

MINUTES OF THE June 24, 2010 CITY COUNCIL MEETING  
City Hall, 135 East Johnson Avenue, Chelan, Washington

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem Harper called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ROLL CALL

Elected Officials Present: Mayor Pro Tem Harper, Councilmembers Cooney, Lingard, McCardle, Morehouse. Absent/Excused: Mayor Goedde & Councilmembers Greenfield and Morse.

Staff present: Attorney Galbraith, Clerk Liles, Parks & Recreation Director Sablan, Planning & Community Development Director Gildroy, Public Works Director VanEpps.

3. AGENDA CHANGES

None

4. CITIZEN COMMENTS

TUSCAN VILLAGE DEVELOPMENT AGREEMENT: Dan Beardslee, Erlandsen & Associates Engineering, said he spoke for Tuscan Village owners in asking Council to remove item 8A, Tuscan Village Development Agreement, from this meeting's agenda. Beardslee explained that the owners' attorney, Alexander Mackey, couldn't attend tonight's Council meeting; there remain unresolved issues relating to the draft agreement; and there is new information that may affect details of the agreement.

At the recommendation of VanEpps, Council consensus was to hear the staff report on the draft Tuscan Village Development Agreement, but to take no action regarding its approval during this meeting.

5. CONSENT AGENDA

**McCardle moved to approve the consent agenda as follows. Seconded by Lingard, motion passed unanimously.**

- A. Approve Minutes: May 27, 2010 regular City Council meeting;
- B. Approve Claim Warrants: #74880-74970 totaling \$686,730.22  
Approve Payroll Warrants: #33660-33779 totaling \$162,600.85;
- C. Excuse Greenfield and Morse from the 6/24/10 regular City Council meeting;

6. SPECIAL PRESENTATIONS

None

7. PUBLIC HEARINGS

None

8. ORDINANCES, RESOLUTIONS AND OTHER ACTION ITEMS

- A. TUSCAN VILLAGE DEVELOPMENT AGREEMENT: Attorney Galbraith provided the staff report as follows: The Tuscan Village Development Agreement, as recommended by the County Hearings Examiner, is now pending before the Chelan County Board of Commissioners. However, on June

18, 2010, Galbraith was informed by the Tuscan group's attorney that his clients aren't willing to sign the agreement due to concerns relating to sewer system issues. The group is asking that language in the agreement be amended to make it clear that Tuscan isn't obligated to pay the general facilities charge for the entire service area. They also want to know the total cost of planned sewer system improvements, and they want those improvements to proceed without delay.

Responding to these requests, VanEpps and Galbraith explained: The requested language change isn't a problem since it has always been the City's intent that all properties in the service area share the cost. The total cost of improvements is of no relevance to the Tuscan group – their concern should be the connection fee. The City is working on a capital facilities plan in order to understand what is the best way to proceed with improvements in a fiscally responsible manner. To do that, the City needs some idea of Tuscan's development timeframe.

Galbraith reported that he wasn't aware of any new information that would affect the agreement and would like to know what information Beardslee referred to earlier in the meeting. Beardslee said he wasn't at liberty to divulge that information without authorization from his client.

Following additional comment from Beardsley, staff and Council, Harper ended the discussion, asking that the record show that Council postponed action on the Tuscan Village Development Agreement at the request of Tuscan owners and not on the City's account.

**BUILDING CODE:** Gildroy asked that Council adopt an ordinance to update the City's building code so it will be in compliance with the building code adopted by Washington State effective July 1, 2010. **Lingard moved to adopt ORDINANCE NO. 2010-1408 amending Chapter 15.04 of the Chelan Municipal Code to update the City's building code. Seconded by Morehouse, motion passed unanimously.**

#### 9. RECESS (AIRPORT BOARD MEETING)

At 6:21 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 6:26 p.m. following adjournment of the Airport Board meeting.

#### 9. MAYOR, COUNCIL, STAFF COMMENTS

##### WOODIN AVENUE BRIDGE REHABILITATION:

Morehouse: He hopes the bridge feasibility study now being conducted will provide new ideas. The bridge is a historic landmark and any change in its size or appearance won't be accepted by the public. Altering architectural features will eliminate potential funding from historical preservation sources. Suggests addressing safety concerns by making the bridge one lane only or installing a walkway below the existing structure rather than attaching a walkway to the side of the bridge.

VanEpps: Dave Weldy and Scott McKellar came to Council and suggested adding a pedestrian walkway to the side of the bridge so existing sidewalks on the bridge deck could be removed and the driving lanes widened. Council hired a consultant to study the feasibility of that proposal. The consultant wasn't asked to come up with other ideas. However, no commitment has been made - there will be ample opportunity to consider alternatives once the study is completed.

VIEW CORRIDORS:

Morehouse: He wonders what planning staff is doing to protect views.

Gildroy: A view protection ordinance was rejected by those involved in developing the South Chelan Neighborhood Plan – they opted to protect views through development standards instead. Also, Department of Commerce advises against attempting to preserve views by ordinance.

ARTS COUNCIL DEDICATION:

Morehouse: The dedication for *Flower Dancing in the Wind* was a nice ceremony and well attended.

STAFF RECOGNITION:

Cooney and McCardle: They appreciate the quick response of the Public Works crew in cleaning up the streets and sidewalks after yesterday's rain storm.

WAREHOUSE-INDUSTRIAL ZONE ACTION PLAN:

Cooney: He attended a meeting earlier in the day on the Warehouse-Industrial Zone Action Plan. He believes the development of Apple Blossom Center and its impact on the community will be a critical issue for this City Council. A working group is being formed to try to attract "the right purposes" for that area.

SENIOR CENTER PROJECT: VanEpps: Paving for the Senior Center building project was completed earlier in the day.

10. CITY ADMINISTRATOR'S REPORT

None.

11. EXECUTIVE SESSION

None.

11. ADJOURNMENT

There being no further business, meeting adjourned at 6:43 p.m.

Prepared by:

Attested to:

Date approved by Council: July 8, 2010

Linda Allison-Liles  
City-Clerk

Robert R. Goedde  
Mayor