

City of Kittitas
Council Meeting Minutes
May 10, 2005

Mayor Cousart called the regular Meeting of the Kittitas City Council to order at 7:00 p.m. May 10th, 2005. Councilmembers present; Allphin, Gilmour, Helland, Huber and Keys.

Staff present were Clerk/Treasurer Piercy, Police Chief Dunnagan, Utility Worker Bosch

Mayor Cousart led those assembled in the Flag Salute.

Approval of Minutes

Mayor Cousart gave an explanation as to why there were minutes from several previous meetings. The Mayor explained that upon clarification from the state auditor the council can approve the minutes from previous meetings even though some council members now sitting on the board were not in attendance at the time of the meeting. With that explanation;

Councilmember Gilmour moved to approve the minutes from the meeting of April 26, 2005; the motion was seconded by Councilmember Allphin. The motion passed 5 yes 0 no.

Councilmember Huber moved to approve the minutes of the special Council Meeting of April 29, 2005; the motion was seconded by Council member Allphin. The motion passed 5 yes 0 no.

Councilmember Gilmour moved to approve the minutes of March 22, 2005; the motion was seconded by Councilmember Huber. The motion passed 5 yes 0 no

Councilmember Allphin moved to approve the minutes of March 11, 2005; the motion was seconded by Councilmember Huber. The motion passed 5 yes 0 no

Additions to Agenda

Presentation from city Engineers Gray and Osborne

Councilmember Gilmour asked to address items under old and new business

Councilmember Allphin asked to address items under old and new business

Report of Officers

Police Chief Dunnagan:

1. Spring clean-up campaign; letters will be sent to homeowners requesting that they remove junk cars in yards. Notify homeowners in violation of noxious weed control requesting weed clean-up.
2. Identified recent police activity indicating that thefts were responsible for the largest number of calls followed by domestic violence and sexual assaults.
3. Presentation regarding aggressive dogs and recommended that the council consider an aggressive dog ordinance rather than the ban of pit bulls as currently established. Indicated that many breeds can be aggressive and the action of the city should be based on the actions of the dog rather than the breed. Cited Ellensburg code as a good example, this approach would be consistent with Washington State RCW's. Councilmember Allphin requested the Police Chief to develop a draft ordinance regarding aggressive dogs. Following this discussion Councilmember Huber moved to delay any consideration of a variance for a pit bull dog which was identified as item number "C" under old business until such time the

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Chief has presented a draft ordinance regarding aggressive dogs and the City Attorney has an opportunity to review. The motion was seconded by Councilmember Allphin. Motion passed 5 yes 0 no.

Library Board Report

1. Board wished to thank the City Council and the Mayor for the successful Library dedication on Saturday, May 7, 2005.

Utility Worker Val Bosch

1. Notified the contractor working on the new school that the water meter proposed does not meet city requirements. Proper meter is available through vendor HD Fowler. City could order and bill the school pursuant to the agreement with the school district. Following a brief discussion Councilmember Huber moved to purchase the meter as recommended and bill the School District immediately for the full cost including tax and shipping; seconded by Councilmember Allphin. Motion passed 5 yes and 0 no
2. Reported the City has received a bid in the amount of \$1597.19 for installation of landscaping at the front of the City Hall offices. Discussion followed regarding initial cost, maintenance and other landscape options. No action was taken.

Gray and Osborne_City Engineers

1. Representatives from Gray and Osborne gave the council a review of the design efforts and update on the current cost estimate of repairs to the sewer treatment plant. They also identified possible revenue sources. A report was passed out to the council members and to the mayor. The cost estimate is currently \$1, 960,000. The increase is attributed if \$400,000 to \$500,000 dollar increase included, general cost of construction due to energy costs, demand for contractors, cost of steel and a 20 % increase in mechanical equipment. Electrical products have increased 2 1/2 times as well as a combination of other factors specific to this type of construction. Revenue sources include CDBG, Public Works Trust Fund, USDA_Rural Development Grant. Discussion followed regarding the presentation and the reasons for the cost increases. The cost estimate contains a 20 % contingency and actual cost will be based on bids following final design. Engineering costs associated with the project include a half time inspector. The representatives indicated that even with the costs for repairing the existing facility the overall cost per gallon of plant capacity is consistent with other facilities of similar size and function.

Public Hearings

The Mayor introduced an amendment to Ordinance O4-723 proposing to clarify the effective date of water and sewer rates as of January 1, 2005 for discussion. Discussion followed regarding the need for revision to the original ordinance adopted in August 2004 as it appears. The amendment to Ordinance O4-723 would set the proper implementation date for the new sewer/water rates. The council agreed that the issue should be further researched to determine the need for any clarification. The issue was tabled.

The mayor introduced Resolution 05-780 to adopt the Kittitas County Conditional Use Permit Number C03-11, SEPA determination and Findings of Fact and Conclusions of Law subject to clarification and modification contained in the Memorandum of Understanding with the Kittitas

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School District. The Mayor opened the floor for public testimony. A question was asked regarding the process of adoption and request for a copy of the resolution. The Mayor closed public testimony. Councilmember Huber moved for approval of Resolution 05-780 and the motion was seconded by Councilmember Allphin. Motion passed 5 yes 0 no

Correspondence, Complaints and Applications

1. Business License_N/A
2. Mayor called on Jack Miller to discuss his proposed Farm View Plat. This is a proposed fifteen (15) lot plat on the east side of town. Mr. Miller indicated the streets and infrastructure would be built to the same standards as other recent developments in the city with the exception of the placement of sidewalks on only one side of the street. Mr. Miller also indicated that rolled curbs would be used. A discussion regarding the width of the sidewalk was discussed and the council agreed that the city standard is four (4) feet wide. The council discussed the merits of sidewalks on both sides of the street and indicated this is the standard. The council also discussed the merits of rolled curbs to facilitate driveway locations. Councilmember Huber moved for preliminary approval Farm View Plat (formerly Montiteth Plat) allowing rolled curbs and require 4 foot sidewalks on both sides of the street and to use the Wrangler Estates development as the standard for future development within city limits. The motion was seconded by Councilmember Allphin. Motion passed 4 yes 1 no.
3. Request to rent the Community Hall by Arlou Cox for a bridal shower on May 26, 2005. Councilmember Keys moved to approve the request; the motion was seconded by Councilmember Helland. Motion Approved 5 yes 0 no
4. A thank you from Anne Wantanabe of the Cascade Land Conservancy for the opportunity to make her presentation at the Council meeting of April 26th, 2005.
5. A thank you from the family of former Mayor Mel Wilson for the trees planted in his honor at Wilson Park on Saturday, May 7th, 2005.

Old Business

1. The Mayor proposed the renewal of the Police Chief's contract with no increase in salary. Councilmember Allphin moved to renew the Police Chief's contract with no increase in salary. The motion was seconded by Councilmember Helland. Motion approved 5 yes 0 no
2. The Mayor introduced the topic of the employment contract for the City Librarian. The City was in receipt of a letter from Librarian, Diane Huckabay concerning the terms of her current contract. Diane Huckabay was asked to clarify what her intent was, she indicated that at this time she would not be renewing her contract and felt she needed to inform the city of her intent. Diane would like to take some time off from her duties and felt that the only way to achieve this was to terminate her contract with the City. Discussion followed to clarify what the Librarian is asking for, did she want time off or did she wish to resign? Further discussion revealed she was seeking time off. The Librarian indicated there had been a substantial increase in hours or workload and without additional assistance of a part-time employee she would be unable to stay on as the City Librarian. The council requested that she consider what she is asking for, meet with the library board and the Council will readdress the issue at the next council meeting.
3. Request for Dog Variance **See Report of Officers_Police Chief Steve Dunnagan

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New Business

1. Councilmember Gilmour questioned the charges being applied to a water connection for additional expenses including gravel and patching the street. Discussion followed and it was agreed that the ordinance should apply. If the ordinance needs to be changed the council should consider it.
2. Councilmember Gilmour suggested closing the City Hall office hours during certain periods of the work day to support the efforts of the Clerk/Treasurer. Discussion followed. Council agreed that the office hours would remain 7:30 am to 4:00 pm. It was agreed that the Clerk/Treasurer would periodically review with the Mayor the work load and office hours.
3. Councilmembers requested that a special meeting be called when the State Auditor is ready to discuss the findings of the recent state audit of the City.
4. Councilmember Allphin asked if there has been an opinion by the City Attorney regarding the ownership of Palmiero Park. The Mayor indicated that there has been no response yet from the Attorney however a deed does exist which would indicate City ownership.
5. Councilmember Allphin asked that the Mayor to look into possible safety grants or other funding possibilities for the City.
6. Councilmember Gilmour request that the employee hired as part-time, Rod Junker, be classified as a full time employee. Rod is working 40 hours per week. Discussion followed. Councilmember Helland moved to hire Rod full time retroactive to date of hire; the motion was seconded by Councilmember Huber. The motion carried 4 yes 0 no 1 abstention.
7. Councilmember Allphin identified a complaint regarding the house north of the Wagon Wheel Café. The County Health Department has apparently indicated that they would not be able to respond to the complaints of water being pumped from the basement of the house. The owner of the Wagon Wheel Café was complaining about the smell of the water. Councilmember Huber said she would follow up with the County Health Department.
8. Councilmember Gilmour asked about the SEPA review for the Guest development. Mayor indicated he would follow up on the issue and report back to the Council.

Approval of Payroll

1. May Mid-Month Draw

Councilmember Allphin moved to approve check numbers 6160 and 6161 in the amounts of \$400.00 and \$271.78 respectively. The motion was seconded by Councilmember Helland
Approved 5 yes and 0 no.

2. April Payroll

Councilmember Allphin moved to approve check numbers 10265 through 10268 in the amount of \$3351.50, check numbers 6133 through 6159 in the amount of \$23,855.69. Check numbers 10261 through 10264 are void, check numbers 6149 and 6158 are void. The motion was seconded by Councilmember Todd Keys. Motion passed 5 yes and 0 no.

Approval of Bills

1. Councilmember Allphin had questions regarding two proposed payments. Issue #1: Payment to Canfields & Associates Insurance Company regarding the payment of a \$250 deductible for the loss associated with the theft of employee owned tools. A discussion followed concerning the issue of storing employee owned equipment on City premises and

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the potential liability cost to the City. Councilmember Allphin requested information about value of the claim. Issue #2: Processing and payment of a mileage claim submitted by city employee, Cecil Howard, for use of a personal vehicle during work for the month of April 2005. It was discussed that mileage should be documented on a daily basis and the purpose identified. The use of a city car was encouraged in lieu of mileage payments. Following discussion, Councilmember Allphin moved to pay the bills as submitted with the exception of the mileage claim for city employee Cecil Howard. Councilmember Huber stated that the mileage claim can be re-submitted for reimbursement after backup is provided to support the claim for mileage. Councilmember Allphin moved to approve; the motion was seconded by Councilmember Huber. The motion passed 5 yes 0 no

Executive Session

At 9:06 pm The Council and Mayor recessed into executive session to discuss personnel matters.
At 9:17 pm The Council and Mayor adjourned from Executive Session and returned to regular session.

Announcement

1. Councilmember Huber announced that the City is set to receive a projected \$ 29,500 in October 2005 from Real Estate Excise Tax. This projection is due to recent action by the State Legislature. There will be a yearly disbursement of these funds due to this action.

Mayors Report

1. The mayor reported the liquor license for Johnny's U-Serve Mini Market is up for renewal. There are no problems to report to the liquor control board
2. The mayor reported that the city buys 4,000,000 more gallons of water than it sells indicating leaks within the system.

Adjourn

1. Councilmember Allphin moved to adjourn the May 10th, 2005 Council Meeting; seconded by Councilmember Huber; approved by council. Meeting adjourned at 9:30 pm.

Attest: Mayor Robert E Cousart _____

Clerk/Treasurer Janice Piercy _____

Councilmembers:

Jerry Gilmour _____

Todd Keys _____

Linda Huber _____

Tiny Allphin _____

Tony Helland _____