



## WENATCHEE CITY COUNCIL MEETING

**Thursday, December 9, 2021**

Wenatchee City Hall Council Chambers

301 Yakima Street, 2<sup>nd</sup> Floor

Wenatchee, WA 98801

### AGENDA

Wenatchee City Hall is open for the public to attend Council meetings in person. The meetings are also broadcast live on the City's YouTube channel: The public may also participate in the meeting via phone by calling: (509) 888-3298, passcode 66516#.

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).

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

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

##### 2. Swearing-In Ceremony

##### 3. Consent Items

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

###### Vouchers:

Claim checks #201234 through #201332 in the amount of \$291,826.14 for November 24, 2021

Benefits/deductions in the amount of \$887,644.44 for November 30, 2021

Claim checks #201346 through #201356 in the amount of \$14,422.53 for November 30, 2021

Claim checks #201357 through #201428 in the amount of \$521,669.71 for December 2, 2021

Payroll distribution in the amount of \$482,578.59 for December 3, 2021

Payroll distribution in the amount of \$81,170.77 for December 3, 2021

Payroll distribution in the amount of \$6,695.13 for December 3, 2021

- *Motion for City Council to accept the work performed by the contractor, J&K Earthworks, LLC, on City Project No. 1805, and further authorize the Mayor to sign the Final Contract Voucher.*

##### 4. 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.

## 5. Discussion Item

- 2022 Council Committee Assignments

## 6. Action Items

- A.** Multi-Family Tax Exemption Agreement with FNWD Deer Haven, LLC  
Presented by Planning Manager Stephen Neuenschwander and Community Development Director Glen DeVries  
**Action Requested:** *Motion for City Council to adopt Resolution No. 2021-40 authorizing the execution of a Multi-Family Housing Limited Property Tax Exemption Agreement with FNWD Deer Haven, LLC.*
- B.** Multi-Family Tax Exemption Agreement with Eider Properties, LLC  
Presented by Planning Manager Stephen Neuenschwander and Community Development Director Glen DeVries  
**Action Requested:** *Motion for City Council to adopt Resolution No. 2021-41 authorizing the execution of a Multi-Family Housing Limited Property Tax Exemption Agreement with Eider Properties, LLC.*
- C.** Historic Preservation Board Reappointments  
Presented by Community Development Director Glen DeVries and Planning Manager Stephen Neuenschwander  
**Action Requested:** *Motion for City Council to pass Resolution No. 2021-42, designating the re-appointment of Darlene Baker, Wendy Priest, and Heather Ostenson to each serve another three-year term ending December 31, 2024.*
- D.** Contract with Wenatchee Rescue Mission for Low Barrier Shelter Beds  
Presented by Community Development Director Glen DeVries  
**Action Requested:** *Motion for City Council to authorize the Mayor to sign a contract with the Wenatchee Rescue Mission to provide twenty (20) low barrier emergency shelter beds for adult homeless men for a two-year period. Five (5) of the twenty (20) beds will be held empty and reserved for law enforcement referrals from the cities of East Wenatchee and Wenatchee.*
- E.** City Project No. 1810 - Wastewater Treatment Plant Digester #4  
Authorization to Award Construction Contract to Apollo, Inc.  
Presented by Senior Engineer-Utilities Jeremy Hoover  
**Action Requested:** *Motion for City Council to award the contract for construction of the Wastewater Treatment Plant Digester #4 - Project No. 1810 to Apollo, Inc. and further authorize the Mayor to sign the construction contract on behalf of the City.*

**F. Fair Properties LLC Ten Percent (10%) Annexation Petition**

Presented by Senior Planner Matt Parsons

**Action Requested:** *Motion for City Council to approve the annexation boundary as proposed by staff and labeled option (1, 2 or 3) in response to the ten percent (10%) annexation petition for property located in an unincorporated area northeast of the intersection of McKittrick Street and North Western Avenue, to require the adoption of the proposed zoning regulations as it is set forth in the comprehensive plan of the city, and to require the assumption of existing indebtedness of the city by the area to be annexed.*

**G. JAB Investors LLC Ten Percent (10%) Annexation Petition**

Presented by Senior Planner Matt Parsons

**Action Requested:** *Motion for City Council to approve the annexation boundary as proposed by staff in response to the ten percent (10%) annexation petition for property located in an unincorporated area north of Melody Lane, to require the adoption of the proposed zoning regulations as it is set forth in the comprehensive plan of the city as Residential Moderate (RM), and to require the assumption of existing indebtedness of the city by the area to be annexed.*

**H. City Project No. 2208 – McKittrick Street (Pershing Street to Pine Street)**

Budget Approval and Grant Authorization

Presented by Engineering Services Manager Jacob Huylar

**Action Requested:** *Motion for City Council to approve the project budget and authorize the Mayor to sign the Transportation Improvement Board grant agreement forms.*

## **7. Public Hearing Items**

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.

**I. City of Wenatchee 2022-2027 Capital Facilities Plan**

Presented by Planning Manager Stephen Neuenschwander and Community Development Director Glen DeVries

**Action Requested:** *Motion for City Council to adopt Resolution No. 2021-43, adopting the 2022-2027 City of Wenatchee Capital Facilities Plan.*

- J. Proposed Amendments to Title 10 and Section 11.20.060 of the Wenatchee City Code and the Wenatchee Urban Area Comprehensive Plan  
Presented by Community Development Staff

**Action Requested:**

- (1) Motion for City Council to adopt Ordinance No. 2021-38, amending Wenatchee City Code (WCC) Title 10 Zoning.
- (2) Motion for City Council to adopt Ordinance No. 2021-40, amending Wenatchee City Code (WCC) Section 11.20.060 Easements.
- (3) Motion for City Council to pass Resolution No. 2021-44, amending the Wenatchee Urban Area Comprehensive Plan.

**8. Reports**

- a. Mayor's Report
- b. Reports/New Business of Council Committees

**9. Announcements**

**10. Adjournment**

**11. Reception**