CITY OF ELLENSBURG
Minutes of Council Meeting, Regular Session
Date of Meeting February 5, 2001
Time of Meeting 7:00 p.m.
Place of Meeting Council Chambers, 102 North Pearl Street

ROLL CALL was answered by Councilmembers Barry, Bassett, Bennett, Brown, Collins, Parsel and Mayor Perrie.

Others present were City Manager Barkley, City Attorney Pidduck, City Clerk Reno, Senior Planner Smith, Community Development Director Witkowski, Public Works Director Akers, Library Director Kline, Executive Assistant Gigstead, Daily Record Reporter Halliday, and approximately 15 members of the audience.

AGENDA APPROVAL

Approve agenda. Parsel

Affirmed

CONSENT AGENDA

Items listed under the Consent Agenda were distributed to Councilmembers in advance for study and were enacted by one motion with separate discussion to the extent any items were removed from the Consent Agenda at the request of a Councilmember.

Approve the Consent Agenda as follows: Barry

A. Approve Minutes - January 16, 2001, Regular Session

B. Acknowledge Minutes of Boards and Commissions
   (1) Lodging Tax Advisory Committee - January 3, 2001
   (2) Lodging Tax Advisory Committee - January 9, 2001
   (3) Landmarks and Design Commission - January 9, 2001
   (4) Lodging Tax Advisory Committee - January 10, 2001
   (5) Planning Commission - January 11, 2001
   (6) Cable T.V. Commission - January 17, 2001
   (7) Landmarks and Design Commission - January 18, 2001
(8) Landmarks and Design Commission - January 23, 2001

(9) SEPA Committee - January 24, 2001

(10) Planning Commission - January 25, 2001

(11) Arts Commission - January 30, 2001

Approve Use of Irene Rinehart Park on June 23 and 24 for R/C Unlimited Club Hydroplane Race

Authorize Mayor to Sign Library Services Agreement with Kittitas County

E. Approve February 5, 2001 Claims Fund Voucher Numbers 46739 Through 47013 in the Total Amount of $980,856.39. Affirmed

BOARD AND COMMISSION APPLICANT INTRODUCTIONS

The applicants who were present spoke on their qualifications for various boards and commissions. Appointments will be made at the next meeting.

LETTER FROM CENTRAL WASHINGTON PARK FOUNDATION RE: PROJECT PROPOSAL AND TIME LINE

Council acknowledged the letter from Central Washington Park Foundation (CWPF) regarding the park location proposal and time line. Central Washington Park Foundation is supportive of the change in location of the park to north of First Avenue and south of Fifth Avenue which will be connected to an existing City park facility based on the following understanding:

The park will be completed in two steps. CWPF will begin construction on the expansion of West Ellensburg Park with new park amenities. CWPF will have primary responsibility for the design. The design will be reviewed and approved by the City. This expansion may include the construction of youth athletic fields and associated buildings and parking areas. It is anticipated this work will begin in June of 2001.

Additional park amenities will be started following the completion of the flood control engineering and master plan for the north end of the Williams Property. The City will have primary responsibility for the design of these facilities within the flood control area. This construction will be located north and west of the proposed flood control dike and may include youth soccer fields, softball complex, river to rodeo trail and other amenities.

The City will complete a survey of the Williams property and submit necessary applications for a lot line adjustment for the expansion of the West Ellensburg Park.

The City will provide irrigation water and potable water for the park improvements to the expanded
West Ellensburg Park.

The City will reimburse CWPF for all costs directly associated with the design and promotion for the location of the park on the south portion of the Williams Property. These funds will be used for the design and promotion for the park facilities at the expansion of the West Ellensburg Park.

The City will prepare an agreement similar to the agreement between the Ellensburg Rotary and the City for development of the Library Plaza to be discussed at a future meeting.

CITIZEN COMMENT ON NON-AGENDA ISSUES

Larry Nickel commented on the Bonneville Power Administration’s plan to put power lines in the City right-of-way and recommended the City meet with other agencies, including Kittitas County and Central Washington University, to formulate a plan to keep these power lines out of the city limits.

Larry Nickel stated the public needs to be updated on the City’s water rights situation.

PUBLIC HEARING - TIMOTHY PARK PLANNED UNIT DEVELOPMENT

Mayor Perrie opened the public hearing for the Timothy Park Planned Unit Development (PUD) submitted by Mitch Williams for approximately 20 acres of land at Alder and Helena Streets which will consist of 57 duplex rental apartment buildings. The parcel is currently zoned Residential Suburban (R-S). The proposed PUD density will be 5.14 units per acre which complies with the Comprehensive Plan future land use designation and is also less than the maximum density allowed under the current R-S zoning. On February 24, 2000, the Planning Commission held a public meeting and recommended the City Council approve the Conceptual Development Plan for the Timothy Park PUD. On May 15, 2000, the City Council approved the Timothy Park PUD Conceptual Development Plan.

The Public Works Department has indicated that Alder Street must be constructed to the northern property line as part of the Phase 1 development and they would prefer all utilities be installed at Phase 1, although it is possible for the utilities to be installed to the furthest point through each phase as each phase is developed. Such a phased utility development schedule will require additional information from the applicant prior to final development plan approval to ensure the necessary infrastructure, such as storm water retention facilities, is in place to serve each phase. The development of the internal private streets can also occur as the phases are developed.

Senior Planner Smith handed out agenda report attachments which were included in Council’s packets and the record of the public meeting before the City Council on May 15, 2000 for the record.

Mitch Williams, 1880 Quail Run Lane, Ellensburg, described the proposed project and the proposed phasing schedule. The applicant proposes to phase the development of the PUD over several years. The proposed phasing schedule is set forth in Attachments ‘Q’ and ‘T-7’.
Council asked questions of the applicant and staff about the phasing proposal.

Larry Nickel, 317 ½ North Pearl #1, Ellensburg, questioned how fire trucks will be able to turn around before the phasing is complete.

Mitch Williams, 1880 Quail Run Lane, Ellensburg, stated he has been advised by the Fire Department that he will need a turn around for fire trucks.

There being no further testimony, Mayor Perrie closed the public hearing.

Approve the Timothy Park PUD preliminary development plan with the following Bennett conditions:

Council makes the necessary findings for the nine criteria set forth in ECC 13.28.34 and described on pages 37 and 38 of the agenda.

Require that Alder Street be constructed as part of Phase 1 and as part of the final development plan approval process, the applicant agrees to the levels of necessary utility infrastructure that must be developed for each subsequent phase as determined by various City departments, including but not limited to Public Works, Energy Services, and the Fire Department.

Staff prepare appropriate written findings of fact and conclusions for consideration and adoption at Council’s next meeting. Affirmed

**PUBLIC HEARING - POTENTIAL LOCATIONS FOR A FUTURE CITY HALL FACILITY**

Mayor Perrie opened the public hearing for potential new city hall sites. The City Hall Site Selection Committee recommends that four separately owned sites of Washington School, Eagles, Kittitas Reclamation District (KRD), and the Darigold Building should receive final consideration as a potential city hall location. A combination of two of the three Eagles, KRD, and Darigold Building sites would function as a single possible location for a city hall. It was the strong consensus of the committee members that the advantages of both locations outweighed the obvious disadvantages and either could provide for a good city hall facility that would serve long into Ellensburg’s future.

Larry Nickel, 317 ½ North Pearl #1, Ellensburg, submitted written testimony and read it as part of the record, which is summarized as follows:

City Council should reprioritize city hall during the upcoming retreat

City water rights are the key to all

All entities bond capacities, ratings, insurability, etc. are effected

Use growth management tools to ensure lower county planning Re: six year capital facilities planning
Water supply and purity should be the highest priority

After retreat, all policies/projects needs to be widely distributed with invited public comment

Fire protection should be the second priority

Police projection third.

Council asked questions of staff.

There being no further testimony, Mayor Perrie closed the public hearing.

Direct staff to prepare a preliminary feasibility study including a cost analysis on each Brown of the four sites and report back in eight weeks.

Amend to add the location of Second Avenue and Pine Street to the list. Bassett

Affirmed

Vote on main motion. Affirmed

RESOLUTION NO. 2001-04 - ESTABLISH PUBLIC HEARING DATE FOR MT. VIEW AVENUE SIDEWALK ASSESSMENT REIMBURSEMENT AREA

The proposed resolution establishes a public hearing date of March 5, 2001 for an assessment reimbursement area. At Council’s June 5, 2000 meeting, staff was directed to pursue the Mountain View Avenue Sidewalk project and seek reimbursement from adjacent property owners through a latecomers agreement.

Adopt Resolution No. 2001-04. Bassett

A RESOLUTION of the City of Ellensburg declaring its intention to improve the south side of Mountain View avenue between Ruby Street and the East Branch of Wilson Creek by the construction of new concrete curbs, gutters, sidewalks and appurtenances; to create an assessment reimbursement area to assess a part of the cost and expense of carrying out said improvements against the property specially benefitted thereby; and notifying all persons who desire to object to the project to appear and present their objections at a meeting of the City Council on March 5, 2001. Affirmed

TOURISM ACTIVITY PRESENTATION

A series of tourism products and programs have been developed since the completion of the Tourism Marketing Study and continuing work with the Ellensburg Chamber Sign and Tourism Promotion Committees. A presentation was made to the City Council on the proposed directional sign design intended to unify all directional signs in the right-of-way used for major community attractions. The
City has previously agreed to fund the design of the directional signs and the construction and placement of the signs throughout the community out of the Lodging Tax Fund.

Approve concept of directional signs and bring back cost analysis for final approval. Bassett

Affirmed (Perrie-no)

MANAGER’S REPORT

Public Hearings

Set public hearing on February 20, 2001 for amendments to the I-H and I-L Zones to Barry permit retail sales. Affirmed

Congratulations to Bob Richey

Council to express a vote of confidence in the City Manager selecting Bob Richey Perrie as Chief of Police. Affirmed

COUNCILMEMBERS’ REPORTS

Conference of Governments (COG)

Councilmember Barry reported on the last COG meeting at which they elected new officers.

Electric Vehicle

Councilmember Bassett requested the electric vehicle lease be placed again on a future Council agenda.

RECESS

Council recessed to executive session at 9:46 p.m. to discuss labor negotiations for approximately five minutes. Council expected to reconvene to take action.

Council reconvened at 9:56 p.m.

Approve Police Department Teamsters Agreement with the City and Authorize the Mayor Bassett and City Manager to sign the agreement. Affirmed

Council recessed to executive session at 9:59 p.m. to discuss potential litigation for approximately 20 minutes. Council did not expect to reconvene to take action.

The executive session was extended at 10:20 p.m. for 15 minutes.
Adjourn at 10:35 p.m. Barry

Affirmed

Mayor

Attest: