

MINUTES OF 8/28/08 CITY COUNCIL MEETING
135 East Johnson Avenue, Chelan, Washington

PRESENT: Mayor Goedde; Councilmembers Cooney, Greenfield, Harper, Morehouse, Morse, Papé-Miller and Weldy; Administrator Fonfara; Attorney Galbraith; Clerk Liles; Planning/Community Development Director Gildroy; Public Works Director Van Epps.

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

CONSENT AGENDA

Morse asked to have item #3 on the consent agenda changed from “Excuse Councilman Morse from 9/25/08 & 10/9/08 Council Meetings” to “Excuse Councilman Morse from 9/25/08 Council Meeting.”

Harper moved to approve the consent agenda as follows:

1. Approve Payroll Warrants No. 29362 through 29482 totaling \$156,497.47, Payroll Warrants No. 29536 through 29541 totaling \$2,544.51, and Claims Warrants No. 70803 through \$70887 totaling \$389,094.89;
2. Approve Minutes of the 8/14/08 Regular City Council Meeting and Minutes of the 8/14/08 Special City Council meeting; and
3. Excuse Councilman Morse from 9/25/08 City Council meeting.

Seconded by Weldy, motion passed unanimously.

VISITORS/PUBLIC INPUT

AQUATICS/COMMUNITY CENTER: Scott McKellar, representing citizen proponents for construction of an aquatics/community center, announced that the group had raised \$20,000 in response to Council’s 6/26/08 motion to match each dollar up to a total of \$20,000 contributed for the purpose of conducting a feasibility study.

PARKING: Mike Sherer, 48 Dietrich Road, encouraged the City to consider buying the vacant lot next to the City owned parking lot on Wapato Avenue and then to build a parking garage on the two lots. In light of this recommendation, Sherer advised the City against proceeding with its plan to repave the parking lot.

Bob Eier, 1056 East Johnson, said the City has no plan to accommodate parking for all the condos being built along the lake. Eier recommended an ordinance be adopted requiring lakefront developers to provide adequate boat moorage and off-street parking, including parking for boat trailers.

REGULAR AGENDA

LORD ACRES INTERIM ZONING CONTROLS: Mayor Goedde opened a public hearing to consider extending the Lord Acre’s Interim Zoning Controls established by City Council on 2/8/08. Gildroy provided the staff report, announcing that the Lord Acres Sub-area Plan is nearly complete and should be ready for the sixty day agency review in November with adoption expected in December of this year. Gildroy recommended extending the Interim Zoning Controls for the Lord Acres area for another six months or until the Sub-area Plan is adopted.

Mark McNaughton, 110 Key Bay, complained that as long as the Interim Zoning Controls are in effect, there isn't much he can do with the sixty acres he owns in the Lord Acres area. McNaughton said it is the transportation element that is delaying completion of the Sub-area Plan and he questions whether that element is essential.

There being no further public comment, the Mayor closed the public hearing. There followed brief Council discussion about extending the Interim Zoning Controls for a period less than the six months recommended by staff. Gildroy suggested three months with the option to again extend if more time is needed.

Morse moved to adopt Ordinance No. 2008-1370 adopting findings of fact pursuant to RCW 35A.63.220 and continuing the moratorium on the acceptance of applications for development in the Lord Acres area through November 25, 2008 or until adoption of by City Council of a Lord Acres Sub-area Plan. Seconded by Weldy, motion passed unanimously.

LAW ENFORCEMENT SERVICES REPORT: Sgt. Mike Harris of the Chelan County Sheriff's Office reported on law enforcement services within the City of Chelan.

LEGACY RIDGE DEVELOPMENT AGREEMENT: VanEpps explained that his purpose in coming before Council regarding a proposed development agreement with Legacy Ridge was to begin a discussion process and no Council action was expected at this time. VanEpps reported as follows. Plat approval for Legacy Ridge development requires the developer to bring the intersection of Crystal Drive and SR 150 up to WSDOT standards. Improvements include construction of an east-bound left hand turn lane, a dedicated right hand turn lane and widening of the shoulders to provide safe pedestrian travel and greater sight distance for vehicles entering the highway. Legacy Ridge has purchased much of the property needed to complete the improvements, but needs an additional strip of land on both sides of the intersection to widen the shoulders. The developer has asked for the City's cooperation in the acquisition of the needed land, either by encouraging the property owners to sell or by undertaking a condemnation action to acquire the property. In either case, the developer would bear all costs.

Galbraith and Gildroy then answered Council's questions.

Mayor Goedde reported receiving concerned phone calls in response to a letter Crystal View Estates property owners received from VanEpps, which related the information just provided to Council, explained the condemnation process and extended an invitation to attend this meeting. The Mayor said that Legacy Ridge developers should have contacted property owners directly instead of asking the City to intervene, and property owners should have had more notice of this meeting than they were given.

Several Crystal View Estates property owners were present, including a representative of the Crystal View Estates Board of Directors. Their complaints included short notice of this meeting, poor planning that allowed the development to proceed before the developer acquired the necessary land for the intersection improvements, and the City's interference in the proposed property acquisition process.

2008 COMPREHENSIVE PLAN AMENDMENTS: Gildroy reviewed proposed Comprehensive Plan and development regulation amendments in preparation for City Council's 9/25/08 public hearing on the amendment package.

UTILITY CONNECTION CHARGES/SERVICE FEES: VanEpps reminded Council that the City's utility connection and service fee for properties outside city limits has been 150% of fees for properties within city limits. VanEpps explained that this policy was established to provide a benefit to people living within city limits and incentive for property owners outside the City's jurisdiction to annex into the city.

However, with Council's approval of the General Facility Charge last year, connection fees increased substantially, resulting in unreasonably high fees for those paying 150% of that charge. VanEpps explained that he therefore wanted to discuss the possibility of adjusting rates for connection and service to areas outside city limits.

There followed lengthy discussion culminating in Council's consensus to direct staff to draft a resolution setting more equitable fees for utility connection and service outside city limits and to present said resolution for Council consideration.

2009 BUDGET CALENDAR: At the recommendation of Fonfara and Finance Director Grant, **Weldy moved to accept the 2009 City of Chelan Budget Calendar as presented. Seconded by Papé-Miller, motion passed unanimously.**

SENIOR CENTER PROJECT ARCHITECTURAL SERVICES: Fonfara presented a proposed agreement with Cal Jordan Associates, Inc. for architectural services related to the Senior Center Replacement Project, reporting that the agreement was reviewed and approved by the City Attorney and it conforms to stipulated requirements of the Washington State Community Development Block Grant Program.

Fonfara noted that Papé-Miller had asked if it would be possible to build a LEED certified Senior Center. Fonfara explained that LEED stands for "Leadership in Energy and Environmental Design," which is a rating developed by the U.S. Green Building Council. Fonfara reported that Cal Jordan advised that it would cost about 25% more to build a LEED certified building, but it is his intent to build an energy efficient facility, to use sustainable building materials and to either relocate the existing building or demolish it in a way that the materials can be recycled. Papé-Miller asked that Jordan work with the PUD to integrate solar energy use in the new building.

Cooney suggested putting a senior hostel on the second floor of the building as a community enhancement and a revenue source for the Senior Center. Fonfara said that was a decision for the seniors and architect. **Cooney moved to approve the agreement between the City and Calvin Jordan Associates, Inc. for architectural services for the Senior Center Replacement Project and to authorize Mayor Goedde to sign the agreement as presented. Seconded by Papé-Miller, motion passed unanimously.**

NATIONAL ALCOHOL & DRUG ADDICTION RECOVERY MONTH: At the request of the U.S. Department of Health and Human Services, Substance Abuse and Mental Health Services Administration, **Papé-Miller moved to approve a proclamation declaring the month of September 2008 to be "National Alcohol and Drug Addiction Recovery Month" in the City of Chelan. Seconded by Harper, motion passed unanimously.**

TENTATIVE AGENDA FOR 9/11/08 CITY COUNCIL MEETING

The City Clerk distributed the draft 9/11/08 Council meeting agenda to the Mayor, Councilmembers, City Attorney and those news reporters in attendance.

At 8:55 p.m. the Council meeting recessed to allow the Mayor and Councilmembers to attend the regular meeting of the Lake Chelan Airport Board. Council meeting reconvened at 8:56 p.m. following adjournment of the Airport Board meeting.

COMMENTS/REPORTS

DOWNTOWN PARKING: Weldy said he thought Mike Sherer's recommendation concerning the parking lot on Wapato Avenue was a good idea.

AIRPORT EMPLOYEE RECOGNITION: Papé-Miller said she wanted to publicly recognize Dick Swinford, Lake Chelan Airport Maintenance Lead, for a wonderful job of representing the airport, for all the work he does behind the scenes, and for maintaining the necessary FAA relationships to make expansion of the airport possible.

LINK TRANSIT: Mayor Goedde reported that Link Transit's new buses will be forty feet long and accommodate ten more passengers than the buses currently used. The new buses should be in service within thirty days.

CANTWELL MEETING: Mayor Goedde reported that he and Fonfara met with a representative of Senator Cantwell's office to discuss issues of local concern. Topics discussed included unfunded mandates, "VIA 97" (Highway 97 travel promotion), and airport funding. Fonfara added that an additional topic of conversation was funding for the Don Morse Park shoreline restoration/beach enhancement project.

SCHOOL BOARD MEETING: Mayor Goedde reported attending a Lake Chelan School District hearing on August 26 where the Board voted to donate School District land to the City for construction of a public road. Goedde explained that the School District and the developers of Whisper View Estates have been working together to bring a road and utility services to the development and to adjacent property recently acquired by the School District. Whisper View Estates will fund most of the cost of water, sewer and road construction. Goedde reported School Superintendent Busey's praise for assistance provided by City Planning/Community Development Director Craig Gildroy and City Development Program Manager Deanne Reynolds.

SALE TAX REVENUE: Mayor Goedde distributed a *Sales Tax Comparison for July 2008* produced by Link Transit and pointed out that City of Chelan tax revenues are well above other areas in Chelan and Douglas Counties.

There being no further business, meeting adjourned at 9:00 p.m.

Prepared by:

Attested to:

Date approved by City Council:

Linda Allison-Liles
City Clerk

Robert R. Goedde
Mayor

September 11, 2008