

MINUTES OF THE CASHMERE CITY COUNCIL MEETING
MONDAY FEBRUARY 28, 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 - Digital Derrick Pratt	
Staff:	Kay Jones, Clerk-Treasurer Steve Croci, Director of Operations	Chuck Zimmerman, City Attorney
Planning:	Paul Kinser – Digital Kirk Esmond - Digital Zack Steigmeyer Christina Wollman - Digital	

ANNOUNCEMENTS

No Announcements.

PUBLIC COMMENT

Dean Hills residing at 300 Sullivan Street voiced his concern with the process the City took in passing an ordinance declaring a public health emergency and prohibiting drilling of new wells in the City. Mr. Hills explained that in December, after he received approval from the Department of Ecology, he began drilling an irrigation well for his three adjoining properties. The City made him stop drilling, stating that new wells were prohibited in the city limits. Mr. Hills asked for the ordinance preventing him from doing so, however the City could not provide one.

At the City's regular council meeting in December, the Council approved an ordinance, which was to take effect immediately, prohibiting drilling of new wells in the city limits. Mr. Hills accused the City of acting unlawfully, stating they had no legal right to stop him from drilling the well since there was no ordinance in place at the time to prohibit him from drilling a well. Mr. Hills stated that he did everything right and believed that he should have been grandfathered in and allowed to finish his well.

There was a heated and lengthy discussion. Councilor Pratt argued that the City had made a mistake and that Mr. Hills should be allowed to drill his well as Mr. Hills did everything right and the City did not.

Councilors Stephenson and Carlson both expressed concern the Mr. Hills had stated on the utility locate that he was digging for a flagpole, not a well. Carlson told Mr. Hills that it seemed deceitful, and Stephenson stated that it seemed like Mr. Hills was being dishonest about drilling a well.

The Mayor stated that the topic was not on the agenda, if the council wanted to discuss the topic further or take any action the item would need to be added to the agenda.

MOVED by Councilor Pratt and seconded by Councilor Carlson to add Dean Hills irrigation well as a business item to the agenda. Motion carried unanimously.

Larry Bruehl residing at 107 Evergreen Drive voiced his concern regarding the legal advice the City receives.

APPROVAL OF AGENDA

MOVED by Councilor Pratt and seconded by Councilor Carlson to approve the agenda as amended with the addition of Dean Hills irrigation well. Motion carried unanimously.

CONSENT AGENDA

Minutes of February 14, 2022, Regular Council Meeting

Payroll and Claims Packet Dated February 28, 2022

Claims Direct Pay and Check #41766 through #41786 totaling \$64,103.69

Voiced Check #41749 and replaced with Check #41765

Reschedule public hearing for March 28, 2022, at 6:00 p.m. on 5701 Evergreen Dr. petition for annexation

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

DEAN HILLS IRRIGATION WELL

The Council continued the discussion on whether to allow Dean Hills to finish drilling and if so, how to modify the ordinance to legally allow him to do so. The Council could not violate the ordinance that was now in place. After a lengthy and heated discussion on how to modify the ordinance Councilor Perry recommended waiting for legal advice to do it correctly. Councilor Pratt argued that Mr. Hills had waited long enough, and he shouldn't have to wait for the City to right a wrong.

Councilor Pistoresi explained that before the Council changed the ordinance to make things right for Mr. Hills, legal advice was needed to make sure the changes are best for everyone.

MOVED by Councilor Perry and seconded by Councilor Pistoresi to table the entire discussion to the following council meeting to seek legal advice. Motion carried with 3 in favor and councilors Pratt and Carlson voting no.

Council Pratt did not want to table the discussion and was adamant that the ordinance was a separate issue, stating Mr. Hills should not have to wait two more weeks to finish drilling his well. He insisted the Council needed to do something that night to allow Mr. Hills to finish drilling his well.

MOVED by Councilor Pratt and seconded by Councilor Carlson to allow Dean Hills to finish drilling his irrigation well. Motion carried with 3 in favor and councilors Perry and Pistoresi voting no.

JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING – TO SET 2022 WORK AGENDA

The Mayor started the discussion by explaining that there is little room left inside the City for additional growth. Future development will need to occur primarily in the Urban Growth Area (UGA), which is mostly to the southwest of the City. He suggested the Council and Commission decide where the UGA should be in 30 years. Rather than the future growth being dictated by the county and by developers. With a plan, the City can approach Chelan County on how best to manage the UGAs.

There is a wide variety of lot sizes within the City and the Mayor asked the Council and Commissioner to consider what lot sizes should be allowed within the UGA. Director of Operations, Steve Croci, recommended thinking in terms of high, medium and low density. The Director further explained that the City cannot add more UGA until the current areas are developed and the City is not close to doing that. Mayor Fletcher stated growth is happening at a much faster rate than in the past. The Council and Commission need to consider options to make it easier to infill the UGA.

The expansion of sewer and water into developing areas is necessary for the City. However, lot sizes impact the affordability of extending those lines. Higher density development provides more homeowners to help pay for the expansion. Larger lots result in fewer people paying to be connected. The City's planning consultant, Christine Wolman, with Perteet, Inc., described a problem with expanding beyond the UGA. She said that the area surrounding the UGA is primarily comprised of small lots with wells and septic systems. According to Wolman those homeowners will be unlikely to want to pay to be connected to city services.

Based on the discussion, the Cashmere Planning Commission was directed to investigate options for multi-family zones along transportation routes, how to encourage infill, and how to best manage lot sizes. The Planning Commission will continue to work on updating the park plan, which includes the lagoon area in east Cashmere.

SMALL WORKS CONSTRUCTION CONTRACT FOR WASTEWATER TREATMENT PLANT IMPROVEMENTS

The City requested quotes from the MRSC Roster for electrical improvements to the wastewater treatment plant. The work includes installing electrical components used to monitor the water treatment process. This is an early addition item associated with the budgeted SCADA improvement project. The City received one bid, which was from Farmers Electric in the amount of \$17,144.

Councilor Carlson recommended the last sentence in Section C be amended to read "The Project Work shall be completed by April 1, 2022," striking the rest of the language.

MOVED by Councilor Carlson and seconded by Councilor Pratt to approve the Small Works Construction Contract with Farmers in the amount of \$17,144 with the amendment to Section C. Motion carried unanimously.

PROGRESS REPORTS

Kay Jones, City Clerk-Treasurer announced that she is speaking with someone interested in being the pool manager. She needs to get her lifeguard certification and her instructors certification updated. Once the certifications are completed, she will be hired to begin working on hiring and training lifeguards.

City Council Minutes
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ADJOURNMENT

Mayor Fletcher adjourned the meeting at 7:53 p.m.



James Fletcher, Mayor

Attest:



Kay Jones, Clerk-Treasurer