

MINUTES OF 2/14/08 SPECIAL & REGULAR CITY COUNCIL MEETINGS
135 East Johnson Avenue, Chelan, Washington

SPECIAL MEETING

PRESENT: Mayor Goedde; Councilmembers Cooney, Harper, Morehouse, Morse and Weldy; Administrator Fonfara; Attorneys Galbraith and Sparks; Finance Director Grant. **EXCUSED ABSENCE:** Councilmembers Greenfield and Papé-Miller.

At 6:30 p.m. Mayor Goedde called to order a special city council meeting/executive session for the purpose of discussing collective bargaining. Meeting/executive session adjourned at 6:50 p.m.

REGULAR MEETING

PRESENT: Mayor Goedde; Councilmembers Cooney, Harper, Morehouse, Morse and Weldy; Administrator Fonfara, Attorney Galbraith, Clerk Liles, Planning/Community Development Director Gildroy; Finance Director Grant; Public Works Director VanEpps, Parks & Recreation Director Sablan. **EXCUSED ABSENCE:** Councilmembers Greenfield and Papé-Miller.

Mayor Goedde called the meeting to order at 7:00 p.m.

CONSENT AGENDA

Morse moved to approve the consent agenda as follows:

1. Approve Payroll Warrants No. 28055 through 28124 totaling \$129,192.03 and Claims Warrants No. 69540 through 69623 totaling \$135,689.46;
2. Approve Minutes of the 1/24/08 City Council Meeting, as presented;
3. Confirm Mayor's reappointment of Mark Peter to position #2 on the Library Advisory Board and Mayor's appointment of George Schultz to position #3 on the Library Advisory Board, both for terms ending on the first Monday in June 2010;
4. Confirm Mayor's reappointment of Larry Bradley to position #3 on the Parks & Recreation Advisory Board, Mayor's reappointment of Howard McMillan to position #4 on the Parks & Recreation Advisory Board, and appointment of Tammy Hague to position #5 on the Parks & Recreation Advisory Board, all for terms expiring 12/31/09;
5. Adopt **ORDINANCE NO. 2008-1354** approving the South Shore Sub-Area Comprehensive Land Use Map, as presented;
6. Adopt **ORDINANCE NO. 2008-1355** amending text relating to the multi-family zone in the City Comprehensive Plan, Zoning Code and Development Standards;
7. Acknowledge receipt of 4th Quarter 2007 Financial Report;
8. Excuse Councilmember Greenfield's absence from 2/14/08 special & regular city council meetings; and
9. Excuse Councilmember Papé-Miller's absence from 2/14/08 special city council meeting.

Seconded by Cooney, motion passed unanimously.

REGULAR AGENDA

CEMETERY DISTRICT #4 ANNEXATION: Mayor Goedde introduced a public hearing on annexing Cemetery District #4 into the city limits, first explaining the hearing's purpose and then the rules for

providing public testimony. The Mayor then opened the public hearing and called for the staff report, which was provided by Gildroy. Following Gildroy's report, the Mayor called for petitioners' comments. There being no petitioners present, the Mayor called for public comment. There being none, the Mayor closed the public hearing.

There being no Council comments or questions, **Cooney moved to accept the 60% direct annexation petition for the area known as Cemetery District #4 annexation area and to authorize Mayor Goedde to sign ORDINANCE NO. 2008-1356, incorporating the annexation area into the city limits, providing for the assumption of City indebtedness and establishing the zoning for the annexation area. Seconded by Harper, motion passed unanimously.**

MCNAUGHTON ANNEXATION: Gildroy reminded Councilmembers that on 1/24/08 Council set this date for the required meeting between Council and the McNaughton Annexation petitioner. Gildroy reported that the City received a Notice of Intent to Commence Annexation from Mark McNaughton, who asked that the City initiate an alternate direct petition method annexation as provided for under RCW 35.14.120. Gildroy then outlined the decisions Council would be asked to make following the petitioner's meeting, including whether to accept, reject or geographically modify the proposed annexation area (i.e., parcels 272210140250 and 272210140550). Gildroy recommended that a modified annexation boundary be approved, encompassing five additional parcels (i.e., parcels 272210130050, 272210140350, 272210140400, 272210140450, 272210140510). Gildroy reported that owners of those five parcels were notified of the annexation petition and its potential effect on their properties, but the City has as yet received no response. Gildroy then answered Council questions.

Hank Lewis, representing Mark McNaughton, reported that the petitioner isn't opposed to the recommended boundary modification, but is concerned that resistance from the other property owners could cause the annexation to fail. Gildroy explained that if the other property owners oppose annexation, Council has the option of reinstating the initial annexation boundary.

There being no further discussion, **Morse moved to accept the annexation petition submitted by Mark McNaughton; to modify the annexation area by including parcels #272210130050, 272210140400, #272210140510, #272210140350 and #272210140450; to require that the annexation area assume its share of the City's indebtedness; and to require that the annexation area be zoned in accordance with the pre-annexation zoning map. Seconded by Cooney, motion passed unanimously.**

PROPERTY ACQUISITION PROPOSAL: Kris Pomianek, representing the Chelan County Public Utility District (PUD), reviewed the history of property owned by the PUD that is currently the site of the Lake Chelan Chamber of Commerce building and the adjacent parking lot. Pomianek reported that the PUD no longer has a "project purpose" for the property and has therefore initiated discussion with the City of Chelan and the Lake Chelan Chamber of Commerce regarding its possible sale to the City. Pomianek explained that because both the PUD and the City are public entities, the PUD can sell the property to the City at less than fair market value. Council was provided additional written information about the property and the PUD's decision to approach the City about acquiring it.

There followed Council comments and questions. Discussion culminated in Council consensus to pursue purchase of the property. Pomianek said that the PUD would work with City Administration to bring a proposal back to Council.

HERITAGE HEIGHTS FUNDING: Amanda Ballou, Administrator of Heritage Heights at Lake Chelan (HHLC), presented HHLC's request for funding assistance in support of its Garden of Remembrance landscaping project. Council was also provided copies of Ms. Ballou's 11/15/07 letter of request to the City Administrator and written information on Heritage Heights and the landscape project.

There being no discussion, **Weldy moved to direct the City Administrator to prepare a funding agreement between the City and Heritage Heights at Lake Chelan to support the Garden of Remembrance landscaping project. Seconded by Morehouse, motion passed unanimously.**

COLLECTIVE BARGAINING AGREEMENT: A draft agreement between the City and City Employees' Union 846-CC was removed from the agenda at the request of Fonfara.

NON-REPRESENTED EMPLOYEES' WAGE & BENEFIT ENHANCEMENTS: At the recommendation of the Mayor and City Administrator, **Morehouse moved to approve an annual 3.5% cost of living increase, a \$50 per month increase in the employer paid portion of the employees' medical premium and a half day holiday on Christmas Eve and New Years Eve for non-represented employees for 2008, 2009 and 2010, retroactive to 1/1/08. Seconded by Cooney, motion passed unanimously.**

2008 STRATEGIC ISSUES/WORK PLAN OBJECTIVES: Fonfara provided information concerning the City of Chelan Strategic Plan and the relationship between the Strategic Plan, the City's 2008 Budget and the Work Plan Objectives of city departments. VanEpps provided a report on 2008 strategic issues and the work plan of the Public Works Department. Grant provided a report on 2008 strategic issues and the work plan for the Finance Department. Both answered Council questions following their reports. No action was taken.

TUSCAN VILLAGE PROJECT: Fonfara, VanEpps and Gildroy provided background information and a status report on the Tuscan Village planned development project and answered Council questions concerning the project. Tuscan Village developers Fred Ross and Guy Evans, provided additional information and answered questions about the project. No action was taken.

MASTER CABLE FRANCHISE AGREEMENT/ORDINANCE: Fonfara reminded Council that at its 1/24/08 meeting, Council directed preparation of an ordinance adding i-Fiber Communications to the City's Master Cable Franchise Agreement. Fonfara presented the resulting ordinance.

There being no discussion, **Morse moved to adopt ORDINANCE NO. 2008-1357 amending Exhibit A of Ordinance No. 2005-1300 by adding i-Fiber Communications as an additional franchisee to the Master Cable Agreement. Seconded by Morehouse, motion passed unanimously.**

Cooney exited Council Chambers as Fonfara introduced the Master Cable Franchise amendment ordinance and returned immediately following adoption of same.

CMC 13.06 & DEVELOPMENT STANDARDS REVISION: VanEpps explained that the City has consistently required all new development to connect to the City's sewage collection system instead of permitting the installation of septic systems. Recently, however, certain developers have claimed that the language in the Municipal Code is ambiguous concerning this matter. Staff is therefore proposing language to clarify the existing policy.

VanEpps noted that a letter opposing the proposed code amendment was delivered to the City Clerk earlier in the day. The letter, dated 2/14/08 and signed by Hank Lewis, General Manager of Cascade Property Ventures, LLC, was copied to the Mayor, Council, City Administrator, City Attorney, Public Works Director, Planning/Community Development Director and news media prior to this meeting. Lewis, writing on behalf of Cascade Property Ventures and Whiskey Ranch, LLC, asked that "the proposed change to City Code and the development standards be considered pursuant to the established

process for amending development standards, which process should provide a meaningful opportunity for public comment.”

Responding to Lewis, VanEpps repeated that the proposal isn't a change – it is intended to clarify the existing policy. Galbraith concurred with VanEpps and said that no public hearing is required for the adoption of this ordinance. VanEpps and Gildroy then offered information in support of the policy.

There being no further discussion, **Morehouse moved to adopt ORDINANCE NO. 2008-1358 revising Municipal Code section 13.06 and the Development Standards for the City of Chelan to clarify that the primary method of handling sewage in the city is through the City's domestic wastewater treatment facility. Seconded by Harper, motion passed unanimously.**

WASTEWATER TREATMENT FACILITY IMPROVEMENTS: VanEpps recommended hiring Gray & Osborne, Inc. to provide a “Wastewater Facility Phase 2” engineering report. VanEpps explained that the report will provide information about the facility's capacity and determine which improvements are needed to accommodate expected growth; meet the Department of Ecology's requirement for a plan to maintain adequate capacity; and help the City secure funding for needed improvements.

There being no discussion, **Harper moved to authorize Mayor Goedde to sign the Contract for Professional Engineering Services between the City and Gray & Osborne, Inc. for preparation of a wastewater treatment facility engineering report and to allocate an amount not to exceed \$54,065 to fund the report. Seconded by Morehouse, motion passed unanimously.**

2008 COUNCIL PRIORITIES: Morse recommended scheduling special meetings to identify and consider the priority issues of recently elected Councilmembers. Discussion followed. No action was taken. Morse advised that he would distribute a list of the issues that he hopes to address in 2008.

RULES OF PROCEDURE: Morse recommended adopting a detailed set of rules for conducting Council meetings, proceedings and business. As an example, Morse provided an amended version of the *Quincy City Council Rules of Procedure*. Fonfara provided a written description of the current procedure for setting the City Council meeting agenda. Discussion followed. No action was taken.

Council meeting was recessed at 9:52 to allow the Mayor and Councilmembers to participate in the regular meeting of the Lake Chelan Airport Board. Council meeting reconvened at 9:53 p.m. following adjournment of the Airport Board meeting.

TENTATIVE AGENDA FOR 2/28/08 MEETING

Fonfara reviewed the tentative agenda for the 2/28/08 City Council meeting.

COUNCIL COMMENTS/REPORTS

SOLID WASTE ADVISORY COUNCIL: Morehouse reported on the most recent SWAC meeting.

PUBLIC WORKS COMMITTEE: Harper reported for the Public Works committee.

DOWNTOWN FLAG DISPLAY: Cooney congratulated the Mayor for resolving a concern relating to the display of flags in the downtown area on holidays.

PARKING REGULATION: Cooney said he was hearing complaints about the City's stringent enforcement of parking regulations during the winter months, and he recommended holding a public forum on parking regulation and enforcement.

PARK & RIDE LOT: Mayor Goedde reported speaking to the Link Transit Director concerning Link funding for a second park & ride lot in Chelan.

SPEED LIMIT ENFORCEMENT: Mayor Goedde reported that the Sheriff is interested in more stringent enforcement of the speed limit in Chelan.

PUBLICATION OF COUNCIL MEETING AGENDAS: Mayor Goedde said he believes it would be worth the expense to pay for publication of Council agendas to assure that they are published in the Lake Chelan Mirror before every meeting.

There being no further business, meeting adjourned at 10:05 p.m.

Prepared by:

Attested to:

Approved by City Council 2/28/08

Linda Allison-Liles
City Clerk

Robert R. Goedde
Mayor