

Public Works & Community Development Committee

Agenda

June 6, 2024

12:00 PM



119 W FIRST STREET
CLE ELUM, WA 98922

CITY ADMINISTRATOR
ROBERT OMANS

CITY CLERK
DEBBIE LEE

FINANCE DIRECTOR
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

TextMyGov 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. Sewer Rate Recap - HLA Ben Annen
Question & Answer Time - Public
Committee - Discussion/Decision
3. **New Business**
 - a. Approve the Public Works & Community Development Committee Meeting Minutes Dated May 2, 2024
 - b. Reschedule July 4, 2024, Public Works & Community Development Meeting to July 11, 2024
4. **Other Committee Comments**
5. **Adjourn**

Upcoming Meetings:

Next Public Works & Community Development Committee Meeting: July 11, 2024 @ 12:00 p.m.

Regular Council Meeting: June 11, 2024 @ 6:00 p.m.

Planning Commission Meeting: June 18, 2024 @ 6:00 p.m.

General Government Committee Meeting: June 26, 2024 @ 8:30 a.m.

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Lodging Tax & Events Committee Meeting: June 10, 2024 @ 8:30 a.m.

Public Safety & Health Committee Meeting: June 18, 2024 @ 1:00 p.m.

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

MINUTES

MAY 2, 2024

12:00 PM

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

1. Call to Order

Jerred Weis - Committee Member present
Kenneth Ratliff - Committee Member present
Audrey Malek - Committee Member absent

Ben Annen - HLA via zoom
Debbie Lee - Clerk
Rob Omans - City Administrator
Dean Smith - HLA

2. Unfinished Business

- a. Approve the Minutes from the Public Works & Community Development Committee Meeting Dated April 4, 2024

MOTION: Committee Member Weis made a motion to approve the minutes from April 4, 2024; seconded by Committee Member Ratliff.

MOTION : 2 yes 0 no.

- b. Sewer Rate Study Recap - Ben Annen HLA

Ben Annen of HLA discussed the plans for the Public Meeting May 9, 2024 @ 6:00 p.m. at City Hall regarding the proposed sewer rate changes for commercial and industrial users.

Discussion was had about the changes to the Ordinance:

1. Customers can make a request every 6 months to consider their classification. This is a cost to the user.
2. Industrial Sample Ports are required per site at the discretion of Public Works.

This Ordinance will also have a 3% increase per year or if the CPI Consumer Price Index is higher, that is the default.

Committee Member Ratliff is concerned about some of the increases. He would like a business-friendly environment.

Ben Annen stated that the goal of this study was to bring much needed new revenue to rehabilitate the sewer lines within the city of Cle Elum. The current structure was not equitable and the commercial/industrial users were not paying their share based on the flow and waste. This will bring approximately \$450,000 per year. Part of the Sewer Study

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looked at was needing updates on the sewer system. There was a list made of projects, and they were prioritized. This is a long-term approach to meeting the needs of the city.

The public has been notified with mailers, Facebook posts and the newspaper.

Dean Smith and Ben Annen will make the presentation to the public and give the details of the proposed plan with the who, what, where and when. The Council will be present. They will have handouts available to the public and pictures provided by Aaron Barr. After the presentation a question and answer session will be available.

c. Update Cle Elum Construction Standards - Ben Annen HLA

Ben Annen of HLA produced a draft Task Order regarding Updating the Cle Elum Construction Standards. These have not been updated in 20 years. Ben Annen recommends this Task Order go before the Council for consideration and passage. HLA will review the current standards, meet with the staff and prepare a draft to present to the Council.

Discussion was had about requiring a sealer to be put on new sidewalks and the upkeep after that initial application.

The Public Works and Community Development Committee will present this Task Order to the Council at the next meeting.

3. New Business

a. Airport - Colleda Monick HLA

Updated Airport Layout Plan

Colleda Monick of HLA reported to the Committee that last year the city made a recommendation to update the Airport Layout Plan. There were a couple of updates with the addition of hangars, and a parcel that was subdivided was included in a land swap with the County. The city still maintains access to this road. The next step is to submit this updated plan to the FFA for consideration. The Public Works and Community Development Committee was in agreement that this should be submitted to the FFA.

Lease Rates

Colleda Monick reported that currently there are 5 hangars that are leased. There are 4 people on the wait list. Colleda will check to see if the 5 airplanes that are located at the airport are registered with the FFA and the City of Cle Elum. When at least 9 airplanes are registered at the airport, this will make Cle Elum Airport eligible for grants. These grants can be between \$100,000 - \$150,000. The current lease rates are comparable to other

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surrounding airports, the lease is a land lease only. This lease is generally a 20 - 25 year land lease.

- b. Changes to the CEMC 15.04.030 (as attached) and the adoption of the 2021 Building Code

Rob Omans City Administrator, informed the Committee of adopting the 2021 Building Code. When you adopt what the state recommends, you are able to enforce the code updates. The energy codes are a WAC, and they also need to be enforced.

The Committee will recommend the adoption of the 2021 Building Codes to the Council at the next meeting.

4. Other Committee Comments

Aaron Barr stated that the new loader is at the Public Works shop, and he will bring it down to show the Council at their next meeting.

5. Adjourn

The meeting was adjourned at 1:26 p.m.

Jerred Weis, Chair

Debbie Lee, Clerk