times \$2.20/100 \text{ CF} = \$35.99$*
- *Reserve Fee of 2 ERUs x \$10.00/ERU = \$20.00*
- *Total Month Sewer Charge = \$215.99 plus taxes*

Commercial A customer:

- *Base Rate of 2 ERUs x \$40.00/ERU = \$80.00*
- *Usage Charge based on 1,333 CF for each tenant, resulting in a Usage Charge of $1,333 \text{ CF} \times \$1.35/100 \text{ CF} = \$18.00$*
- *Reserve Fee of 2 ERUs x \$5.00/ERU = \$10.00*
- *Total Month Sewer Charge = \$108.00 plus taxes*

Total for the three customers = \$539.98 plus taxes

- c) Where residential and/or commercial uses are jointly served by a common water meter, each residential dwelling unit shall be charged at the residential rate per unit, per month, based on a minimum Base Rate usage volume of 1,000 CF. Likewise, each business establishment shall be charged based on a minimum Base Rate usage volume of 1,000 CF per month, with the excess flow volume attributed to the commercial account(s).

Example: An account with three residences and one Commercial A tenant has an average annual flow volume of 2,500 CF per month, and a current monthly flow volume of 2,000 CF. The ERU count for each residence is 1, and since the total annual average flow volume is less than 4 residences x 1,000 CF = 4,000 CF, the Commercial A account ERU is also 1.

Residential customers (per residence):

- *Base Rate = \$53.50*
- *Usage Charge = \$0*
- *Reserve Fee = \$5.00*
- *Total Month Sewer Charge = \$58.50 plus taxes (per residence)*

Commercial A customer:

- *Base Rate of 1 ERU x \$40.00/ERU = \$40.00*
- *Usage Charge of 1,000 CF x \$1.35/100 CF = \$13.50*
- *Reserve Fee of 1 ERU x \$5.00/ERU = \$5.00*
- *Total Month Sewer Charge = \$58.50 plus taxes*

Total for the four customers = \$234.00 plus taxes

- d) Commercial/business users who lose water through evaporation, irrigation, or in production, may request a reduction in their monthly sewer charge only if the wastewater discharged to the City is documented using a sewer meter. In such a situation, the monthly sewer charges will be based upon the volume of wastewater discharged to the City by applying sewer meter readings to the appropriate rate classification, as determined by the City.
- e) In the event a water or sewer meter is broken or cannot be read, said Commercial/business establishment's usage shall be estimated using data available to the City for periods of typical usage during a similar usage period at the discretion of the Public Works Director.

3. Industrial users of the City wastewater facilities shall be charged based on the volume and strength of wastewater discharged into the City system per the following table:

	2024	2025	2026	2027	2028
SEWER					
<i>Industrial</i>					
Monthly Base Rate per ERU ¹	\$26.00	\$26.78	\$27.58	\$28.41	\$29.26
Flow, per 100 CF ²	\$1.35	\$1.39	\$1.43	\$1.48	\$1.52
BOD ₅ , per pound	\$0.62	\$0.64	\$0.66	\$0.68	\$0.70
TSS, per pound	\$0.62	\$0.64	\$0.66	\$0.68	\$0.70
Monthly Reserve Fee per ERU ¹	\$25.00	\$25.75	\$26.52	\$27.32	\$28.14
Annual Rate Increase ³	3%	3%	3%	3%	3%
1 – Industrial ERUs are calculated using previous year's average monthly water meeting reading in cubic feet (CF), divided by 1,000 CF per month, rounded up to the nearest whole number. If a sewer meter is installed, the Commercial ERU value will be the average monthly sewer meter reading					

divided by 1,000 CF per month, rounded up to the nearest whole number.

2 – Usage Charge based on water meter reading in cubic feet (CF) for each service unless a sewer meter is installed.

3 – The actual increase will be the higher of 3% or as established by the Consumer Price Index published by the US Bureau of Labor Statistic for the West region for the reference month of August, released in September. The annual rate increase will be effective January 1st of each year.

(Example: For average monthly wastewater characteristics of 2,500 CF flow, 400 mg/l BOD₅, and 400 mg/l TSS per month, ERU value would be 3)

Industrial users shall be required to install sampling ports on all wastewater discharges. The sampling port must be on the building's sewer line(s) and representative of the total flow before it discharges into the City's public sewer system. The City will evaluate each industrial user and determine whether samplers will be required in the sampling ports. If samplers are not required by the City, grab samples will be taken by the City as described in CEMC 13.08.500 Effluent testing. If samplers are required by the City, City-approved samplers shall be installed and maintained continuously in satisfactory and effective operation by, and at the expense of, the industrial user, at the direction of the City. Samples from samplers shall be taken monthly for the first 12 months, and reduced thereafter at City direction. The Base Rate and Usage Charges (Flow, BOD, and TSS) may be adjusted based on the monitoring results to reflect the typical BOD and TSS concentrations of the wastewater discharged from each industrial facility. All costs associated with sampling ports, samplers, and testing will be the responsibility of the customer, including but not limited to City staff and consultant time, materials, and laboratory testing costs.

For industries that do not match the concentrations set forth herein, the City reserves the right to set separate rates for flow, BOD, and TSS to pay for the cost of industrial wastewater collection, treatment, and disposal.

General Industrial User Conditions

The following conditions apply to all industrial users discharging to the City wastewater facilities:

- a) There shall be no unmetered sources of water contributing wastewater discharges to the City sewer system without the knowledge and prior written approval of the City.
- b) The City reserves the right to inspect, observe, measure, sample, and test wastewater discharged to any City facility at any time, including the right set forth in CEMC 13.08.360.
- c) The discharges of industrial users may be restricted to a capacity allocated in an industrial discharge contract with the City, State, or National Pollutant Discharge Elimination System (NPDES) Waste Discharge Permit issued to the user by the Washington Department of Ecology, whichever results in the smaller limit.
- d) Industrial users who lose water through evaporation, irrigation, or in production, may request a reduction in their monthly sewer charge only if the wastewater discharged to

the City is documented using a sewer meter. In such a situation, the monthly sewer charges will be based upon the volume of wastewater discharged to the City by applying sewer meter readings to the adopted industrial rates, as determined by the City.

- e) The pH of discharges from all industrial users discharging liquids into the public sewers other than the industrial pretreatment system shall not be lower than 6.0 nor greater than 9.0, as determined by monitoring station results. Any discharge of waste outside this range shall be subject to a penalty of two thousand dollars (\$2,000) per day. For the purposes of this monetary penalty, each day's discharge shall be considered a separate event.
- f) The City shall charge monetary penalties for any discharge from an industrial user that adversely affects the treatment process operation and compliance with the NPDES requirements. For the purposes of charging monetary penalties, each day's discharge, and each component (flow, BOD, and TSS) shall be considered a separate event. Monetary penalties shall include, but not necessarily be limited to, the following:
 - 1) All costs associated with providing treatment to the industrial slug discharge.
 - 2) All costs associated with repair of equipment damaged by, or associated with, providing treatment to the industrial sludge discharge.
 - 3) All costs associated with NPDES permit violations, federal or state government orders resulting from NPDES permit violations, penalties imposed by the federal or state government upon the City for NPDES permit violations, and all costs associated with any citizen lawsuit filed against the City for NPDES permit violations.
 - 4) Slug discharges lasting five (5) or more consecutive days shall be subject to the surcharge provisions of General Industrial User Condition C above whether or not the industrial user's maximum monthly allocated capacity is exceeded.
- g) Outside utility industrial users shall pay one hundred fifty percent (150%) of the applicable sewer service rates charged to City industrial users.
- h) Industrial users not required to have metering and monitoring stations shall be charged at rates as determined by the Public Works Director and based on typical BOD and TSS concentrations for the industry or by sampling and monitoring of the wastewater discharge.
- i) In the event a water or sewer meter is broken or cannot be read, said industrial establishment's usage shall be estimated using data available to the City for periods of typical usage during a similar usage period at the discretion of the Public Works Director.

Increased Charge or Extraordinary BOD Discharge:

The City of Cle Elum reserves the right to make a special increased sewer assessment for users of the public sewer system discharging more than ordinary BOD amounts which are not adequately charged for and addressed under Section 2 hereinabove. This section shall also apply in circumstances where the user of the public sewer system does not use the public water supply from City sources. Sewer charges under this section will be determined on an annual basis to ensure the receipt of fair and adequate revenue to the City.

Section 2. CEMC 13.08.430 (Late Payment Penalties), Added. Cle Elum Municipal Code Section 13.08.430 (Late Payment Penalties) is hereby added to read as follows:

13.08.430 Late Payment Penalties.

Any user not paying the sewer charge as assessed as hereinabove by the 15th day of the month following the billing from the previous month shall be assessed a penalty in the maximum amount allowed by RCW 35.67.200, including bearing interest of eight percent per annum computed on a monthly basis. Said penalty along with the billed assessment must be paid within ten (10) calendar days of the date of the delinquent notice or the users thereof will be subjected to the enforcement remedies of the City as set forth in the CEMC 13.08.400.

Section 3. CEMC 13.08.500 (Effluent testing), Added. Cle Elum Municipal Code Section 13.08.500 (Effluent testing) is hereby added to read as follows:

13.08.500 Effluent testing.

Upon initial approval of this ordinance changing the sewer rate structure, each non-residential sewer account was designated as Commercial A, Commercial B, Commercial C, Schools w/ Food Prep, and Industrial.

As an effort to encourage compliance with the City's Fats, Oils, and Grease (FOG) program, the City will upon request, perform a grab sample test to confirm the Category (A, B, or C) a commercial establishment was previously placed, or to modify the Category if loading characteristics align with other Categories. Results from the testing will be conclusive. Additional grab sample tests may be requested by customers, but no closer than six months apart. An independent lab may be used as per (G) of this section, if requested.

The testing will take place as per the following example: If an establishment is determined by the City to be categorized as a Commercial C (which means generally discharging wastewater with a strength of 800 mg/l BOD and 800 mg/l TSS) and the customer would like to request a reevaluation of the category, the customer may submit a request on forms provided by the City to be re-tested. If the resulting BOD and TSS levels are less than those established in Category C, their rates will be adjusted to reflect the applicable rates and charges for the applicable Commercial category.

The City may perform or require periodic testing of sewer discharges by businesses when the City

has a reasonable belief that (A) a user is not meeting the discharge standards set forth in CEMC 13.08.370; (B) FOG discharges in amounts that exceed the wastewater treatment standards cause a visible sheen on the discharge or in the public sewer system; or (C) the build-up of grease in any public sewer facility or which accumulations either alone or in combination with other discharges cause obstructions of the public sewer system. These determinations would be based on:

1. Downstream testing; or
2. Evidence of FOG build-up downstream; or
3. Discharge records that are incomplete, false, or not made available for inspection; or
4. Evidence of tampering with pretreatment equipment; or
5. Evidence of use by the business of degreasers, “enzymes”, or other chemicals which keep grease in suspension past the grease trap or interceptor; or
6. Other reasons established by facts which warrant a belief that the discharge standards are violated.

All measurements, tests, and analyses of the characteristics of waters and wastes to which reference is made in this chapter shall be determined in accordance with the latest edition of Standard Methods for the Examination of Water and Wastewater, published by the American Public Health Association. Sampling methods, location, times, durations, and frequencies are to be determined on an individual basis subject to approval by the Public Works Director. Cle Elum will use the City’s contracted laboratory to determine the testing results. An independent lab may be used by the applicant upon request at the applicant’s own expense and as coordinated with the City. All costs associated with discharge sampling and testing will be the responsibility of the customer, including but not limited to City staff and consultant time, materials, and laboratory testing costs.

Section 3. CEMC 13.08.510 (Annual review), Added. Cle Elum Municipal Code Section 13.08.510 (Annual review) is hereby added to read as follows:

13.08.510 ERU Annual Review.

The City used historical water consumption data to calculate the number of ERUs applicable for each non-residential establishment’s sewer utility account. The City shall review annually, each non-residential sewer utility account and any associated data through March 31st, to reevaluate and determine the number of ERUs applicable for each non-residential establishment’s sewer utility account. The ERU determination will be finalized by June 1st each year, and this ERU determination will be utilized for the next 12-month period, in calculating the customer’s base rate, usage charge, and reserve fee.

Section 4. CEMC 13.10.050 (Schedule of Equivalent Residential Units (ERUs)), Amended. Cle

Elum Municipal Code Section 13.10.050 (Schedule of Equivalent Residential Units (ERUs)) is hereby amended to read as follows:

13.10.050 Schedule of Equivalent Residential Units (ERUs)

The ERU calculation for new customers will be determined using the historic average monthly flow from a comparable business/use divided by 1,000 CF, and scaled to represent any differentiation by new customer including but not limited to building size, employee count, seat count, fixture count, and irrigation demands. In the absence of flow data from a comparable business/use, the initial ERU values may be determined from information in the current versions of the Criteria for Sewage Works Design, Washington State Department of Ecology, and/or Water System Design Manual, Washington State Department of Health. All ERU calculations will be rounded up to the nearest whole number.

Section 5. Severability. Should any portion of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE
_____ DAY OF _____ 2024.

MATTHEW LUNDH, MAYOR

ATTEST:

ROB OMANS, CITY ADMINISTRATOR

AS TO FORM

ALEXANDRA KENYON, CITY ATTORNEY

Filed with the City Clerk: _____

Passed by the City Council: _____

Date of Publication: _____

Effective Date: _____

CITY OF CLE ELUM

Community Meeting

Discussion: Increasing Commercial Sewer Rates

MAY 9, 2024 6PM – City Council Chambers

PROPOSED CLE ELUM SEWER RATES		
User Category (Classification)	Base Rate per Month	Usage Charge Rate per 100 CF *water used
Residential	\$53.50	Included up to 1,000 CF
Commercial - Category A (Low Strength)	\$40.00	\$1.35
Commercial - Category B (Medium Strength)	\$80.00	\$2.70
Commercial - Category C (High Strength)	\$120.00	\$4.05
Schools w/ Food Prep (Medium-High Strength)	\$100.00	\$3.38
Industrial (Loading assessed individually)	\$26.00 x ERU	\$1.35/100 CF Flow x ERU, \$0.62/lb BOD ₅ and \$0.62/lb TSS
Reserve Fees added at \$5.00 per ERU for Residential and Commercial A customers. Commercial B, Commercial C, and Schools are \$10.00, \$15.00, and \$12.50 per ERU, respectively. Industrial customers are \$25.00 per ERU.		
Each account adjusted for ERUs (1 ERU = 1,000 CF per month, 200 mg/L BOD, and 200 mg/L TSS)		

Examples:

BUSINESS TYPE	Existing Rate	Proposed New Rate
	Monthly	Monthly
Clinic - Category B (1 ERU, 800 CF)	\$ 53.00	\$ 112.00
Bakery - Category B (1 ERU, 600 CF)	\$ 27.00	\$ 106.00
Hotel (with commercial kitchen) - Category B (5 ERUs, 5,000 CF)	\$ 98.00	\$ 585.00
Small Restaurant - Category C (2 ERUs, 2,000 CF)	\$ 272.00	\$ 351.00
Car Wash – Category B (8 ERUs, 8,000 CF)	\$ 108.00	\$ 936.00

What Category Am I in?

- ✓ Check the sewer summary at today's meeting. Specific information on category and ERU assignment is available at City Hall.

TYPICAL COMMERCIAL AND INDUSTRIAL CLASSIFICATIONS		
Classification (category)	Business Types	Waste Strength
Commercial A	Office buildings, churches, hotels and motels without a commercial kitchen, and businesses maintaining only restroom facilities for employees and the public	Low
Commercial B	Convenience stores, gas stations, sandwich shops, coffee stands/shops, hotels and motels with a commercial kitchen, schools w/o food prep, car washes, grocery stores, laundromats, salons, dental offices, assisted living facilities	Medium
Commercial C	Restaurants, pizza shops, bakeries, fast food/drive-in restaurants, taverns	High
Schools w/ Food Prep	Schools with food preparation facilities	Medium-High
Industrial	Metal fabrication facilities, breweries, wineries, meat processing	Varies

Rate Change Goals:

- Provide rate structure to equitably share sewer system costs between customers and types of wastewaters discharged.
- Provide revenue to fund repair and maintenance projects.

New Rate Basis:

- Waste strength (low, medium, high), category type.
 - Biochemical Oxygen Demand (BOD)
 - Total Suspended Solids (TSS)
- Equivalent Residential Unit (ERU) = Single Family Home
 - 1,000 CF flow, 200 mg/l BOD, 200 mg/l TSS

New Rates Impact:

- **Residential customers will have minimal change.**
- Low strength customers with residential flows and wastewater strength will have rates comparable to residences.
- Medium and high strength commercial and industrial customers will see increases proportional to their waste strength.

Rate Components:

- Customer base rate = Base Rate (by category) x ERUs
 - ERUs determined by prior year's actual average usage
- Usage Charge = Usage charge rate x Usage (per water meter)
 - Using current water meter readings
- Reserve Fee = Flat rate (by category) x ERUs
 - ERUs determined by prior year's actual average usage
- **Total Monthly Charge = Individual base rate + usage charge + reserve fee**

TASK ORDER NO. 2024-04

REGARDING GENERAL AGREEMENT BETWEEN CITY OF CLE ELUM

AND

HLA ENGINEERING AND LAND SURVEYING, INC.

PROJECT DESCRIPTION:

Design and Construction Standards Update (Project)
HLA Project No. 24116E

The City of Cle Elum (CITY) desires to update their Construction Standards for Private construction of Public Facilities, last updated February 2002. The document will be updated for consistency with current industry standards including modifications specific to the CITY.

SCOPE OF SERVICES:

At the direction of the CITY, HLA Engineering and Land Surveying, Inc. (HLA), shall provide the following professional services for the Project:

1.0 Design and Construction Standards Update

- 1.1 Perform thorough review of the CITY's 2002 Construction Standards for Private Construction of Public Facilities, and highlight inconsistencies with current Standard Specifications for Road, Bridge, and Municipal Construction as published by the Washington State Department of Transportation.
- 1.2 Review CITY-desired modifications and updates to special provisions and standard details. We anticipate receiving a list of deletions, additions, and/or changes from the CITY.
- 1.3 Based on noted items from Task 1.1 and CITY-desired changes in Task 1.2, propose revision sections and new sections if applicable, to the CITY for consideration.
- 1.4 Once the CITY confirms proposed revision and new sections, HLA will prepare a draft Design and Construction Standards and Specifications for Public Works Improvements document for review by the CITY. This includes revisions to narrative and special provisions in the Chapters, and updates to existing and creation of new Standard Details.
- 1.5 Submit the draft Design and Construction Standards and Specifications for Public Works Improvements document to the CITY. Following an internal CITY review period, attend one meeting with CITY staff or Public Works Committee to review the draft Design and Construction Standards and Specifications for Public Works Improvements document.
- 1.6 Review CITY comments and incorporate them into the final draft Design and Construction Standards and Specifications for Public Works Improvements document.
- 1.7 Prepare the final draft Design and Construction Standards and Specifications for Public Works Improvements document and submit it to the CITY for final review.
- 1.8 Following CITY final review, address any remaining comments and publish the final Design and Construction Standards and Specifications for Public Works Improvements document, for adoption consideration by the City Council.
- 1.9 Prepare a dynamic PDF document for CITY use, including posting to the CITY's webpage if desired.

2.0 Additional Services

- 2.1 Provide professional engineering services for additional work requested by the CITY that is not included in this Task Order.

3.0 Items to be Furnished and Responsibility of CITY

The CITY will provide or perform the following:

- 3.1 Provide full information as to CITY Project requirements.
- 3.2 Provide all available information pertinent to the PROJECT relative to completion of the Project.
- 3.3 Examine all documents presented by HLA, and provide written decisions within a reasonable time, in order to not delay the work of HLA.
- 3.4 Obtain approval of all governmental authorities with jurisdiction over the Project, and approvals and consents from other individuals as necessary for completion of the Project. This includes any public comment efforts, CITY Council presentations, or other public meetings.
- 3.5 Review and revisions to the Municipal Code for consistency with the updated Design and Construction Standards and Specifications for Public Works Improvements.

TIME OF PERFORMANCE:

Following receipt of signed Task Order, HLA will diligently pursue completion of the Project as listed below:

1.0 Design and Construction Standards Update

HLA will begin the Project immediately following receipt of signed Task Order and will complete Tasks 1.1 through 1.3 within sixty (60) calendar days. Following CITY confirmation of revision sections, HLA will complete Tasks 1.4 and 1.5 within ninety (90) calendar days. Following receipt of CITY comments, HLA will complete remaining tasks within thirty (30) calendar days.

2.0 Additional Services

Time for completion of work directed by the CITY under additional services shall be negotiated and mutually agreed upon at the time service is requested by the CITY.

FEE FOR SERVICE:

For the scope of services identified in this Task Order, the CITY agrees to pay HLA the fees as set forth herein. The amounts listed below may be revised only by written agreement of both parties.

1.0 Design and Construction Standards Update

All work in Task 1.0 shall be performed on a time-spent basis at the normal hourly billing rates included in our General Agreement, plus reimbursement for non-salary expenses for the estimated fee of \$30,000.

2.0 Additional Services

Additional work requested by the CITY that is not included in this Task Order shall be authorized by the CITY and agreed upon by HLA in writing prior to proceeding with the services. HLA will perform the additional services as directed/authorized by the CITY on a time-spent basis at the hourly billing rates included in our General Agreement, plus reimbursement for direct non-salary expenses such as printing expenses, vehicle mileage, and outside consultants

Proposed:

HLA Engineering and Land Surveying, Inc.
Michael T. Battle, PE, President

Date

Approved:

City of Cle Elum
Matthew Lundh, Mayor

Date

AIRPORT DATA		
AIRPORT ELEVATION (NAVD 88)	1944.71'	1946.75'
AIRPORT REFERENCE POINT (ARP)	N 47° 11' 39.27" W 120° 53' 02.53"	N 47° 11' 39.14" W 120° 53' 07.46"
MEAN DAILY MAXIMUM TEMPERATURE	80.0°F	SAME
AIRPORT REFERENCE CODE	B-1 (SMALL)	SAME
AIRPORT MAGNETIC VARIATION & DATE	16° 57' E AUGUST 1, 2007	SAME
NPIAS SERVICE LEVEL	GA	SAME
TAXIWAY LIGHTING	REFLECTORS	MITL
TAXIWAY MARKINGS	YES	SAME
TERMINAL NAVAID	PAPI/ROTATING BEACON	SAME

RUNWAY DATA		EXISTING		FUTURE	
		R/W 7	R/W 25	R/W 7	R/W 25
ARC		B-1 (SMALL)		SAME	
CRITICAL AIRCRAFT WINGSPAN (FEET)		BEECH BARON 58		BEECH KING AIR B100	
MAX. TAKE OFF WEIGHT		37.8		45.8	
CRITICAL AIRCRAFT APPROACH SPEED		86 MPH		111 MPH	
RUNWAY DIMENSIONS (L/W)		2379' x 60'		3060' x 60'	
PAVEMENT TYPE		ASPHALT		SAME	
PAVEMENT DESIGN STRENGTH		12,500 LBS		12,500 LBS	
RUNWAY LIGHTING		MIRL		SAME	
RUNWAY MARKING		BASIC	BASIC	BASIC	NON-PRECISION
EFFECTIVE GRADIENT (%)		0.30		SAME	
LINE OF SITE REQUIREMENTS		MEETS REQUIREMENTS		SAME	
APPROACH CATEGORY		VISUAL	VISUAL	VISUAL	STRAIGHT-IN NON-PRECISION ≥ 1 MILE
VISUAL APPROACH AIDS		PAPI	PAPI	PAPI	PAPI
INSTRUMENTAL APPROACH AIDS		NONE	NONE	NONE	GPS
RUNWAY END COORDINATES NAD 83		N 47° 11' 38.80" W 120° 53' 19.74"	N 47° 11' 39.74" W 120° 52' 45.32"	N 47° 11' 38.53" W 120° 53' 29.60"	SAME
DISPLACED THRESHOLD COORDINATES NAD 83		N/A	N/A	N/A	N/A
RUNWAY END ELEVATIONS		1944.71'	1937.60'	1945.2'	SAME
APPROACH SLOPES	FAR PART 77	20:1	20:1	20:1	20:1
	ACTUAL	20:1	4:1 TO 20:1	20:1	20:1
	OBSTACLE CLEARANCE	20:1	20:1	20:1	20:1
	ACTUAL	50:1	12:1 TO 50:1	20:1	20:1
RSA	DIMENSIONS WIDTH	120'	120'	120'	SAME 120'
	LENGTH BEYOND RUNWAY APPROACH END	240'	240'	240'	SAME 240'
	DIMENSIONS WIDTH	250'	250'	250'	SAME 250'
	LENGTH BEYOND RUNWAY APPROACH END	240'	240'	240'	SAME 240'
OFA	DIMENSIONS WIDTH	250'	250'	250'	SAME 250'
	LENGTH BEYOND RUNWAY APPROACH END	240'	240'	240'	SAME 240'
	DIMENSIONS WIDTH	250'	250'	250'	SAME 250'
	LENGTH BEYOND RUNWAY APPROACH END	200'	200'	200'	SAME 200'
OFZ	TORA	2379'	2379'	2379'	3060' 3060' 3060'
	TODA	2379'	2379'	2379'	3060' 3060' 3060'
	ASDA	2379'	2379'	2379'	3060' 3060' 3060'
	LDA	2379'	2379'	2379'	3060' 3060' 3060'

BUILDINGS/FACILITIES		EXISTING		FUTURE	
		BLD/FAC #	TOP ELEV.	BLD/FAC #	TOP ELEV.
HANGAR - A		①	1956.90'		
HANGAR - B		②	1957.06'		
HANGAR - C		③	1957.06'		
HANGAR - D		④	1957.37'		
HANGAR - E		⑤	1966.52'		
HANGAR - F				⑥	
HANGAR - G				⑦	
HANGAR - H				⑧	
HANGAR - I				⑨	SAME
HANGAR - J				⑩	
HANGAR - K				⑪	
HANGAR - L				⑫	
PILOT'S LOUNGE/RESTROOM		⑬	1956.60'	⑬	SAME
LIGHTED WINDCONE/SEGMENTED CIRCLE		⑭	1939.80'	⑭	1957.55'
AUTO PARKING		⑮	VARIES	⑮	VARIES
T-HANGAR - A				⑯	1955.50'
T-HANGAR - B				⑰	1954.19'
T-HANGAR - C				⑱	1953.88'
FBO				⑳	1956.33'
AWOS				㉑	1952.00'
HELICOPTER PAD		㉒	1936.46'	㉒	

APPROVAL BLOCK

AIRPORT SPONSOR:

Signature

Title

Date

FEDERAL AVIATION ADMINISTRATION:

Signature

Title

Date

Approval letter dated

- NOTES:
- NO WIND DATA AVAILABLE. PRIOR FACILITY LAYOUTS ASSUME WIND COVERAGE IS 95%.
 - FLOOR ELEVATION OF PROPOSED HANGARS IS ASSUMED TO BE THE SAME ELEVATION AS RUNWAY CENTERLINE.
 - WITHIN A 100' RADIUS FROM THE AWOS THE GROUND MUST BE CLEARED OF ALL VEGETATION ABOVE 10'. THIS IS NECESSARY TO REDUCE THE PROBABILITY OF INTERFERENCE WITH THE VISIBILITY SENSOR.
 - IT IS DESIRED THAT EXISTING AND FUTURE OBJECTS (I.E. BUILDINGS, TREES) LOCATED WITHIN A 500' RADIUS OF THE PROPOSED AWOS SITE HAVE A TOP ELEVATION THAT IS 15' BELOW THE WIND SENSOR ELEVATION TO MEET AWOS DESIGN REQUIREMENTS.
 - EXISTING GLIDER OPERATIONS AREA TO BE RELOCATED OUTSIDE OF RSA & TOFA UNTIL THE PARALLEL TAXIWAY IS CONSTRUCTED AT WHICH TIME THE GLIDER OPERATIONS AREA WILL BE CLOSED. ADDITIONAL PLANNING MAY BE REQUIRED TO SITE NEW LOCATION FOR GLIDER OPERATIONS.
 - WITHOUT APPROACH LIGHTS THE AIRPORT WILL BE RESTRICTED TO 1-MILE VISIBILITY MINIMUMS. THE AIRPORT NEEDS APPROACH LIGHTS FOR ¾-MILE OR LOWER NONPRECISION APPROACH.
 - AN EASEMENT HAS BEEN ESTABLISHED TO SECURE THE EXISTING RSA AND OFA AREAS. THIS AREA EXTENDS AN AVERAGE OF 228 FEET BEYOND THE WEST PROPERTY LINE AND 250 FEET IN WIDTH, CENTERED ALONG THE RUNWAY END CENTER POINT, APPROXIMATELY 1.31 ACRES (57,028SF).
 - AT THIS TIME THE RUNWAY EXTENSION IS NOT JUSTIFIED FOR FAA FUNDING. WHEN DEEMED NECESSARY, ADDITIONAL PLANNING WILL OCCUR TO EVALUATE RUNWAY LENGTH FOR EXISTING AND FUTURE CRITICAL AIRCRAFT AND ASSURE ITS RESPECTIVE RPZS MEET GUIDELINES.



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PRELIMINARY
SUBJECT TO REVISION

REVISION

DATE

JOB NUMBER:	23206	DATE:	4-8-24
FILE NAMES:			
DRAWING:	23206.dwg		
CHECKED BY:	ETH		
ENTERED BY:	AJH		

CLE ELUM MUNICIPAL AIRPORT
CITY OF CLE ELUM
CITY OF CLE ELUM, KITTITAS COUNTY, WA
AIRPORT LAYOUT PLAN

SHEET
1
OF
1

MUNICIPAL AIRPORT COMPARISON

Prepared by Colleda Monick, HLA

UPDATED: April 25, 2024

Funding Opportunities:

1. [Community Aviation Revitalization Board](#) (CARB) loan program
2. [Community Economic Revitalization Board](#) (CERB)
3. Economic Development Administration Public Works Program - EDA grants for community water and sewer projects are available primarily through its Public Works program. These investments in public works improvements are generally linked to projects intended to enable communities to attract new industry, encourage business expansion and retention, diversify local economies, and generate or retain private-sector jobs in EDA-designated distressed regions.

Commented [CM1]: If the city were interested in looking into extending utilities out to the airport.

Airports:

1. Cle Elum Municipal Airport:
 - a. \$0.204 per SF (not including leasehold excise tax)
2. Ellensburg Municipal Airport:
 - a. \$0.16/SF, includes water, power, sewer, fuel. Tenant is responsible for extension of utilities.
 - b. \$0.14/SF, development in 'business park'
 - c. They had recently done a pricing study and found that this amount was comparative (2023).
3. Othello Municipal Airport:
 - a. City has just built a new 10 bay hanger. \$3600/year for space (Equivalent to about \$0.37/SF)
 - b. They are currently at capacity. New buildings would require additional water extension to meet fire flow requirements of the FAA.
 - c. Power, well onsite, and a shared bathroom facility.
4. Deer Park Municipal Airport:
 - a. "Dry Lot" \$0.20/SF, add water (and/or sewer) at your own cost, increases by \$0.02/utility.
 - b. All utilities and fuel available.
5. Quincy Municipal Airport:
 - a. 6 bay hanger at capacity, \$125/month per bay, no utilities, no fuel. (Equivalent to about \$0.15/SF)
6. Walla Walla Regional Airport
 - a. Improved land with no utility service in use, any size, \$0.226/SF

*Observation. All airports I spoke to were full or at capacity, with waiting lists. Keep in mind that the FAA should be reviewing hanger specs/setbacks prior to development, and the city should be evaluating water flow availability. There are hydrant requirements depending on how many hangers you have.

Annual Lease Rates- 2024

(5) no idea if any planes are registered to Cle Elum airport.

- Snoopy LLC - \$1864.57
- Luke Groen - \$1373.76
- Marcus Hahnemann - \$1533.09
- Christopher Hone - \$966.81
- Kari Meadows - \$1399.58

Cle Elum Current Hanger Wait List:

<u>Name</u>	<u>Development Request</u>
Skip Haase	Personal Hanger, request on spot I9
Chad Stevens	Personal Hanger
Paul Cayley	Personal Hanger

For the city to be eligible for FAA funding we need 10 planes (they'll accept 9) registered to the airport.

Future Suggestion: Require leases to have airplanes registered at Cle Elum airport.

CITY OF CLE ELUM
Building Official

AGENDA STAFF REPORT
(Public Works & Community Development Committee)

AGENDA DATE: May 2, 2024

ACTION REQUESTED: Recommend to the City Council changes to the CEMC 15.04.030 (as attached) and the adoption of the 2021 Building Code.

BACKGROUND: The Washington State Building code council (SBCC) is charged with reviewing and adopting building codes for the State of Washington. Traditionally the SBCC reviews and adopts the latest code published by the International Code Council (ICC) every three years. The current 2021 ICC codes were slated to be adopted July 1, 2023; however, after a great deal of controversy at the state level the SBCC voted to postpone the adoption until March 15, 2024.

The new state codes have been adopted by the state which means the city is required to enforce them, but for the sake of consistency and aligning state and local rules, I feel specifically adopting them into our City's municipal code is a good idea.

RECOMMENDATION: Recommend to the City Council changes to the CEMC 15.04.030 (as attached) and the adoption of the 2021 Building Code.

ATTACHMENTS: Red Line Version of CEMC 15.04.030 (Building Code)

LEAD STAFF: Robert Omans

15.04.030 Adoption of Codes by Reference and Amendments to Referenced Codes

The City of Cle Elum hereby adopts the following codes, as amended by the Washington State Building Code Council pursuant to RCW 19.27 and 70.92 as amended by this chapter for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures.

- A. **The ~~2018-2021~~ International Building Code (IBC)** published by the International Code Council, Inc. as adopted and amended by the Washington State Building Code Council in Chapter 51-50 WAC, includes adoption of and amendments to the ~~2018-2021~~ International Existing Building Code, 2021 International Swimming Pool and Spa Code, and the 2017 ICC/ANSI A117.1-~~2009~~ and may subsequently be amended by this chapter, is hereby adopted with the following appendices and amendments:

Appendices:

Appendix E: Supplementary Accessibility Requirements

~~Appendix I: Patio Covers~~

Amendments:

Amend Section 105.2 Work Exempt from Permit. Building: 1) by ~~substituting “200” for “120” in the square feet of floor area exempt from building permits and adding the following, “all required building; zoning and critical area requirements are met. 6) by adding the words “platforms” and “decks” to modify permit exemptions.~~

- B. **The ~~2018-2021~~ International Residential Code (IRC)** published by the International Code Council, Inc. as adopted and amended by the Washington State Building Code Council in Chapter 51-51 WAC, and as may subsequently be amended by this chapter, is hereby adopted with the following appendices and amendments:

Appendices:

~~Appendix C: Exit Terminals of Mechanical Draft and Direct Vent Venting Systems~~

~~Appendix H: Patio Covers~~

Appendix AQ: Tiny Homes

Amendments

Amend Section 105.2 Work Exempt from Permit. Building: 1) By adding the following, “is not used as a habitable space and does not contain plumbing or mechanical systems, ~~is not closer than 6 feet to any other structure~~ and all required building, zoning and critical area requirements are met”.

C. **The ~~2018-2021~~ International Mechanical Code (IMC)** published by the International Code Council, Inc. as adopted and amended by the Washington State Building Code Council in Chapter 51-52 WAC. Includes adoption of and amendments to the ~~2018-2021~~ International Fuel Gas Code, the ~~2018-2021~~ National Fuel Gas Code (NFPA 54) as it applies to LP Gas installations and the ~~2017-2020~~ Liquefied Petroleum Gas Code (NFPA 58), and as may subsequently be amended by this chapter, is hereby adopted.

D. **The ~~2018-2021~~ International Fire Code (IFC)** published by the International Code Council, Inc. as adopted and amended by the Washington State Building Code Council in Chapter 51-54A WAC, and as may subsequently be amended by this chapter, is hereby adopted with the following Appendices:

Appendices

Appendix B: Fire Flow for Buildings

Appendix C: Fire Hydrant Locations and Distribution

Appendix D: Fire Apparatus Access Roads

E. **The ~~2018-2021~~ Uniform Plumbing Code (UPC)** ~~except as provided in RCW 19.27.170, the Uniform Plumbing Code and Uniform Plumbing Code Standards,~~ published by the International Association of Plumbing and Mechanical Officials: ~~PROVIDED, that any provisions of such code affecting sewers or fuel gas piping are not adopted. The UPC,~~ as adopted and amended by the Washington State Building Code Council in Chapters 51-56 ~~and 51-57~~ WAC, and as may subsequently be amended by this chapter, is hereby adopted with the following Appendices:-

Appendices

Appendix A: Recommended Rules for Sizing the Water Supply System

Appendix B: Explanatory Notes on Combination Waste and Vent Systems

Appendix I: Installation Standards

Appendix M: Peak Water Demand Calculator

- Where a conflict exists between the provisions a Appendix I and the manufacturer's installation instructions, the conditions of the listing and the manufacturer's installation instructions shall apply

In case of conflict among the codes enumerated in subsections (A), (B), (C), (D) and (E) of this section, the first named code shall govern over those following.

F. **The ~~2018~~ 2021 Washington State Energy Code** as adopted by the Washington State Building Code Council in Chapter 51-11 WAC is hereby adopted.

~~G. **The 2018 International Swimming Pool and Spa Code** published by the International Code Council, Inc. as adopted by the Washington State Building Code Council and as may subsequently be amended by the chapter, is hereby adopted.~~