



## WENATCHEE CITY COUNCIL SPECIAL MEETING

Thursday, December 7, 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 Linda Herald  
Councilmember Mike Poirier

---

**Staff in attendance:**

Executive Services Director Allison Williams  
City Attorney Steve Smith  
City Clerk Tammy Stanger  
IS Support Tim McCord  
PIO/Deputy Clerk Annagrisel Alvarez  
Economic Development Director Steve King  
Finance Director Brad Posenjak  
Public Works Director Matt Leonard  
Parks & Recreation Director David Erickson  
Community Development Director Glen DeVries  
Senior Planner John Ajax  
Environmental Manager Jessica Shaw  
Police Chief Steve Crown  
Planning Manager Stephen Neuenschwander  
City Engineer Gary Owen

### 5:15 p.m. Special Meeting

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

Mayor Frank J. Kuntz called the special meeting to order at 5:15 p.m. Councilmember Ruth Esparza led the Pledge of Allegiance. The excused absence of Councilmember Mark Kulaas was noted for the record. All other Councilmembers were present.

#### 2. Consent Items:

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

- Resolution No. 2017-70, declaring certain personal property surplus to the needs of the City of Wenatchee and authorizing the Department of Public Works to dispose of the personal property identified herein.

Motion by Councilmember Lyle Markhart to approve the consent items with an amendment to the agenda by adding item O "authorizing the Mayor to sign the Consent to the Assignment of the Lease of Parkside"; Motion seconded the Councilmember Mike Poirier. Motion carried (6-0).

### 3. Citizen Requests/Comments.

Tim Cutright, Rock Island, WA, raised concerns with some of the memorial markers in Memorial Park. The Mayor stated that the Park was scheduled for some renovations and that those concerns will be added to the project.

### 4. Presentations.

- Recognition of Megan Alaniz. Allison Williams, Executive Services Director, presented Megan Alaniz with a recognition plaque for her years of service on the Diversity Advisory Council and her work with the annual Multicultural festival.

**Action Items:** [The following two agenda items were considered out of order as Parks, Recreation & Cultural Services Director David Erickson had an engagement he needed to attend.]

#### A. Arts, Recreation & Parks Commission Board Appointments

David Erickson, Parks, Recreation & Cultural Services Director, presented the staff report.

Motion by Councilmember Ruth Esparza to approve Resolution No. 2017-64, appointing Blake Morrell to position four of the Wenatchee Arts, Recreation and Parks Commission with a term expiring December 31, 2020. Councilmember Lyle Markhart seconded the motion. Motion carried (6-0).

Motion by Councilmember Keith Huffaker to approve Resolution No. 2017-65, appointing Brooke Page to position five of the Wenatchee Arts, Recreation and Parks Commission with a term expiring December 31, 2020. Councilmember Ruth Esparza seconded the motion. Motion carried (6-0).

Motion by Councilmember Jim Bailey to approve Resolution No. 2017-66, appointing Dan Langager to position eight of the Wenatchee Arts, Recreation and Parks Commission with a term ending December 31, 2018. Councilmember Lyle Markhart seconded the motion. Motion carried (6-0).

Motion by Councilmember Linda Herald to approve Resolution No. 2017-67, re-appointing Marlin Peterson to position seven of the Wenatchee Arts, Recreation and Parks Commission with a term expiring December 31, 2018. Councilmember Mike Poirier seconded the motion. Motion carried (6-0).

B. Project Acceptance: Saddle Rock Gateway Project and Hale Park Phase One

David Erickson, Parks, Recreation & Cultural Services Director, presented the staff report.

Motion by Councilmember Keith Huffaker for City Council to accept the Saddle Rock Gateway Project as complete and authorize the Mayor to sign the final voucher contract certificate. Councilmember Linda Herald seconded the motion. Motion carried (6-0).

Motion by Councilmember Mike Poirier for City Council to accept the Hale Park Phase One Project as complete and authorize the Mayor to sign the final voucher contract certificate. Councilmember Jim Bailey seconded the motion. Motion carried (6-0).

**5. Public Hearing.**

The Mayor recused himself from this public hearing item due to a conflict of interest. Mayor Pro Tem Keith Huffaker led the public hearing.

C. Consideration of Limited Business and Occupation Tax or Payment in Lieu of Taxes

Steve Smith, City Attorney; Allison Williams, Executive Services Director; and Brad Posenjak, Finance Director, presented the staff report. Council asked questions.

Mayor Pro Tem Huffaker asked for public comment.

John Doyle, Confluence Health CFO, expressed concerns with regard to a B & O tax imposed on Confluence Health. He believes a payment in lieu of property taxes more reflects the impact on city infrastructure, and with roughly 3,300 employees they came up with the \$330,000 figure.

Council asked questions of Mr. Doyle.

Mayor Pro Tem Huffaker asked if there was anyone else from the public who wished to speak. There was no one.

The Council asked more questions of staff. They then deliberated and each spoke of their concerns. While the Council recognizes that there is a large gap of funds that could be received between the PILT agreement and the proposed B & O tax, they would like to

come to an agreement that is fair to both the City and Confluence Health and they would negotiate further.

With no further discussion the following motion was made:

Motion by Councilmember Ruth Esparza to authorize the Mayor to enter into an agreement between the City of Wenatchee and Confluence Health for Payment in Lieu of Property Taxes, with a modification to the agreement as presented to be a one-year agreement to allow for negotiation and a longer term agreement. Councilmember Linda Herald seconded the motion. Motion carried (5-1; Councilmember Jim Bailey nay).

At 6:15 p.m. a brief recess was called. The meeting resumed at 6:27 p.m.

## 6. Action Items.

### D. Diversity Advisory Committee Code Update

Allison Williams, Executive Services Director, presented the staff report. Council asked questions.

Motion by Councilmember Linda Herald to approve Ordinance No. 2017-30, amending Chapter 1.50 of the Wenatchee City Code relating to the Advisory Committee on Diversity. Councilmember Keith Huffaker seconded the motion. Motion carried (6-0).

### E. Diversity Advisory Committee Appointments

Allison Williams, Executive Services Director, presented the staff report.

Motion by Councilmember Keith Huffaker to approve Resolution No. 2017-58, re-appointing Patricia Whitfield as a member to the Diversity Advisory Council for a three (3) year term. Councilmember Ruth Esparza seconded the motion. Motion carried (6-0).

### F. Lodging Tax Advisory Committee Recommendations

Councilmember Linda Herald recused herself from this item due to a conflict of interest.

Allison Williams, Executive Services Director, presented the staff report. Council asked questions.

Motion by Councilmember Jim Bailey to approve Resolution No. 2017-63, approving the Lodging Tax Advisory Committee Recommendations for the allocation of lodging tax for 2018. Councilmember Keith Huffaker seconded the motion. Motion carried (5-0).

### G. Lodging Tax Advisory Committee Appointments

Councilmember Linda Herald recused herself from this item due to a conflict of interest.

Allison Williams, Executive Services Director, presented the staff report. Council asked questions.

Motion by Councilmember Keith Huffaker to approve Resolution No. 2017-59, appointing members to the Lodging Tax Advisory Committee for terms ending December 31, 2019 (Darci Christoferson, Matthew Wisen, Stephen Maher). Councilmember Ruth Esparza seconded the motion. Motion carried (5-0).

Motion by Councilmember Ruth Esparza to approve Resolution No. 2017-60, appointing a member to the Lodging Tax Advisory Committee for terms ending December 31, 2018 (Linda Haglund). Councilmember Jim Bailey seconded the motion. Motion carried (5-0).

#### H. 2018 Tourism Promotion Area Budget

Councilmember Linda Herald recused herself from this item due to a conflict of interest.

Allison Williams, Executive Services Director, presented the staff report. TPA Chair Freyda Stephens was also present. Council asked questions.

Motion by Councilmember Keith Huffaker to accept and approve the 2018 Tourism Promotion Area budget. Councilmember Mike Poirier seconded the motion. Motion carried (5-0).

#### I. Tourism Promotion Area Advisory Board Appointments

Councilmember Linda Herald recused herself from this item due to a conflict of interest.

Allison Williams, Executive Services Director, presented the staff report.

Motion by Councilmember Keith Huffaker to approve Resolution No. 2017-61, appointing a member to the Tourism Promotion Area Advisory Board for a three (3) year term (Linda Haglund). Councilmember Jim Bailey seconded the motion. Motion carried (5-0).

Motion by Councilmember Mike Poirier to approve Resolution No. 2017-62, appointing a member to the Tourism Promotion Area Advisory Board for a two (2) year term (Marianne Rumbolz). Councilmember Lyle Markhart seconded the motion. Motion carried (5-0).

#### J. Wenatchee Historic Preservation Board Reappointment

Stephen Neuenschwander, Planning Manager, presented the staff report.

Motion by Councilmember Lyle Markhart to approve Resolution No. 2017-69, reappointing a voting representative to the Wenatchee Historic Preservation Board for a three-year term (Mark Seman). Councilmember Keith Huffaker seconded the motion. Motion carried (6-0).

K. 2018 Agreement for Emergency Services

Allison Williams, Executive Services Director, presented the staff report. Council asked questions.

Motion by Councilmember Ruth Esparza for City Council to authorize the Mayor to sign the 2018 Agreement for Emergency Services between the City of Wenatchee and Chelan County Department of Emergency Management. Councilmember Lyle Markhart seconded the motion. Motion carried (6-0).

L. Regional Jail Contract

Allison Williams, Executive Services Director, Police Chief Steve Crown, and Finance Director Brad Posenjak presented the staff report. Council asked questions.

Motion by Councilmember Jim Bailey for City Council to authorize the Mayor's signature on the Fifth Amendment to the Interlocal Agreement between Chelan County and the City of Wenatchee for the Housing of Inmates. Councilmember Linda Herald seconded the motion. Motion carried (6-0).

M. 2017-2019 Biennial Stormwater Capacity Grant

Jessica Shaw, Environmental Manager, presented the staff report.

Motion by Councilmember Mike Poirier for City Council to authorize the Mayor's signature on the 2017-2019 Biennial Stormwater Capacity Grant Agreement with the Washington State Department of Ecology. Councilmember Linda Herald seconded the motion. Motion carried (6-0).

N. Regional Water Redundancy – Exploratory Well Drilling & Testing – Project Acceptance

Matt Leonard, Public Works Director, presented the staff report. Council asked questions.

Motion by Councilmember Linda Herald for City Council to accept the work performed by the contractor Empire Well Drilling, LLC, on the Exploratory Well Drilling and Testing Project #1302 and further authorize the Mayor to sign the Final Contract Voucher Certification on behalf of the City of Wenatchee. Councilmember Mike Poirier seconded the motion. Motion carried (6-0).

O. Parkside Lease.

Allison Williams, Executive Services Director, presented the staff report. Council asked questions.

Motion by Councilmember Mike Poirier to authorize the Mayor to sign the Consent to the Assignment of the Lease of Parkside. Councilmember Lyle Markhart seconded the motion. Motion carried (6-0).

A short recess was called at 7:22 p.m. The meeting resumed at 7:30 p.m.

**7. Public Hearings.**

The Mayor explained the public hearing process.

P. Amendments to Capital Facilities Plan

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

The Mayor asked for public comment. There was no one who wished to speak. With no further comments, the following motion was made.

Motion by Councilmember Keith Huffaker to approve Resolution No. 2017-68, adopting yearly amendments to the City of Wenatchee Capital Facilities Plan. Councilmember Linda Herald seconded the motion. Motion carried (6-0).

Q. New Regulations for Small Cell Wireless Facilities

Stephen Neuenschwander, Planning Manager; John Ajax, Senior Planner; and Glen DeVries, Community Development Director presented the staff report. Council asked questions. An additional comment letter from Wireless Policy Group was provided to the Council, that contained suggested revised language for the Ordinance, that staff felt was appropriate.

The Mayor asked for public comment.

Lelah Vaga, of Wireless Policy Group representing Verizon, spoke about the variability of equipment size and height requirements, and the preference for the suggested language from the Wireless Policy Group letter.

Council asked additional questions of staff and Lelah Vaga.

With no further comments, the following motion was made:

Motion by Councilmember Keith Huffaker to approve Ordinance No. 2017-31, amending Wenatchee City Code (WCC) Title 10 Zoning to add new regulations for Small Cell Wireless Facilities, with the addition of the language provided by Wireless Policy Group. Councilmember Lyle Markhart seconded the motion. Motion carried (6-0).

R. Telecommunications Master Permits

John Ajax, Senior Planner, presented the staff report. Council asked questions.

The Mayor asked for public comment. There was no one who wished to speak on the matter.

With no further comments, the following motion was made:

Motion by Councilmember Jim Bailey to approve Ordinance No. 2017-32, amending Title 5 of the Wenatchee City Code by the addition of Chapter 5.06 relating to Telecommunications Master Permits. Councilmember Keith Huffaker seconded the motion. Motion carried (6-0).

S. Downtown Off-Street Parking Requirements

Stephen Neuenschwander, Planning Manager; and John Ajax, Senior Planner, presented the staff report. Council asked questions and commented.

The Mayor asked for public comment. There was no one who wished to speak.

Motion by Councilmember Linda Herald to approve Ordinance No. 2017-33, amending Wenatchee City Code (WCC) Title 10 Zoning relating to parking requirements in Chapter 10.24 WCC (Central Business District), Section 10.40.15 (Historic Entertainment Overlay), and Section 10.40.020 (Columbia Street Overlay). Councilmember Jim Bailey seconded the motion. Motion carried (6-0).

## 8. Reports.

a. Mayor's Report.

- The Mayor reported that they had the high school students with Wenatchee Learns at City Hall this week working on the Federal Building project.
- The swearing-in ceremony for re-elected Councilmembers is on December 28 at noon at City Hall.
- He asked Councilmembers Mike Poirier and Ruth Esparza to be the designated Councilmembers to negotiate with Confluence Health regarding the payment in lieu of taxes agreement. They agreed.



- He will be performing year-end evaluations through the end of the year.
- Members were reminded to review 2018 committee assignments and let us know preferences.

b. Reports/New Business of Council Committees. None.

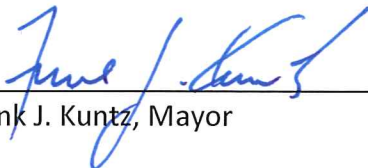
**9. Announcements.**

Councilmember Ruth Esparza told everyone about a Posadas event being held at the PAC on December 16 at 7:00 p.m.

Public Information Officer/Deputy Clerk Annagrisel Alvarez invited everyone to attend the upcoming capital improvements projects open house scheduled for next Tuesday from 4:00 p.m. to 6:00 p.m. at Foothills Middle School.

Councilmember Ruth Esparza congratulated Annagrisel Alvarez on her engagement and everyone applauded and congratulated her!

**10. Adjournment.** With no further business the meeting adjourned at 8:08 p.m.

  
\_\_\_\_\_  
Frank J. Kuntz, Mayor

Attest:

  
\_\_\_\_\_  
Tammy L. Stanger, City Clerk

