

**City of Kittitas
Council Meeting Minutes
May 12, 2009**

Mayor Huber called the meeting of the Kittitas City Council to order at 7:00 p.m., May 12, 2009. Councilmembers present: Turpin, Gilmour, Camarata, Gay and Alvord.

Staff present was Clerk/Treasurer Robin Newcomb, Police Officer Nierman, and Police Chief Studer.

Mayor Huber led those assembled in the Flag Salute.

APPROVAL OF MINUTES

Councilmember Alvord moved to approve the minutes from the April 28, 2009, regular meeting. Councilmember Camarata seconded the motion. The motion was approved 5 yes and 0 no.

ADDITIONS TO AGENDA

Councilmember Gilmour – Brush pile, Office Help, COG Grant

Councilmember Gay moved to approve the agenda and Councilmember Turpin seconded the motion. The motion passed 5 yes and 0 no.

PUBLIC HEARING – CITY HALL REMODEL PROJECT

The public hearing was opened at 7:03 p.m. Carol Ohlde signed up on the public hearing sign in sheet. Cal Jordan, the architect for the Fire Station and proposed City Hall Project, explained how these two projects can possibly work together. He illustrated what the comprehensive plan includes over the next six years for city projects. The comp plan was completed in 2007 by the planning commission along with the city planner, Lisa Parks, and then adopted by the city council.

Some other points made were the mold in city hall, the high heating costs, not ADA compliant, and some unsafe supports. In addition, the city is already paying out \$1,393.30 monthly on the Clerf Building which would be refinanced in the new \$350,000 loan. With the savings on energy costs, the city could possibly save close to \$50,000 in the first 10 years. Council would need to decide on the length of the loan. The monthly payment will be between \$1,574 (40 year loan) and \$1,946 (25 year loan) at approximately 4.5% interest.

Councilmember Gilmour asked if the match portion would be the \$31,228 in the handout. The match portion will partially be from the capital projects fund and from in kind matches. Originally we were supposed to get more grant money but now the grant is amounting to \$25,000 along with the \$350,000 loan on city hall. There is a slight possibility that we might get more grant dollars.

Carol Ohlde asked why doesn't the city tear down the existing building and put up a steel building. Cal Jordan explained that in his experience metal buildings are usually more expensive but the option will be looked at. Mayor Huber explained this information was explained in detail at the open house last week.

Councilmember Gilmour asked what would happen if public works loses his work space. This would only happen if we don't do the city hall portion.

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Councilmember Gay explained the entire Fire Station/City Hall Project is about a 60% grant and 40% loan split. He also thinks this is affordable for the city and spoke with five business owners today. Cal Jordan explained going with the 40 year loan gives the city a minimum monthly payment and if they wish to increase it each year that is an option for them so it will get paid off sooner. Mayor Huber allowed Tiny Allphin to speak as he signed in on the sign up sheet for the meeting instead of the public hearing sign in sheet in error. He has concern with getting another loan and the city going into more debt. He also added that Kittitas hasn't paid extra on any existing loans in over 50 years.

Carol Ohlde explained she thinks a new city hall would be a nice addition for the city and is needed but has some concern with the amount of money it will cost. The public hearing was closed at 7:33 p.m. and no more public discussion was allowed.

Councilmember Gilmour is concerned with getting into a 40 year loan and not having a maintenance program and thinks the city will be in trouble if a maintenance program isn't put into place. He asked why he was the one to fix the hot water heater when there are three guys making around \$150,000 combined per year that could have done it. He also asked why the bathrooms weren't finished in the old fire hall and why the leak wasn't fixed.

Another issue Councilmember Gilmour had concern with was why the roof at the Community Hall hasn't been fixed yet as he got the figures together last fall and gave them to the mayor. Mayor Huber explained council has chosen to apply for a planning only grant on the Community Hall which will hopefully lead to a grant to remodel it. Councilmember Gilmour suggested getting volunteers together to fix up the city hall. Councilmember Alvord asked where the funds would come from for the material. He believes the city should use the capital project fund for the material.

Councilmember Turpin explained also expressed concern on the maintenance not getting done by the employees the city currently has. He questioned why it is now a 40 year loan since last year council voted on an approximate 18 year loan. Councilmember Alvord explained we approved applying for the grant/loan last year but not acceptance of it. She also explained the numbers weren't known at that time along with foreseeing the budget issues that were to come the end of 2008.

Councilmember Alvord asked if there is a way to reduce the scope. Cal Jordan explained once the project is started USDA RD will be concerned with making sure the building is up to code so that does have to be done. Councilmember Alvord has concern with the heating costs the city is paying currently and thinks the energy savings are significant. She also explained the public appearance is important and currently our appearance needs to be upgraded.

Jessica Gleason, chairperson on the citizen committee, explained she came into this project against it. She explained you have to think ahead and not just today. She would like to see her son in 20 years to live in a city he is proud of. She also thinks the energy savings are significant and asked how we would fund the repairs if we do not approve this loan/grant.

Councilmember Alvord explained the other citizen committee member, Jim Morgan, has concern after doing a walk thru at the open house over the mold in city hall and the structural aspect of it. He is afraid the mold is a

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bigger issue than what we think it is. Councilmember Gilmour believes mold is not a problem and can be removed with bleach. Jessica Gleason believes the capital fund money needs to stay there for an unforeseen emergency that could happen in the future.

END OF TAPE 1 SIDE 1

Councilmember Camarata thinks you could spend three times the amount of money in the capital project fund and still not have the building up to code. Councilmember Turpin suggested tabling the USDA RD letter of conditions on the City Hall Remodel Grant/Loan Project until the next meeting so there is time to decide on the terms of the loan. Councilmember Alvord explained that even if we get a 40 year loan we can still pay additional on it annually to decrease the length of the loan. Councilmember Turpin explained the city hasn't paid additional on any existing loans. It was suggested to review the loan payments at budget time more thoroughly and maybe pay an additional amount on them. Councilmember Gay thinks the additional time until the next meeting is a good idea also. Council agreed to also have the attorney look over the letter of conditions. Cal Jordan will check with USDA RD and see if they can have some flexibility with the terms so we can at least get the letter of conditions approved and wait on the terms of the loan.

REPORT OF OFFICERS AND SPECIAL GUESTS

Gray & Osborne – Jeff Stevens explained we were not approved on any of the three grants applied for on the chlorination, pipe lines, and city well.

Nancy Morter with Gray & Osborne explained the stimulus grant/loan Department of Ecology applied for the WWTP for about \$700,000. It includes a fine screen for \$400,000, new influent pumps for \$200,000, and ORP controls for \$100,000. The city was approved for a 60 loan/40 grant split. Department of Ecology doesn't consider our sewer rates high enough, which is over \$58 a month for just sewer, for a hardship and states our median household income in Kittitas is about \$34,000 per year. An income survey is an option but a long, drawn out process. The offer granted is about \$700,000 and could be scaled down if only one project is decided on. The screen will help ensure compliance. The loan is 2.2% interest at 20 years. A \$100,000 loan would be approximately .60 per month per ERU (Equivalent Residential Unit). There is a time limit associated with this money. This ERU ratio could be reduced if the total ERU's increase within the city. The design would have to be completed by September 17th and construction would have to start in January. Because of the economy, the bid could come in lower also. This program is a good opportunity as with other programs the city either doesn't qualify or they have a higher interest rate.

Mike Meskimen discussed the COG grant application. He suggests applying to COG for the match money needed for the TIB sidewalk project. He explained extending the sewer line to the south end needs more research. Councilmember Turpin asked why the city hasn't applied for \$75,000 per year for 5 years for south end infrastructure that they voted on last year. Councilmember Gay explained this hasn't happened due to the Gibb land not getting into the UGA. Mike explained this type of sewer extension would need some extensive planning and will be between \$1 million and \$2 million. He also explained the sidewalk stretch from Railroad Avenue to the bridge would be a good TIB project in the future. Councilmember Gay moved to apply for the COG funds to be used for the TIB grant match for the Patrick Avenue to Railroad improvements. Councilmember Turpin seconded the motion. The motion passed 5 yes and 0 no.

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Nancy Morter explained it would be ok to wait until the next meeting to make a decision on the DOE stimulus grant/loan funds for the WWTP projects she discussed earlier. The payments on this loan wouldn't start until approximately 2011 but interest would accrue. Mayor Huber will call DOE and let them know a decision will be made at the next meeting. Councilmember Gay explained the WWTP Reserve Fund #404 possibly could be used for a portion of this cost. Councilmember Gay explained the sewer rate increases haven't been substantial enough in the past and now the city is playing catch up. Councilmember Camarata has concern about the sewer rates being raised more than the cost of living raise.

END OF TAPE 1 SIDE 2

Library Board – Chairperson Marylou Gilmour thanked Councilmember Turpin and Councilmember Gilmour for attending the anniversary celebration for the library.

The annual report has been completed. It is available at the library if anyone would like to read it.

The website is up and running and is www.kittitaslibrary.org.

Attendance is steadily increasing because of story time.

The library entered into a memo of understanding with RSVP which is a senior volunteer program. This makes the library a station for RSVP and anyone over 55 can sign up and then RSVP pays the labor and industries tax on their volunteer time. Councilmember Gay moved to approve this contract with our attorney's approval and Councilmember Turpin seconded the motion. The motion passed 5 yes and 0 no.

Terry Leader is the new chairperson of the library board. Marylou Gilmour will be the vice chairperson, and Charlene Wilkes will be the secretary.

Councilmember Turpin moved to approve the surplus list and Councilmember Gilmour seconded the motion. The motion passed 5 yes and 0 no.

UNFINISHED BUSINESS

None

NEW BUSINESS

Comprehensive Plan – Council discussed amending the comprehensive plan and having discussion at the next meeting. Council can bring amendments to the next meeting and then the information can be forwarded to the planner and planning commission. Once they approve it the council will take the final action on the amendments.

KCDA Interlocal Purchasing Agreement – Councilmember Turpin moved to approve this agreement and Councilmember Gilmour seconded the motion. The motion passed 5 yes and 0 no.

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Resolution 09-009R – Community Hall Grant Certification of Compliance – Councilmember Gilmour moved to approve this resolution and Councilmember Turpin seconded the motion. The motion passed 5 yes and 0 no.

City Councilmember Pay – Councilmember Alvord explained she didn't join the council to make money but would like the council pay to be a flat salary of \$50 per month. After some discussion, council agreed to a \$50 monthly salary. After some discussion, council also agreed to change the section on executive sessions as per what the attorney suggested. This ordinance amendment will be brought back to council at the next meeting. If council doesn't want the pay they can make a donation back to the city after they receive the paycheck.

Brush Pile – Councilmember Gilmour explained someone is dumping truck loads of debris at the brush pile and not paying their share. He thinks we should limit the hours on it and have the WWTP Operator Larry Jackson run it. Council discussed having Larry work 8-4:30 so there is a person working later and can keep a better eye on dumping. The mayor will discuss this with him.

APPROVAL OF PAYMENT

Approval of March Payroll and April Draws – Checks #7405 to #7416, #883091 to #883103, and #994091 to #994093 for \$33,468.73 were moved to be approved by Councilmember Turpin and seconded by Councilmember Alvord. The motion passed 5 yes and 0 no.

Approval of April Payroll and May Draws – Checks #7417 to #7428, #884091 to #884102, and #995091 to #995093 for \$33,452.45 were moved to be approved by Councilmember Gay and seconded by Councilmember Camarata. The motion passed 5 yes and 0 no.

Approval of May Bills – Checks #13189 to #13213 and E770511 for \$29,976.10 were moved to be approved by Councilmember Gay and seconded by Councilmember Camarata. The motion passed 5 yes and 0 no.

MAYORS REPORT

Open House – Mayer Huber thanked those who helped out and attended the open house on the city hall.

Water Rights – Mayor Huber and Councilmember Camarata met with our attorney, Larry Martin, on the Warm Springs water contract. There are several issues to be discussed at a later date in executive session with the attorney.

National Day of Prayer – Mayor Huber attended the National Day of Prayer last week.

Mold in City Hall – Mayor Huber met with the mold company last week. This will be taken care of in the remodel project. Otherwise, the city will have to pay for this removal.

COUNCIL DISCUSSION

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Dogs – Councilmember Alvord asked how the business and dog licenses are doing in the budget. Both are at about 97% of budget as of May 12, 2009. Terry Bryant doesn't think he should have to pay \$40 per non neutered/spayed dog. Council agreed to keep the ordinance in place.

END OF TAPE 2 SIDE 1

Livestock in the city – Council discussed possibly amending the comprehensive plan to allow chickens in the city. Currently, the zoning code states livestock is only allowed in the rural residential zoning. The code book states a permit is required for those that wish to have livestock in this zoning. This will be discussed at a later date.

Thank you to the school – Councilmember Gilmour asked that the city thank the school kids for doing clean up around the city.

ADJOURN

Councilmember Alvord moved to adjourn the May 12, 2009, meeting. The motion was seconded by Councilmember Turpin. The motion passed 5 yes 0 no. Meeting adjourned at 9:25 p.m.

Attest: Mayor Frederick Huber _____

 Clerk/Treasurer _____