1. **Roll Call Present:** Engel, Goodloe, Klauss, Lillquist, Miller, Morgan and Tabb.

Others present were City Manager Akers; Assistant City Manager/City Attorney Weiner; City Clerk Leader; Long Range Planner San Filippo; Engineering Manager Mayo; Community Development Director Sackett; and approximately fifteen members of the audience.

2. **Proclamations**

None

3. **Awards & Recognitions**

None

4. **Agenda Approval**

Councilmember Morgan moved to approve the Agenda as presented. **Motion Approved 7-0.**

5. **Consent Agenda**

Councilmember Morgan moved to approve the Consent Agenda as presented. **Motion Approved 7-0.**

6. **Petitions, Protests and Communications**

None

7. **Citizen Comment on Non-Agenda Issues**

Pat Kelleher, 6530 Wilson Creek Road, commented on the boundary line adjustment process for the Ellensburg School District and Winegar property.

8A. **Public Hearing and Proposed Ordinance to Consider Land Development Code Chapter 15.395 Wireless Communication Facilities**

The Mayor opened the public hearing. Angela San Filippo, Long Range Planner, presented information in the staff report. She reported staff issued a determination of non-significance on December 10, 2019, which was not included in the packet.

Councilmember Morgan moved to approve Ellensburg City Code Chapter 15.395 Wireless Communications Facilities as presented. **Motion Approved 7-0.**
Councilmember Morgan moved to conduct first reading of Ordinance 4846. **Motion Approved 7-0.**

**8B. Public Hearing to Consider Adoption of Pre-Annexation Agreement for Parcels 322733, 20998 and 20999**

The Mayor opened the public hearing. Angela San Filippo, Long Range Planner, presented a staff report and explained the background of the previous request for annexation presented to Council on June 3, 2019.

Andrea Bezdicek-Donogh, 3011 N Pioneer Rd, commented regarding the five year provision in Section 1.2 and questioned whether Parcel 20999 will have an easement right to access through Pioneer Road.

Angela San Filippo commented that the pre-annexation agreement is for the five year period, and if it were sold, would expire.

Derek Mayo commented about the future corridor and easement and potential utilities for Pioneer Road.

Marte Fallshore, 2817 Pioneer Rd, requested clarification on the roadway access and whether it was for utilities or future housing.

Andrea Bezdicek-Donogh, 3011 N Pioneer Rd, questioned the potential for future flooding and issues with shared wells.

Derek Mayo explained the access area would be for future utilities and Angela San Filippo explained the requirements for wetlands and critical areas.

Councilmember Lillquist moved to approve the pre-annexation development agreement between the City and CWH, LLC for Parcels 322733, 20998 and 20999. **Motion Approved 7-0.**

**8C. Public Hearing and Second Reading of Ordinance 4828 to Annex Parcels 322733, 20998 and 20999**

The Mayor opened the public hearing. Angela San Filippo, Long Range Planner, presented a staff report. There was discussion regarding the access road going into the annexed property.

Councilmember Morgan moved to conduct second reading and adoption of Ordinance 4828. **Motion Approved 7-0.**

**8D. Public Hearing Declaring City Property, Parcels 541133, 937033 and 617033 as Surplus for Public Benefit of Affordable Housing**

The Mayor opened the public hearing. Angela San Filippo, Long Range Planner, presented a staff report. She informed council that staff received two public comments since the Agenda packet was circulated and copies were distributed at the meeting.
Ryan Romano, 103 N Pine Street, expressed concerns on the community garden property being used for 30 to 60 affordable housing units.

Stan Blasynski, 1811 E. 3rd Avenue, expressed concerns regarding the community garden property, funding used to purchase the property and the appraisal of the property. He provided written information for the record.

Councilmember Engel requested time to review written comments before making a decision.

There was no motion to approve the Resolution as presented. Councilmember Morgan requested the Resolution be brought back only including the Bender Road property and exclude the Pine Street property. Council consensus was for staff to bring back a Resolution surplusing the Bender Road property only.

9A. Proposed Resolution for Allocation of 2020 Lodging Tax Funding

Councilmember Klauss presented information on the allocation of the Ellensburg Lodging Tax funds for 2020.

Councilmember Morgan moved to adopt Resolution 2019-40 allocating Lodging Tax funds in the amount of $73,143. **Motion Approved 7-0.**

10. Unfinished Business

None

11A. Authorize Order-In of Willow Street Frontage Improvement Deferrals

Derek Mayo, Engineering Manager, presented a staff report and explained the costs associated with the Willow Street Improvements Project. Staff was looking for a recommendation from Council for the order-in of the Willow Street frontage improvement deferrals.

Councilmember Morgan moved to authorize the order-in of Willow Street frontage improvement deferrals for payment from each property owner for their proportionate share of the project. **Motion Approved 7-0.**

Councilmember Morgan moved to authorize Finance to make the necessary budget adjustments. **Motion Approved 7-0.**

12A. Manager’s Report

The City Manager presented the Manager’s report. He requested a public hearing be set January 6th for consideration to surplus property at Bender Road and Water Street.

Councilmember Morgan moved to set a public hearing on January 6, 2020 for the surplus of public property. **Motion approved 7-0.**

12B. Councilmembers’ Reports
Councilmember Klauss reported on the Tourism Strategic Report that was presented to Lodging Tax Committee; Senior Citizen Advisory Commission; KCCOG meeting and review of grant funding applications and Parks and Recreation Commission;

Councilmember Lillquist attended the meeting for the active transportation plan; a letter was presented to Council as response to a citizen inquiry about utility rates and Council consensus was to approve the Mayor’s signature on the letter;

Councilmember Miller attended the Arts Commission meeting;

Councilmember Morgan attended Arts Commission and Library Board meetings; and spent time evaluating grant applications for KCCOG;

Mayor Tabb attended legislative day sponsored by the Chamber of Commerce; he reported that staff provided information for glass recycling and letter drafted to Commissioner Wachsmith and Patty Johnson.

13. Executive Session

None

14. Adjourn

Councilmember Morgan moved to adjourn at 8:52 p.m. Motion Approved 7-0.