

MINUTES OF THE JUNE 9, 2011 CITY COUNCIL MEETING  
City Hall, 135 East Johnson Avenue, Chelan, Washington

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

2. ROLL CALL

Elected Officials Present: Mayor Goedde and Councilmembers Cooney, Isenhardt, Lingard, McCardle, Morehouse, Morse. Absent/Excused: Councilmember Harper.

Staff present: Administrator Reinbold, Clerk/Administrative Assistant Liles, Finance Director Grant, Parks & Recreation Director Sablan, Planning & Community Development Director Gildroy, Public Works Director Van Epps.

3. AGENDA CHANGES

Mayor Goedde announced the following changes to the agenda:

- A. Add to the consent agenda Councilmember Harper's excused absence from tonight's meeting, cancellation of the regularly scheduled council meeting of June 23, 2011 due to lack of quorum; and authorization to pay bills on June 23, 2011 without prior review by the designated councilmember;
- B. Add a proclamation to the special presentations section of the agenda;
- C. Add an executive session as agenda item #12.

4. CITIZEN COMMENTS

None

5. CONSENT AGENDA

Cooney moved to approve the consent agenda as follows:

- A. Approve Claims Warrants No. 76988 – 77065 totaling \$889,218.31 and Payroll Warrants No. 35976 – 36110 totaling \$220,958.85;
- B. Confirm reappointment of Mary Sherer to position #5 on the Library Advisory Board for a three year term commencing June 7, 2011.

Seconded by Morehouse, motion passed unanimously.

6. SPECIAL PRESENTATIONS

- A. Patty Risley was honored for over thirty years of public service as a member of the Library Advisory Board.
- B. Mayor Goedde read a proclamation designating June 19-25, 2011 as Small Cities Week.

7. PUBLIC HEARINGS

- A. EXPANDED HOME OCCUPATIONS: Mayor Goedde introduced a public hearing to consider the Planning Commission's recommendation that Expanded Home Occupations be added to the Special Use District. After explaining the hearing's purpose and procedure, the Mayor called for a staff report.

Gildroy reported as follows. The Planning Commission held a public hearing on April 20, 2011 to consider adding Expanded Home Occupations to the Special Use District and is recommending that the proposed change be approved. In 2009 the Special Use District was modified through the Lord Acres Sub-area Plan to allow Home Occupations as a permitted use instead of a conditional use. Expanded Home Occupations would require a conditional use permit, providing flexibility within the code should the provisions ever be extended to other zoning districts. Individuals dwelling in a single family home on an acre or more would be allowed to conduct a business that isn't entirely within the home but instead uses accessory buildings and/or property. The proposed provisions address the way some home occupations in the Lord Acres area are already conducting business so that they will be code compliant when eventually annexed into the City. Gildroy then entertained Council questions and comments.

At 6:16 p.m., Mayor Goedde opened the public hearing and called for comment from the audience.

Ron Kehl, 319 Orchard View Drive, spoke in favor of the proposed ordinance, but requested one change: increase the allowed maximum area for accessory buildings containing expanded home occupations from 1800 square feet as recommended by the Planning Commission to 2400 square feet. Kehl explained that he owns a limousine service that he would like to operate from his home, and the increased building size would allow him to store his vehicles on the premises.

Gildroy advised that he has no objection to the change recommended by Kehl.

There being no further public comment or Council discussion, Mayor Goedde closed the public hearing at 6:20 p.m.

- B. SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN: Mayor Goedde introduced a public hearing on the 2012-2017 Six-Year Transportation Improvement Plan, explaining the meeting's purpose and procedure before calling for a staff report.

Van Epps explained that the City maintains a Six-Year Transportation Improvement Plan (STIP) that is updated and submitted to the State each year in order to qualify for state and federal funding. Van Epps then entertained Council questions and comments concerning projects included in the STIP.

At 6:24 p.m., Mayor Goedde opened the public hearing and called for comment from the audience. There being no one in the audience wishing to speak on this issue and no further Council discussion, Mayor Goedde closed the public hearing at 6:24:15 p.m.

## 8. ORDINANCES, RESOLUTIONS AND OTHER ACTION ITEMS

- A. EXPANDED HOME OCCUPATIONS: Gildroy asked that Council adopt the ordinance regarding Expanded Home Occupations with the addition of a requirement that applicants obtain a low impact conditional use permit.

**McCardle moved to adopt Ordinance No. 2011-1423 amending Chelan Municipal Code Titles 17.46 and 17.56 as recommended by the Planning Commission except for the following**

changes: in Section 17.56e, change the maximum area for accessory buildings containing expanded home occupations uses to not more than 2,400 square feet and in Section 17.46.010F add a subsection "a" to read "Obtain a low impact conditional use permit." Seconded by Isenhart, motion passed unanimously.

- B. SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN: Van Epps recommended acceptance of the 2011 STIP update and adoption of the related resolution.

McCardle moved to adopt Resolution No. 2011- 1231 amending the City's Six-Year Transportation Improvement Program for the years 2012-2017 and directing the same to be filed with the Wenatchee Valley Transportation Council and the Washington State Department of Transportation. Seconded by Isenhart, motion passed unanimously.

- C. DON MORSE PARK SHORELINE RESTORATION/BEACH ENHANCEMENT/MARINA EXPANSION PROJECT – DOCK REMOVAL: Sablan presented all available documentation relating to the Don Morse Park Dock Removal Project and described the sequence of events leading up to Council's April 24, 2011 denial of Tom Allen's request to be paid for removing dock footings.

Galbraith noted that he addressed this issue on June 9, 2011 through an email to Councilmembers in which he reversed his April 24 recommendation against paying Allan the additional sum. Galbraith explained that he initially believed that the contract between Allan Construction and the City was based on a bid to remove docks and footings and that Tom Allen had made a mistake in his bid. Later he learned that the contract was actually based on a bid for dock removal and a quote for footing removal, and the error was not with the bid, but with the document summarizing contract terms.

Tom Allen was present and collaborated the information provided by Sablan and Galbraith.

Morse asked whether staff would be able to explain what occurred to the satisfaction of state auditors. Grant responded, saying she would attach Galbraith's June 9, 2011 email to the payment voucher as explanation and that would suffice. Cooney criticized the handling of the bid submittal and review process and the way related information was presented to Council, and called for more professionalism in the future.

Morse moved to authorize a total payment of \$13,404.40 to Allen Construction from the Lake Chelan ILF Program via the Chelan Douglas County Land Trust for removal of docks and footings at Don Morse Park and to direct staff to follow established city and state purchasing policies. Seconded by Cooney, motion passed unanimously.

- D. LIBRARY EXPANSION PROJECT: Reinbold announced that the City has been offered a \$24,000 Planning Only Community Development Block Grant from Washington State Department of Commerce for the Library Expansion Project. Reinbold explained that the grant, if accepted, combined with contributions from Friends of the Library will pay for a consultant to do a needs assessment, prepare a design, make construction cost estimates, and explore potential funding sources.

There being no discussion, Isenhardt moved to authorize the Mayor to sign the agreement with the Washington State Department of Commerce for receipt of a \$24,000 Planning Only Community Development Block Grant for the Library Expansion Project. Seconded by Morse, motion passed unanimously.

- E. BRADLEY STREET SIDEWALK PROJECT: Van Epps reminded Council that the City was awarded a \$306,000 grant from the Transportation Improvement Board to be matched by \$16,000 in local funds for construction of sidewalks on Bradley Street from Woodin Avenue to Sayles Street and then west one block to connect to the Riverwalk Park trail system. Van Epps reported that the open house held on May 25<sup>th</sup> to allow the public to review conceptual designs for the Bradley Street Sidewalk Project was well attended by Bradley Street residents, and he provided Council with a compilation of comments provided by attendees.

Van Epps explained that three options were considered, and he described each:

Option 1, the least expensive, would provide 11' lanes with a 5' shoulder or bike lane and 6' planter strips with 5' sidewalks on both sides, but would offer no on-street parking.

Option #2 would provide 11' lanes with 8' parking on both sides, 6' foot planter strips with a 5' sidewalk on one side and a 10' path on the other side, but would be approximately \$40,000 over the original budget.

Option #3 would provide 11' lanes with 5' bike lanes on the roadway and 8' parking, 6' planter strips and 5' sidewalks on both sides, but would be \$100,000 more than Option 1.

Van Epps reported that Option 2 was the preferred option because it meets grant requirements and City standards, retains parking in the residential area, has minimal impact on existing improvements, and was well received by residents. Van Epps said he would be comfortable using money budgeted for the City's overlay program to make up the cost beyond budget. He suggested that the City be responsible for removing snow from the pathway, but that residents maintain the planter strips (no trees or shrubs -grass only).

John Austin, 142 Fairway, and Chris Austin, 406 Wapato, advocated eliminating the planter strips. Both said spotty maintenance was likely and unacceptable. Council/staff discussion ensued concerning maintenance of the improvements.

**Morse moved to authorize staff to commence design of the South Bradley Street Sidewalk Project using design elements of Conceptual Design Option #2 with an emphasis on considering a mulch of wood chips from the recycling center as a fill for the planter strips instead of planting grass. Seconded by Cooney, motion passed unanimously.**

- F. DON MORSE PARK SHORELINE RESTORATION/BEACH ENHANCEMENT/MARINA EXPANSION: Sablan announced that the City was awarded two state grants: a Washington Wildlife Recreation Program (WWRP) grant of \$500,000 and a Boating Facilities Program (BFP) grant of

\$1,000,000. Sablan reminded those present that these grants were discussed at the June 2, 2011 budget workshop, and at that time Council supported acceptance should they be awarded, including funding of the required City match of \$500,000 for the WWRP grant and \$1,200,000 for the BFP grant. There followed discussion about sources for funding the matches.

Cooney advocated accepting the WWRP grant, but said he was nervous about spending nine million dollars on shoreline improvements - he'd rather scale back the project, go with the original idea of simply restoring the shoreline, spend only two million, and use less expensive local labor to do the work. Morehouse argued for moving forward with the shoreline project as presented to the awarding agency. Morse spoke in favor of accepting the WWRP grant and rejecting the BFP grant. Isenhart said she would like the City to accept both grants, and she pointed out that money spent on marina expansion would be repaid through increased moorage revenues.

Reinbold pointed out that tonight's only decision was whether or not to accept the grants, and he offered to have staff come back at a later date with options for funding the grant matches.

**Morehouse moved to accept the Washington State Conservation Office's award of a \$500,000 Washington Wildlife Recreation Program grant for Don Morse Park shoreline restoration/beach enhancement and a \$1,000,000 Boating Facilities Program grant for marina expansion; to commit to funding matches for both grants; and to authorize the Mayor to sign any agreements associated with acceptance of the two grants. Seconded by Isenhart, motion passed 5-1 with Morehouse, Isenhart, Cooney, Lingard and McCardle voting aye and Morse voting nay.**

- G. COMPREHENSIVE PLAN: Gildroy and Van Epps conducted the second of two workshops on proposed Comprehensive Plan amendments, addressing proposed changes to the Transportation Element and the adoption of the Water and Sewer Plan changes already approved by Council.
- H. AWC VOTING DELEGATES: Mayor Goedde reported that he and five City Councilmembers along with Reinbold, Grant and Gildroy have registered for the Association of Washington Cities 2011 Annual Conference. The Mayor asked that Council select three Councilmembers to serve as the City's voting delegates at the annual business meeting to be held during the conference. Council consensus was that Cooney, Isenhart and McCardle serve as the City of Chelan Voting Delegates to the 2011 AWC Conference and that Morehouse serve as Alternate Delegate.

## 9. MAYOR, COUNCIL COMMENTS

- A. BUDGET:  
McCardle - She appreciated the recent budget workshops. Would like to set budget priorities in August this year so Council has a clearer idea of where to spend money. She wants a community supported plan ahead of adopting the budget.  
  
Lingard – He agrees that the workshops were beneficial.

Cooney – He would like an additional workshop dedicated to determining what non-essentials could be eliminated from the budget.

Morehouse – He is still waiting for the staff report on how much money the City is spending on consultants.

B. ECONOMIC DEVELOPMENT DISTRICT: Isenhart reported that City of Chelan will be getting a Public Works Trust Fund loan for the wastewater treatment plant upgrade.

C. COUNCIL RULES: Morehouse asked where staff was in preparing rules for council meetings. Reinbold said he was working on them.

D. PROVISION OF UNTREATED WATER:  
Morse – Asks that a special meeting be scheduled to discuss repeal of the ordinance authorizing the provision of untreated water to large scale recreational developments.

Morehouse – He doesn't believe a special meeting is needed.

Cooney - He'd prefer to discuss the issue at a regular meeting.

Isenhart - She needs to be educated on the issue and either a special workshop or a regular meeting discussion would be fine with her.

Lingard - He wants to study the information received earlier in the day before deciding if a special meeting is needed.

McCardle – There's no reason for a workshop and believes there is no risk in leaving the ordinance in place. She pointed out that the existing code applies to the city in general and is not specific to the butte.

Morse – If the ordinance isn't repealed, he will go to Department of Ecology and lobby against granting City of Chelan any further water rights.

Mayor Goedde – The issue could be discussed in August in regular session with butte development representatives present.

McCardle – Invite Department of Ecology to attend as well.

E. AWC CONFERENCE: Mayor Goedde asked that those attending the AWC Conference let him know which educational sessions they are interested in attending. He said that there are a lot of options, but with so many elected officials and staff members attending, there should be no problem covering them all if attendance can be coordinated.

F. EFFICIENCY STUDY: Mayor Goedde said he wants a city wide efficiency analysis.

## 10. CITY ADMINISTRATOR'S REPORT

- A. SMART CHOICE AWARD: Reinbold announced that the City of Chelan has received the Governor's Smart Choice Award.
- B. BUDGET: A budget priority workshop will be held in July and a regular budget workshop is scheduled for September Council well be looking at where the budget could be cut. Information on consultant expenses was electronically distributed. He will put a copy in Morehouse's mail slot.

11. RECESS (AIRPORT BOARD MEETING)

At 8:40 p.m. meeting was recessed to allow the Mayor and Council to participate in the regular meeting of the Airport Board. Council meeting reconvened at 8:41 p.m. following adjournment of the Airport Board meeting.

12. EXECUTIVE SESSION

At 8:45 p.m., Council adjourned to executive session to consider the acquisition of real estate. At 9:15 a ten minute extension was announced. At 9:25 a second ten minute extension was announced. Executives session ended at regular meeting reconvened at 9:30 p.m.

11. ADJOURNMENT

There being no further business, meeting adjourned at 9:30 p.m.



Linda Allison-Liles  
City-Clerk



Robert R. Goedde  
Mayor

Date approved by Council:

July 14, 2011