

**City of Kittitas
Council Meeting Minutes
February 27, 2007**

Mayor Cousart called the meeting of the Kittitas City Council to order at 7:00 p.m., February 27, 2007. Councilmembers present; Gilmour, Gay, Huber, and Helland.

Staff present was City Clerk/Treasurer Robin Newcomb, Officer Beaton, and Officer Geary.

Mayor Cousart led those assembled in the Flag Salute.

APPROVAL OF MINUTES

Councilmember Gay moved to approve the minutes of the February 13, 2007, meeting and the motion was seconded by Councilmember Helland. The motion passed with 3 yes and 0 no. Councilmember Huber abstained.

Councilmember Huber moved to approve the minutes of the February 15, 2007, special meeting and the motion was seconded by Councilmember Gay. The motion passed with 4 yes and 0 no.

Councilmember Huber moved to approve the amended minutes of the December 27, 2005 meeting and was seconded by Councilmember Gilmour. The motion passed 3 yes and 0 no. Councilmember Gay abstained.

ADDITIONS TO AGENDA

Richard Hink Jr.

WATER RIGHTS STUDY SESSION

Ordinance 07-003 – Water Rights Study Session – Lisa Parks, our planner, explained this ordinance would require new developments to either bring water rights or pay a fee into a fund that the City could use to purchase additional water rights. Lil, Lisa Park's assistant, explained how this ordinance would be applied and who it would be applied to. Katherine Kenison, the City attorney, suggested annexations and single family homes not be included in this ordinance. Also, there would be a specific fund set up for these funds and the rates would be set by City Council with assistance from Gray & Osborne and/or other consultants. Councilmember Gay suggested not including new businesses in this.

Larry Martin would like a couple of items to be looked into.

1. It is noted that "real and personal property" will be transferred also but does the City really want the ditch, pump, and fish screens?
2. Can exempt well water rights be transferred?
3. Do we want to have to maintain the ditches?
4. Possibly re-write "the transfer will take place at the time of purchasing the building permit". Does this mean ALL building permits?
5. Should annexations be removed from this ordinance?

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Councilmember Gay asked how long it takes to transfer water rights. Larry Martin explained it could take 1-2 years. Also, you have to guarantee no one will be affected by this water transfer. Irrigation water rights cannot be transferred because this would be one municipality to another. Additionally Larry Martin explained in this area most of the water rights would probably be creek water rights and the flow changes throughout the year. Because Katherine Kenison and Jeff Stevens suggested Council set the water right fees Councilmember Huber moved to have Council establish the water right fees into our fee ordinance and Councilmember Helland seconded the motion. The motion passed 4 yes and 0 no. Councilmember Huber moved to have Larry Martin work with Katherine Kenison on the above questions. Councilmember Helland seconded the motion. The motion passed 4 yes and 0 no.

REPORT OF OFFICERS AND SPECIAL GUESTS

Sid Duke – Lil explained because the property Sid Duke would like to Petition to Vacate is next to a body of water that the process is more complex because of additional regulations. If the City moves forward with the Petition to Vacate additional time and fees would be incurred because of additional analysis. Councilmember Huber asked if the additional planning fees would be a pass thru fee. Lisa Parks is not sure if this would be a pass thru fee or not and will check into this. If a variance were proposed there still would not be a conforming lot and be too costly for Sid Duke. The additional expense includes:

1. An inventory of the streets in the area etc.
2. A study of the area
3. Hold a public hearing with special notice
4. Make a finding

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Councilmember Helland would like to see Sid Duke be able to clean this area up with a Petition to Vacate. Councilmember Huber suggested possibly the City purchasing this property. Sid Duke was not opposed to this idea. Lisa Parks said this could be part of the comp plan process which will be reviewed in March and would take some time. Councilmember Gay moved to approve the City to pursue grants/funding to purchase the Sid Duke property and involve it in the process of the comp plan amendment. Councilmember Helland seconded the motion. The motion passed 4 yes and 0 no.

Lisa Parks also explained the UGA proposals for Kevin Gibb, Ron/Doug Gibb, and the WWTP property after being approved by the Commissioners has been challenged by a group named "RIDGE". Hopefully by August this appeal will be resolved. She suggested the City involve Katherine Kenison in this appeals process.

Police -- Absent

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Public Works Lead Bosch – There will be a Planning Commission meeting March 6, 2007, to discuss the comp plan amendment and zoning changes. The Public Hearing will be held on March 28, 2007, for public input.

Public Works Lead Bosch asked Council what their suggestion would be for a lawnmower. The question was asked if it is in the budget. There is \$18,460 in the 2007 budget in the Cumulative Reserve Fund that was earmarked for a new lawnmower. (see November 28, 2006, minutes).

Should the waste disposal be re-opened for disposal? There is a bill being proposed to allow cities under 5000 population to burn but it has not passed yet. Councilmember Gay suggested we wait on re-opening the waste disposal until this bill passes.

Councilmember Helland suggested also removing the concrete in Cook Creek when the trees are removed.

UNFINISHED BUSINESS

Council Approval of Rules of Procedure – Councilmember Helland moved to approve the Council Rules of Procedure and Councilmember Huber seconded the motion. The motion passed 3 yes with Councilmember Gilmour voting no.

NEW BUSINESS

Aging Water Bill – See Handout

Code Publishing Online – Councilmember Gay moved to approve having the Code converted to an on-line version and Councilmember Helland seconded the motion. The motion passed 4 yes and 0 no.

Liquor License Renewal/Johnny's Serv-U – No negatives comments were made by Council.

Richard Hink Jr. – addition to agenda – The Fire Department held a meeting and voted Roy Carbajal as the new Fire Chief. Mayor Cousart contacted Canfield & Associates which suggested we advertise this position which was done. In our current code it states that the by-laws cannot conflict with the laws of the State and the ordinance of the City. Councilmember Huber agrees with the advertising of the position but suggests the Fire Department have representation on the interviewing committee.

APPROVAL OF PAYMENT

Approval of Bills – Checks #11566 to 11595 for \$173,229.68 were moved to be approved by Councilmember Helland and seconded by Councilmember Huber. The motion passed 3 yes with Councilmember Gilmour voting no.

