

MINUTES OF THE CASHMERE CITY COUNCIL MEETING
MONDAY OCTOBER 14, 2024, AT CASHMERE CITY HALL – In-Person and Digital

OPENING

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

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

ATTENDANCE

Present

Not Present

Mayor: Jim Fletcher

Council: John Perry
Chris Carlson
Shela Pistorosi
Jayne Stephenson
Jeff Johnson

Staff: Kay Jones, Clerk-Treasurer
Steve Croci, Director of Operations

City Attorney, Julie Norton

PUBLIC COMMENT

No public comment.

APPROVAL OF AGENDA

MOVED by Councilor Perry and seconded by Councilor Carlson to approve the agenda as presented. Motion carried unanimously.

CONSENT AGENDA

Minutes of September 23, 2024, Regular Council Meeting
Payroll and Claims Packet Dated October 14, 2024

Claims Direct Pay and Check #43778 through #43817 totaling \$448,996.13
Payroll direct Deposit and Check #43779 through #43781 totaling \$87,234.83
Manual Check #43777 and #43782 not needing prior approval

MOVED by Councilor Perry and seconded by Councilor Carlson to approve the items on the consent agenda. Motion carried unanimously.

PUBLIC HEARING ON THE PETITION TO ANNEX A 5-ACRE PARCEL OF LAND LOCATED AT 5633 EVERGREEN DRIVE

Mayor Fletcher opened the public hearing at 6:01 pm to take public comment on the petition to annex a five-acre parcel of land located at 5633 Evergreen Drive. With no comments from the public, Mayor Fletcher closed the hearing at 6:02 pm.

RESOLUTION NO. 07-2024 DECLARING AN EXEMPTION TO WAIVE COMPETITIVE BIDDING DUE TO SPECIAL MARKET CONDITIONS AND AUTHORIZE THE PURCHASE OF AN ORBIT SCREENER

Director Croci explained that the used orbital screener is in excellent condition and has very low hours of use for the price of \$45,000. The crew would be able to screen and reuse the sand that is used on the city roads during the winter. The screener can also be used to grade wood chips at the mulch center to make them uniform and usable as mulch. The same screener purchased brand new would be around \$95,000.

Council members had the following questions; how frequently would the equipment be needed and used? Is this a want or a need? What would the savings be from recycling sand and wood chips? Is this more for the environment than a cost savings? How long would it take to recoup the \$45,000 for the orbit screener?

MOVED by Councilor Carlson and seconded by Councilor Stephenson to table the resolution for more information. Motion carried unanimously.

S. DOUGLAS ST. CONTRACT AMENDMENT NO. 1 TO TA NO. 6 TO INCLUDE SERVICES DURING CONSTRUCTION

Previously the city approved Task Authorization No. 6 with RH2 Engineering, Inc., to perform engineering services for the design of the water and roadway improvements to South Douglas Street from Cottage Avenue to East Parkhill Street. The city is now requesting RH2 to provide services during construction for project management, inspection and other tasks. The additional cost for these services is \$43,854 making the cost of Task Authorization No. 6 a total of \$108,568.

Councilor Perry was concerned that it was unclear as to whether the \$43,854 was a not to exceed amount and RH2 would only be paid for work performed, or if it was a set amount.

MOVED by Councilor Pistoiresi and seconded by Councilor Johnson to approve Amendment No. 1 to Task Authorization No. 6 to include services during construction on the S. Douglas Street project in the amount of \$43,854. Motion carried with four voting in favor and Councilor Perry voting no.

PROSECUTION SERVICES AGREEMENT FOR 2025

The annual amount for the 2025 Prosecution Services Agreement is \$16,500, calculated on 55 cases at \$300 per case. The number of cases determined for the annual calculation are counted in a twelve-month period from September 1, 2023, to August 31, 2024.

MOVED by Councilor Pistoiresi and seconded by Councilor Stephenson to approve the Prosecution Services Agreement for 2025 in the amount of \$16,500 and authorize the mayor to sign. Motion carried unanimously.

CURRENT REVENUE SOURCES & ESTIMATES

The council was provided a report itemizing revenues for each budget fund, comparing 2023 budgeted and actual revenue to the 2024 budgeted and actual year to date (September) revenue. The proposed revenues for the 2025 budget were included for consideration.

DISCUSSION ON DEVELOPMENT IMPACT FEES

The topic of development impact fees was briefly discussed at a previous council meeting and then referred to the Planning Commission for a discussion on land use regulation that would initiate impact fees on the proposed development. Our land use planning consultant Christina Wollman, Perteet, provided discussion based on other cities and a review of procedures and the regulations limiting the amount of fees impose, to determine the amount of fees that may be collected. For small developments, the amount of impact may be minimal with low revenue potential.

The council discussed the following key issues regarding impact fees that were outlined by an MRSC article.

- Impacts of a new development must be related to and benefit the new development, cannot correct existing deficiencies, proposed improvement must be included in existing capital improvement programs.
- The city must justify the cost of impact fees are proportional to the impact.
- Fees collected must be used on the capital project within ten years or refunded. These funds must be accounted for separately from other City funds.

Fletcher explained that both the city's attorney and the city's land use consultant with Perteet, Inc., had reviewed the options and suggested that due to requirements placed on impact fees, that the amount of fees that the city could potentially collect would be minimal, compared to the efforts involved in implementing and administering them.

Councilor Johnson stated that other cities impose impact fees so why doesn't it make sense for Cashmere. Johnson specifically stated safety on Rank and Kennedy roads, suggesting that developers should be charged fees to improve roadways impacted by the new construction. Johnson stated that developers are winning, and residents are losing. He said he did not have the answer, but he wanted to make sure that Cashmere has a system in place to manage the impacts from new development.

Fletcher suggested that there are alternatives that can be used for the city to require new developments to fund resulting impacts. These include system development fees on utilities, local improvement districts and restrictions resulting from required environmental reviews.

PROGRESS REPORTS

S Douglas Street project is moving along.

Mill Road project – the Port will be installing curbs and asphalt.

Fruitful Place – the utilities are in.

SCADA project – walk through was completed and additional change orders need to be approved.

Generator project – final walk through is scheduled.

Leaks at the pool have been fixed.

ADJOURNMENT

The mayor adjourned the council meeting at 7:10 pm



James Fletcher, Mayor

Attest:



Kay Jones, Clerk-Treasurer