



## WENATCHEE CITY COUNCIL MEETING

Thursday, August 22, 2019  
Wenatchee City Hall Council Chambers  
301 Yakima Street, 2<sup>nd</sup> Floor  
Wenatchee, WA 98801

### MINUTES

#### In attendance:

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

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#### Staff in attendance:

Executive Services Director Allison Williams  
City Attorney Steve Smith  
City Clerk Tammy Stanger  
Utilities Manager John Ricardi  
Finance Director Brad Posenjak  
Public Works Director Rob Jammerman  
Economic Development Director Steve King  
City Engineer Gary Owen  
Community Development Director Glen DeVries  
IS Support Jessi Saucedo

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

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

Mayor Frank J. Kuntz called the meeting to order at 5:15 p.m. Councilmember Lyle Markhart led the Pledge of Allegiance. The excused absences of Councilmembers Keith Huffaker and Ruth Esparza were noted. Councilmember Linda Herald participated in the meeting via phone conference.

##### 2. Consent Items:

Motion by Councilmember Mark Kulaas to approve agenda, vouchers, and minutes from previous meetings. Councilmember Jim Bailey seconded the motion. Motion carried (5-0).

##### 3. Citizen Requests/Comments. None.

##### 4. Public Hearing Items.

A. 2020-2025 Transportation Improvement Program

The Mayor explained the public hearing process.

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

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

Motion by Councilmember Jim Bailey for City Council to approve Ordinance No. 2019-32, adopting a revised and extended comprehensive street program for the ensuing six years for the City of Wenatchee as required by the laws of the State of Washington. Councilmember Lyle Markhart seconded the motion. Motion carried (5-0).

B. Development Agreement with Weidner Investments, Inc.

The Mayor called the quasi-judicial hearing to order, stated the ground rules, and explained the process. The Mayor asked the Councilmembers if they had any appearance of fairness matters they wished to disclose. They had none. The Mayor then asked the public if anyone had any concerns of appearance of fairness on the matter. No one from the public raised any appearance of fairness concerns.

The Mayor administered an oath to Economic Development Director Steve King. Economic Development Director Steve King presented the staff report. Council asked questions. The Mayor then administered an oath to Project Manager David Avenell with Weidner Apartment Homes, and Mr. Avenell addressed the Council. Council asked questions.

The Mayor then asked for public comment and administered the oath to each member of the public. The following persons spoke on the matter:

1. Jeremy Walker, Lead Pastor, Foothills Foursquare Church, 315 South Mission Street. (Written comments received 8/21/2019). Addressed the City Council with his concerns about the parking impacts with this development. Also concerned about lack of housing for low income.
2. Jarquita Williams, Attorney with Northwest Justice Project, spoke of her concerns with the lack of low income housing in the valley.
3. Linda Sasseen, business owner next door to the development, addressed the City Council with concerns about parking.
4. Steve Stroud, business owner at 310 South Mission Street, addressed the City Council about the need for affordable housing units, concerns about parking and the impacts to the businesses in the area. He requested the city perform a study of offsite parking impacts.

5. Kyle Flick, business owner at 222 South Mission, spoke of his concerns with parking. Suggested designated parking for businesses.
6. Vern Cox, nearby property/business owner, spoke of his concerns with parking, stormwater runoff, and traffic impacts. He requested that the traffic study be updated. He was also concerned about the public-private partnership for the project.
7. Laurie Braunstein, business owner at 310 South Mission, shared her concerns with parking and alleyway traffic. Would like to see the 2016 parking analysis updated.
8. Nick Moushon, 841 Red Apple Road, stated he liked the development style but is concerned about parking and about the city participation with improvements. He is also concerned that the quality of the building may be lacking with the high costs anticipated for the parking garage.
9. Angie Decker, 302 South Mission (Wild Huckleberry), suggested that another parking study be done.
10. Jim Corcoran, property owner at 304 and 306 South Mission, spoke of his concerns with parking in the area.
11. Linda Haglund, Wenatchee Downtown Association Executive Director, stated the project is a great opportunity for people who desire to live in downtown and the positives that will come with that for downtown.

Economic Development Director Steve King then provided responses to several concerns raised by the public (i.e. parking study, affordable housing, public-private partnership).

With no further public comment the Mayor then turned the matter back to the City Council for consideration.

*Motion by Councilmember Lyle Markhart for City Council to approve Resolution No. 2019-37, approving a development agreement between the City of Wenatchee and WA Mission & Kittitas Apartments, LLC for the development of multifamily housing in downtown Wenatchee. Councilmember Mike Poirier seconded the motion. Motion carried (5-0).*

## 5. Action Items.

### C. Purchase and Sale Agreement – Mission/Kittitas Parking Lot

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

Motion by Councilmember Mike Poirier for City Council to authorize the Mayor to sign the Seventh Amendment to the Real Estate Purchase and Sale Agreement with Mission and Kittitas Apartments, LLC, for sale of property known as the Mission and Kittitas parking lot, and to further execute the Shared Parking Agreement, the Construction Agreement for Frontage Improvements, the Leaseback Agreement Following Closing, and the Repurchase Rights Agreement, substantially in the form of the documents attached to the staff report. Councilmember Lyle Markhart seconded the motion. Motion carried (5-0).

- D. WWTP Snowmelt & Old Clarifier Demolition Project – Project No. SW19-05  
Authorization to Award Construction Contract to Low Bidder

Utilities Manager John Ricardi presented the staff report. Council asked questions.

Motion by Councilmember Mark Kulaas for City Council to authorize the Mayor to award construction contract to the successful low bidder, Pipkin Construction, for the WWTP Snowmelt & Old Clarifier Demolition Project (Project No. SW19-05), and further authorize the Mayor to sign a contract on behalf of the City. Councilmember Jim Bailey seconded the motion. Motion carried (5-0).

- E. WSDOT North Wenatchee Property Purchase

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

Motion by Councilmember Jim Bailey for City Council to approve the purchase of 1551 North Wenatchee Avenue from the Washington State Department of Transportation and further authorize the Mayor to sign a Real Property Purchase and Sale Agreement, a Demolition Agreement, and Escrow Hold Back Agreement. Councilmember Lyle Markhart seconded the motion. Motion carried (5-0).

- F. Confluence Parkway Engineering Services for NEPA and Pre-Design Services – Supplement #2

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

Motion by Councilmember Lyle Markhart for City Council to authorize the Mayor to sign Supplement #2 with KPG Engineering. Councilmember Mark Kulaas seconded the motion. Motion carried (5-0).

## 6. Reports.

- a. Mayor's Report. The Mayor reported on the following:  
(1) Economic Development Director Steve King is leaving for Europe for seven weeks on Friday.

- (2) The city's bond sale went well earlier this week, and the city received a low interest rate of 2.62% for the \$14 million bonds.
- (3) The chip seal project is underway.
- (4) Executive Services Director Allison Williams added that staff debriefed with USDOT regarding the INFRA grant and will continue working hard on NEPA.
- (5) She also added that a topic on September's work session agenda will be HB 1406.

b. Reports/New Business of Council Committees

- (1) Councilmember Mark Kulaas expressed kudos to Community Development Director Glen DeVries and staff for the successful open house they held last evening for the sign code and housing code.

**7. Announcements.** None.

**8. Adjournment.** With no further business the meeting adjourned at 7:22 p.m.



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Frank J. Kuntz, Mayor

Attest:



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Tammy L. Stanger, City Clerk