

LEAVENWORTH CITY COUNCIL
Study Session Agenda
City Hall – Council Chambers & Zoom
April 9, 2024 5:30 – 6:50 PM

5:30-5:40 Chamber Report

This time is provided for a Chamber of Commerce representative to provide an update to the City Council on items of interest to the Chamber and City.

There are no items included under **TAB B**.

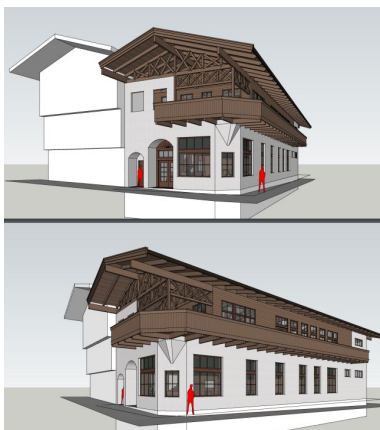
5:40-6:05 Review of Uses over Right-of-Way

This time is provided for the Council to review uses above the public right-of-way. In 2021/22 the City Council established a process for addressing encroachments into the public right-of-way by establishing a yearly lease agreement. The discussion and agreements reflect non-occupied structures over the public right-of-way, such as roofs, not items such as balconies. The agreement is intended to ensure up-to-date insurance coverage from the benefited business property owner.

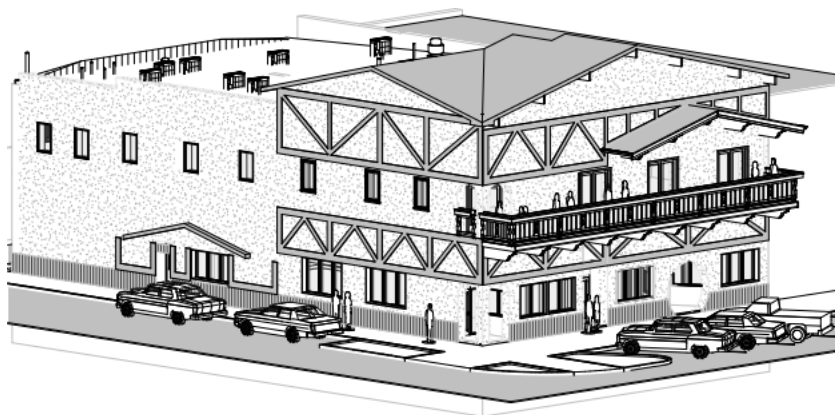
At this time, we have requests for balconies which would be used as restaurant/bar space and used for dwellings (unclear if short-term rental or long-term rental). The liability for a balcony restaurant/bar is higher due to the activities – food and beverage service with multiple patrons, and a potential for dropping food/beverages.

There has also been a question of the revenue generated by the business from this public air space and whether it would require a use fee, similar to the sidewalk and street special use permits. There are a couple of questions staff is seeking guidance on: Does the Council want this type of construction within the public air space? If so, can it be used without a fee?

An alternative option is to recess the balcony so that the seating is flush with the building. In this scenario, spacing between windows or the amount of open window area would be regulated by the building regulations.



Baren Haus Proposal



The Loft Proposal (also requesting balcony over alley)

The following items are included under **TAB C**.

- **Three Eaves, LLC 833 Front Street**
- **Nason Creek, LLC Agreement 813 Front Street**

6:05-6:20 2024 Quarterly Project Update / Future Agenda Items

This time is provided to review the 2024 Project tracking document and the Future Council Agenda Items document. The Project Tracker provides the Council with quarterly updates on the work and status of a number of Council Priorities or required projects/tasks that need to be completed by the City. It is not a comprehensive list; the project tracker does not include the daily tasks required to provide services and maintain service levels to residents, businesses, or visitors, but provides a good review of the work being completed by the City.

The following items are included under **TAB D**.

- 2024 Quarterly Project Update Tracker
- 2024 Draft Agenda

6:20-6:30 Rate & Fee Schedule

The City Council is being presented with rates for the new 96-Gallon Bear-Resistant tote containers as they have been distributed out to some commercial accounts through a pilot program for replacement of accounts that previously utilized 300-Gallon containers. At this time, we have continued to bill those customers with the 300-Gallon rates until this fee schedule could be amended. The new rates are currently being included for the case where a customer is going from a 300-Gallon can to the 96-Gallon Bear-resistant totes only. A future rate will need to be created in the case of an account that has requested going from a 64-Gallon or 96-Gallon to a 96-Gallon Bear-resistant tote that will be more equitable to the existing 96-Gallon rate.

In looking at the suggested rates, you will notice that these rates are less than the standard 96-Gallon rate at this time as we are attempting to create a similar rate for the 300-Gallon conversion that in most cases created a loss in capacity for those customers. For example, a business that had the 300-Gallon can pick-up one time per week would pay \$100.86 plus a monthly rental fee of \$35 for a total rate of \$135.86 per month. Due to space issues at most locations, we were only able to add two 96-Gallon containers – a loss of 108 gallons of capacity for the customer and in turn has required pick-up twice per week. If the rate was the same as a normal 96-Gallon container their new monthly bill would be \$199.59 per month if they had 3 containers at one pick-up per week or it increases to \$266.12 per month if they have just the 2 containers being picked up twice per week each. This is significantly higher than the 300-Gallon rate of just \$135.86 per month with one weekly pick-up.

With the new reduced rate of \$46 plus the rental fee of \$7 the customer will pay \$53 per month per can for 1 pick-up per week; if they have 2 cans the total bill will be \$108 per month; a slight savings from the previous 300-Gallon rate. If the customer has to have 2 pick-ups per week the rate would be \$198 per month, which is an increase over the 300-Gallon by \$62.14; however, they are gaining 84 (96x4-300) gallons of capacity for the increased rate.

In addition to the rates above, staff are also looking at implementing a rate for the new Bigbelly trash cans that will be proposed at the next meeting. Parking rates are also being discussed at the committee level on April 18th and staff anticipates having direction on those for the April 23rd meeting for adoption; all rates will be effective as of May 1st.

The following items are included under **TAB E**.

- Rate & Fee Schedule Draft Changes (Garbage Only At This Time)

6:30-6:40 Resolution XX-2024 – Financial Policy Update

The Finance Committee met on March 21st and reviewed the attached redline suggestions for changes proposed by Finance Director Steiner. In addition, you will find a few items that are highlighted yellow for discussion and recommendation by the full Council prior to adoption scheduled for April 23, 2024. Director Steiner will review the highlighted recommendations and is seeking any further recommended changes.

The following items are included under **TAB F**.

- Financial Policy Redlines

6:40-6:50 Council Updates/Suggestions for Future Agenda Items

The following item is included under **TAB G**.

- Future Study Session Topics