



## WENATCHEE CITY COUNCIL SPECIAL MEETING

**Thursday, August 17, 2023**

Wenatchee City Hall Council Chambers  
301 Yakima Street  
Wenatchee, WA 98801

### MINUTES

*"To create community through responsive leadership and services for the citizens and visitors of the Apple Capital of the World."*

**Present:** Mayor Frank Kuntz; Councilmember Position 2 Mike Poirier, Councilmember Position 4 Travis Hornby; Councilmember Position 5 Mark Kulaas; Councilmember At-Large "B" Keith Huffaker (via phone/TEAMS)

**Staff Present:** Executive Services Director Laura Gloria; City Attorney Danielle Marchant; City Clerk Tammy McCord; IS Support Tim McCord; Human Resources Director Kari Page; Parks, Recreation & Cultural Services Director David Erickson; Deputy Public Works Director-Utilities Jessica Shaw; WWTP Supervisor Mike Hodgson; Facilities Manager Elisa Schafer; Planning Manager Stephen Neuenschwander; Public Works Director Rob Jammerman

#### 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 Travis Hornby led the Pledge of Allegiance. The excused absences of Councilmembers Linda Herald, Jose Cuevas, and Top Rojanasthien were noted for the record.

**2. Citizen Requests/Comments.** None.

#### 3. Consent Items

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

Vouchers:

Payroll distribution in the amount of \$8,709.80 for August 4, 2023

Claim checks #208737 through #208811 in the amount of \$565,585.08 for August 10, 2023

Claim checks #208812 through #208831 in the amount of \$15,267.27 for August 10, 2023

*Motion by Councilmember Travis Hornby to approve agenda, vouchers, and minutes from previous meetings. Councilmember Mark Kulaas seconded the motion. Motion carried (4-0).*

#### 4. Action Items

- A. Resolution to appoint members to the Salary Commission as authorized in Wenatchee City Code Chapter 1.62

Human Resources Director Kari Page presented the staff report.

Motion by Councilmember Mark Kulaas for City Council to approve Resolution No. 2023-18, confirming the appointments of the initial members to the Salary Commission (Lorna Klemanski, Darrell Dickeson, Craig Larsen). Councilmember Travis Hornby seconded the motion. Motion carried (4-0).

- B. Consider Acceptance of an RCO WWRP Grant

Parks, Recreation & Cultural Services Director David Erickson presented the staff report. Council asked questions and commented.

Motion by Councilmember Mike Poirier for City Council to accept the State of Washington Recreation Conservation Office Washington Wildlife Recreation Program grant in the amount of \$750,000 for the Bighorn Ridge Project (22-1323) and authorize the Mayor to sign. Councilmember Travis Hornby seconded the motion. Motion carried (4-0).

- C. Interlocal Agreement with the Washington State Department of Transportation

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

Motion by Councilmember Mike Poirier for City Council to approve the Interlocal Agreement with Washington State Department of Transportation. Councilmember Travis Hornby seconded the motion. Motion carried (4-0).

- D. Digester #1 Repair Change Order & Loan Amendment

Deputy Public Works Director-Utilities Jessica Shaw and WWTP Supervisor Mike Hodgson presented the staff report and power point presentation. Council asked questions.

Motion by Councilmember Mark Kulaas for City Council to approve Change Order No. 6 to the Wastewater Treatment Plant Digester #4 Project No. 1810 and authorize the Mayor sign the change order and the amendment to the Clean Water State Revolving Fund Loan. Councilmember Travis Hornby seconded the motion. Motion carried (4-0).

## 5. Work Session Items

(1) Wenatchee Convention Center Update

Facilities Manager Elisa Schafer and ALSC Architects provided a 90% design presentation. They will return again for a final presentation prior to bid. The project is expected to go to bid in January 2024, with construction to begin in April 2024, and a completion date anticipated around April 2025.

(2) Multi-Family Tax Exemption Revisions

Planning Manager Stephen Neuenschwander presented a power point presentation overview of the purpose of the multi-family tax exemption program, applicability, current options available, and how the program works. He then invited Erin Fonville with the Chelan County Assessor's Office to speak, and she provided a handout with an overview of how the multi-family property tax exemption works.

Planning Manager Stephen Neuenschwander then went over potential program changes: (1) Retain program as is; (2) Eliminate the 8-year option; (3) Retain 8-year option and require an affordable housing component. For example, City of East Wenatchee adopted the 8-year option with a 20% affordable housing requirement and 30% for the 12-year program; (4) Adjust residential target area: Target area for the 8-year and 12-year option; Remaining area would allow the 12-year options

It was the direction of Council for staff to bring back several different scenarios to consider. The goal of the program is to build more housing, and it is working.

## 6. Reports

a. Mayor's Report. The Mayor reported on the following:

- (1) The Mayor attended Richard DeRock's retirement celebration this week;
- (2) He attended the Wild Hockey WHL ribbon cutting ceremony;
- (3) He attended a tour of Pinnacles Prep.
- (4) He and Councilmember Mark Kulaas leave for Misawa, Japan tomorrow morning.

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

## 7. Announcements. None.

## 8. Close of Meeting. With no further business, the meeting closed at 6:39 p.m.

*Frank J. Kuntz*

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Frank J. Kuntz, Mayor

Attest:

*Tammy L. McCord*

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Tammy L. McCord, City Clerk