

Public Works & Community Development Committee

Agenda

July 11, 2024

12:00 PM



119 W FIRST STREET
CLE ELUM, WA 98922

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**
3. **New Business**
 - a. Water Reserve Rate - Ben Annen HLA
 - b. Downtown Parking Discussion
 - c. Approve June 6, 2024, Public Works & Community Development Meeting Minutes
4. **Other Committee Comments**
5. **Adjourn**

Upcoming Meetings:

Next Public Works & Community Development Committee Meeting: August 1, 2024 @ 12:00 p.m.

Regular Council Meeting: July 23, 2024 @ 6:00 p.m.

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

General Government Committee Meeting: July 24, 2024 @ 8:30 a.m.

Lodging Tax & Events Committee Meeting: August 12, 2024 @ 8:30 a.m.

Public Safety & Health Committee Meeting: July 16, 2024 @ 1:00 p.m.

**CITY OF CLE ELUM
WASHINGTON**

RESOLUTION NO. 2023-026

**A RESOLUTION OF THE CITY OF CLE ELUM,
WASHINGTON, ADOPTING THE 2024 WATER RATES
FEE SCHEDULE**

WHEREAS, CEMC 13.12.100 authorizes the city to increase water rates by 3% each year; and

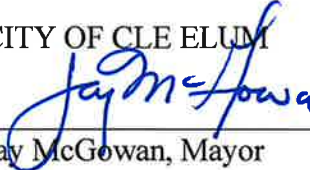
WHEREAS, the city desires to adopt a fee schedule to reflect new water rates for 2024.

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

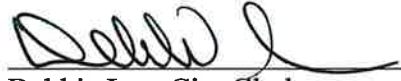
Section 1. 2023 Water Rates Fee Schedule, Adopted. The “2024 Water Rates Fee Schedule” attached hereto as Exhibit A is adopted by reference as if fully set forth herein.

PASSED BY THE CLE ELUM CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 13th DAY OF November 2023.

CITY OF CLE ELUM


Jay McGowan, Mayor

ATTEST/AUTHENTICATED:


Debbie Lee, City Clerk

Approved as to form:

Alexandra L. Kenyon, City Attorney

Filed with the City Clerk: **11-13-23**

Passed by the City Council: **11-13-23**

Resolution No.: 2023-026

Date Posted: **11-16-23**

Exhibit A

2024 Water Rates

Resolution 2023-026

<u>Description</u>	<u>2023</u>	<u>3% Increase</u>	<u>2024</u>
3/4-inch Single Premises	\$ 58.38	\$1.75	\$ 60.13
3/4-inch Senior Low Income	\$ 43.80	\$1.31	\$ 45.11
3/4-inch Commercial	\$ 58.38	\$1.75	\$ 60.13
3/4-inch Standby Rate	\$ 58.38	\$1.75	\$ 60.13
3/4-inch Senior Standby Rate	\$ 43.80	\$1.31	\$ 45.11
1-inch Single Premises	\$ 106.45	\$3.19	\$ 109.64
1-inch Senior Low Income	\$ 79.85	\$2.40	\$ 82.25
1-inch Commercial	\$ 106.45	\$3.19	\$ 109.64
1-inch Standby Rate	\$ 106.45	\$3.19	\$ 109.64
1-inch Senior Standby Rate	\$ 79.85	\$2.40	\$ 82.25
1 1/2-inch Single Premises	\$ 216.23	\$6.49	\$ 222.72
1 1/2-inch Senior Low Income	\$ 162.17	\$4.87	\$ 167.04
1 1/2-inch Commercial	\$ 216.23	\$6.49	\$ 222.72
1 1/2-inch Standby Rate	\$ 216.23	\$6.49	\$ 222.72
1 1/2-inch Senior Standby	\$ 162.17	\$4.87	\$ 167.04
2-inch Single Premises	\$ 353.52	\$10.61	\$ 364.13
2-inch Senior Low Income	\$ 265.14	\$7.95	\$ 273.09
2-inch Commercial	\$ 353.52	\$10.61	\$ 364.13
2-inch Standby Rate	\$ 353.52	\$10.61	\$ 364.13
2-inch Senior Standby Rate	\$ 265.14	\$7.95	\$ 273.09
3-inch Single Premises	\$ 353.52	\$10.61	\$ 364.13
3-inch Senior Low Income	\$ 265.14	\$7.95	\$ 273.09
3-inch Commercial	\$ 353.52	\$10.61	\$ 364.13
3-inch Standby Rate	\$ 353.52	\$10.61	\$ 364.13
3-inch Senior Standby Rate	\$ 265.14	\$7.95	\$ 273.09
3/4-inch Outside City Limits	\$ 64.08	\$1.92	\$ 66.00
3/4-inch OCL Standby Rates	\$ 64.08	\$1.92	\$ 66.00
Owens Packing Plant	\$ 282.82	\$8.48	\$ 291.30
Outside limits 3/4 Senior	\$ 48.06	\$1.44	\$ 49.50
Outside City limits 1"	\$ 117.09	\$3.51	\$ 120.60
Water Reserve	\$ 10.25	\$0.31	\$ 10.56

2024 Water Rates (continued)

Additional Usage

	0.015	0.00045	0.15
800 cubic feet to 1999 cubic feet	0.017	0.00051	0.17
2000 cubic feet to 3999 cubic feet	0.019	0.00057	0.19
Any Amount Over 4000 cubic feet			

Water Reserve Summary

Current Water Reserve Fee Structure - Fixed Fee

Currently, water reserve fee is fixed amount regardless of meter size and usage, \$10.56/customer
Current monthly revenue from 1,258 customers for fixed water reserve at \$10.56/customer = \$13,284/month
Current monthly payment to regional reserve account is \$4,999, leaving balance of \$8,285/month to City reserve

Loan monthly payment for Second Street Water Main Replacement project will be \$14,500/month
With reserve revenues of only \$8,285/month, **the deficit is \$6,215/month**

Proposed Water Reserve Fee Structure - ERU-based Fee

Proposed water reserve fee to be \$10.56/ERU, to account for usage and associated wear on system components
Current 1,258 customers equates to 1,800 ERUs
Proposed monthly revenue from 1,800 ERUs at \$10.56/ERU = \$19,008/month
Proposed monthly payment to regional reserve account is \$4,999, leaving balance of \$14,009/month to City reserve

With reserve revenues of \$14,009/month, **the deficit is \$500/month**

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

MINUTES

JUNE 6, 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

Rob Omans - City Administrator
Debbie Lee - Clerk
Audrey Cassasa - Utility Clerk
Matthew Lundh - Mayor
Ben Annen - HLA
Dean Smith - HLA

2. Unfinished Business

a. Sewer Rate Recap - HLA Ben Annen

Ben Annen of HLA stated that the open house the City held for the Sewer Rate Increase Discussion was well attended.

The reason behind using the city of Yakima Sewer Rate Structure is that there is a larger sampling size, more car wash businesses, smaller and larger businesses compared to Cle Elum.

5/9/24 Public Meeting - Comment Summary:

- Businesses should be sampled/tested to confirm category.
- Confirmation of use needs to be confirmed before implementing a category.
- Sampling protocol should be detailed in the ordinance.
- Increases should be tied to the Consumer Price Index, not an automatic 3% annual increase.
- Landscaping should be subtracted from sewer rates
- It seems sewer costs will be higher than the heating bill.
- Raise rates over time instead of all at once.
 - 1. Will discuss later in the meeting
- Increases are too high and will cause companies to go out of business.
- Require grease interceptors to reduce loading from Class C customers.
- Customers should not be required to pay for sampling.

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- Consider increasing residential also and not just commercial to lessen the impact on businesses.

Phased Implementation Alternatives to New Rates:

Modify the proposed ordinance to reflect:

- The initial step to phase in Commercial B, C and Industrial accounts will increase by 50% in 2024, followed by a full increase in future years(s).
- Proposed new revenue was \$530,000 under the prior rate proposal
 1. The revised new revenue is \$230,000 under a phased implementation rate proposal for 2024.

Question & Answer Time - Public

Craig Sill had some questions regarding the calculations and if they were equitable. Discussion was had about irrigation usage, the cost to connect a new irrigation meter and how this would increase a sewer bill.

Committee - Discussion/Decision

Discussion was had about adding a flat increase to all residential and commercial accounts. The Committee also talked about the priority of pipes that will be fixed. These are only in the City of Cle Elum, not regional pipes.

Committee Member Ratliff also wanted to know if a fund would be established to make sure this increased revenue was earmarked for the specific purpose of repairing sewer lines.

HLA will bring back to the Public Works & Community Development Committee what the revenues would be for placing a flat fee on all residential and commercial accounts, possible penalty examples, and how the City would monitor grease traps.

3. **New Business**

- a. Approve the Public Works & Community Development Committee Meeting Minutes Dated May 2, 2024

MOTION: Committee Member Ratliff made a motion to approve the meeting minutes dated May 2, 2024; seconded by Committee Member Weis.

MOTION CARRIED: 2 yes 0 no.

- b. Reschedule July 4, 2024, Public Works & Community Development Meeting to July 11, 2024

MOTION: Committee Member Ratliff made a motion to approve moving the July 4,

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**2024, Public Works & Community Development Meeting to July 11, 2024; seconded
by Committee Member Weis.**

MOTION CARRIED: 2 yes 0 no.

4. Other Committee Comments

5. Adjourn

Meeting adjourned at 1:35 p.m.

Jerred Weis, Chair

Debbie Lee, Clerk