



WENATCHEE CITY COUNCIL
Thursday, September 28, 2017
Wenatchee City Hall
129 South Chelan
Wenatchee, WA 98801

AGENDA

5:15 p.m. Regular Meeting

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

2. Consent Items:

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

Vouchers:

Payroll distribution in the amount of \$300,295.00 for September 20, 2017

Payroll distribution in the amount of \$809.45 for September 21, 2017

Claim checks #183327 through #183451 in the amount of \$628,102.07 for September 22, 2017

Payroll distribution in the amount of \$11,671.89 for September 29, 2017

3. Citizen Requests/Comments.

The "Citizen Comments" period is to provide the opportunity for members of the public to address the Council on items either not on the agenda or not listed as a public hearing. The Mayor will ask if there are any citizens wishing to address the Council. When recognized, please step up to the microphone, give your name and mailing address, and state the matter of your interest. If your interest is an agenda item, the Mayor may suggest that your comments wait until that time. Citizen comments will be limited to three minutes.

4. Presentations.

- Public Power Week Proclamation

5. Action Items.

- A. SR 285 – North Wenatchee Avenue Improvements Pre-Design; Project No. 1720
Presented by Public Works Director Matt Leonard

Motion for City Council to authorize the Mayor to negotiate with _____ for design services for the SR 285 North Wenatchee Avenue Improvements Pre-Design (Project No. 1720), and further authorize the Mayor to sign a contract on behalf of the City.

B. Washington Street Irrigation Association Agreement

Presented by Public Works Director Matt Leonard

Motion for City Council to authorize the Mayor to sign an agreement with Washington Street Irrigation Association to provide irrigation water to Washington Park.

C. City Hall – Governmental Services Administration (GSA) Bid

Presented by Economic Development Director Steve King

Motion for City Council to authorize the Mayor and staff to submit a bid to the Federal Government for lease of the existing City Hall building.

D. Olds Station Sanitary Sewer Extension Phase 1 – Project No. 1718

Presented by Jeremy Hoover, Senior Engineer – Utilities

Motion for City Council to authorize the Mayor to negotiate with RH2 Engineering, Inc., for design services for the Olds Station Sanitary Sewer Extension Phase 1 (Project No. 1718), and further authorize the Mayor to sign a contract on behalf of the City.

6. Public Hearings.

The Mayor will call the Public Hearing to order and state the ground rules, the purpose of the hearing, the action that the hearing body may take on the matter, will address the appearance of fairness doctrine, and will state the manner in which the hearing will proceed. Staff will first give a report, followed by testimony of experts and/or the applicant, followed then by public testimony. All speakers must speak into the microphone and clearly state their names and addresses. All comments should be addressed to the hearing body, should be relevant to the application, and should not be of a personal nature. Public testimony may be limited to three minutes, unless further time is granted by the Mayor. If there are a large number of speakers, a representative may be appointed to speak on behalf of the group.

E. Shieni Annexation

Presented by Associate Planner Matthew Parsons

Motion to approve Ordinance No. 2017-21, providing for the annexation of an unincorporated area located at the northeast corner of Stella and Walnut known as the Shieni Annexation, subject to the provisions of Ordinance No. 2007-34 and all subsequent amendments thereto.

7. Reports.

a. Mayor's Report

b. Reports/New Business of Council Committees

8. Announcements.

9. Adjournment.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)



DRAFT

WENATCHEE CITY COUNCIL MEETING

Thursday, September 14, 2017
Wenatchee City Hall
129 South Chelan
Wenatchee, WA 98801

MINUTES

In attendance:

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

Staff in attendance:

Executive Services Director Allison Williams
City Attorney Steve Smith
City Clerk Tammy Stanger
IS Support
Utilities Senior Engineer Jeremy Hoover
Police Captain Jim West
Planning Manager Stephen Neuenschwander
City Engineer Gary Owen
Utilities Manager Mitch Reister
Associate Planner Matt Parsons
Housing & Community Planner Brooklyn Holton

Mayor Frank J. Kuntz called the meeting to order at 4:00 p.m. for the purpose of meeting in executive session. Councilmembers Keith Huffaker, Mike Poirier, Jim Bailey, and Ruth Esparza were present.

4:00 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).

Executive session to consider the minimum price at which real estate will be offered for sale when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public. RCW 42.30.110(1)(c).

Executive session to discuss with legal counsel representing the agency matters relating to litigation or potential litigation to which the agency may 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 meet in executive session with legal counsel present for a time period not to exceed 5:15 p.m. by Councilmember Keith Huffaker. Councilmember Jim Bailey seconded the motion. Motion carried (4-0)

Councilmembers Mark Kulaas and Linda Herald joined the executive session via phone conference. Councilmember Lyle Markhart joined the meeting at 4:08 p.m.

The City Council adjourned from executive session at 5:14 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 Ruth Esparza led the Pledge of Allegiance. All Councilmembers were present, with Councilmembers Mark Kulaas and Linda Herald participating via teleconference.

2. Consent Items:

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

Motion to approve the consent items by Councilmember Keith Huffaker. Councilmember Mike Poirier seconded the motion. Motion carried (7-0).

3. Citizen Comments. None.

4. Presentations.

- Young Professionals Week Proclamation was read by Councilmember Ruth Esparza. Mayor Kuntz presented the proclamation to Meredith Hilger who said a few words about the events planned for Young Professionals Week in downtown Wenatchee.
- Suicide Prevention Month Proclamation was read by Mayor Frank J. Kuntz and presented to Dr. Julie Rickard who spoke about the suicide prevention coalition and the importance of community involvement working to help prevent suicide.
- GEAR Up Week Proclamation was read by Councilmember Jim Bailey and presented to Gaby Fernandez who said a few words about the program. Also in attendance were CWU GEAR Up site directors Hilary Martinez, Gabriel Cline, Brian Holt, and Diana Sanchez.
- Certificate of Municipal Leadership Presentation. Councilmember Lyle Markhart has received the Association of Washington Cities Certificate of Municipal Leadership. He joins Councilmembers Jim Bailey and Linda Herald who have also received the

Certificate of Municipal Leadership, and Councilmember Mark Kulaas who has received the Advanced Certificate of Municipal Leadership.

5. Action Items.

A. Wenatchee WWTP Grit Removal improvements – Project No. 1705

Utilities Senior Engineer Jeremy Hoover presented the staff report. Council asked questions.

Motion by Councilmember Keith Huffaker for City Council to authorize the Mayor to negotiate with Gray and Osborne, Inc. for design services for the Wenatchee WWTP Grit Removal Improvements (Project No. 1705) and further authorize the Mayor to sign a contract on behalf of the City. Councilmember Lyle Markhart seconded the motion. Motion carried (7-0).

B. Interlocal Agreement for Establishing a Multi-Agency Digital Forensic Investigation Unit

Wenatchee Police Department Captain Jim West presented the staff report. Council asked questions.

Motion by Councilmember Mike Poirier for City Council to authorize the Mayor to enter into the Interlocal Agreement between Chelan County, Douglas County, the City of Wenatchee, the City of East Wenatchee, the Washington State Fish and Wildlife Police, and the Columbia River Drug Task Force for establishing a multi-agency Digital Forensic Investigation Unit to include the purchase and annual licensing for Cellebrite Mobile Forensics. Councilmember Ruth Esparza seconded the motion. Motion carried (7-0).

C. Moratorium on Uses with Outdoor Storage in the North Wenatchee Business District in the Olds Station Area

Planning Manager Stephen Neuenschwander presented the staff report. Council asked questions.

Motion by Councilmember Ruth Esparza to approve Ordinance No. 2017-20, adopting a six (6) month moratorium within the City of Wenatchee on the acceptance of applications for establishment, siting, location, permitting, of new outdoor sales or rentals, or new uses involving storage of merchandise, inventory or equipment in the North Wenatchee Business District located in the Olds Station area, to be effective immediately, setting a date for the public hearing on the moratorium, and declaring an emergency necessitating immediate adoption of a moratorium. Councilmember Jim Bailey seconded the motion. Motion carried (7-0).

[Councilmember Mark Kulaas left the meeting at 5:48 p.m.]

D. Vacation of a Portion of the City Right-of-Way Along Ohme Garden Road

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

Motion by Councilmember Keith Huffaker to approve Resolution No. 2017-47, initiating the vacation of a portion of the city right-of-way along Ohme Garden Road. Councilmember Mike Poirier seconded the motion. Motion carried (6-0).

E. Final Acceptance: Mission St. – Miller St. Intersection & Chelan Ave. – Miller St. & Springwater St. Intersection Project No. 1303

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

Motion by Councilmember Mike Poirier for City Council to accept the work performed by the contractor, KRCI LLC, on the Mission St. – Miller St. Intersection & Chelan Ave. – Miller St. & Springwater St. Intersection Project No. 1303, and further authorize the Mayor to sign the Final Contract Voucher on behalf of the City of Wenatchee. Motion seconded by Lyle Markhart. Motion carried (6-0).

F. Final Acceptance: Mission Miller Pavement Preservation, Project No. 1519

City Engineer Gary Owen presented the staff report.

Motion by Councilmember Keith Huffaker for City Council to accept the work performed by the contractor, Granite Construction Co., on the Mission/Miller and Chelan/Miller Pavement Preservation Project No. 1519, and further authorize the Mayor to sign the Final Contract Voucher on behalf of the City of Wenatchee. Councilmember Jim Bailey seconded the motion. Motion carried (6-0).

G. Citywide Pedestrian Safety Improvements – Final Acceptance

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

Motion by Councilmember Ruth Esparza for City Council to accept the work performed by the contractor, WM Winkler Company, on the Citywide Pedestrian Safety Improvements, Project No. 1502/1230, and further authorize the Mayor to sign the Final Contract Voucher on behalf of the City of Wenatchee. Councilmember Lyle Markhart seconded the motion. Motion carried (6-0).

H. Transfer Agreement – Regional Stormwater Pond, Olds Station

Utilities Manager Mitch Reister presented the staff report. Council asked questions.

Motion by Councilmember Jim Bailey for City Council to approve the Intergovernmental Transfer Agreement with Chelan County and the Port of Chelan County, and authorize the Mayor's signature. Councilmember Keith Huffaker seconded the motion. Motion carried (6-0).

I. Shieni Annexation – Setting a Public Hearing Date

Associate Planner Matt Parsons and Housing & Community Planner Brooklyn Holton presented the staff report.

Motion by Councilmember Keith Huffaker to approve Resolution 2017-48, fixing time for public hearing on petition for annexation of an unincorporated area at the northeast corner of Stella and Walnut also known as the Shieni Annexation. Councilmember Lyle Markhart seconded the motion. Motion carried (6-0).

J. Interlocal Agreement for 609 Lynn Street Clean Up

City Attorney Steve Smith presented the staff report. Council asked questions.

Motion by Councilmember Ruth Esparza for City Council to approve the Interlocal Agreement with Chelan County and to authorize the Mayor to sign the Agreement. Councilmember Mike Poirier seconded the motion. Motion carried (6-0).

6. Public Hearings. None.

7. Reports.

a. Mayor's Report

- (1) The Mayor reported that he had an amazing time visiting Misawa, Japan. He encouraged the City Council to plan to go if they can next year.
- (2) The preliminary budget is looking possible to place all property taxes to streets.
- (3) Executive Services Director Allison Williams added that there is a Lodging Tax Advisory Committee meeting next week. Next Wednesday at 6:00 p.m. is the Our Valley Our Future Housing Forum, at Pybus Market. There will be a director's meeting next Thursday and the work session topics so far will be the INFRA grant.
- (4) The Mayor added that Fiestas Mexicanas is this weekend.

b. Reports/New Business of Council Committees

- (1) Councilmember Ruth Esparza wanted to share that the Young Professionals are open to any age.
- (2) Councilmember Jim Bailey reported that the RMSA Board will meet towards the end of September and determine next year's rates.
- (3) Councilmember Keith Huffaker reported that there will be a slight increase in the 2018 budget for Rivercom.

8. Announcements. None.

9. Adjournment. With no further business the meeting adjourned at 6:29 p.m.

Frank J. Kuntz, Mayor

Attest:

Tammy L. Stanger, City Clerk



**WENATCHEE CITY COUNCIL WORK SESSION
WENATCHEE CITY HALL
129 South Chelan
Wenatchee, WA 98801**

**Thursday, September 21, 2017
5:15 p.m.**

MINUTES

Present:

Mayor Frank J. Kuntz
Councilmember Jim Bailey
Councilmember Ruth Esparza
Councilmember Lyle Markhart
Councilmember Keith Huffaker (via phone)
Councilmember Mark Kulaas
Councilmember Linda Herald

Staff Present:

Executive Services Director Allison Williams
City Clerk Tammy Stanger
PIO/Deputy Clerk Annagrisel Alvarez
Economic Development Director Steve King
Public Works Director Matt Leonard
Finance Director Brad Posenjak
Planning Manager Glen DeVries
Police Chief Steve Crown

Mayor Frank J. Kuntz called the meeting to order at 5:15 p.m. The excused absence of Councilmember Mike Poirier was noted for the record.

DISCUSSION ITEMS:

A. Our Valley Our Future Update

Steve Maher provided an overview of the Our Valley Our Future, highlights of the action plan of which Wenatchee is the lead on 24 action items and one “game changer” project, progress over the past nine months, sampling of first year successes, and next steps for Our Valley Our Future, including the transitioning to a non-profit status by January 1, 2019.

B. INFRA Grant Application Overview

Economic Development Director Steve King, Public Works Director Matt Leonard, Link General Manager Richard DeRock, Chelan-Douglas Transportation Council Executive Director Jeff Wilkens, and Port of Douglas County Representative/RH2 Engineer Erik Howe, presented the Council with the history and plan for the Apple Capital Loop project which includes North Wenatchee Avenue improvements, Confluence Parkway, Wenatchi Landing access and connectivity, SR 28/Eastside Corridor capacity improvements project and a South Wenatchee Loop Trail connection over BNSF railway. The agencies together with the assistance of a grant writer plan to submit an INFRA grant application which is due by November 2. The City will be the applicant and this is a substantial federal request of approximately \$270 million project, and \$161 million potential application which will require an up-front investment of the city on behalf of the region.

The Mayor announced that the finance committee meeting next week will be the initial review of the budget and department requests. The Mayor is optimistic that 100% of property taxes will go to the street fund.

The meeting adjourned at 6:22 p.m.

FRANK J. KUNTZ, Mayor

TAMMY L. STANGER, City Clerk

PROCLAMATION

RECOGNIZING THE 31ST ANNUAL PUBLIC POWER WEEK, OCT. 1-7:

- WHEREAS,** Chelan County has a 90-plus-year legacy of generating affordable, carbon-free, renewable hydropower, and
- WHEREAS,** Chelan County Public Utility District has furthered that legacy for 80-plus years while enhancing the quality of life for county residents, and
- WHEREAS,** Chelan County PUD is a trusted steward of the county's bountiful natural resources including the Columbia River, its tributaries and the fish, wildlife and habitat that nurtures us all, and
- WHEREAS,** Chelan County PUD owns and holds federal licenses to operate Rock Island Dam, the first dam on the Columbia River, Rocky Reach Dam and Lake Chelan Day, producing carbon-free, renewable, low-cost electricity, and
- WHEREAS,** Chelan County PUD generates more than 9 million megawatt hours of power per year, enough to run a city of 900,000 people for a year, and
- WHEREAS,** Chelan County is one of the customer-owned power utilities in Washington State that provides safe and reliable electric service to more than 1.8 million residents, as well as a world-class broadband network, water services and a magnificent park system for Wenatchee residents, and
- WHEREAS,** Chelan County PUD is an energy efficiency leader offering expertise and financial incentives to encourage customers to use electricity and water wisely while maintaining comfort and saving them money, and
- WHEREAS,** Chelan County PUD is governed by five elected commissioners ensuring local decision-making and control over vital county resources, and
- WHEREAS,** Chelan County PUD has collaborated with its 50,000 customer-owners in identifying and carrying out strategic objectives that benefit Wenatchee with electric rates that are among the lowest in the county, and
- WHEREAS,** Chelan County joins public power utilities across the country in providing affordable services that help customers maintain comfort in their home and be profitable in their businesses while conserving resources;

NOW, THEREFORE, Wenatchee City Council, in the county of Chelan, the state of Washington, does hereby proclaim the week of October 1-7, 2017 as **PUBLIC POWER WEEK 2017** in Wenatchee and urges city residents to join them in celebrating the many benefits of locally owned public power.

Signed this 28th day of September, 2017

/s/ Frank J. Kuntz

FRANK J. KUNTZ, MAYOR

**COUNCIL AGENDA REPORT
PUBLIC WORKS DEPARTMENT**

TO: Frank Kuntz, Mayor
City Council

FROM: Matt Leonard, Public Works Director 

SUBJECT: SR 285- N Wenatchee Avenue Improvements – Pre-design
Project No. 1720

DATE: September 25, 2017

MEETING DATE: September 28, 2017

I. OVERVIEW

This design contract covers providing pre-design services for providing corridor and intersection traffic operations modeling, roadway and intersection design, ITS research and design, transit alternative analysis, and public involvement for future improvements on SR 285 North Wenatchee Avenue.

This corridor has been awarded \$23 Million in Connecting Washington funds which includes improvements at Easy Street and US/2 as well as North Wenatchee Avenue. This project will look at further defining and evaluating alternatives for the improvements identified in the SR 285 North Wenatchee Transportation Master Plan. This project will also further analyze the options provided in the North Wenatchee Avenue Form and Function Study which introduced transit queue-jumps and other components.

This project will provide recommendations for prioritizing improvements for North Wenatchee Avenue and to continue the public outreach process for these improvements.

City staff in conjunction with Washington Department of Transportation, Chelan Douglas Transportation Council, and Link Transit have determined KPG to be best qualified, based on proposals and interviews with two engineering firms, to perform engineering services for this project.

The selection process was conducted in accordance with Chapter 39.80 RCW – Contracts for Architectural and Engineering Services.

II. ACTION REQUESTED

Staff recommends the City Council authorize the Mayor to negotiate with KPG. for design services for the SR 285 N. Wen. Ave. Improvements Pre-design (Project No. 1720), and further authorize the Mayor to sign a contract on behalf of the City.

III. FISCAL IMPACT Submitted to the Finance Committee Yes No

Project Budget

The Finance Committee authorized a budget of \$100,000.00 of funds from the Cities Arterial Street Fund to be used for this pre-design.

IV. PROPOSED PROJECT SCHEDULE

Staff anticipates that draft recommendations for improvements will be provided in early 2018.

**COUNCIL AGENDA REPORT
PUBLIC WORKS DEPARTMENT**

V. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Gary Owen, City Engineer
Brad Posenjak, Finance Director

**COUNCIL AGENDA REPORT
PUBLIC WORKS DEPARTMENT**

TO: Frank Kuntz, Mayor
City Council

FROM: Matt Leonard, Public Works Director



SUBJECT: Washington Street Irrigation Association Agreement

DATE: September 25, 2017

MEETING DATE: September 28, 2017

I. OVERVIEW

The Washington Street Irrigation Association approached the City to explore the option of extending their irrigation pipeline on Washington Street one block and irrigating Washington Park with irrigation water rather than domestic water. In 2016 the City paid \$11,842.48 for water at the park which includes irrigation as well as water for the wading pool and bathrooms. The City currently has five shares of irrigation water for Washington Park which is currently being used for Pioneer Park. Washington Park was served by an irrigation line that ran down Miller Street which failed a number of years ago.

The cost to extend the pipeline and to make all necessary plumbing modifications is estimated to be approximately \$8,000.00. The estimated irrigation association assessment is expected to be \$250.00 for 2018. The cost to lease shares for Pioneer Park is estimated to be \$525.00 for 2018. This project will also provide for additional water rights to be available for domestic use.

This agreement requires that the Washington Street Irrigation Association notify the City if any improvement is needed that would cost the City more than \$1,000.00 per year. All of the existing domestic water infrastructure will remain in place in-case we need to convert back to using domestic water for irrigation. We are also exploring to see if it would be cost effective to construct a larger filtering facility that would serve additional properties as well.

II. ACTION REQUESTED

Staff recommends the City Council authorize the Mayor to sign an agreement with Washington Street Irrigation Association to provide irrigation water to Washington Park.

III. FISCAL IMPACT Submitted to the Finance Committee Yes No

The total estimated project cost of \$8,000.00 will be funded by the current parks maintenance and water utility funds and no budget amendment is currently needed. This project is estimated to save the City's General Fund approximately \$7,500.00 per year which includes the anticipated additional costs for filter maintenance.

IV. PROPOSED PROJECT SCHEDULE

The irrigation line extension is anticipated to be completed this fall to be ready to irrigate with irrigation water in 2018.

V. REFERENCE(S)

1. Agreement Re: Irrigation Water

VI. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Brad Posenjak, Finance Director
Steve Smith, City Attorney

AGREEMENT RE: IRRIGATION WATER

AGREEMENT made by and between the City of Wenatchee, a Washington municipal corporation (“City”) and the Washington Street Irrigation Association, an unincorporated association (“WSIA”) related to the provision of irrigation water to the City owned Washington Park.

RECITALS:

WHEREAS, City owns and operates Washington Park located at 110 South Miller Street, Wenatchee, Washington, legally described as follows:

The North half of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 9, Township 22 North, Range 20 East, WM, Chelan County, Washington, except road rights of way.

Said property consists of approximately 4.11 acres.

Tax parcel number 22 20 09 110 300.

WHEREAS, Washington Park requires a significant amount of irrigation water to maintain the park and its’ landscaping;

WHEREAS, it would be more efficient to use non-potable irrigation water rather than potable water to maintain the park landscaping; and

WHEREAS, WSIA and City have sufficient water shares in the Wenatchee Reclamation District system to supply Washington Park with non-potable irrigation water and WSIA has an adequate supply line to convey water from the Wenatchee Reclamation District canal to Washington Park to meet some or all of its irrigation needs.

AGREEMENT:

NOW, THEREFORE, the parties agree as follows:

1. Water. WSIA agrees to allow the City to connect to its water line conveying non-potable irrigation water from the Wenatchee Reclamation District canal to Washington Park for the purposes of irrigating Washington Park. City shall be solely responsible for its's costs to connect to the system and to maintain its' connection to the system. Said costs may include upgrades to existing filtration that are reasonably related to providing the City service as mutually agreed between the parties.

2. Usage. City agrees to abide by the reasonable usage rules established from time to time by the Board of WSIA as to amounts of water used and time periods for watering.

3. Costs. City agrees to pay its proportionate share in relation to the other members of WSIA of costs for administering, operating, and maintaining the conveyance system of WSIA. Billing shall be invoiced in writing by WSIA and paid by the City within twenty (20) days of receipt. Assessments exceeding One Thousand Dollars (\$1,000.00) to the City in any one year shall be pre-approved by the City.

4. Term. This Agreement shall take effect immediately upon execution and remain in effect until terminated by either party upon thirty (30) days advance written notice to the other. The City shall be liable for its proportionate costs in relation to the other members of WSIA up to the date of termination.

5. Insurance. WSIA shall maintain a commercial general liability policy of insurance of at least One Million Dollars (\$1,000,000) insuring against personal injury, loss of life, and property damage related to its' system at all times during the term of this Agreement. WSIA shall provide proof of said insurance to City prior to commencement of this Agreement, and thereafter upon reasonable request.

6. Books and Records. WSIA shall allow its books and records related to administration, operation, and maintenance of its system to be inspected by City on seven (7) days advance written notice.

7. Binding Effect. This Agreement shall be binding upon and inure to the successors and assigns of the parties.


8. Merger. There are no other agreements between the City and WSIA other than those set forth herein. Any amendments hereto shall be set forth in writing.

9. Authority. The undersigned represent that they have full authority to bind their respective entity to this Agreement and that each entity shall be bound hereby.

CITY OF WENATCHEE

By _____
Frank Kuntz
Mayor, City of Wenatchee
Date: _____

WASHINGTON STATE IRRIGATION
ASSOCIATION


By _____
Mark Peterson
Title: Vice President and Authorized Representative
Date: 9/7/2017

COUNCIL AGENDA REPORT
City of Wenatchee



TO: Frank Kuntz, Mayor
City Council

FROM: Steve King, Economic Development Director

SUBJECT: City Hall - Governmental Services Administration (GSA) Bid

DATE: September 25, 2017

MEETING DATE: September 28, 2017

I. OVERVIEW

The GSA has issued a request for bids for space for Social Security Administration. Given the City is pursuing constructing a new City Hall inside the Federal Building, city staff recommends securing a lease for use of the existing city hall.

Some investment in the existing building will be required to ensure that it meets the Federal Government specifications. In addition, the building needs to be brought up to class A office space quality. The objective of the city is to create a greater return through a lease compared to selling the building.

The GSA has the objective of entering into a lease in a short time frame which means the City would need to relocate city hall services temporarily. It is likely that the city will have to vacate City Hall 100 days from award which in the earliest case scenario would be approximately the first of February.

If the City was successful in winning the award, the city would enter into negotiations for tenant improvements and modifications to city hall as part of the basic building shell. Architectural services will be necessary to help with this process.

II. ACTION REQUESTED

Staff recommends the City Council authorize the Mayor and staff to submit a bid to the Federal Government for lease of the existing City Hall building.

III. FISCAL IMPACT Submitted to the Finance Committee Yes No

The fiscal impact is confidential in nature given it is a real estate transaction. The fiscal impact will be greater than the value of selling the property.

IV. REFERENCE(S)

N/A

V. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Allison Williams, Executive Services Director
Brad Posenjak, Finance Director

**COUNCIL AGENDA REPORT
PUBLIC WORKS DEPARTMENT**

TO: Frank Kuntz, Mayor
City Council

FROM: Jeremy Hoover, P.E., Senior Engineer - Utilities



SUBJECT: Olds Station Sanitary Sewer Extension Phase 1 - Project No. 1718

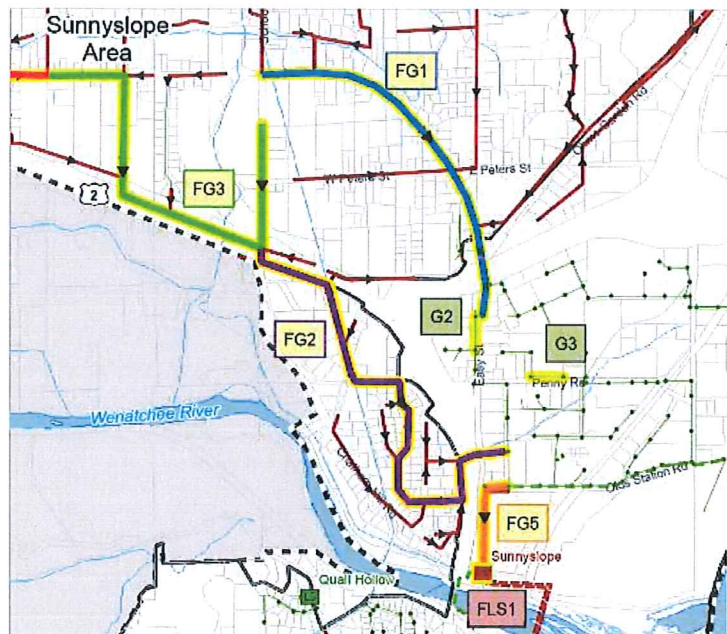
DATE: September 25, 2017

MEETING DATE: September 28, 2016

I. OVERVIEW

The City of Wenatchee adopted a Sewer Comprehensive Plan in June 2017. An extensive Capital Improvements Project (CIP) plan was identified in that document. The CIP included system improvements necessary to provide sanitary sewer service to the Sunnyslope and Olds Station areas. Those improvements consisted of replacement of existing infrastructure to accommodate the higher flows, new main line extensions into existing, developed neighborhoods, construction of a new lift station along with an additional force main across the Wenatchee River.

The first phase of the system expansion included projects referenced in the CIP as FLS1, FG5, FG2 and FG3. These represent the construction of the new Sunnyslope Lift Station and force main, a new 12-inch trunk line in Horan Road and Olds Station Road from the intersection with Chester Kimm to the new lift station, a new 12-inch trunk line through the Chatham Hill neighborhood, and the Sunnyslope Trunk line in Easy Street from Crestview Street to a point west of Sun Valley Drive, south to US 2 where it will parallel the highway alignment and tie to the new Chatham Hill trunk line. The Sunnyslope trunk line project will also extend service in School Street north of Melody Lane.



The new lift station will be capable of pumping 1,150 gpm with the potential to be upgraded to 1,650 gpm at some point in the future should northerly expansion of the UGA ever be desired. The associated force main will include approximately 4,400 feet of 12 inch pipe crossing the Wenatchee River at either SR 285, the railroad trestle, or the pedestrian bridge. The exact alignment will be determined as part of this project.

The Chatham Hill improvements will include the construction of approximately 6,100 feet of 12 inch pipe with two, trenchless borings across US 2 and SR 285. Upon completion of the Chatham hill pipeline, the Sunnyslope Gravity Sewer will build 8 inch, 10 inch, and 12 inch mains totaling just over 6,600 feet in overall length in School Street, Easy Street, and various easement corridors.

**COUNCIL AGENDA REPORT
PUBLIC WORKS DEPARTMENT**

City staff issued a Request for Qualifications in September, 2017. Seven submittals were received and, upon completion of a selection matrix, it was determined that RH2 Engineering, Inc. was best qualified to perform engineering services for this project. Selection criteria included qualifications of key personnel, experience with sanitary sewer lift station design & construction, trenchless design & construction, project understanding including method of approach, ability to complete project on time within budget, experience with environmental analysis, documentation and right-of-way acquisition, as well as past projects and references for similar projects completed within the last three years.

II. ACTION REQUESTED

Staff recommends the City Council authorize the Mayor to negotiate with RH2 Engineering, Inc. for design services for the Olds Station Sanitary Sewer Extension Phase 1 (Project No. 1718) and further authorize the Mayor to sign a contract on behalf of the City.

III. FISCAL IMPACT Submitted to the Finance Committee Yes (No)

This project will be funded through Fund 401 - Water/Sewer.

Project Budget

Description	Amount
Design	1,600,000
Right of Way	500,000
Construction	6,400,000
Construction Engineering	570,000
Art Fund	320,000
Totals	9,390,000

IV. PROPOSED PROJECT SCHEDULE

Design duration is anticipated to be seven to eight months. Construction is anticipated to begin in 2018 and be complete in 2020.

VI. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Matt Leonard, Public Works Director
Mitch Reister, Utilities Manager
Brad Posenjak, Finance Director
Rachael Evans, Contracts Coordinator

TO: Mayor Frank Kuntz
City Council Members

FROM: Matt Parsons, Associate Planner
Brooklyn Holton, Housing & Community Planner

SUBJECT: Public Hearing – Annexation Ordinance 2017-21

DATE: September 21, 2017

MEETING DATE: September 28, 2017

I. OVERVIEW

On August 24, 2017 a ten (10) percent annexation petition was brought before the Wenatchee City Council for property located in an unincorporated area located at the northeast corner of Stella and Walnut. The approving motion set the annexation boundary, adopted the existing land use designation as North Wenatchee Business District and required the annexation area to assume existing city indebtedness.

A sixty (60) percent annexation petition was established and circulated following approval of the ten (10) percent petition. The petition has been signed by the majority property owners for the annexation area and certified by the Chelan County Assessor.

Resolution 2017-48, approved on September 14, 2017, established a public hearing date of September 28, 2017 for final action on the annexation. Notice of the public hearing was published in the Wenatchee World on September 15, 2017.

II. ACTION REQUESTED

Staff is requesting the City Council conduct a public hearing and approve Ordinance 2017-21, providing for the annexation of property located at the northeast corner of Stella and Walnut within Chelan County, Assessor's Parcel # 232033783100, classifying and zoning said property as North Wenatchee Business District, subject to the provisions of Ordinance No. 2007-34 and all subsequent amendments thereto.

III. FISCAL IMPACT

Submitted to the Finance Committee: No.

IV. PROPOSED PROJECT SCHEDULE

Upon approval, staff will notify local agencies and utility providers and forward the information to the State OFM for final verification.

V. ATTACHMENT(S)

1. Ordinance 2017-21

VI. MOTION

I move to approve Ordinance No. 2017-21

VII. ADMINISTRATIVE ROUTING

Tammy Stanger

ORDINANCE NO. 2017-21

AN ORDINANCE, providing for the annexation of an unincorporated area located at the northeast corner of Stella and Walnut also known as the Shieni Annexation, subject to the provisions of Ordinance No. 2007-34 and all subsequent amendments thereto.

WHEREAS, a petition to annex the real property hereinafter described was filed with the City Council of the City of Wenatchee, signed by owners representing 60% of the assessed valuation in the area for which annexation is petitioned, and

WHEREAS, the applicable zoning for the annexed property will be North Wenatchee Business District as designated on the pre-annexation zoning map, and

WHEREAS, the City Council of the City of Wenatchee considered all factors relative to the proposed annexation, and

WHEREAS, a review proceeding for said annexation is not required pursuant to RCW 35A.14.220.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WENATCHEE DO ORDAIN as follows:

SECTION I

That the following described real property located in Chelan County, Washington, contiguous to the City of Wenatchee, to-wit:

See Exhibit "A" as depicted in Exhibit "B", attached hereto and incorporated herein by reference as if fully set forth;

and each and every part thereof be and the same is hereby annexed to the City of Wenatchee, State of Washington; and that the corporate limits of the City of Wenatchee be and they are hereby extended so as to include the property and territory hereinbefore fully described. That said property be assessed and taxed at the same rate and on the same basis as the property of the City of Wenatchee is assessed and taxed to pay for the now outstanding indebtedness of the City of Wenatchee contracted prior to or existing at the time of this annexation.

SECTION II

That the property described in Section I hereof be and the same is hereby classified and zoned as North Wenatchee Business District. All such zoning and classification being subject to the provisions of Ordinance No. 2007-34, and all subsequent amendments thereto.

SECTION III

This Ordinance shall take effect from and after its passage on the later of sixty (60) days after publication of such Ordinance once in The Wenatchee World, the same being the official newspaper of the City of Wenatchee, and the Clerk is hereby directed to cause the same to be so publicized, or sixty (60) days from the date notice of the annexation is provided to the Chelan County Treasurer, Assessor, and light, power and gas distribution businesses.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE, at a regular meeting thereof, this 28th day of September, 2017.

CITY OF WENATCHEE, a Municipal
Corporation

By: _____

FRANK KUNTZ, Mayor

ATTEST:

By: _____
TAMMY STANGER, City Clerk

APPROVED:

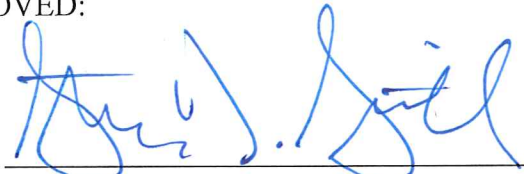
By:  _____
STEVE D. SMITH, City Attorney

EXHIBIT A

City of Wenatchee, Washington

SHIENI ANNEXATION BOUNDARY DESCRIPTION

August 24, 2017

A parcel of land located within: the East ½ of the Northwest ¼ Section 33 of Township 23 North, Range 20 East of the Willamette Meridian, Chelan County, Washington, described as follows:

Commencing at the Northwest corner of Lot 1, Block 2, of Powell's Addition to Wenatchee, according to the plat thereof recorded in Volume 1, Page 7, Chelan County, Washington,

thence South 89°46'51" East, along the North line of said Lot 1 to a point 265' East of the West Line of said Lot 1; thence South 00°11'07" East, parallel with the West line of said Lot 1, 329.62' to a point 326.60' North of the South line of said Lot 1; thence North 89°45'38" West, 52.02'; thence South 02°29'41" East, 156.78', to a point 170.00' North of the South line of said Lot 1; thence South 89°45'38" East, parallel with the South line of said Lot 1, 88.20'; thence South 00°11'07" East, parallel with the West line of said Lot 1, 150.00' to the North right of way line of Walnut Street, also being THE TRUE POINT OF BEGINNING;

thence South 89°45'38" East, along said North Right-of-Way line, 62.00' to the Southwest corner of property conveyed to Miriam S. Shieni, single, by deed recorded under Auditor's File No. 2453721 also known as Parcel D, Boundary Line Adjustment No. 2003-08, recorded under Auditor's File No. 2140154; thence North 00°11'07" West, parallel with the West line of said Lot 1, 145.30'; thence North 15°11'07" West, 56.02'; thence North 00°11'07" West parallel with the West line of said Lot 1, 148.82'; thence South 89°45'38" East, parallel with the South line of said Lot 1, 176.67' to a point 120.00 feet West of the East line of said Lot 1; thence South 00°11'01" West parallel with the East line of said Lot 1, 248.12' to a point 120.00' North of the South line of said Lot 1;

thence West along the North line of property conveyed to Rosemary C. Woodward, by deed recorded under Auditor's File No. 9306100001, 25' more or less to a point on the Northwest corner of said property;

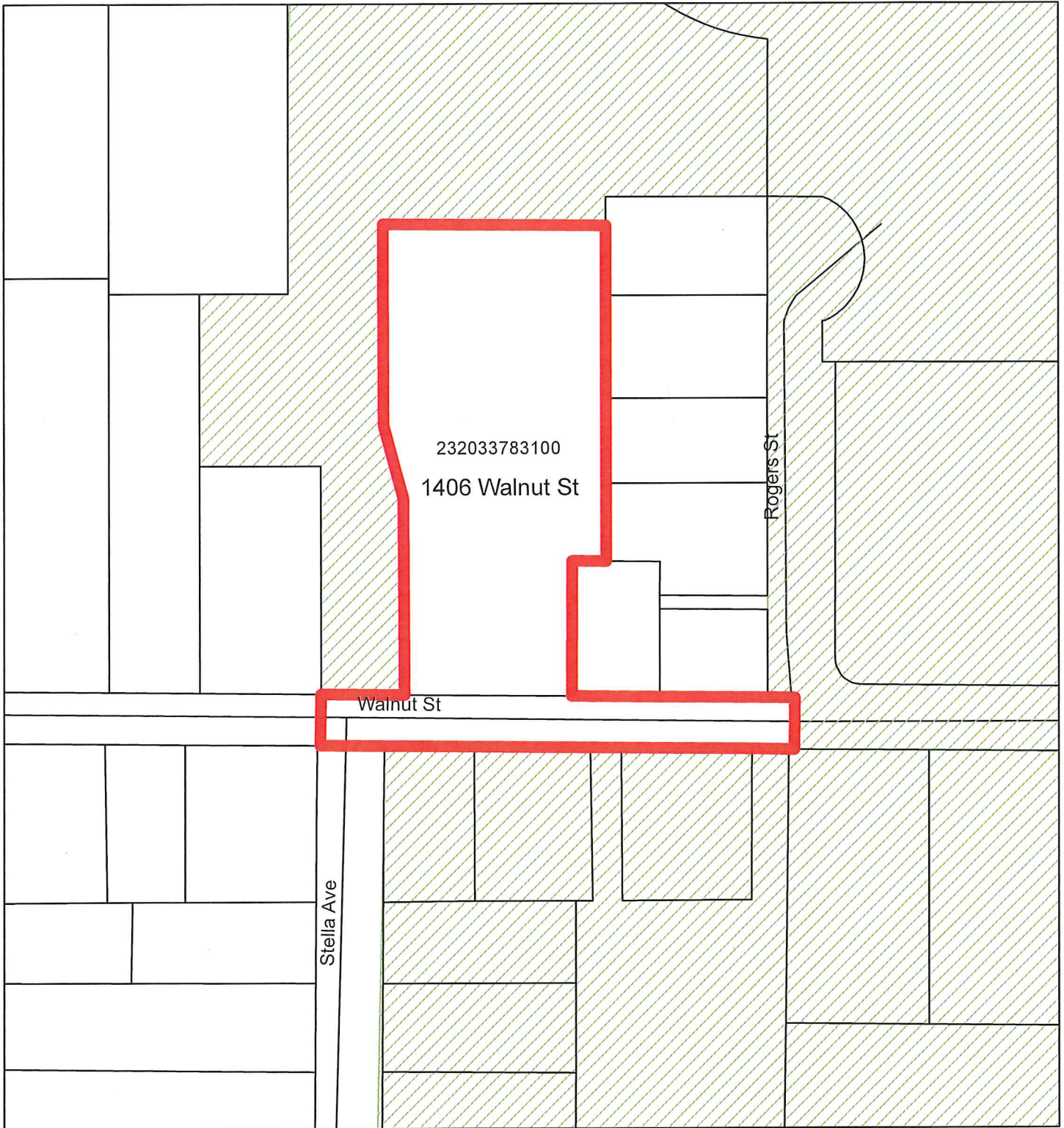
thence South along the West line of said property 100' more or less to a point on the Southwest corner of said property, also being on the North Right-of-Way line of Walnut Street;

thence East, along said line, also being the South line of said property, for 165' more or less to a point on the centerline of Rogers Drive;





thence Southerly, along said centerline to the South Right-of-Way line of Walnut Street, 40' more or less to a point on said line; thence Westerly, along said line, 361.94' more or less to a point perpendicular to the true point of beginning; thence Northerly 40' more or less to the True Point of Beginning.

Exhibit B

Map of Proposed Shieni Annexation



Legend

-  Shieni Annexation
-  City Limits
-  Parcels
-  Streets

