

City of Kittitas
Council Meeting Minutes
February 14, 2006

Mayor Cousart called the Meeting of the Kittitas City Council to order at 7:00 p.m., February 14, 2006. Councilmembers present; Gay, Keys, Gilmour, Helland, and Huber.

Staff present was City Clerk/Treasurer Robin Newcomb and Utility Worker Bosch.

Mayor Cousart led those assembled in the Flag Salute.

Approval of Minutes

Councilmember Gilmour moved to approve the minutes of the February 14, 2006, meeting and the motion was seconded by Councilmember Helland. The motion passed 3 yes and Councilmember Keys and Gay abstaining.

Additions to Agenda

None

Report of Officers, Engineers, and/or Developers

1. Gabe Oh, Contour Inc.

Gabe Oh reported that Contour Inc. would like Council's approval of the easement for the Brown Property. Councilmember Huber moved to approve the easement and Councilmember Keys seconded it. The motion passed 4 yes and Councilmember Gilmour voted no.

Gabe also wanted authorization from the Council to continue on the sewer for Cole's Crossing I and allowing Gray and Osborne to review the engineering plans. Councilmember Huber moved to approve this authorization and it was seconded by Councilmember Helland. The motion passed 4 yes and Councilmember Gilmour voted no.

2. Gray & Osborne

Nancy Morter with Gray & Osborne reviewed the Letter of Conditions by USDA. The proposal is as follows:

Funds from Public Works Trust Fund	\$ 166,000
Remaining funds from original project	\$ 59,000
Community Development Block Grant	\$1,000,000
USDA Loan	\$ 483,000
USDA Grant	\$ 488,000
Dept of Ecology Loan SRF	\$ <u>100,000</u>
Total	\$2,296,000

Estimated Expenditures:

Pre Development ER-PER	\$ 9,800
Legal/Bond Fees and Admin	\$ 20,000
Engineering—Design	\$ 186,200
Engineering—Construction	\$ 250,000
Construction	\$1,730,000
Contingency	\$ <u>100,000</u>
Total	\$2,296,000

Councilmember Keys moved to approve the Letter of Conditions from USDA and it was seconded by Councilmember Helland. The motion passed 4 yes with Councilmember Gay abstaining.

Nancy also requested Gray & Osborne's construction contract and USDA's Language contract be approved by Council for \$250,000 which is included in the overall project. Councilmember Keys moved to approve these contracts and it was seconded by Councilmember Helland. The motion passed 5 yes 0 no.

It was noted that the Wabo Inspector fees would need to be taken out of the WWTP contract and would need to be paid direct to the inspector according to Kittitas County Community Development.

Also, a condition in the Letter of Conditions is for City Clerk/Treasurer Newcomb to go to several different classes throughout the year.

Police

None

2. City of Kittitas Library Board

Chairperson Marylou Gilmour handed out a monthly library report along with a surplus list and requested Council to approve the surplus listing. Councilmember Keys moved to approve this and it was seconded by Councilmember Helland. The motion passed 5 yes 0 no.

Marylou also reported she will get in touch with the County as to whether the additional \$1,500 will be granted to the City of Kittitas or not.

END OF TAPE ONE SIDE ONE

3. Utility Worker Bosch

Utility Worker Bosch asked Council if we should go ahead with the roof project and it was decided to hold off from doing anything until we could get it in writing from Steve Troendle the go ahead before the grant paperwork is processed.

Val will write Don McLeod at 104 W 5th a letter to get the gravel that was dumped on the city street in front of his house removed.

Jerry Lael has blocked the alley again. Council decided to have the police department to handle it.

It was also reported on January 29, 2006, the alarm went off at the lift station. Council decided to post a sign at that location for emergency contacts.

Katherine Kenison has written a letter to All Sevens Trailer Park/Marie Smith that the park is in violation of the City ordinance. There are a couple of travel trailers that do not have permits and there are too many trailers in the park.

Utility Worker Bosch reported we didn't get the TIB grant that was applied for street paving.

PLEASE NOTE!!!!!!! LINDA AND FRED HUBER ARE GOING TO BE GRANDPARENTS!

Correspondence, Complaints and Applications

Council would like to know if any chemicals will be involved in the prospective Taxidermist business.

Unfinished Business

1. Jack Miller with Farmview explained he has everything in compliance with Gray and Osborne now. No approval was necessary since City Council already approved his plat. Nancy Morter with Gray and Osborne did explain that Jeff Stevens still has the final letter to be sent out.
2. Councilmember Huber moved to approve the proposed sewer rate increases conditional upon public comment at the next meeting. Councilmember Gay seconded the motion. The motion passed 5 yes 0 no. Following are the changes to be made:

Residential from \$33.25 to \$39.50
Low income/senior citizen from \$30.75 to \$34.75
Out of town resident from \$39.95 to \$45.00
Commercial low/medium volume from \$30.75 to \$37.75
Commercial high volume stay at \$59.25 (customers were being billed in error at \$36.75)
Laundromat from \$66.75 to \$68.75
School main buildings from \$142.75 to \$299.25

New Business

1. Cole's Crossing II/Ron and Kevin Guest – Ron and Kevin Guest presented Cole's Crossing II which is a new development located North of Rainier Estates consisting of 29 acres/125 lots to be developed in 2-3 phases. Council suggested they go in front of

the planning commission first for an approval. Their offer, if we annex their property, would consist of the following:

- a. The Guests would pay for the water lines to be looped which is a cost of about \$87,000. This would give Alpine Estates along with the new development quite a bit more pressure than it currently has.
- b. They also would donate a half acre lot worth \$40,000 to \$50,000 to the City for the placement of a 2nd water tower that is in the City's Comprehensive Plan. Ron Guest recommends it go in at an elevation of 1,680 ft.
- c. The Guests will bridge the street from Alpine to Spokane Street.
- d. Kevin Guest also said he would revise the water comp plan at no charge for the City.

The property is within the urban growth boundary and comprehensive plan. The Guests suggested we petition the Department of Health for additional water hook-ups.. We should have a good case if Kevin Guest revises the water comp plan. Ron Guest explained since the comp plan states we need to have meters, more water storage, and looped water lines that these things could get accomplished with this annexation. He stated that he will continue to do more water study at no charge to the City.

END OF TAPE 1 SIDE 2

Ron Guest requested an approval for the annexation. The Council agreed that the City first needs to discuss this with Gray and Osborne and Katherine Kenison, the City Attorney, if the Planning Commission gives a pre-approval. It also was decided to have Cole's Crossing II on the agenda for the next Council Meeting.

2. Councilmember Helland moved to approve the 2006 Specs for the Road, Bridge, and Municipal Construction and Councilmember Huber seconded it. The motion passed 5 yes and 0 no.
3. The Council agreed the Planning Commission Secretary should be compensated for attending and taking minutes at the meetings. Mayor Cousart will contact the City Attorney to see if we need to amend the Planning Commission Ordinance or not.
4. Ordinance 06-004, New Title 19 "Administration of Development Regulations" was moved to be approved by Councilmember Huber and seconded by Councilmember Helland. The motion passed 5 yes and 0 no.

Approval of Bills

Approval of Bills - #10786 to 10828 for \$32,812.52 Councilmember Huber moved to approve the bills. The motion was seconded by Councilmember Keys. The motion passed 4 yes and Councilmember Gay abstaining.

Approval of Payroll

Councilmember Huber moved to approve January payroll #6512 to #6542 for \$28,548.42 and February draws #6544 to #6546 for \$2,000.00 with #6543 being voided. The motion was seconded by Councilmember Helland. The motion passed 4 yes and Councilmember Gay abstaining.

Mayors Report

Mayor Cousart reported union mediation is set for February 23, 2006. Councilmember Huber moved to approve up to \$550 medical benefits to be paid by the City of Kittitas for all employees both union and non-union and it was seconded by Councilmember Helland. The motion passed 5 yes and 0 no.

Councilmember Huber wanted to point out that Office Assistant Jensen’s hourly rate should automatically go to \$10.25 after her 6 month probation period on March 12, 2006, as it is stated in the August 23, 2005, minutes.

The Council agreed that the Mayor can approve any schooling for the office girls that might be coming up without Council’s approval.

Mayor Cousart also announced on February 28, 2006, at 6:00 p.m. there will be a facilities study.

Council Discussion

It was brought up that there is a rumor that the Gibb’s are selling the property that we are swapping them in the Bridge Project. Mayor Cousart will get more information on this rumor.

Mayor Cousart reported that Doc Hastings will be here on February 21, 2006, and he will be attending the meeting to be held at the Palace Café.

There are now 3 police chief applications received. Councilmember Helland and Councilmember Gay will interview with Mayor Cousart on Saturday, February 18, 2006.

Adjourn

Councilmember Helland moved to adjourn the February 14, 2006 meeting. The motion was seconded by Councilmember Keys. The motion passed 5 yes 0 no. Meeting adjourned at 10:10 p.m.

Attest: Mayor Robert E Cousart _____

Clerk/Treasurer _____