

LEAVENWORTH CITY COUNCIL MINUTES
July 10, 2018

Mayor Farivar called the July 10, 2018 Leavenworth City Council meeting to order at 6:30 PM and Mr. Gary Begin led the City Council in the Flag Salute.

ROLL CALL

Council Present: Mayor Cheryl K. Farivar, Carolyn Wilson, Mia Bretz, Elmer Larsen, Margaret Neighbors, Sharon Waters, Clint Strand, and Jason Lundgren.

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

Mayor Farivar noted that Councilmember Clint Strand will be arriving later in the evening. Councilmember Strand arrived at 7:00 PM.

APPROVAL OF THE CONSENT AGENDA

Consent Agenda

1. Approval of Agenda
2. Approval of June 26, 2018 Regular Meeting Minutes
3. 2018 Claims \$141,710.87
4. Motion to Set Public Hearing on Six-Year Capital Facilities Plan on 8/14/2018 at 6:45 PM

Councilmember Lundgren motioned to amend the Consent Agenda to include Item No. 6 regarding the request for annexation of the Pine Village KOA. The motion was seconded by Councilmember Larsen and passed unanimously.

Councilmember Larsen motioned to approve the consent agenda as amended. The motion was seconded by Councilmember Wilson and passed unanimously.

PUBLIC SAFETY REPORT: SERGEANT SCOTT LAWRENCE, LIAISON OFFICER

Chelan County Sheriff Sergeant Scott Lawrence reported on the current Sheriff Report for the month of May and provided information on the calls for service that have taken place around the City of Leavenworth and nearby surrounding areas. He stated the numbers of incidents, citations, traffic accidents, alarm calls, and arrests and compared those to the prior month of April.

COUNCILMEMBER AND COMMITTEE REPORTS

Councilmember Lundgren reported on the Economic Development Committee meeting and stated that the Committee discussed the Pine Village KOA Annexation, current building projects, and received an update on the design work for the Front Street Park project. He announced that there will be a Parking Study Open House in August of this year.

Councilmember Neighbors reported on the Waterfront Park playground and stated that staff is finalizing a quotation for the project there may be a need for a Special City Council meeting award the bid for the project. There was also discussion of lighting the ball fields and 2019-2020 budget items. She noted that a kiosk has been installed at the boat launch at the well site.

Councilmember Bretz reported on the Link Transit Board meeting and stated that the Link Transit Levy will go out to the voters next year and that the meeting will now be held at Columbia Station. She reported on the Upper Valley Parks & Recreation Service Area (PRSA) meeting and confirmed that the Operation & Maintenance Levy for the pool will be on the ballot in August; the PRSA is asking the voters to increase the funding to support the necessary repair and resurfacing of the City Pool. She said that the group also worked on strategic planning. She then reported on the Public Works Committee meeting and stated that discussions included alley way improvements, a Ward Strasse / River Bend Drive intersection proposal, and a review of staff requested items for the next budget. She noted that the Highway 2 Crosswalk project will be going out to bid and that the Bruce Lane Property purchase agreement has been signed.

MAYOR/ADMINISTRATION REPORTS

Mayor Farivar stated that Development Services Manager Nathan Pate has tendered his resignation effective July 19, 2018; Mr. Pate has worked for the City of Leavenworth for the past nine years. She noted that he will be working for Douglas County as their Principal Planner. She thanked him for the work that he has accomplished for the City and stated that he will be missed. She went on to report on the earlier morning Study Session meeting and stated that the Council received a report from the Chamber of Commerce and the Chelan County Sheriff's Office, reviewed a draft resolution regarding the Six-Year Capital Facilities Plan, reviewed a draft agreement for residential garbage service with Waste Management, discussed the Chelan County Comprehensive Flood Hazard Management Plan, received a quarterly update on Project Tracking and future Council agenda items, provided recommendations for the quarterly City Newsletter, and had a discussion with the Council.

City Administrator Joel Walinski reported on the Festhalle Oversight Committee and stated that the Committee has recommended Mr. Steve Scott to fill the vacancy on the Committee. He added that the Committee wishes to promote the facility as a convention center; management will be attending a trade show in Seattle to promote the Festhalle.

Development Services Manager Nathan Pate stated that he has forwarded his notes to Administrator Walinski regarding items that will need attention following his resignation. He will also be finishing up some edits at the next Planning Commission meeting.

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

Donna Rice, PO Box 171, Dryden; Ms. Rice spoke to the unfavorable conditions at Mountain View Cemetery. She said that the area was well taken care of up until a few years ago. She said that the grass is dead, lawn clippings are not removed, irrigation is not taking place, there is damage to headstones, and headstones are not being placed in a timely manner. She provided

pictures for the Council to review. Mayor Farivar stated that this topic will be discussed at the next Public Works Committee meeting.

PUBLIC HEARING ON ANNEXATION FOR NNA PINEGRASS – MCDEVITT AT 6:30 PM

Mayor Farivar opened the public hearing at 6:50 PM.

Development Services Manager Nathan Pate stated that the public hearing is the final step in the annexation process, which allows the public a chance to make a statement to the Council. He displayed the parcel on the overhead and noted that the property is 3.38 acres, north of Pinegrass Street and the Pinegrass Subdivision, and owned by McDevitt Land Co. He briefly explained the annexation process and noted that the adjacent land was recently annexed into the city limits. He stated that the property is located within the Urban Growth (UGA) and is zoned RL6. He added that this is the appropriate time for the Council to discuss the obligations of the property owner and for the public to provide comment.

Jordan McDevitt, owner of McDevitt Land Co. addressed the annexation and stated that he is excited about the project and being able to provide much needed housing for the City.

Zeke Reister, 508 Ash Street, Leavenworth; Mr. Reister questioned the water flow off of Ski Hill due to the area being wetlands. Mayor Farivar noted that there were drainage issues in the area, but the area has not been designated a wetland. Manager Pate explained that the City could not speak to the potential development of the property, as the hearing is related to the annexation only.

Mayor Farivar asked if there were any further questions from the public, hearing none, she closed the public hearing at 6:57 PM.

PUBLIC HEARING ON DEVELOPMENT AGREEMENT WITH AASGARD, LLC FOR DISCHARGE OF INDUSTRIAL WASTEWATER AT 6:45 PM

Mayor Farivar opened the public hearing at 6:58 PM.

Development Services Manager Nathan Pate stated that the Council has been reviewing a Development Agreement with Aasgard, LLC, which will allow for the replacement of an existing force sewer main on County Shop Road. He said that the property owner, Mr. Oliver Brulotte, intends to build a brewery at the site and that the current infrastructure will not support that type of operation; a three (3) inch sewer line has been recommended by the engineer. He noted that the Development Agreement is necessary because the property is outside of the city limits; the existing two (2) inch sewer line was constructed by way of an interlocal agreement in 1999 between the City and Chelan County.

Oliver Brulotte, Owner of Icicle Brewing Co. stated that he and his wife Pam Brulotte are the owners of Aasgard, LLC and that they are working with the City on the Development Agreement. They intend to build a 12,500 SF steel engineered building. He said that the zoning

is light industrial, which will work well with their plans and they are grateful to the City for working with them on this project. On a final note, he stated that Aasgard, LLC will be paying for the extension and permitting, and that this upgrade will also benefit the people who are currently attached to the old line and those that connect in the future.

Mayor Farivar asked if there were any questions from the public, hearing none, she closed the public hearing at 7:04 PM.

RESOLUTIONS, ORDINANCES, ORDERS, AND OTHER BUSINESS

1. Ordinance 1570 Annexation for NNA Pinegrass - McDevitt

Development Services Manager Nathan Pate stated that the City Council is being asked to adopt Ordinance No. 1570 and noted that it is the final step for the annexation of approximately 3.38 acres of property located north of Pinegrass Street and east of Ski Hill Drive, which is owned by McDevitt Land Co., whose owners are Mr. and Mrs. Jordan and Olivia McDevitt.

Councilmember Neighbors motioned to adopt Ordinance No. 1570 Annexation of property owned by McDevitt Land Co. (Jordan McDevitt, Managing Member and Olivia McDevitt, Member) located north of Pinegrass Street and east of Ski Hill Drive, identified as portions of parcel numbers 241701320060 and 241701320050, and further described as Lot G of Boundary Line Adjustment 2018-164. The motion was seconded by Councilmember Waters and passed unanimously.

2. Resolution 11-2018 Development Agreement with Aasgard, LLC for Discharge of Industrial Wastewater

Development Services Manager Nathan Pate stated that the City Council is being asked to approve Resolution 11-2018, which is a Development Agreement with Aasgard, LLC.

Councilmember Wilson motioned to approve Resolution 11-2018 Development Agreement with Aasgard, LLC. The motion was seconded by Councilmember Bretz and passed unanimously.

3. Ordinance 1571 – Quarterly Budget Amendment

Finance Director Chantell Steiner stated that the City Council is being asked to adopt Ordinance 1571, a Quarterly Budget Amendment which amends the budget at the fund level. She briefly reviewed the amendments noting that a majority of them are related to prior authorizations by the Council. On a final note she addressed the funds that will be providing the payment for the Commercial Street property purchase that were questioned at the previous meeting.

Councilmember Lundgren motioned to adopt Ordinance 1571 Quarterly Budget Amendment. The motion was seconded by Councilmember Larsen and passed unanimously.

4. Motion to Continue Approval of the June 12, 2018 Study Session Minutes

City Administrator Joel Walinski stated that the June 12, 2018 Study Session minutes have been provided to the Council; Attachment A within the minutes is a verbatim transcription of the topic regarding peak traffic flow. He asked the Council to read through those minutes prior to the next City Council meeting. Many of the Councilmembers were in approval of the transcription and chose to approve the June 12, 2018 Study Session Minutes at that time.

Councilmember Lundgren motioned to approve the June 12, 2018 Study Session Minutes. The motion was seconded by Councilmember Larsen and passed 5/2 with Councilmembers Wilson and Waters opposed.

5. Cancel July 24, 2018 Regular Council Meeting

City Administrator Joel Walinski stated that the Council is being asked to approve the cancelation of the regularly scheduled July 24, 2018 City Council Meeting as staff and local residents are typically vacationing during that time. Mayor Farivar noted that there may be a need for a Special Council meeting in order to approve the Contract for Purchase and Installation of Playground Equipment for Waterfront Park. The Council briefly discussed whether or not to continue with the regularly scheduled Subcommittee meetings that day.

Councilmember Lundgren motioned to cancel the July 24, 2018 Regular City Council meeting and Subcommittee meetings. The motion was seconded by Councilmember Strand and passed unanimously.

6. Pine Village KOA Request for Annexation

City Administrator Joel Walinski stated that the Pine Village KOA Petition for Annexation and corresponding motions have been provided to the Council. Development Services Manager Nathan Pate displayed the Pine Village KOA property on the overhead and stated that the property is 27 acres and is used as a campground. He addressed the previous annexation that began in 2012 with the previous KOA owners; the new ownership halted the previous annexation process. He addressed the required improvements requested by the Council on the previous annexation; completion of the Zelt Strasse roadway into the campground and completion of the previous Conditional Use Permit (CUP) approvals. He confirmed that 99% of the criteria and obligations have been completed from the previous Petition for Annexation. Manager Pate added that the process will start anew with this Petition for Annexation; the Council may recognize the work that was completed from the previous Petition and set a public hearing.

Mr. Al Johnson representing Recreational Adventures Company of South Dakota stated that the new owners believed that the purchase of the KOA property included the previous annexation agreement; Mr. Johnson would like to expedite this new annexation. He confirmed that all requests have been completed properly, Recreational Adventures Company has spent millions of dollars and many years of time rectifying the required obligations. Manager Pate reiterated that due to the change in ownership, the Chelan County Assessors Office will not accept the previous annexation at this time.

Michael Cleghorn, 11468 River Bend Drive, Leavenworth; Mr. Cleghorn stated that he was present at the July 7, 2018 Board of Trustees meeting; the Board visited the site to review the progress. He spoke in favor of the annexation.

Councilmember Strand motioned to consider the acceptance for annexation from the Recreational Adventures Co. (property known as the Pine Village KOA) for property located at 11401 River Bend Drive, Leavenworth, WA 98826; identified as Assessor's Parcel No. 241806340150; and the abbreviated legal description is "SESW quarter of Section 06, Township 24N, Range 18 EWM" (22.37 acres) and located at 11575 River Bend Drive, Leavenworth, WA 98826; identified as Assessor's Parcel No. 241806330100; and the abbreviated legal description is "Part of government lot 8 within Section 06, Township 24N, Range 18 EWM" (5.02 acres). The subject properties are approximately 27 acres. Furthermore, the Council moves to continue the annexation based on the stipulations and/or obligations of the petitioner found within the signed Petition for Annexation dated received by the City on July 10, 2018. The motion was seconded by Councilmember Lundgren and passed unanimously.

Councilmember Larsen motioned to set a Public Hearing on the annexation request for August 28, 2018 at 6:30 PM. The motion was seconded by Councilmember Bretz and passed unanimously.

INFORMATION ITEMS FOR FUTURE CONSIDERATION

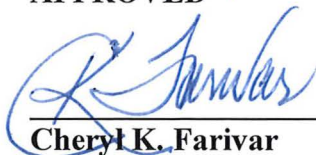
Mayor Farivar stated that the Mayor's Annual Breakfast will take place on August 21, 2018 at the Wild Huckleberry Restaurant from 7:00 – 9:00 AM.

ADJOURNMENT

Seeing no other business, Councilmember Bretz motioned to adjourn the July 10, 2018 meeting of the Leavenworth City Council. The motion was seconded by Councilmember Wilson and passed unanimously.

The meeting adjourned at 7:32 PM.

APPROVED



Cheryl K. Farivar
Mayor

ATTEST



Chantell Steiner
Finance Director / City Clerk