

MINUTES OF THE FEBRUARY 9, 2012 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; Councilmembers Cooney, Harper, Higgins, Isenhart, McCardle, and Morehouse. **Absent/Excused:** Councilmember Steele.

Staff present: Administrator Reinbold, Attorney Galbraith, Clerk/Administrative Assistant Allison-Liles, Finance Director Grant, Planning Director Gildroy, Parks & Recreation Director Sablan, Public Works Director Van Epps, Receptionist/Clerical Assistant Gallucci, Chief Law Enforcement Officer Huddleston.

3. AGENDA CHANGES

- A. AQUATICS/COMMUNITY CENTER: At the request of the Aquatics/Community Center Committee, a report on the proposed Metropolitan Park District was removed from the agenda.
- B. TOWN TOYOTA CENTER: At her request, a phone call from Senator Linda Evans Parlette concerning Town Toyota Center debt was added to the agenda.

4. CITIZEN COMMENTS

- A. TOWN TOYOTA CENTER: Six people representing Town Toyota Center user groups spoke in favor of allowing the public to vote on a sales tax increase to fund repayment of Town Toyota Center debt. They were: Steve and Curt Harvey, East Wenatchee; Casey and Kristi Collins, 25 Hugo Road in Chelan; Brenda Shaffer, PO Box 3093 in Chelan; and John Kapeikis, Wenatchee.
- B. GET FIT LAKE CHELAN: Ben Higgins, 506 West Woodin Avenue, reported that GET FIT! LAKE CHELAN is partnering with Lake Chelan Community Hospital to take the GET FIT challenge to a new level and make it more available to the public. Higgins advised those who are interested to call the hospital.

5. CONSENT AGENDA

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

- A. Approve: Minutes of 1/12/2012 Regular City Council Meeting, Claim Warrants No. 78372 - 78441 totaling \$389,765.75, and Payroll Warrants No. 37709 – 37780 totaling \$168,449.66.
- B. Excuse Absences: Councilmembers Isenhart and Morehouse from 1/2/2012 Regular Council meeting and Councilmember Steele from 2/9/ 2012 Regular Council Meeting.

6. SPECIAL PRESENTATIONS

None.

7. PUBLIC HEARINGS

- A. LIBRARY PROJECT COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION: Mayor Goedde introduced a public hearing on a proposed application for a Community Development Block Grant to fund renovation of the City owned building at 216 North Emerson Street (the former Masonic Lodge) for use as the Chelan Public Library and other community functions. The Mayor outlined the hearing procedure and then determined that no Councilmember had a conflict of

interest to declare and no one in the audience objected to his participation or the participation of any councilmember in the hearing. At 6:13 p.m. the Mayor opened the public hearing and called for a staff report.

Reinbold reported: Last year the City of Chelan applied for and received a Planning Only Community Development Block Grant to determine the best way to proceed in providing more space for the Chelan Public Library, which had outgrown its current facility. A consultant was hired to do a needs assessment and come up with options for either enlarging the current library building or relocating the library. Once the study was complete, City Council reviewed the three options it included and chose the one recommended by the consultant, the New Library Planning Committee, the City's Library Advisory Board and Friends of the Library, which was to relocate the library to a building located at 216 North Emerson Street (the former Masonic Lodge). The City purchased the building for \$495,894.

Renovating the building to house the library and other community uses is estimated at \$653,478. The New Library Planning Committee is recommending that the City of Chelan apply for a \$490,000 Community Development Block Grant (CDBG) to help pay for the renovation. So far the Planning Committee and Friends of the Library have raised \$25,000 towards a required \$159,000 local match.

Reinbold explained that the CDBG application process requires that a public hearing be held on the project to be considered for funding. Reinbold also noted that representatives of the New Library Planning Committee were present and available to answer questions and that Martha MacDaniels was present and available to serve as an interpreter for Spanish speaking citizens.

Reinbold answered a couple of questions from Council, and then the Mayor called for public comment.

Lou VerEllen, 970 Boyd Road, said she served as the Chelan librarian for several years and although she enjoyed the work, it was always a struggle because the facility was never quite up to the job. She said she loves the support the library is now getting from the City and she is totally in favor of applying for the proposed grant to help fund renovation of the Masonic Lodge building so it can be used as the new public library.

Gary Sterner, Chair of the New Library Planning Committee, reported activities of the committee since Council proclaimed the official start of the fund raising campaign on January 12, 2012. Sterner corrected the figure Reinbold had provided in his staff report, saying \$26,000 (not \$25,000) had been raised so far.

George Schulz, Library Advisory Board member, thanked the community for supporting the library project and confirmed that the Advisory Board fully supports the proposed grant application

Roger Dietrich, PO Box 3907, said he is in favor of the project and supports the grant application.

Guy Evans, 37 Highway 97A, said he is excited about moving the library to the old Masonic Lodge because Chelan deserves better than the library it has now. He spoke in support of the grant application and urged the entire community to step up in support of the project, saying it is a great cause and opportunity.

Mayor Goedde called for Council comments.

Cooney said he'd never seen support this strong for anything else that has come before Council. He said he hopes the City will sell the current library building to help offset the cost of purchasing the Masonic Lodge. Also, he wants people to think of the new facility not as the public library building but as a community center that houses the library.

Morehouse said he applauds those supporting this project. He frequents the library and finds the staff to be great but the space very small and crowded.

Harper urged his fellow Councilmembers to contribute \$100 each to the fund raising effort.

There being no further comment, the Mayor closed the public hearing at 6:30 p.m.

8. ORDINANCES, RESOLUTIONS, AND OTHER ACTION ITEMS

- A. RESOLUTION AUTHORIZING CDBG APPLICATION FOR LIBRARY PROJECT: Reinbold noted for the record that the public hearing required by Washington State Department of Commerce as part of the Community Development Block Grant (CDBG) application process had been conducted. He advised Council that City staff joins the New Library Committee, the Library Advisory Board and Friends of the Library in recommending that the City apply for a Community Development Block Grant (CDBG) to help fund renovation of the building at 216 North Emerson (the former Masonic Lodge) for public library use and other community uses.

Reinbold then asked that Council adopt a resolution certifying the City's compliance with certain conditions required in applying for the grant, authorizing him to submit the grant application, and naming him as the representative to act on behalf of the City in all official matters in connection with the application and the City's participation in the CDBG program.

There being no discussion, **Cooney moved to adopt Resolution No. 2012-1237 certifying compliance with certain conditions required in applying to the State of Washington Department of Commerce for funding assistance to renovate a building for a community facility and public library. Seconded by Isenhart, motion passed unanimously.**

- B. PUD SNAP GENERATION AGREEMENT: Sablan explained that with purchase of the building at 216 North Emerson, the City inherited Sustainable Natural Alternative Power (SNAP) equipment, which generates electricity that is sold to the Public Utility District (PUD). Sablan further explained that the previous owner's agreement with the PUD for the sale of electricity is being closed out and a new agreement between the City and PUD needs to be executed.

There being no discussion, **Isenhart moved to authorize the Mayor to sign the *Power Purchase and Interconnection Agreement for SNAP Generation* with Chelan PUD. Seconded by Cooney, motion passed unanimously.**

- E. DON MORSE PARK RESTROOM IMPROVEMENTS DESIGN CONSULTANT SELECTION: Sablan reported that the Parks and Recreation Department solicited Statements of Qualification from professional architectural/engineering firms for a feasibility study associated with the Don Morse Park restroom remodel. Statements were received from three firms and reviewed by Sablan, the City Engineer, and Councilman Higgins. Sablan further reported that the consensus was that The DOH Associates addressed a majority of the design elements outlined in the Request for Qualifications and is best suited to complete the scope of work.

There followed Council questions concerning the project, which were answered by Sablan and David Schott of DOH. Council questioned the wisdom of selecting a consultant without first knowing how much the consulting fee would be. Following discussion, Schott offered to draw up budgets for various options to present to Council.

McCardle moved to select The DOH Associates to provide architect/engineering consulting services for the Don Morse Park Restroom Remodel and to approve the scope of work and deliverables for the project as presented. Seconded by Isenhart, motion passed unanimously.

F. LAKE CHELAN SAILING ASSOCIATION FACILITIES USE AGREEMENT RENEWAL: At Sablan's recommendation, **Isenhart moved to authorize the Mayor to sign the 2012 Marina Facilities Agreement with the Lake Chelan Sailing Association. Seconded by Higgins, motion passed unanimously.**

--- TOWN TOYOTA CENTER: Galbraith played a taped radio interview of Senator Linda Evans Parlette answering questions regarding Senate Substitute Bill 5984. Mayor Goedde provided information on the bill, which would authorize City of Wenatchee to impose a .2% sales tax increase without a vote of the people to help pay off Town Toyota Center debt. The Mayor said Parlette would be calling momentarily to provide updated information.

On speaker phone from Olympia, Parlette reported that the bill had just passed the Senate. She explained that the bill must now go through the House Ways and Means and Rules Committees before it can be voted on by the House. She said the first hearing would be sometime after 2/14/2012.

Isenhart asked if the bill would allow each member of the Greater Wenatchee Public Facilities District to decide the amount of any tax increase it might allow on the ballot for a vote or if all members had to agree on one amount. Parlette said she wasn't sure.

Parlette said she hadn't had time to review information from the Department of Revenue, so couldn't provide exact figures, but the amount paid per individual taxpayer would be small.

Cooney asked if there was support in the House for the bill and how the legislation would proceed from here. Parlette said the bill will be referred to the house, though she's been told the House vote isn't actually needed. Tomorrow she will speak with both Republicans and Democrats to explain that Wenatchee needs to have its councilmanic vote on the tax increase by 2/23/2012, so the bill needs to be effective immediately. If all nine Facility District members then agree by the first week in March to allow voters to decide on a district wide tax increase, the issue will be on the ballot in April.

Mayor Goedde said that the Public Facilities District group would be meeting the following morning, and he would let Parlette know if anything surprising happened at that meeting.

There being nothing further to discuss on the issue at the time, the phone call ended.

C. DON MORSE PARK SHORELINE RESTORATION/BEACH ENHANCEMENT/MARINA EXPANSION: Sablan presented a memo dated February 7, 2012 from J. A. Brennan, the consultant on the Don Morse Park Shoreline Restoration/Beach Enhancement/Marina Expansion Project. The letter listed funding sources and amounts for a total Phase I budget of \$2,560,000 and, after deducting the 10% contingency fund, a maximum allowable construction cost of \$2,304,000. Sablan noted that later in this meeting Council would be asked to award a bid for pre-purchase of pea gravel

for the project. At \$121,000, this purchase would reduce the allowable construction cost to \$2,183,000.

Brennan's memo offered five project options consisting of various combinations of the base bid item and alternate bid items. After reviewing the options, Sablan recommended Option "C" (The Dream Plan & Natatorium"), which Brennan's memo said "may be best for the City given the excellent prices provided." Sablan reported that KRCI of Wenatchee was the lowest responsive bidder for Option "C" at \$2,355,066.60. He then pointed out that the award of the bid to KRCI for Option "C" would require the allocation of an additional \$172,066 to keep the construction contingency at 10% (\$256,000). Alternatively, the City could use part of that 10% to pay the \$172,066, retaining a contingency of 3.6% (\$84,334).

Discussion of the options followed, with Sablan and a representative from KRCI answering questions. Council consensus was to select Option "C" with possible substitution of sand for pea gravel on the beach. Raye Evans representing Tunnel Hill Gravel was present and took part in the discussion. Sablan offered to come back with additional information on the feasibility and cost of substituting sand for some of the pea gravel.

Morehouse moved to select Option "C" and authorize award of the bid for Phase I of the Don Morse Park Shoreline Restoration/Beach Enhancement/Marina Expansion Project to KRCI, the lowest responsive bidder at \$2,355,066.60. Seconded by Isenhart, motion passed unanimously.

D. DON MORSE PARK SHORELINE RESTORATION/BEACH ENHANCEMENT/MARINA EXPANSION: Council consensus was to postpone consideration of the bid award for supplying pea gravel for the Don Morse Park Shoreline Restoration/Beach Enhancement/Marina Expansion Project until Sablan had an opportunity to report back on the feasibility and cost of substituting sand for some of the pea gravel to be used in the project.

G. PHASE II WASTEWATER TREATMENT FACILITY UPGRADE - PIPELINE BID AWARD: Van Epps provided a letter dated February 2, 2012 from Gray & Osborne, consultant on the Wastewater Treatment Facility Upgrade project. The letter included a tabulation of the bids for construction of the pipeline associated with Phase II of the project. Gray & Osborne and Van Epps recommended awarding the bid to Halme Construction of Davenport, Washington, the lowest responsive bidder at \$1,174,783.78. Van Epps pointed out that the bid was well below the engineers' estimate of \$1,607,555.10.

There being no discussion, McCardle moved to authorize award of the bid for the Phase II Wastewater Treatment Facility Pipeline Project to Halme Construction, Inc., the lowest responsive bidder at \$1,174,783.78. Seconded by Isenhart, motion passed unanimously.

H. ORDINANCE AMENDING PLANNING COMMISSION CRITERIA: Gildroy explained that Planning Commission Bylaws were updated several years ago, but the corresponding Municipal Code was not. He is therefore recommending a code amendment to re-establish consistency between the Bylaws and Municipal Code.

There being no discussion, McCardle moved to adopt Ordinance 2012-1434 amending Section 2.19.040 of the Chelan Municipal Code to provide that criteria for meetings of the Planning Commission be established by the Bylaws of the Planning Commission. Seconded by Morehouse, motion passed unanimously.

11. MAYOR, COUNCIL COMMENTS

- A. WATERSHED PLANNING - Morehouse reported on a public meeting on watershed planning held the previous night at Campbell's Lodge.
- B. CHELAN COUNTY SOLID WASTE ADVISORY: Morehouse reported on the last Chelan County Solid Waste Advisory Council meeting.
- C. TOWN TOYOTA CENTER: Harper said the Town Toyota Center situation is a shame and the losers are a bunch of kids in Wenatchee.

Mayor Goedde advised that the Town Toyota Center will probably close this spring no matter what action is taken by City of Wenatchee and the Greater Wenatchee Public Facilities District.

- D. COMMUNITY PLANNING: Cooney noted that he'd given elected officials and the City Planner a book entitled *The Great Good Place* by Ray Oldenburg. He read a letter he'd included with the gift explaining why he feels it is important that they read it and realize how fortunate we are to live in Chelan where we already have what so many other communities want and how important it is as the town grows to make decisions that preserve and build on that rather than detract from it.
- E. LEGISLATIVE ACTION CONFERENCE: Isenhart reported briefly on attending the Association of Washington Cities Legislative Action Conference.
- F. COUNCIL TRAINING: Isenhart said she appreciated Gallucci's help in arranging her attendance at two webinars, one about using parking to increase revenue and another about the State's proposal to take over the issuing of business licenses and the collection and administration of city business and occupation taxes.

Mayor Goedde noted that Councilman Steele was absent from this meeting because he was in Tacoma attending the Elected Officials Essentials class offered by the Association of Washington Cities. Isenhart said she was unable to attend the class and is hoping those who did will tell her what they learned.

- G. SUSTAINABILITY COMMITTEE: Isenhart reminded all that a majority of those responding to a Sustainability Committee straw poll taken last year favored community gardens. She reported that six such gardens were operating last summer. In the same poll, 2/3 of respondents favored a change in the Municipal Code to allow the keeping of chickens in backyards. That issue will be before the Planning Commission in March and then City Council in April. She hopes an ordinance will be in effect by Earth Day. The Committee will have a booth at the Earth Day celebration and would like to inform the public about community gardens and the amended code on chickens.
- H. PARK AND RECREATION ADVISORY BOARD VACANCIES: Higgins noted that there are two vacancies on the Park and Recreation Advisory Board and asked anyone who knows someone who might be interested in serving to contact the City.
- I. TOURISM PROMOTION FUNDS: McCardle reported that November revenues from the 3% special excise tax on lodging were the highest in ten years with the exception of two years.

Mayor Goedde reported that the State is looking into allowing 3% monies to be used for purposes other than advertising.

- J. TRAX: McCardle reported on plans for the 2012 Trax event.
- C. CHELAN FOOD BANK: McCardle encouraged Councilmembers to volunteer to work at the food bank. She said she'd done so in the past, and it is good to get to know the people who use the food bank and understand their stories.
- D. DEPARTMENT OF TRANSPORTATION: Mayor Goedde reported meeting with the Department of Transportation to discuss a number of issues, including proposals to: improve the NoSeeUm intersection, add left turn lanes on Sanders and Woodin, add crosswalks on Sanders, eliminate one lane in each direction on Sanders, add rumble strips on Highway 97A, change the speed limit on Highway 150, construct a trail at Apple Blossom Center, and add diagonal parking on part of Johnson Avenue.

12. CITY ADMINISTRATOR'S REPORT

- A. ASSOCIATION OF WASHINGTON CITIES: Reinbold said he was told AWC will use City of Chelan to push legislation because it has a powerful Senator in Linda Evans Parlette.
- B. NEW LIBRARY/COMMUNITY HALL: Reinbold informed Councilmembers that the New Library Planning Committee would be holding an open house from 4:00 to 6:00 p.m. on Wednesday, February 15, 2012 at the new library/community center, and they were invited to attend. Reinbold cautioned Council to keep in mind the Open Public Meetings Act should three members happen to attend the open house at the same time.
- C. FEED MY STARVING CHILDREN: Reinbold announced that the City of Chelan will participate in a Feed My Starving Children MobilePack event on March 16 & 17. He said more information would follow.
- D. WAREHOUSE INDUSTRIAL ZONE: At Reinbold's request, Gildroy reported on an open house on the Warehouse Industrial Zone that was held Tuesday, February 7, 2012 in Council Chambers.

14. RECESS (Airport Board Meeting)

At 8:31 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 8:32 p.m. following adjournment of the Airport Board meeting.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 8:32 p.m.

Prepared by:

Attested:

Date Approved by Council:


Linda Allison-Liles, Clerk


Robert R. Goedde, Mayor

February 23, 2012