

MINUTES OF THE CASHMERE CITY COUNCIL MEETING
MONDAY MARCH 14, 2022, AT CASHMERE CITY HALL – In Person and Digital

OPENING

Mayor Jim Fletcher opened the regular City Council meeting at 6:00 p.m. at City Hall. Clerk-Treasurer Kay Jones took minutes.

Public can attend the council meeting in person, by phone or by digital conference.

ATTENDANCE

	<u>Present</u>	<u>Not Present</u>
Mayor:	Jim Fletcher	
Council:	John Perry Chris Carlson Shela Pistoresi - Digital Jayne Stephenson Derrick Pratt	
Staff:	Kay Jones, Clerk-Treasurer Steve Croci, Director of Operations Chuck Zimmerman, City Attorney Kate Schilling, City Attorney	
W&C:	Brian Bzdawka, President of O&M Marc Thomas, National Operations Leader Jay Sheeham, O&M Business Development Leader Dave Kitzmiller, Area Manager Anthony Naccarato, Client Manager	

EXECUTIVE SESSION – To Discuss Potential Litigation

At 6:02 p.m. Mayor Fletcher called an executive session for approximately 30 minutes to discuss potential litigation. No decision will be made.

The Mayor closed the executive session and reconvened the regular session at 6:30 p.m.

ANNOUNCEMENTS

Mayor Fletcher reminded the council members of the Community Forum – March 21, at 6:00 p.m. at Riverside Center.

PUBLIC COMMENT

Steve Dilly has been the owner of the Cashmere Mini Mart since 1993. Mr. Dilly is excited about the improvements on Sunset Highway; however, he is concerned with the access planned for his property. He sells gas so there is a lot of truck and trailer traffic. His concern is that the sidewalks and curb cuts will be too restricting for his customers to get in and out. He is a convenience store, so the access needs to also be convenient. Mr. Dilly proposed putting the sidewalk on the North side of the street, which would eliminate pedestrian and vehicle conflict on his side of the street. He wants the largest curb cut and access into his property. He requested a 140-foot curb cut, the same as the Shell Station at the other end of town. Mr. Dilly also requested that during the construction the City minimize the amount of traffic restriction, so his business is not greatly impacted.

APPROVAL OF AGENDA

MOVED by Councilor Perry and seconded by Councilor Stephenson to approve the agenda as amended with the order reversed. Motion carried unanimously.

CONSENT AGENDA

Minutes of February 28, 2022, Regular Council Meeting
Payroll and Claims Packet Dated March 14, 2022

Claims Direct Pay and Check #41790 through #41802 totaling \$42,514.53

Payroll Direct Pay and Check #41787 through #41789 totaling \$84,386.81

MOVED by Councilor Perry and seconded by Councilor Stephenson to approve the items on the Consent Agenda. Motion carried unanimously.

ORDINANCE NO. 1309 GRANTING LEGAL NON-CONFORMING USE STATUS FOR A LIMITED USE IRRIGATION ONLY WELL TO BE DRILLED AT 300 SULLIVAN STREET

The proposed ordinance grants a legal non-conforming use status for the drilling of a well for the sole purpose of providing irrigation only to serve 712 Pioneer Street and 300 and 302 Sullivan Street, due to the timing of the initial effort to drill the well. The well shall under no circumstances be used for domestic consumption.

MOVED by Councilor Carlson and seconded by Councilor Pratt to approve Ordinance No. 1309 granting legal non-conforming use status for a limited use irrigation only well for the properties described on Exhibit A. Motion carried unanimously.

RESOLUTION NO. 02-2022 WATER METER REPLACEMENT

The City intends to replace approximately 1200 water meters. The Mayor and staff recommend using the best available technology. The Kamstrup Acoustic Leak Detection (ALD) water meters can detect leaks in the City's distribution lines and they can be read with Advance Metering Infrastructure (AMI). The ALD feature is an important feature for the City because of the age of the City water lines and because this technology is the most up to date technology. With the AMI technology the meter will be able to be read from the office.

MOVED by Councilor Pratt and seconded by Councilor Perry to approve Resolution No. 02-2022 Declaring a single source of supply, Kamstrup, and authorizing the Mayor and City staff to negotiate an agreement for the purchase and installation of Kamstrup water meters from Correct Equipment. Motion carried unanimously.

WOODARD & CURRAN OPERATIONS AND MAINTENANCE AGREEMENT

Mayor Fletcher spoke on the benefits of bringing in management level services to provide industry best practices and modern technology to operate and maintain facilities, assure operations meet all state and federal requirements, provide efficiency in preventative maintenance and records, employee training and career opportunities. With the goal of finding efficiencies that assist in controlling future cost increases and slow customer rate increases.

Anthony Naccarato summarized the process they've been through, answering the City's request for qualifications, the City's selection of W&C, site visits and performing preliminary assessments, and drafting a scope of work and budget. With the approval of this agreement, W&C will start the transition phase.

Dave Kitzmiller spoke on the plans for the transition phase. Kitzmiller will immediately order the safety equipment and software and schedule the arch flash study, he will start negotiations with the union then meet with the City's two employees. A W&C team will be sent to implement the asset management program and take inventory of all tools and equipment and employee training will begin. He would like to get as much done and in place as possible before the takeover date of May 1st.

Jeff Gomes, the former mayor voiced his concerns regarding a management company. He discussed how much equipment and pumps are at the plant to monitor and maintain. His concern is future rates, and he suggested a rate study be done with FCS Group before entering a management contract. Cashmere's sewer rate is already high for seniors on a fixed income and the county rates are 1.5 times higher.

Teamster representative Paul Parmley voiced his concerns regarding the two remaining employees in the Water/Wastewater department. He stated the two employees have been operating the plant since two other operators retired last year. He questioned whether the City had done enough to hire people to help operate the plants. He questioned the validity and openness of the City on getting to this point. He cautioned the council on moving forward and reminded them that it was still their choice.

Mayor Fletcher stated that he will resume negotiating with the Union on employee effects and he will have more information regarding the effects when W&C can speak with the union and employees.

The Mayor stated that the City did bring in temporary help for the department to complete and sign required reports in order to meet state requirements. Most of the applications the City received did not have the required certifications. There were a couple of applicants from the west side that were certified; however, they didn't think the wages were high enough for the increasing housing costs in the valley. The City did offer a job to a qualified operator able to run the plant, unfortunately they accept a job in a different state.

Mayor Fletcher asked each council member what their thoughts and concerns were with the agreement.

Anthony and Dave addressed every question and concern the council voiced. They assured the council they want to be partners with the City for a long time. They will develop maintenance and capital improvement plans. They will look for inefficiencies to reduce costs and a monthly maintenance report will be provide to the City to hold W&C accountable. The council was encouraged to call W&C clients to hear firsthand what they think and how they feel about the performance and partnership with Woodard & Curran. Woodard & Curran believes their clients feel more comfortable and confident with W&C on board.

There were three sections the council members questions and were not comfortable with. The City attorney suggested deleting language in Section 5.04, adding language to Section 8.01 and adding a new Section 11.08. Woodard & Curran were acceptable to reviewing and revising the three sections.

A couple council members were not ready to take action on the agreement. They wanted more time to go over the contract again and they wanted to contact and interview W&C clients before a final decision.

MOVED by Councilor Carlson and seconded by Councilor Perry to schedule a special council meeting Wednesday, March 16th to further discuss the agreement with possible action. Motion carried unanimously.

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PROGRESS REPORTS

Director Croci thanked Jason Williams and Jesus Espinoza for keeping the water and wastewater utilities running.

ADJOURNMENT

Mayor Fletcher adjourned the meeting at 8:51 p.m.



James Fletcher, Mayor

Attest:



Kay Jones, Clerk-Treasurer