

# LEAVENWORTH CITY COUNCIL MINUTES

May 11, 2021

Mayor Carl J. Florea called the May 11, 2021 Leavenworth City Council meeting to order at 6:33 PM. This meeting was conducted via Zoom conferencing.

## ROLL CALL

Council Present: Mayor Carl J. Florea, Carolyn Wilson, Mia Bretz, Sharon Waters, Clint Strand, Jason Lundgren, Anne Hessburg, and Zeke Reister.

Staff Present: City Administrator Ana Cortez-Steiner, Chantell Steiner, Lilith Vespier, Maxine Whattam, Christie Voos, Sue Cragun and Andrea Fischer.

## APPROVAL OF THE CONSENT AGENDA

### Consent Agenda

1. Approval of Agenda
2. Approval of April 27, 2021 Regular Meeting Minutes
3. April 2021 Payroll \$277,778.42
4. 2021 Claims \$984,335.16
5. PRSA Voucher Request \$87,000.00
6. Front Street Closure
7. Leavenworth Community Farmers Market Noise Variance
8. Appointment of Kaylin Bettinger to Chelan Douglas Housing Authority Board

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

## COUNCILMEMBER AND COMMITTEE REPORTS

Councilmember Wilson reported that she attended the Economic Development Committee.

Councilmember Bretz attended the Economic Development Committee meeting where Development Services Manager Lilith Vespier reported that the City has processed 11 residential permits this past month. There was discussion regarding the urban growth area (UGA) and how the current boundaries do not serve the City's needs, so looking toward the future to see what changes can be made. Also, she stated that the Wildland Urban Interface (WUI) code was discussed and the committee is interested in continuing to discuss it further.

Councilmember Waters stated that she attended the Design Review Board (DRB), Chumstick Coalition Stewardship, Planning Commission, Morning Chamber, Parking Committee, Festhalle Oversight Committee, Study Session and Parks Committee meetings. She reported on the Public Works Committee meeting that she attended. She stated that Water Treatment Plant Operator, Tracy Valentine gave a report on water use efficiency. In 2020 the City has 67 million gallons of water that are unaccounted for. Some of loss is due to fire hydrant flushing, which is necessary; however, these are not metered at this time; additionally, not all the meters have been changed out. 95% of the new meters are in and are accurately accounting for water usage. The Public Works staff noticed when getting the pool ready to open, that there are cracks in the new resurfacing. The

company that performed the work will be coming back to investigate and repair the cracks. She also stated that the Water Treatment Plant will be getting some much-needed work done.

Councilmember Strand attended the Parks Committee Meeting

Councilmember Lundgren stated the PRSA has held a special meeting that was focused on some of the capital improvements being made at the pool, such as a slide and a new lifeguard chair to help maintain social distancing protocols. He also reported that they talked about hiring and the logistics of opening the pool safely with hope to open the pool after Memorial Day. Councilmember Lundgren also noted that the PRSA is embarking on the Recreational Needs Assessment; their RFP is now closed and they received four proposals. He also attended the Public Works Committee meeting and the Parks Committee Meeting which he reported that the Wenatchee River Institute wants to put in an interpretive trail with a nature-oriented book, which will be placed in several kiosks along the trail for families to read while they hike. Facilities Manager Ara Arakelian spoke about performing a facilities assessment for all buildings to try to plan and budget better for repairs. Parks Manager John Schons gave project updates around downtown. He stated that they are looking at rectifying safety issues in the downtown core.

Councilmember Hessburg stated that she attended the PRSA meeting, the Economic Development Committee meeting, as well as the Residential Advisory Committee (RAC) meeting. At the RAC meeting, she stated that our consultant Bob Stowe gave a presentation on the visioning of the Osborn building. He talked about developing three concepts that were continually coming up with the public meetings. These three concepts will be shown at a RAC meeting in the future. Councilmember Hessburg also noted that they talked about capital improvements with Interim Public Works Director Maxine Whattam and thanked her for all of her hard work and help. She stated that they were updated about the Residential Parking Fees. Councilmember Hessburg also attended the Parking Advisory Committee meeting, they spoke about temporary and permanent upgrades for the Glacier Lot (DOT Lot). The Chamber provided helpful input with the parking meter times suggesting that we stop metering at 5pm on moderately busy days to encourage people to park downtown and patronize the businesses downtown. Communications Analyst Christie Voos is providing an educational aspect to the residential parking before it goes live to give the community members a chance to talk about what they want to do and form zones if needed.

Councilmember Reister attended the Festhalle Oversight Committee meeting. He stated that the Mr. Kodiak pageant for Cascade High School is happening at the Festhalle along with a few events that are scheduled; things are still slow, but picking up. Councilmember Reister also attended the River Study Committee, and they are looking for ways to work with the City to make the floating season more user friendly for everyone.

## **MAYOR/ADMINISTRATION REPORTS**

City Administrator Ana Cortez-Steiner reported the Osborn visioning process is continuing, and three important dates are coming up. June 10, 2021 Mr. Stowe will be presenting the three concepts to the public at the Leavenworth Farmer's Market to engage with the Community to hear from them and gather feedback. The second opportunity to see the three concepts will be in a booth at Dan's Food Market, and the last opportunity for the public to see the concepts will be at Osborn on June 12, 2021. She reported on staff changes in the Public Works Department noting that the new Public Works Director will be starting on June 21, 2021, current Utility Maintenance Worker

Marv Breshears has accepted the new position of Assistant Field Supervisor, and Executive Assistant Sue Cragun will be stepping into the Interim Public Works Director position until the permanent hire comes on. There were many well wishes and kudos given to Ms. Whattam for her contribution to the City from the Council and Staff. The Festhalle Oversight Committee is continuing to look at ways to make the Festhalle profitable; they hope to achieve this with a new fee structure and by selling alcohol inside the venue during events.

Finance Director / City Clerk Chantell Steiner reported that City Hall is now open from 9am-4pm, Monday through Friday for phones and in person.

Development Services Manager Lilith Vespier reported that Development Services has seen an uptick in pre-application meetings and general building permit questions. The Planning Commission is working through the Housing Action Plan recommendations. They are working in phases and phase one is focusing on lot size. The Shoreline Master Program is beginning the joint public notice process with the Department of Ecology; it is a 30-day comment period starting May 12, 2021. Development Services Code Enforcement is working on compliance of noise violations.

Interim Public Works Director Maxine Whattam thanked the staff and council for their kind words. Water Treatment Plant essential improvements will begin on May 17, 2021. The Wastewater Treatment Plant is working on their UV system. Public Works is switching out garbage cans from the 300-gallon dumpsters to the 30-gallon cans throughout the downtown core. She has been preparing a transition portfolio for the new Public Works Director when he gets here.

Communication Analyst Christie Voos reported on Earth Day work that happened at the cemetery in April. She is working with Gray & Osborne about ADA parking spots. She has been talking with the community on how to best communicate with them and is looking forward to spreading the word about the residential Parking Zones.

#### **COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA**

None.

#### **9. Public Hearing: Six Year Transportation Improvement Plan**

Mayor Florea opened the public hearing at 7:16 PM.

Interim Public Works Director Maxine Whattam stated that the City of Leavenworth Six Year Transportation Improvement Plan which runs from 2022-2027 is required by Washington State Law. It was shared with the Residential Advisory Committee and at the April 13, 2021 Study Session for Council.

Councilmember Reister asked about the roundabout at Highway 2 and Icicle Road. Development Services Manager Lilith Vespier stated that the roundabout was an exciting opportunity to partner with Link Transit. Councilmember Bretz clarified the funding to Link Transit will come from Federal Government money through Kim Schrier.

Hearing no further comments, Mayor Florea closed the public hearing at 7:21 PM.

## **10. Public Hearing: Wildland Urban Interface Codes**

Mayor Florea opened the public hearing at 7:22 PM.

Development Services Manager Lilith Vespier stated that the City and the Fire Department want to incorporate more fire protections into the building standards. The City utilizes the Wildland Urban Interface (WUI) guidelines and what is happening at the State level and regionally. Leavenworth is surrounded by forest land which puts us at higher risk of catching on fire. This ordinance, if passed tonight, would take effect in six months to give construction workers time to adjust to the new regulations.

Councilmember Reister asked since we are adding more density to the City, how will these codes help with slowing fire. Fire Marshal Dave Nalle responded that by requiring the more fire-resistant materials, which will make the fire slower to burn, and will prevent it from moving from house to house; which makes it easier to put the fires out. Councilmember Bretz and Councilmember Hessburg felt that this was much too complicated of an issue for it to only have been presented to the Council one time. They would like to have more time, to ask questions and dig in a little deeper. Councilmember Hessburg would like to have a bare minimum for fire code, and offer an incentive program for people to adhere to the more advanced requirements. Building Official Mark Barnes stated that the reason the City didn't offer levels was to make it align as closely to the City of Wenatchee fire code so as to prevent any miscommunication.

Local resident Steven Booher commented that he felt, as a working architect, that the WUI code was easy to implement and felt the regulation was not too heavy handed. He also felt the codes wouldn't be too expensive to implement as well.

Local resident Duane Goehner asked what would the cost change be to an average house. Building Official Mark Barnes said that when the City of Wenatchee implemented their WUI code, it raised the cost by \$2000, this is not current, but it gives an idea of what we are looking at.

Councilmember Lundgren stated that the loss of life and loss of homes is much more expensive than the money it would cost to build to the new codes.

Councilmember Reister asked if there is some incentive to remodel the old homes and make them more fire resistant. Administrator Cortez-Steiner responded that as an elected official, the Council has the authority to make policy and that the Council can offer desired incentives.

Hearing no further comments, Mayor Florea closed the public hearing at 7:46 PM.

## **11. Public Hearing: District Use Chart**

Mayor Florea opened the public hearing at 7:47 PM.

Development Services Manager Lilith Vespier stated that the District Use Chart has been in review for the past year. The Chart now streamlines all the uses into a single chart and provides clarity to residents to know what is allowed and in what zone. There was discussion regarding the ordinance.

Hearing no further comments, Mayor Florea closed the public hearing at 7:56 PM.

## **12. Public Hearing: Code Consistencies**

Mayor Florea opened the public hearing at 7:57 PM.

Development Services Manager Lilith Vespier stated that the purpose of this ordinance is to consolidate residential standards into general standards.

Hearing no further comments, Mayor Florea closed the public hearing at 7:58 PM.

## **RESOLUTIONS, ORDINANCES, ORDERS AND OTHER BUSINESS**

### **13. Resolution 11-2021 – Six-Year Transportation Improvement Plan**

Councilmember Strand motioned to approve Resolution 11-2021 Six-Year Transportation Improvement Plan. The motion was seconded by Councilmember Waters and passed unanimously.

### **14. Ordinance 1626 – Wildland Urban Interface**

Councilmember Lundgren motioned to adopt Ordinance 1626 Wildland Urban Interface Codes. The motion was seconded by Councilmember Reister and passed with a vote of 5-2 with Councilmembers Bretz and Hessburg opposed.

Councilmembers Bretz and Hessburg stated their concern at passage of this ordinance without further time to consider the impacts and to allow more public input on the changes prior to adoption.

### **15. Ordinance 1627 – District Use Chart**

Councilmember Wilson motioned to adopt Ordinance 1627 District Use Chart. The motion was seconded by Councilmember Reister and passed unanimously.

### **16. Ordinance 1628 – Code Consistencies**

Councilmember Hessburg motioned to adopt Ordinance 1628 Code Consistencies. The motion was seconded by Councilmember Lundgren and passed unanimously.

### **17. Discussion on Future Council Meetings in Person**

Administrator Cortez-Steiner stated there was interest in meeting in person as the Council did for the retreat at the Festhalle. There were concerns noted with access, efficiency, convenience, child care, space and safety. It was noted that Zoom does afford benefits to all of these concerns and that the Council has been seeing higher participation because of Zoom's access and availability features. After discussion, it was decided to re-visit this topic in the fall.

## **INFORMATION ITEMS & FUTURE CONSIDERATIONS**

### **18. Economic Development Committee Agenda Items**

- 19. Parks Committee Agenda Items**
- 20. Public Works Committee Agenda Items**
- 21. Development Services Monthly Report – April**
- 22. Joint Mid-Year Meeting with the Planning Commission on June 2, 2021 @ 7 PM  
(Planning Commission Meeting)**

**EXECUTIVE SESSION: RCW 42.30.110(1)(i)(ii) POTENTIAL LITIGATION**

Councilmember Lundgren motioned to go into executive session under 110(1)(i)(ii) pending litigation and legal ramifications of a course of conduct for 20 minutes with no action to follow. The motion was seconded by Councilmember Reister and passed unanimously.

The executive session commenced at 8:17 PM and ended at 8:37 PM. Not extended and no action taken. Legal counsel of A. Lane and T. Graafstra present.

**ADJOURNMENT**

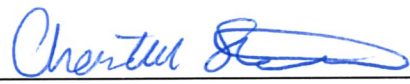
Seeing no other business, Councilmember Waters motioned to adjourn the May 11, 2021 meeting of the Leavenworth City Council. The motion was seconded by Councilmember Reister and passed unanimously.

The meeting adjourned at 8:37 PM.

**APPROVED**

  
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**Carl J. Florea**  
Mayor

**ATTEST**

  
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**Chantell Steiner**  
Finance Director / City Clerk