

MINUTES OF August 13, 2009 REGULAR CITY COUNCIL MEETING
City Hall, 135 East Johnson Avenue, Chelan, Washington

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Goedde called the meeting to order at 6:00 p.m. and then led the Pledge of Allegiance.

ROLL CALL

Elected Officials Present: Mayor Goedde and Councilmembers Cooney, Greenfield, Harper, Lingard, Morehouse, Morse and Pape-Miller.

Staff present: Administrator Reinbold, Attorney Galbraith, Clerk Liles, Finance Director Grant, Parks & Recreation Director Sablan, Planning & Community Development Director Gildroy.

AGENDA CHANGES

Mayor Goedde said he had to be somewhere else at 8:55 so if the meeting was still in process at that time, Harper would take over as Mayor Pro Tem.

Reinbold reported an addition to the Airport Board agenda, i.e. acceptance of a WSDOT Airport Aid grant to help pay for the environmental assessment for the runway expansion project.

CITIZEN COMMENTS

There were no citizen comments.

CONSENT AGENDA

Harper moved to approve the consent agenda as follows.

- A. Approve Minutes: July 23, 2009 Regular City Council meeting.
- B. Approve Payroll Warrants: 31326-31754 totaling \$202,126.28.
Approve Claims Warrants: 72895 – 73029 totaling \$531,618.04.
- C. Authorize a budget amendment of \$1,500 to construct office space in the City Hall building for lease to the Historic Downtown Chelan Association.

Seconded by Cooney, motion passed unanimously.

SPECIAL PRESENTATIONS

There were no special presentations.

PUBLIC HEARINGS

There were no public hearings.

ORDINANCES, RESOLUTIONS AND OTHER ACTION ITEMS

HOUSING AUTHORITY FUNDING: Grant reminded Council that in late 2008 the Housing Authority of Chelan County and the City of Wenatchee asked the City to help fund rent subsidies for Chelan residents. At Council's direction, Housing Authority representatives met with the Council Finance Committee, which recommended that the City provide financial assistance to the Authority, but in an amount substantially less than the \$40,000+ requested by the Authority.

Grant presented a proposed funding agreement, noting that it would not commit the City to continue funding, but would allow the Authority to apply and Council to decide on an annual basis. Grant

explained that if Council wished to fund the Authority for 2009, a budget amendment would be required, so Council's motion should approve that amendment as well as the funding agreement.

Following brief discussion, **Greenfield moved to authorize a budget amendment in the amount of \$8,000 to provide funding assistance to the Housing Authority of Chelan County and the City of Wenatchee for 2009 and to authorize the Mayor to sign the Funding Agreement with the Authority as presented. Seconded by Pape-Miller, motion passed 6-1 with Greenfield, Pape-Miller, Cooney, Lingard, Morehouse and Morse voting aye and Harper voting nay.**

RATE RESOLUTION AMENDMENT: Grant reviewed proposed amendments to the existing rate resolution, reporting that the Finance Committee had reviewed and concurred with staff's recommendations for park and sanitation service rate increases.

Harper moved to adopt Resolution No. 2009-1201 amending Resolution No. 2008-1182 to set fees to be charged for water, sewer and sanitation services, park and golf fees and other charges effective September 1, 2009. Seconded by Morehouse, motion passed unanimously.

PARK NAMING POLICY: Sablan presented a proposed park naming policy and asked Council to consider it for adoption at the next Council meeting. Sablan reported that the Recreation Board had reviewed and approved the draft policy.

DOWNTOWN MASTER PLAN: Gildroy provided a progress report on the Downtown Master Plan.

COMPREHENSIVE PLAN: Gildroy and consultant Sandra Scribner conducted the second workshop on the 2009 Comprehensive Plan Amendment Package. Proposed revisions to the following Comprehensive Plan elements were presented: the Transportation Element; Development Standards relating to street standards and design, parking standards and traffic impact scoping; and Multi-Modal Transportation, including the open space sub-element, Multi-Modal Transportation Plan and Map.

AQUATICS/COMMUNITY CENTER: Sablan reported that ORB had completed its assessment of potential sites for the proposed aquatics/community center and, according to the scope of work, ORB's next task is to conduct a pro-forma analysis of the selected site. Before a site is selected, Council needs to answer the questions posed in Sablan's 7/14/09 memo, i.e.: Does the City intend to build, operate and maintain a recreation center? If not, why would the City decide which is the best site for the center? Would it be within the City's jurisdiction to recommend a site to the consultant to complete the study? Would it be more in line for the City to remove city property (Don Morse Park) from consideration and yield the responsibility for choosing a site to the Lake Chelan Aquatics and Community Center Committee (LCACCC)?

Sablan acknowledged that he recommended selecting property adjacent to Slidewaters for reasons stated in his 7/14/09 memo to Council, but he advised that circumstances changed in the ensuing two weeks – additional sites may be available and partnerships with the Hospital and School Districts may be possible. Sablan explained that staff needs to know if Council supports his Slidewaters recommendation, wants to pursue siting the center in Don Morse Park or wants ORB to analyze two or three sites at an additional cost.

Mayor Goedde called for Council discussion, saying the audience would have an opportunity to speak when Council was finished.

Pape-Miller: She believes it is important to preserve green space and therefore couldn't support siting the center in Don Morse Park, especially when other viable sites exist.

Morse: ORB's #1 ranked site, Darnell's Resort, is off the list because its owner refuses to sell. ORB's #2 ranked site, Don Morse Park, isn't an option unless the City is able to provide like property to replace the lost park space as required by the Department of Natural Resources (DNR). He is willing to listen to anyone who can offer a financially viable way to do that – if someone is willing to donate lakefront property, he'd accept it.

Sablan noted that even donated property represents a cost to the City in loss of property tax revenues and the resources required to maintain it.

Morehouse: He recommended selecting Don Morse Park as the site, saying it makes economic sense to use City property if possible and to locate the aquatics/community center adjacent to the City RVpark so tourists have access and will help support its maintenance and operation. He suggested reclaiming the Lakeview Drive-In site as parkland to replace the loss of Don Morse Park space. He said he believes DNR would be amenable to other considerations if the City would act to promote year around use of Don Morse Park. He said the Slidewaters site isn't viable because the City can't provide the required utility improvements at this time.

Lingard: The information provided on ORB's site rating matrix can be adjusted at will and to any end. He is opposed to siting the center in Don Morse Park, which should be preserved for outdoor activity and waterfront access. He would have a hard time supporting City ownership of the center because he doesn't want to burden Chelan's citizens with the cost of its maintenance and operation. He isn't opposed to assisting in the initial stages as the City has done with the new senior center, i.e. helping to secure grant funding for construction.

Harper: He agrees with everything Lingard just stated.

Cooney: The lack of a recreation center is a recognized void in our community. Such a facility would benefit residents and perhaps attract light industry people. He expected the maintenance and operation cost to become a red herring, so did research through MRSC and found that most recreation centers in Washington State are either breaking even or in the black. Most either partner with a municipality or are fully funded by their city. Nobody expects the City to build and maintain the center. He expects the City would partner as it did in helping to pay for the Senior Center. He couldn't consider any but the first three sites on ORB's matrix (Darnell's, Don Morse Park and the community gym/ballpark sites) because location is too important. Don Morse Park should not be discounted. Opposition to siting the center in the park is emotional. People he talks to who oppose that site don't even use the park – it is used far more by tourists. He visualizes a first class recreation center including a skating rink on what is now the Don Morse Park tennis court area. That wouldn't block lake access and few people pass that way anyway. Residents would be able to use the park year around. Professionals were hired to select the site so Council wouldn't be steering the location; now it feels as though the City is attempting to do just that. Free is not the best option if the property isn't centrally located. He hopes the City is following through by looking into additional sites that may be available and has contacted the school district about the ballfields.

Harper pointed out that development standards would require the City to provide parking for the center. Cooney said both ORB's study and a past study indicated that existing parking at Don Morse Park is adequate to serve the center. Gildroy explained that the City would require parking adequate to serve all park uses.

Greenfield: She pointed out that according to Sablan's request, Council's task at this point is to select its top three locations. She understands that the City would have to pay for the two extra pro-formas.

There followed discussion concerning how Council should proceed. There being no consensus, Morehouse said he was ready to make a motion in order to eliminate some of the questions. Mayor Goedde reminded Morehouse that the audience was promised an opportunity to speak following Council's discussion.

Donald Webb, 613 Markeson Street: The School District has acquired property at Apple Blossom Center where it intends to build. The City and School District should work together to build an aquatics center at that location for use by both students and the public. He hopes the center will eventually include aquatherapy so that those needing that service can save themselves a round trip to Wenatchee.

Jacque De Paoli, LCACCC member, outlined the site selection process to date, said the next step is to choose a site so ORB can develop a pro-forma analysis, and noted that LCACCC fully supports the successful completion of the process. De Paoli then announced that Scott McKellar would ask the first of two questions the Committee has for Council.

Scott McKellar, LCACCC member, said that Don Morse Park is the #1 pick of the independent consultant, and so LCACCC wants to know if the City is willing to collaborate with LCACCC in pursuing a viable conversion property that would make it possible to build the center in Don Morse Park. McKellar said he is aware of private waterfront property that the owners plan to develop and knows they have been negotiating with the City and may feel the need to do something to benefit the community.

Mike Sherer, also an LCACCC member, asked the committee's second question: What is the status of discussions between the City and School Board regarding the availability of any and all School District properties being considered for the aquatics/community center? Sherer also asked if LCACCC could participate in future meetings with the School District.

Al Lorenz, LCACCC member: Other potential sites have appeared since ORB prepared the matrix and he expects that to continue until a site is selected. The most important thing to come out of the ORB study is the matrix, which Council can learn to use as a tool in evaluating other sites. The community wants the site that makes the most financial sense, but that can't be determined without knowing the cost, and the cost can't be determined without a pro-forma analysis. Council should choose a couple of representative sites for pro-forma analysis and then move forward, using the information gained by the analysis to evaluate sites as they present themselves. If necessary, once a site is finally selected, an outside expert can confirm that it is the most profitable location.

Erin McCardle, LCACCC member, asked the City to continue its partnership with LCACCC by allowing members to participate in determining the final site selection and to require that ORB provide its background data and calculations for the pro-forma analysis when it gets to that point.

Mike Sherer, LCACCC member, said it would be a tragedy if the integrity of this site selection process were comprised. He restated Al Lorenz's recommended course of action and said integrity would be maintained if the City can say a consultant was hired to assist in the selection process, the consultants' approach was used to evaluate all the best information available right up to the last minute, and these are the reasons these sites were selected. Sherer also contended that the City will have a role in selecting the site even if it is on private property.

John Eberly, Wenatchee, said Chelan is fortunate in that years ago someone recognized the value of its waterfront and preserved part of it as Don Morse Park. He advised Council to recognize that Chelan is special because it is a family resort town on waterfront – that is its identity and its product. Public waterfront property is precious and the City should do everything it can to preserve it and, whenever possible, reclaim what has been lost. Especially unique and advantageous is the connection between

Chelan's waterfront and its downtown – Chelan's business district ends at Don Morse Park. There really is no "like" property to be had. Whatever you do, don't build a recreation center on your waterfront.

Building and maintaining a recreation center is a challenge for a small town, but not impossible. The key is collaboration. Location is less important than partnerships. Exhaust all possibilities for cooperation. Talk to the School District – its superintendent has said the District may be open to donating land for the center. Talk to the Hospital District – its Board had to eliminate the swimming pool in plans for a new hospital due to cost constraints. Speak to any entity that might be interested in collaborating on the project.

Mayor Goedde: First, it is important to be sure a property is actually available before wasting resources researching it. Second, during the election two years ago, citizens made their opposition to locating such a facility in Don Morse Park very clear. If that is the site selected, it should go to a vote of the people since they, not Council, are the park's owners.

Erin McCardle, LCACCC member: Encouraged Council to visit the proposed Don Morse Park site. Would be happy to coordinate that visit.

Morse: Suggested a motion or consensus to have an LCACCC member meet with Sablan to answer the questions that have been raised. Is interested in Morehouse's suggestion that the Lakeview Drive-In site be considered as a conversion site. Feels it would be important to consider any waterfront property that might be offered to use as a trade for Don Morse Park property. Doesn't know if anyone has talked to the School District yet.

Morehouse: Reminded Council that it is the location, not the cost or anything else that is being considered at this point. Noted that the process so far has been educational, allowing Council to better evaluate potential sites. Cautioned Council against bias and narrow-mindedness. Pointed out that it is possible for people to change their minds, so properties not currently for sale may be available in the future.

Cooney: It is essential that the center be within walking distance of downtown. Council should do a tour of sites. Likes Don Morse Park and the property adjacent to the community gym, but couldn't support choosing any of the others on the list. Would want Council to consider any offer of donated property within walking distance of town.

Greenfield: Appreciates the committee's hard work. This project will take partnerships. We must be cautious since any study or set of statistics can be manipulated and not all aspects are necessarily considered - for instances, green space may not be as valuable to ORB as it is to the residents of Chelan.

Pape-Miller: The PUD needs to be included in these conversations since they own one of the properties on the list. ORB's matrix brings up more questions than answers. Green space needs to be preserved, especially in the downtown area. If the center were placed in Don Morse Park, the whole park would be affected. Therefore, the entire park, not just the center's footprint, would need to be considered when seeking a conversion property. The next big hurdle will be deciding what will be included in the facility – it should be what the community wants, not what the committee decides is needed.

Morse: "I'm prepared to make a motion that I think summarizes Council's thoughts. I would move that we direct our Parks Director to work directly with a representative from the Lake Chelan Aquatics and Community Center Committee to answer the questions and issues that have been raised today concerning actual, real available sites, legal requirements and other pertinent prerequisites that have to be answered and to come back to us with a list of sites, whether on ORB's list or not, that make sense and then to present those to us again as properties for one or more pro-forma studies and they can take as much time as they want to do this. Does that make sense to Council?"

Mayor Goedde pointed out the need to proceed in a timely manner as ORB is under contract to conduct a pro-forma. There followed discussion concerning Morse's motion. Morse said he was willing to withdraw the motion if someone else had a better one. Motion died for lack of second.

Discussion continued in an attempt to reach consensus on how to proceed, with various Councilmembers restating thoughts and opinions expressed earlier in the meeting and staff offering suggestions.

Harper then moved to remove Don Morse Park from the list of sites under consideration. Lingard suggested that the Darnell's Resort property be eliminated as well. Harper withdrew his previous motion and moved to remove Don Morse Park and the Darnell's Resort property from the list of locations being considered as possible sites for a proposed aquatic/community center. Seconded by Lingard, motion passed 4-3 with Harper, Lingard, Greenfield and Pape-Miller voting aye and Cooney, Morehouse and Morse voting nay.

Morehouse: Said he objects to the entire process because he was going to make a motion but was prevented from doing so by the Mayor, who then proceeded to allow Harper to make a motion. Asked by Morehouse what he thought, Galbraith indicated that he saw no problem with the process.

Following further discussion on how to proceed, Council consensus was to have Sablan meet with LCACCC and return to Council with a recommendation on which sites should be selected for a pro-forma analysis and with information on the cost.

RECESS (AIRPORT BOARD MEETING)

At 8:10 p.m. the Council meeting was recessed to allow the Mayor and Councilmembers to participate in the regular meeting of the Lake Chelan Airport Board. Council meeting reconvened at 8:15 p.m. following adjournment of the Airport Board meeting.

COUNCIL COMMENTS

INDIGENOUS GRANDMOTHERS CONFERENCE: Pape-Miller reported on her attendance at an International Council of Thirteen Indigenous Grandmothers conference in Lincoln City, Oregon earlier in the month. Pape-Miller explained that the Council is a global alliance for prayer, education and healing Mother Earth, all her inhabitants, the children, and for the next seven generations to come. Pape-Miller then read a statement expressing the group's philosophy.

AQUATICS/COMMUNITY CENTER: Lingard said he is pleased Council gave Sablan direction so the aquatics/community center study can proceed.

Cooney said that 73 of 74 people at a meeting he attended wanted the aquatics/community center to be in Don Morse Park. He said he didn't like the fact that staff recommended the #8 site on the list and Council eliminated the top two sites. He said Council has yet to determine the City's role and he would suggest a partnership similar to the one for construction of the Senior Center.

Harper said that it will take a recreation district to fund the proposed center. He defended tonight's process, saying that Council's role is to make decisions.

Morehouse complained that the aquatics/community center process was flawed due to personal agendas, preconceived ideas and a refusal to consider the possibility that a conversion property might become available. He accused Council of making a pretense of inviting public input and then ignoring it. He said the money spent on the ORB study was wasted.

Morse asked staff to be very conciliatory in working with LCACCC.

Mayor Goedde commended Councilmembers on working through a contentious issue and making a tough decision, and he advised them to move on in support of the vote. Responding to Morehouse's contention concerning the process, the Mayor said it was not flawed, and he assured those present that the City would continue working with LCACCC.

AWC BUDGETING CLASS: Lingard and Morse reported attending AWC's annual class on budgeting. Lingard said Chelan should be grateful to past Councils as most small cities don't have the reserves Chelan does. Both expressed appreciation for Finance Director Grant's expertise.

CITIZEN PARTICIPATION: Greenfield thanked those who attend Council meetings and voice their opinions to assist Council in governing the city. She encouraged citizens to educate themselves on the issues and to participate in the process.

FIRE FIGHTERS: Cooney and Morehouse thanked those who have been fighting the wildfire in Union Valley.

ANIMALS IN CITY LIMITS: Morse asked that Council reconsider regulations relating to the keeping of animals within city limits.

There being no further business, meeting adjourned at 8:35 p.m.

Prepared by:

Attested to:

Approved by Council on August 27, 2009:

Linda Allison-Liles
City Clerk

Robert R. Goedde
Mayor