

**City of Kittitas
Council Meeting Minutes
July 24, 2007**

Mayor Cousart called the meeting of the Kittitas City Council to order at 7:00 p.m., July 24, 2007. Councilmembers present; Gilmour, Gay, Sorenson, and Huber. Councilmember Simpson was absent.

Staff present was City Clerk/Treasurer Robin Newcomb, Court Clerk Maria Cook, Public Works Lead Bosch, and Police Chief Mike Studer.

Mayor Cousart led those assembled in the Flag Salute.

COMPREHENSIVE PLAN AMENDMENT CONTINUED

The public hearing was continued from the prior meeting and opened on the Comprehensive Plan Amendment. Lisa Parks, our Planner, explained some of the issues involved in updating the Comprehensive Plan and Zoning Code and how the Planning Commission derived some of the recommendations they made to the Council. She also discussed the Planning Commission did agree and recommend it would be in the best interest of the City to change the minimum lot size from 7,000 sq. ft. to 7,500 sq. ft.

The Planning Commission in the future will be looking at a Planned Development Code as part of the Zoning Code which will be another option for developers if the Council chooses to adopt this.

The public had some input for and against increasing the lot size and discussion followed. Councilmember Gay and Huber thanked Lisa Parks and the Planning Commission for all of their work. Kevin Guest explained how much it cost his development, Cole's Crossing II, since the increase in fees in the City of Kittitas and how much more it would be if the lot sizes are increased to 7,500 sq. ft. Councilmember Sorenson explained there must be a balance between the developers, citizens, etc. and we need to think not for only now but the future.

After some discussion the public hearing was closed.

Councilmember Huber moved to approve ordinance 07-011 amending the Comprehensive Plan and Councilmember Gay seconded the motion. The motion passed 4 yes and 0 no.

Councilmember Gay moved to approve ordinance 07-012 amending Title 16 Zoning Code and Councilmember Sorenson seconded the motion. The motion passed 3 yes and Councilmember Gilmour voting no.

Councilmember Huber moved to approve ordinance 07-013 adopting new Critical Areas Regulations into new Chapter 18.20 of the Kittitas Municipal Code and Councilmember

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Gay seconded the motion. The motion passed 4 yes and 0 no.

APPROVAL OF MINUTES

Councilmember Gay moved to approve the minutes of the July 10, 2007, meeting and the motion was seconded by Councilmember Gilmour. The motion passed 3 yes and Councilmember Huber abstaining.

ADDITIONS TO AGENDA

Todd Lopeman – Badger Pocket Bridge Project
Court Clerk Hire
Councilmember Gilmour -- roof, overtime, building code

REPORT OF OFFICERS AND SPECIAL GUESTS

Gray & Osborne – Jeff Stevens explained the contractor on the WWTP said \$35,000 is not enough to settle. He would like \$12,000 additional. If this is not acceptable the contractor would like to go to mediation. Mayor Cousart explained our attorney suggested going to mediation could cost the City a lot more than paying the additional \$12,000. Jeff did say the contractor, Western Engineering Constructors, did a good job on the project and didn't want that to go unsaid. Councilmember Huber suggested our attorney be at the next meeting to explain the pros and cons of not settling to Council.

END OF TAPE 1 SIDE 1

Jeff also discussed the Caribou Creek Bridge Project and explained Gray & Osborne suggest awarding the contract to MRM Construction with a contingency that an amendment be done to the November 16, 2006, Real Estate Exchange Agreement between the City and the Gibbs regarding irrigation structure and to the City and the Gibbs satisfaction. The Gibbs would like to see the City going back to legislature for more funds for the fish screen.

He also explained the original bid on the fish screen was \$225,000 two years ago and today the cost is approximately \$600,000.

Councilmember Huber moved to approve the awarding of the contract on the Caribou Creek Bridge to MRM Construction Inc. for a bid of \$1,838,288.67 with the contingency above and Councilmember Gay seconded the motion. The motion passed 4 yes and 0 no. The contractor, MRM Construction, explained they will give us until the end of next week with this contingency as they are ready to get going on the project.

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Todd Lopeman, owner of Sure Shot, explained he has concern about the bridge closing down for 3 – 6 weeks. It was suggested to discuss with Howard Clerf allowing the traffic to flow over his bridge. Steve Hart, owner of Exit 115, explained it would hurt his business drastically if this bridge closes for this length of time. Jeff Stevens explained having a culvert puts it into the stream and causes heavy permitting. Mike with Gray & Osborne explained you would have many agencies to go through if a culvert was put in and this would take months to get these permits done. He explained they will be using precast material for the new bridge which should speed up the time. The County has only given \$94,000 towards the total project of \$1,838,288.67.

Public Works Lead Val Bosch – He explained TIB is working with Gray & Osborne to work on paving some of the dirt streets. We might need to hire a surveying company to help with Farmview and some of the issues they are having. MD Jackson also still needs to get their bond before starting breaking ground.

Police Department – Chief Studer explained they thought they might have had a suspect on the damage done on the Gazebo but it didn't work out.

Steve Reinke with Kittcom explained to Chief Studer that the 2008 cost for our City would be around \$62,000 and justified it to the Chief. Steve would like to come to the August 14th Council Meeting to discuss this with the Council.

Court Clerk Maria Cook – Discussed the available training coming up for the Court Clerk position and the Judge agrees with this.

Treasurer's Report – See handouts

Aging Report – See handout

UNFINISHED BUSINESS

Court Clerk Hire – Councilmember Gay explained both candidates for the Court Clerk position were excellent and moved to hire Maria Cook as the part-time permanent Court Clerk at her current wage of \$14.00 per hour and Councilmember Gilmour seconded the motion. The motion passed 4 yes and 0 no.

Community Hall Roof – Public Works Lead Bosch explained All B Roofing will be looking at the Community Hall Roof.

END OF TAPE 1 SIDE 2

Building Code – Clerk/Treasurer Robin Newcomb will be getting sample ordinances from other Cities on updating the building permit code.

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NEW BUSINESS

City Hall – Councilmember Huber suggested the City Hall office do what it needs to over the next couple of months during Office Assistant Kathy Jensen’s vacation time, which includes closing part-time if necessary.

APPROVAL OF PAYMENT

Approval of Bills – Checks #11906 to #11937 and #776071 to #776073 for \$52,125.77 bills were moved to be approved by Councilmember Huber and seconded by Councilmember Gay. The motion passed 3 yes and Councilmember Gilmour voting no. Check #11905 was voided.

Payroll Check #7075 was voided and replaced with #7088 to Linda Huber for \$45.66. Checks #7089 to #7090 for \$2,784.16 were moved to be approved by Councilmember Gay and seconded by Councilmember Sorenson. The motion passed 4 yes and 0 no.

MAYORS REPORT

Conversation Club/Diane Huckabay – Councilmember Gay suggested the Library Board make the decision on whether to allow the Conversation Club access to the Community Hall free of charge.

Old Time Fiddlers – They will be here next week.

Councilmember Simpson – Mayor Cousart received Councilmember Simpson’s resignation.

Mayor Cousart – He explained he would like to work more out of his home and delegate some of his duties during his difficult personal time.

COUNCIL DISCUSSION

Council – Council agreed with the Mayor on working out of his home and gave its support.

Councilmember Gay – He has requested some court information from Court Clerk Maria Cook on some of the court statistics.

WWTP – Councilmember Gay explained WWTP Howard needs some additional help at the plant and Department of Ecology will be requiring it soon.

AWC – Councilmember Huber suggested checking with AWC bulletin for a temporary

