

## WENATCHEE CITY COUNCIL WORK SESSION

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

### MINUTES

Thursday, September 17, 2020

5:15 p.m.

**Present:** Mayor Frank J. Kuntz, Councilmember Position 1 Jose Cuevas, Councilmember Position 2 Jim Bailey, Councilmember Position 3 Ruth Esparza, Councilmember Position 4 Travis Hornby, Councilmember At-Large "A" Linda Herald

**Staff Present:** Executive Services Director Laura Merrill, City Attorney Steve Smith, City Clerk Tammy Stanger, IS Support Jessi Saucedo, Community Development Director Glen DeVries, Public Works Director Rob Jammerman, Planning Manager Stephen Neuenschwander, Building Official Cliff Burdick, Finance Director Brad Posenjak, Facilities Manager Elisa Webb, Operations Manager Aaron Kelly

### ***DISCUSSION ITEMS:***

#### A. Triad Maple Development Agreement

Planning Manager Stephen Neuenschwander, Community Development Director Glen DeVries and Public Works Director Rob Jammerman presented a power point presentation which provided an overview of the proposed Triad project, the components of the development agreement, the financial details, the review and approval process, and next steps, which include a public hearing before Council at next week's regular meeting, and if approved it will then go before the Hearings Examiner on October 12. Council asked questions about the phasing of the roadways and emergency access. Building/Fire Official answered questions.

Pete Fraley, the developer's attorney, was on the phone line and said he appreciated the collaboration with staff and brought up two matters for the Council's attention, (1) legacy pesticides, which the developer has been working closely with the Department of Ecology to address and develop a plan which has been approved and is now being used a model for other developments, and (2) mule deer habitat concerns, which they have been working closely with the Department of Fish and Wildlife for a habitat and mitigation plan and that plan has been commended by Fish and Wildlife.

B. Property Line Fill & Grading

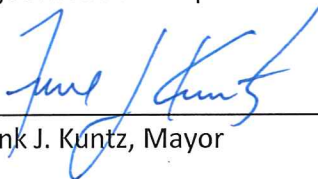
Community Development Director Glen DeVries and Planning Manager Stephen Neuenschwander presented a power point to the Council to report back on research and their work session with the Planning Commission on proposing standards for retaining walls on side and rear property lines, as the current city code does not require that final grading match adjacent lots. The Planning Commission is opposed to additional city regulations to on-site grading. The City Council has concerns. The Mayor will bring the topic up next week when all Councilmembers are present for a discussion.

C. City Hall Redevelopment Project

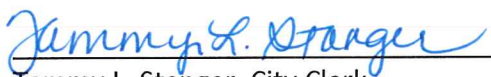
Facilities Manager Elisa Webb and Operations Manager Aaron Kelly presented three options for the city hall redevelopment project that would be in line with the budget allocated for the project. The budget shortfall for a complete redevelopment of city hall is \$3 million. At this time, it was the consensus of the Council to bring the options back at the first of the year for further discussion and consideration.

The Mayor then spoke about the additional CARES funding that the city received. He and staff have been looking at options for where the money could be used, and there is a possibility some of it could be used for the Chamber (as other cities have done) and to cover some policing costs. The amount of \$500,000 will go to the Port to administer for small business grants, and \$230,000 will remain in the general fund.

With nothing further to discuss, the meeting adjourned at 6:37 p.m.

  
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Frank J. Kuntz, Mayor

Attest:

  
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Tammy L. Stanger, City Clerk