

CITY ADMINISTRATOR
ROBERT OMANS

CITY CLERK
DEBBIE LEE

FINANCE DIRECTOR
ROBIN NEWCOMB

PUBLIC WORKS

POLICE CHIEF
RICH ALBO

FIRE CHIEF
ED MILLS

PLANNER

**Special Meeting
Agenda
October 29, 2024
12:00 PM**



119 W FIRST STREET
CLE ELUM, WA 98922

MAYOR
MATTHEW LUNDH


MAYOR PRO TEM
STEVEN HARPER

CITY COUNCIL
JOHN GLONDO
BETH WILLIAMS
JERRED WEIS
KEN RATLIFF
STEVEN COOK
AUDREY MALEK

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, Pledge of Allegiance, and Roll Call**
2. **Unfinished Business**
3. **New Business**
 - a. Resolution 2024-023 - Accepting Certain Water, Sewer, and Stormwater Infrastructure Related to City Heights Phase 1 - Lots 1-12
 - b. Resolution 2024-029 - Accepting Certain Water, Sewer, and Stormwater Infrastructure Related to City Heights Phase 1 - Lots 13-26
4. **Adjourn**

Upcoming Meetings:

General Government Committee Meeting: November 27, 2024 @ 8:30 a.m.

Regular Council Meeting: November 12, 2024 @ 6:00 p.m.

Planning Commission Meeting: November 5, 2024 @ 6:00 p.m.

Lodging Tax & Events Committee Meeting: November 11, 2024 @ 8:30 a.m.

Public Safety & Health Committee Meeting: November 19, 2024 @ 1:00 p.m.

Public Works & Community Development Committee Meeting: November 7, 2024 @ 12:00 p.m.

Coal Mines Trail Commission Meeting: November 4, 2024 @ 6:00 p.m.

Historical Preservation Commission Meeting: November 19, 2024 @ 3:00 p.m.

CITY OF CLE ELUM
WASHINGTON
RESOLUTION NO. 2024-023

**A RESOLUTION OF THE CITY OF CLE ELUM,
WASHINGTON, ACCEPTING CERTAIN WATER, SEWER,
AND STORMWATER INFRASTRUCTURE RELATED TO
CITY HEIGHTS PHASE 1 - LOTS 1-12**

WHEREAS, in July 2024, the City Heights developer completed certain punch list items for water, sewer, and stormwater infrastructure serving lots 1-12 of Phase 1 of the City Heights development project (“Necessary Infrastructure”) and the City Heights developer now seeks certificates of occupancy for homes on lots 1-12 of the City Heights development project; and

WHEREAS, pursuant to International Residential Code Section R306, homes must be connected to sanitary sewers and under Cle Elum Municipal Code 13.08.050, “All new uses shall connect to the public sanitary sewer system[.]”. Accordingly, construction of the Necessary Infrastructure in compliance with City standards is required in order for the City to issue certificates of occupancy for homes within the City, including homes on lots 1-12 of Phase 1 of the City Heights development project; and

WHEREAS, the development agreement regulating development and construction of the City Heights development project and appendices thereto require compliance with the City’s “standards for construction,” including WSDOT Standard Specifications 1-05.12. As set forth in the Construction Standards, “The purpose of these Development Standards is to provide consistent development requirements and standards for the design and construction of public improvements by private developers”; and

WHEREAS, Section 7 of the development agreement regulating development and construction of the City Heights development project only requires the Necessary Infrastructure defined herein for issuance of a certificate of occupancy; and

WHEREAS, the City Heights developer now seeks to dedicate the Necessary Infrastructure to the City, after which the City will have ownership and the responsibility for future maintenance of the Necessary Infrastructure; and

WHEREAS, in order for the City to take ownership and the responsibility for future maintenance of the Necessary Infrastructure, the City Council must first accept the Necessary Infrastructure (and all other public infrastructure of any type that any developer seeks to dedicate to the City) under the City Council’s contracting and other authority set forth in RCW 35A.11.010 and .020; and

WHEREAS, based on review and visual inspection on July 17, 2024, the City Engineer determined that the Necessary Infrastructure met the City’s requirements, after which the City issued certificates of occupancy as requested by the City Heights developer; and

WHEREAS, certain other punch list items remain incomplete, and this is acceptance of only the Necessary Infrastructure as defined herein.

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

Section 1. City Council Action. Subject to continued compliance with WSDOT Standard Specifications 1-05.12 and other applicable standards, the Cle Elum City Council hereby accepts the Necessary Infrastructure for Lots 1-12.

Section 2. Effective Date. This resolution shall take effect immediately upon its passage and adoption.

PASSED BY THE CLE ELUM CITY COUNCIL AT A SPECIAL MEETING THEREOF ON THE 29TH DAY OF OCTOBER, 2024.

CITY OF CLE ELUM

Matthew Lundh, Mayor

ATTEST/AUTHENTICATED:

Debbie Lee, City Clerk

Filed with the City Clerk:
Passed by the City Council:
Resolution No.:
Date Posted:

CITY OF CLE ELUM
WASHINGTON
RESOLUTION NO. 2024-029

**A RESOLUTION OF THE CITY OF CLE ELUM,
WASHINGTON, ACCEPTING CERTAIN WATER, SEWER,
AND STORMWATER INFRASTRUCTURE RELATED TO
CITY HEIGHTS PHASE 1 – LOTS 13-26**

WHEREAS, the City Heights developer completed certain punch list items for water, sewer, and stormwater infrastructure serving lots 13-26 of Phase 1 of the City Heights development project (“Necessary Infrastructure”) and the City Heights developer now seeks certificates of occupancy for homes on lots 13-26 of the City Heights development project; and

WHEREAS, pursuant to International Residential Code Section R306, homes must be connected to sanitary sewers and under Cle Elum Municipal Code 13.08.050, “All new uses shall connect to the public sanitary sewer system[.]”. Accordingly, construction of the Necessary Infrastructure in compliance with City standards is required in order for the City to issue certificates of occupancy for homes within the City, including homes on Lots 13-26 of Phase 1 of the City Heights development project; and

WHEREAS, the development agreement regulating development and construction of the City Heights development project and appendices thereto require compliance with the City’s “standards for construction,” including WSDOT Standard Specifications 1-05.12. As set forth in the Construction Standards, “The purpose of these Development Standards is to provide consistent development requirements and standards for the design and construction of public improvements by private developers”; and

WHEREAS, Section 7 of the development agreement regulating development and construction of the City Heights development project only requires the Necessary Infrastructure defined herein for issuance of a certificate of occupancy; and

WHEREAS, the City Heights developer now seeks to dedicate the Necessary Infrastructure to the City, after which the City will have ownership and the responsibility for future maintenance of the Necessary Infrastructure and conditioned on the bond described below; and

WHEREAS, this dedication of Necessary Infrastructure will be conditioned on the issuance of a one-year maintenance bond in the amount of \$14,870.00 to guaranty remedy of any leakage issues which may arise from infiltration testing during periods of high groundwater during spring snowmelt in 2025. If leakage issues do arise, the City Heights developer will immediately correct such issues in consultation with the City Engineer; and

WHEREAS, in order for the City to take ownership and the responsibility for future maintenance of the Necessary Infrastructure, the City Council must first accept the Necessary Infrastructure (and all other public infrastructure of any type that any developer seeks to dedicate to

the City) under the City Council’s contracting and other authority set forth in RCW 35A.11.010 and .020; and

WHEREAS, certain other punch list items remain incomplete, and this is acceptance is of only the Necessary Infrastructure as defined herein.

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

Section 1. City Council Action. Subject to continued compliance with WSDOT Standard Specifications 1-05.12 and other applicable standards, the Cle Elum City Council hereby accepts the Necessary Infrastructure for Lots 13-26.

Section 2. Effective Date. This resolution shall take effect immediately upon its passage and adoption.

PASSED BY THE CLE ELUM CITY COUNCIL AT A SPECIAL MEETING THEREOF ON THE 29TH DAY OF OCTOBER, 2024.

CITY OF CLE ELUM

Matthew Lundh, Mayor

ATTEST/AUTHENTICATED:

Debbie Lee, City Clerk

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