



## WENATCHEE CITY COUNCIL MEETING

Thursday, June 8, 2017

Wenatchee City Hall

129 South Chelan

Wenatchee, WA 98801

### MINUTES

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**In attendance:**

Mayor Frank Kuntz  
Councilmember Jim Bailey  
Councilmember Ruth Esparza  
Councilmember Lyle Markhart  
Councilmember Keith Huffaker  
Councilmember Mark Kulaas  
Councilmember Linda Herald  
Councilmember Mike Poirier

**Staff in attendance:**

Executive Services Director Allison Williams  
City Attorney Steve Smith  
City Clerk Tammy Stanger  
IS Support Jessi Saucedo  
Community Development Director Glen DeVries  
Senior Planner John Ajax  
Associate Planner Matt Parsons  
Housing & Community Planner Brooklyn Holton  
Utilities Manager Mitch Reister  
Environmental Manager Jessica Shaw  
Public Works Director Matt Leonard  
City Engineer Gary Owen  
Economic Development Director Steve King  
Planning Manager Steven Neuenschwander  
Utilities Engineer Jeremy Hoover  
Accountant Deanne McDaniel  
Accounting Supervisor Denise Pearce  
Police Chief Steve Crown

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Mayor Frank J. Kuntz called the meeting to order at 4:30 p.m. for the purpose of meeting in executive session. All Councilmembers were present.

#### **4:30 p.m. Executive Session**

Executive session to consider the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price (RCW 42.30.110(1)(b)), and to discuss with legal counsel representing the agency matters relating to potential litigation to which the agency is likely to become a party when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency (RCW 42.30.110(1)(i)).

**Motion to convene in executive session for a time period not to exceed 40 minutes, with legal counsel present, by Councilmember Keith Huffaker. Councilmember Lyle Markhart seconded the motion. Motion carried (7-0).**

Council adjourned from executive session at 5:03 p.m.

## **5:15 p.m. Regular Meeting**

### **1. Call to Order, Pledge of Allegiance, and Roll Call.**

Mayor Frank J. Kuntz called the regular meeting to order at 5:15 p.m. Councilmember Linda Herald led the Pledge of Allegiance. All Councilmembers were present.

### **2. Consent Items:**

- Motion to approve agenda, vouchers, and minutes from previous meetings.

**Motion to approve the consent items by Councilmember Keith Huffaker. Councilmember Jim Bailey seconded the motion. Motion carried (7-0).**

### **3. Citizen Requests/Comments.**

Mike Hughes, 1321 Red Apple Road, Wenatchee, spoke of his concerns with speeding traffic in his neighborhood and also about the city sending out a request for property owners to maintain the area around fire hydrants from weeds and debris.

### **4. Presentations.**

- General Aviation Appreciation Month Proclamation read by Councilmember Mike Poirier. Chelan County Port Commissioner Rory Turner accepted the proclamation and said a few words.
- Julio Cruz Day Proclamation read by Councilmember Lyle Markhart and presented to Chelan County PUD representative Suzanne Hartman who said a few words.

### **5. Public Hearing Item.**

The Mayor called the public hearing to order and stated the ground rules.

#### **A. Amendments to the Wenatchee Urban Area Comprehensive Plan**

Community Development Director Glen DeVries, Senior Planner John Ajax, Associate Planner Matt Parsons, and Housing & Community Planner Brooklyn Holton presented the staff report. Council asked questions.

The Mayor asked for public comment. The following persons spoke:

Rory Turner and Pete Fraley, on behalf of the Chelan County Port District spoke about their concerns with changing the zoning in Olds Station and that it was important for them to maintain the existing zoning with some upcoming projects the Port has. Mr. Fraley asked for the City Council to postpone any zoning changes in the Olds Station area until they can reach an agreement with the city without conflict. The Port supports the recommendations of the Planning Commission.

Chris Phillipi, 1714 Cinda Court, Wenatchee, spoke on behalf of his family who owns property in the Fifth Street area, stated he supports the moderate density designation for “missing middle housing.” However, he does have concerns about compatibility with adjoining neighborhoods.

Dan Frazier, on behalf of the Chelan County PUD, spoke in support of the Planning Commission recommendation to preserve the industrial zoning north of Olds Station Road.

Scott Davenport, 2500 Westwick Road, Wenatchee, spoke in support of more density.

The Mayor then turned to the Council for additional comments and consideration.

**Motion to approve Resolution No. 2017-35, amending the Wenatchee Urban Area Comprehensive Plan, the Sunnyslope Sub-Area Plan and adopting two new sub-area plans, that is to say the North Wenatchee Master Plan and the South Wenatchee Action Plan, specifically with the Planning Commission’s recommendation by Councilmember Mark Kulaas. Councilmember Jim Bailey seconded the motion. Motion carried (7-0).**

**Motion to approve of Ordinance 2017-12, amending the official zoning map of the City of Wenatchee under Title 10 Zoning, City of Wenatchee Code by Councilmember Mark Kulaas. Councilmember Keith Huffaker seconded the motion. Motion carried (7-0).**

B. Sewer Comprehensive Plan Update

Utilities Manager Mitch Reister, Environmental Manager Jessica Shaw, and Public Works Director Matt Leonard presented the staff report. Council asked questions.

The Mayor then asked for public comment.

There was no one who wished to speak.

The Mayor then turned to the Council for additional comments and consideration. The Council acknowledged the number of emails they received in support of adopting the plan, particularly for infill.

**Motion for City Council to adopt the City of Wenatchee Sewer Comprehensive Plan Update, May 2017, by Councilmember Mark Kulaas. Councilmember Linda Herald seconded the motion.**

Council asked additional questions and raised a concern about the implementation date of the rate increases. The consensus was to have it begin January 1, 2018.

A motion to amend the motion was made as follows:

**Motion to amend the motion to begin the annual 6% increase on January 1, 2018, through 2023, the 4.5% to begin on January 1, 2024, and the 3% increase on January 1, 2025, by Councilmember Jim Bailey. Motion seconded by Councilmember Mark Kulaas. Motion carried (7-0).**

**Motion for City Council to adopt, as amended, to begin the annual 6% increase on January 1, 2018, through 2023, the 4.5% to begin on January 1, 2024, and the 3% increase on January 1, 2025, the City of Wenatchee Sewer Comprehensive Plan Update, May 2017, by Councilmember Mark Kulaas. Councilmember Linda Herald seconded the motion. Motion carried (7-0).**

**Motion to approve Ordinance No. 2017-11, amending Chapter 4.08 WCC relating to sewers – rates and charges, by Councilmember Keith Huffaker. Councilmember Linda Herald seconded the motion. Motion carried (7-0).**

## 6. Action Items.

### C. Planning Commission Appointment of John Brown

Community Development Director Glen DeVries presented the staff report.

**Motion to approve Resolution No. 2017-34, appointing a voting representative to the Wenatchee Planning Commission to fill an unexpired term ending December 31, 2019 (John Brown) by Councilmember Keith Huffaker. Councilmember Linda Herald seconded the motion. Motion carried (7-0).**

### D. Bid Award for the Mission and Crawford Improvements Project 1409

City Engineer Gary Owen presented the staff report. Council asked questions.

**Motion for City Council to authorize the Mayor to award project No. 1409 to the lowest responsible bidder with the recommendation of Public Works staff, and further authorize the Mayor to sign the construction contract documents by Councilmember Linda Herald. Councilmember Keith Huffaker seconded the motion. Motion carried (7-0).**

- E. Pavement Management System Development Project #1511 Supplement #3

City Engineer Gary Owen presented the staff report. Council asked questions.

**Motion for City Council to approve Supplement #3 with NCE for additional professional pavement management services associated with the project no. 1511 and further authorize the Mayor to sign the supplement on behalf of the City by Councilmember Keith Huffaker. Councilmember Ruth Esparza seconded the motion. Motion carried (7-0).**

- F. Memorandum of Understanding for Public-Private Partnership

Economic Development Director Steve King presented the staff report. Council asked questions.

**Motion for City Council to approve a Memorandum of Understanding with LocalTel regarding the intent of the City to purchase a portion of the Federal Building and establish a public-private partnership by Councilmember Ruth Esparza. Councilmember Jim Bailey seconded the motion. Motion carried (7-0).**

- G. Morley Annexation Petition – Setting Public Hearing

Associate Planner Matt Parsons presented the staff report. Council asked questions.

**Motion to approve Resolution No. 2017-36, fixing time for public hearing on petition for annexation of an unincorporated area north of Maple Street and west of the Pershing Street also known as the Morley Annexation Area by Councilmember Jim Bailey. Councilmember Lyle Markhart seconded the motion. Motion carried (7-0).**

## 7. Reports.

- a. Mayor's Report

The Mayor reported on the following:

- There's been a lot concern with the lady camped out on the sidewalk near Office Depot and the Police and Catholic Family Services are in contact with her on a daily basis and she is refusing any assistance. There is nothing we can do at this point.

- The City's Complete Streets Policy received a perfect score from Smart Growth America thanks to the good work of Brooklyn Holton!
- He recently traveled to Spokane and Seattle for meetings with developers.

Executive Services Director Allison Williams added that there will be an Economic Development/Public Works Committee meeting on Tuesday morning. Director's meeting will be held next Thursday. There will be a special council meeting/work session next Thursday, no meeting on June 22, and a special meeting on June 29, with the Saddlerock dedication the evening of June 29. Next week's work session items include fireworks, administrative abatement, and electoral process. She also reported that they had been in contact with Chelan County Solid Waste and have a meeting scheduled for July 6 to discuss the proposed draft interlocal agreement and solid waste plan.

b. Reports/New Business of Council Committees

Councilmember Ruth Esparza reminded everyone of the "Dog Days" event this weekend at the Town Toyota Center, Saturday from 10:00 a.m. to 3:00 p.m.

**8. Announcements.** None.

**9. Adjournment.** With no further business the meeting adjourned at 7:03 p.m.

  
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Frank J. Kuntz, Mayor

Attest:

  
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Tammy L. Stanger, City Clerk