

LEAVENWORTH CITY COUNCIL MINUTES

April 26, 2016

OATH OF OFFICE

Mayor Farivar introduced recently appointed Councilmember Richard Brinkman and welcomed him to his new position. City Clerk Chantell Steiner administered the Oath of Office and Councilmember Brinkman was sworn into the Leavenworth City Council No. 6 position.

Councilmember Brinkman stated that he is honored to have been selected to serve on the Council, as well as honored to be selected from a pool of fine applicants.

Mayor Farivar called the April 26, 2016 Leavenworth City Council meeting to order at 6:32 PM and Councilmember Brinkman led the City Council in the Flag Salute.

ROLL CALL

Council Present: Mayor Cheryl K. Farivar, Robert Francis, Elmer Larsen, Carolyn Wilson, Gretchen Wearne, Mia Bretz, Margaret Neighbors, and Richard Brinkman.

Staff Present: City Administrator Joel Walinski, City Attorney Tom Graafstra, Chantell Steiner, Nathan Pate, Herb Amick, and Sue Cragun.

APPROVAL OF THE CONSENT AGENDA

Consent Agenda:

1. Approval of Agenda
2. Approval of April 12, 2016 Regular Meeting Minutes
3. Approval of April 12, 2016 Study Session Minutes
4. Approval of April 20, 2016 Special Meeting Minutes
5. 2016 Claims \$358,590.47

Finance Director Chantell Steiner pointed out some minor typographical errors in the Regular Meeting Minutes that have since been corrected.

Councilmember Francis motioned to add Public Safety Report to the agenda and a possible report on Willkommen Village, time permitting. The motion was seconded by Councilmember Wilson and passed unanimously.

Councilmember Francis motioned to approve the consent agenda as amended. The motion was seconded by Councilmember Wilson and passed 6/0/1 with Councilmember Brinkman abstaining.

PUBLIC SAFETY REPORT

Chelan County Sheriff Sergeant Bruce Long reported on the recent Ale Fest Festival that took place the weekend of April 23rd. He confirmed that there were no official law enforcement activities that took place inside Ale Fest and went on to briefly detail the few incidents that took place outside of the Festival. He noted that he will return to the next meeting and provide a monthly Sheriff's Report.

COUNCILMEMBER AND COMMITTEE REPORTS

Councilmember Brinkman reported that he attended the Economic Development and Finance Committee meetings.

Councilmember Neighbors reported that she attended the Chelan County Port District luncheon, the Special City Council meeting, a special meeting with Upper Valley MEND regarding the Osborn Elementary School property, a Rotary luncheon that included a discussion on the Leavenworth City Council and their priorities, and the Finance Committee meeting.

Councilmember Bretz reported that she has begun working with the Mountain Pack non-profit group and has been contacted to attend a listening group in Seattle regarding a federal coal program in June. She noted that she can either attend by herself or as a representative of the Council. She went on to report on the Economic Development Committee meeting and stated that there were two topics of discussion; focusing their work on improving the City's revenue stream to keep up with increasing expenditures and a visioning discussion on parking that will start the focus on what amenities are currently available versus what will be needed in the future. She went on to report that she attended the Link Transit Board meeting and confirmed that Link is working on a large grant to replace the fleet of electric busses in Wenatchee. She said that if the grant is approved, the City of Wenatchee will have approximately 30 electric busses in the downtown area. She noted that Link is working on their strategic planning and will be reaching out to the community through the summer. On a final note she stated that she attended a Rotary luncheon, the special meeting with Upper Valley MEND, and toured the City facilities.

Councilmember Wearne reported that she attended a tour of all of the City's facilities with members of the Council and City Staff. She said that she attended a Rotary luncheon and will be attending a high school speaking session later this week. On a final note she said that she attended the Economic Development and Downtown Steering Committee meetings and announced that the City will be purchasing eight more recycle containers to be used downtown.

Councilmember Larsen reported that he attended the Leavenworth Area Promotion (LAP) Committee meeting and requested that Councilmember Francis provide a report of the meeting.

Councilmember Wilson reported that she attended the Upper Valley Museum Board and Finance Committee meetings and stated that the Finance Committee discussed revenue and expenditures by department, tax revenue, parking revenue, the utility billing statement options, and options for the Chumstick Water & Sewer Extension project Local Improvement District (LID) Bond.

Councilmember Francis reported that he attended the Downtown Steering and Leavenworth Area Promotion (LAP) Committee meetings. He said that the LAP Committee was able to review magazine ads that were all related to Leavenworth, but not all were paid advertisements and he said that was exciting to see. He went on to say that LAP has also contracted with KING 5 for digital advertising and that the group is also looking into WiFi downtown along with web cams and hot spots. He said that they are concentrating on getting Chelan County PUD fiber to the gazebo in order to bring WiFi into downtown.

MAYOR/ADMINISTRATION REPORTS

Mayor Farivar reported that she attended the Port of Chelan County luncheon and a special meeting with Upper Valley MEND regarding the Osborn Elementary School site. She said that she and City Administrator Walinski completed an orientation with Councilmember Brinkman. She attended the presentation session as a Board member on the Chelan Douglas Transportation Council (CDTC); the Board heard all of the projects vying for funding this year and Administrator Walinski completed the Leavenworth presentation regarding the Pine Street Reconstruction Project. She noted that it will be approximately 3-4 weeks before knowing if the CDTC has funded the Leavenworth project.

Mayor Farivar presented a Certificate of Appreciation to Development Services Manager Nathan Pate and congratulated him for his seven years of service with the City of Leavenworth.

Mayor Farivar presented a plaque of appreciation to former City Council Member Michael Molohon and congratulated him for his nine years of service on the Leavenworth City Council. She noted that he was one of the founding members of the Downtown Steering Committee and served on the Economic Development, Finance, Parks, Public Works, and Public Safety Committees. She went on to say that his participation in so many parades, meetings, and events displayed the sort of dedication he had for his position. She noted his expertise in all things Bavarian and thanked him for his service to the City. Mr. Molohon stated that it was his great pleasure to serve on the Council; he loves Leavenworth, maintaining the Bavarian theme, and loves all of the people that he has worked with.

City Administrator Joel Walinski reported that the issue regarding the weekend scheduling for the Public Works Staff has been resolved; the City and the Union have exchanged a letter of understanding and the legal matter has been removed.

Finance Director Chantell Steiner reported back to the Council from a previous request regarding the number of Leavenworth citizens that have benefitted from the use of liquor taxes/profits through the Chelan County/Douglas County treatment program for substance abuse; she stated that there were 45 Leavenworth citizens that received assistance through the program between 2014 and March 2016.

Public Works Director Herb Amick reported that the Bike Pump Park project has begun and that the Maibaum is primed and ready to be painted by the residents. Ms. Angela Harrison representing the Bike Park briefly updated the Council in regard to the project timeline and stated that the project is slated for completion by May 14th. She added that there will be a grand opening, likely Memorial Day weekend. She thanked the City for all of the help that the City provided to their group and the project.

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

Mayor Farivar recognized the students who were in attendance for their “Citizens of Washington in a Contemporary World” class criteria at Cascade High School. She asked the students to introduce themselves to the Council and state what they accomplished for their Senior Project. Mr. Coby Solis created a coed flag football game and donated the proceeds to breast cancer awareness; Mr. Colton Watkins worked for the Leavenworth Community Cupboard; Ms. Kristin Clark rebuilt a 1975 Honda XL 125; and Mr. Josh Wulfman rebuilt the motor of a 1977 Toyota Pickup Truck. Mayor Farivar and the City Council thanked the students for attending the meeting and the Mayor presented each of them with a City of Leavenworth lapel pin.

Mike Leeds, 1736 Lincoln Park Circle, Wenatchee; Mr. Leeds stated that he is the founder of Community for Wenatchee Valley Skate Parks which is an advocacy group, has been involved in many skate park projects in the area, serves on a national non-profit called Skaters for Public Skate Parks and is here in support of the Leavenworth skate park. He said that he met with City Staff last year to discuss the status of the skate park; he would like to see the skate park replaced, rather than tennis courts replacing the skate park, and he recommends building something more conducive to all skill levels. He went on to say that there are between 4,000-5,000 skate boarders in Chelan and Douglas Counties combined and that there aren’t nearly enough skate parks in the area. He added that Leavenworth led the way with a professionally designed skate park and hopes that the City will do the right thing for all of the skate boarders going forward.

Joshua Wulfman, 260 Benton Street, Leavenworth; Mr. Wulfman stated that he is an advocate for a new skate park being built. He said that he is in the process of blueprinting and designing a layout for a more user friendly skate park that will allow users to build their skills rather than requiring the higher skill level that it takes to use the current park. He said that although it seems that the park doesn’t get much

use, there are a number of students at the Middle School that are using skate boards that he has purchased, using his own money for something that he really cares about because he wants to see kids out of negative situations and on a skate board. He would like to see a new facility built so that the kids will have a place to recreate and keep them out of trouble.

Nick Schettler, 8218 Icicle Road, Leavenworth; Mr. Schettler stated that he wants to voice his approval for a relocation of the skate park. He said that he spends a lot of time at the skate park and that it is a place for him to meditate and noted that other skate boarders feel the same way. He said that he hopes it stays on the forefront of thoughts and that the City takes this seriously.

Residents Chance Erikson and Shawn Clark voiced their support based on comments already made by others.

Ashlyn Hendrickson 8218 Icicle Road, Leavenworth; Ms. Hendrickson expressed her support of a community skate park and would like to see the Council and the Community honor the commitment of the skate park when it was first built. She said that the money was initially raised for a skate park and she feels that it should be replaced with a skate park.

Mayor Farivar confirmed that the City is taking this very seriously and it is their hope that they will find a great location for a new skate park that will meet the needs of all skill levels. Councilmember Larsen clarified some confusion and stated that by substituting the dollar value into something that the school was already going to build, frees the City from the obligation of the original grant regulations. He noted that the skate park is something that has always been strongly supported by the Community. Mayor Farivar asked Mr. Wulfman if he would share his skate park plans with the City when they are available. Councilmember Wearne agrees with what has been said and is in support of replacing the skate park with a new one. She encouraged the visitors to voice their comments with the School District. Councilmember Bretz echoed what has been said and stated that it is a benefit to the City to no longer have the Recreation & Conservation Office (RCO) requirement attached to the skate park. Mayor Farivar said that this will be a project which includes the School District; the School District benefits from the removal of the skate park and she requested that the visitors here tonight also provide their comments to the School District.

RESOLUTIONS, ORDINANCES, ORDERS AND OTHER BUSINESS

1. Construction Update – Cascade School District Projects

Cascade School District Construction Liaison Mr. John Henri stated that he will update the Council regarding the Cascade School District construction projects; Cascade High School, Alpine Lake Elementary School which is the replacement for Osborn Elementary, and the Peshastin-Dryden Elementary School. He said that Cascade High School and Alpine Lakes Elementary will be started this summer, Alpine Lakes will be ready for students and staff in September 2017, and the first phase of the High School will be completed January 2018 with three phases to follow. He addressed the coordination of the projects and the timeline to completion of both local projects. He stated that the skate park will be closed when the school year has been completed, on June 15, 2016. He reviewed the site plans with the Council and answered questions regarding the project. He confirmed that the original house structure on the property was built in the 1930's and stated that the Historical Society has asked them to use as much of the structure as possible. He addressed the drainage ditch and the wetland mitigation that is in process. On a final note he thanked Development Services Manager Nathan Pate and the team for working with the District through the permitting process.

Ms. Angela Harrison questioned the bus situation on Cone Street and explained the disruption to the residents who live in that area. Mr. Henri stated that there will be a community meeting with

the neighbors to address the issues. He noted that updates regarding the project may be found on the Cascade School District website.

2. Short term / Vacation / Overnight Rentals with a Member of the Planning Commission

Leavenworth Planning Commissioners Mr. Andy Lane and Ms. Anne Hessburg introduced themselves to the Council and stated that they will recap the public meeting regarding short term, vacation, and overnight rentals that took place on April 6, 2016.

Mr. Lane stated that it was a packed house with standing room only. He said that the Commissioners did a rough vote of the group and the vast majority seemed to be opposed to the idea of opening up vacation rentals throughout the residential district. He categorized the comments as follows: personal impact; neighborhood impact; city wide impact and home prices; allows people to stay in their home and finance their home; extra income; tourist town and why shouldn't we all benefit financially; and court cases that stated that the city can't regulate residential uses. As for the court case information, he said he had reviewed that information with the City Attorney and had found that to be incorrect. He said that enforcement was a big issue, however, and that the City knows that some overnight rentals are taking place and that residents want to know why the rules aren't being enforced. He said that the overall perspective that he received from the comments was, "What happens when a property gets rented out and the property owner isn't there?"

Ms. Hessburg added that the majority of those in attendance were opposed to the idea and there weren't many changing their position. She said that one common thought was that residents don't want to lose their sense of community in the city limits. She said that the residents feel that if you bring in the nightly rentals and push the renter populace out of the city limits, residents will lose the sense of community and connection. She said that she has been approached by residents who have stopped her around town and noted that all are opposed to the idea. She said that she wants to continue the outreach with the public and give the community a lot of opportunity to provide feedback, for or against the issue.

Councilmember Wearne expressed her thanks for the work that the Planning Commission does for the City. Councilmember Larsen addressed the numbers of cars at locations due to the numbers staying in one house. He also questioned if there is middle ground based on renting a room versus the whole house in particular locations. Councilmember Neighbors and Wilson stressed the importance of enforcement.

Mary Pat Barton, 611 Cedar Street, Leavenworth; Ms. Barton asked when we can ensure that the City Attorney gives the Community the tools for the enforcement. She said that there are permitting and rules that are enforced in other cities that aren't enforced here and that she would like to see enforcement with the same level of concern as she has seen with drug houses.

Zeke Reister, 508 Ash Street, Leavenworth; Mr. Reister stated that he keeps hearing that there is a problem with enforcement and noted that there is no price that can be put on quality of life in our neighborhoods. He said that he is adamantly opposed to nightly rentals because it erodes the character and quality of living in a particular neighborhood.

3. Osborn Elementary School Property

City Administrator Joel Walinski stated that the Council will have a brief discussion on the future use of the Osborn Elementary School property. He said that the City has been having ongoing discussions with the School District as they began their discussions on rebuilding a number of schools; the Residential Advisory Committee (RAC) and the Parks Committee have both suggested that if the opportunity presents itself, they would like the City to be involved with repurposing the Osborne School site. He went on to say that the Parks Committee has some ideas that include Upper Valley MEND; other Community members have suggested a community center or additional soccer fields. He presented a list of ideas for the Council to review which includes: the RAC would like to focus on recreational uses and the creation of a community park in the residential area; the Leavenworth Soccer Association would like to use the site for additional soccer fields; relocation of the Library; a Community Center; relocation of tennis courts to allow for continued use by the tennis team during construction as well as for residential use; Upper Valley MEND Service Center for administrative offices and the food bank / Community Cupboard operations; restrooms and pavilion facility; relocation of the skate park; preservation of green space and protecting future use; and a home link program with two classrooms. There was a brief discussion regarding the tennis courts and requesting the use of the adjacent PUD and/or railroad land for their relocation. Mr. John Henri stated that the School District is undecided in regard to a new location for the tennis courts or if they will remain in their current location. The Council agreed to contact Superintendent Bill Motsenbocker regarding the different options for relocating the tennis courts. There was a brief discussion regarding the environmental impact caused by the old schools being buried underground when they were demolished many years ago. Councilmember Larsen stated that he would like the City to have first right of refusal if the District chooses to sell the property. The Council is looking forward to the community process in determining the outcome of the property if the City has the opportunity to acquire it.

Chuck Reppas, 12620 Ranger Road, Leavenworth; Mr. Reppas stated that he is the Executive Director of Upper Valley MEND and began by thanking the City for the partnership use of the Community Cupboard space for many years and the financial benefit that it created for MEND. He explained that the lease is up at the end of 2019 and Upper Valley MEND has been notified by the City that there will be a need by the City for the use of that property. He said that is when the group at MEND began the idea of using part of the existing school as a location for Upper Valley MEND. He explained that there will be substantial feasibility work that would be necessary prior to any decisions being made, although he said that there is substantial room for multiple non-profit organizations to be involved.

Aaron Simon, 1554 Alpensee Strasse, Leavenworth; Mr. Simon stated that he is the president of the Leavenworth Soccer Club and said that this spring they have 251 kids in recreational soccer, Peshastin-Dryden Elementary has a population of about 250 kids and Osborn Elementary has about 250 kids, and when the 6th grade is included, there are up to 60% of kids playing recreational soccer in Leavenworth. He said that Cascade Youth Baseball has about 100 kids and shares the use of Osborne Elementary with the Soccer Club and noted that it is a valuable space for soccer and he stated that he doesn't feel it is the best use of space for tennis courts.

Josh Wulfman, 260 Benton Street, Leavenworth; Mr. Wulfman questioned the skate park being relocated to the Osborne site and asked if it would be the existing agreement that is currently with the high school. He said that people aren't allowed to use the facility while school is in session and that the kids were permitted use of the skate park during lunch and that has since been taken away. He is concerned that if the skate park is relocated to school property, that will limit the parks use.

Allison McLeilan, 337 Prospect Street, Leavenworth; Ms. McLeilan stated that she is the Vice President of Leavenworth Mountain Association (LMA) and said that they are one of the non-profit organizations who is not on the list, but is very interested in the future of the Osborn Elementary School site. She went on to say that LMA was founded in 2011 and one of their top goals is building a community climbing gym which would be utilized by many local groups.

4. Willkommen Village Presentation

Development Services Manager Nathan Pate addressed the master plan of Mr. Tom Lin's "Willkommen Village" located behind Safeway on approximately 33 acres. He explained that Mr. Lin wants to redevelop the site beginning with Link Transit. He explained that there will be a Link Transit Station on the site that will provide electric trolley service throughout town. He went on to say that there will also be approximately 90 "priced right" apartment units, mixed use / incubator sites, two manufacturing sites with commitments from a brewery and a distillery, a 99 room three-story Hampton Inn, a large Marriot Hotel on the site, retail space, and open space.

ITEMS FOR FUTURE CONSIDERATION

None.

ADJOURNMENT

Seeing no other business, Councilmember Wilson motioned to adjourn the April 26, 2016 meeting of the Leavenworth City Council. The motion was seconded by Councilmember Larsen and passed 6/1 with Councilmember Bretz opposed.

The meeting adjourned at 8:28 PM.

APPROVED .



Cheryl K. Farivar
Mayor

ATTEST



Chantell Steiner
Finance Director / City Clerk