

**City of Enumclaw  
1339 Griffin Avenue  
Enumclaw, Washington 98022**

**City Council Regular Session  
City Hall Council Chambers  
November 25, 2019, 7:00pm**

**1. CALL TO ORDER AND FLAG SALUTE:**

Mayor Molinaro called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Mayor Pro Tem LaFleur announced that all Councilmembers were present.

**ATTENDANCE:**

Councilmembers Tony Binion, Kael Johnson, Anthony Wright, Kyle Jacobson, Hoke Overland, Beau Chevassus and Chance LaFleur were present. Also present were Mayor Jan Molinaro, City Administrator Chris Searcy, City Attorney Mike Reynolds, City Clerk Maureen Burwell, Public Works Director Jeff Lincoln, Community Development Director Chris Pasinetti, Parks Director Michelle Larson, Finance Director Stephanie McKenzie, Police Chief Bob Huebler, Information Services Technician Travis Rose, Senior Center Manager Jobyna Nickum and Aquatic Center Manager Kristin Munnell.

**2. ADJUSTMENTS TO THE AGENDA:**

Overland added 12.A, New Business, Downtown Parking Lots.

Council consensus to approve agenda as adjusted.

**3. MOTION TO APPROVE MINUTES:**

A. Council Minutes, 11/12/19

**LA FLEUR MOVED TO APPROVE THE NOVEMBER 12, 2019, MINUTES AS PUBLISHED. JACOBSON SECONDED. MOTION CARRIED 7-0.**

**4. ANNOUNCEMENTS AND PRESENTATIONS:**

**A. ANNOUNCEMENTS**

1. City offices will be closed Thursday, November 28, and Friday, November 29, for the Thanksgiving Holiday.
2. Coffee with the Mayor, Monday, December 2, 9:00 - 10:00 a.m., City Hall Council Chambers

Mayor made the announcements.

**B. PRESENTATIONS**

1. Veterans, Seniors & Human Services Levy Grant, Jobyna Nickum, Senior Center Manager

Nickum gave a PowerPoint presentation explaining the King County Veterans, Seniors and Human Services Levy grant that the Enumclaw Senior Center has received. The Levy was approved by the voters in 2017 for a total amount of \$3.5 million for seniors. The City's is a multi-year grant in the amount of \$885,000 with an emphasis on seniors living in unincorporated King County. A van was recently received with the help of King County Councilmember Reagan Dunn. This will help facilitate "pop-up" senior centers. The vision is to create a robust, vital southeast rural hub

servicing all area seniors. There will also be outreach to the Latin-x community. To increase programming, space will be rented with a portion of the grant funding; and a consultant hired to assist seniors with various needs. A contract administrator will also be hired to take care of all paperwork required by King County.

The Mayor and Binion thanked Nickum for her work on behalf of seniors along with her staff. In response to a question from the Mayor, Jobyna noted that any individuals hired will not be added to the City budget; this staffing will be paid for with the grant.

## 2. Pool Conceptual Study, Geoff Anderson, Schemata Workshop

Anderson stated that his group built upon the previous work done by other architects and assessors. He gave some statistics about the pool itself:

- 44 year-old facility.
- One of about 25 Forward Thrust pools built in King County.
- All turned over to local jurisdictions approximately 10-15 years ago.

He noted that the trend for pools is evolving from the square box concept of lap pools to therapy pools, leisure pools and many different uses for aquatic centers. Recently the Citizens Advisory Committee for the Aquatic Center worked off the McKinstry Study to bring recommendations on improvements.

Schemata's conceptual study concentrated on:

- Accessibility.
- Visibility.
- Reaching a broader population.
- Revenue generating potential.

Anderson explained the concept plan:

- Update the lobby area and change the access (front door).
- Convert some of the area in the changing rooms to a restroom serving the community room and a non-gender family changing room.
- Reconfigure the reception desk and staff areas.
- Community room added, as well as a covered patio for outdoor events.
- Leisure pool and therapy pool added.
- Potential climbing wall and saunas.

He detailed how each of the above would be incorporated into three phases; the total costs for all phases is projected at approximately \$8,600,000.

Extensive discussion ensued with the following topics touched upon:

- Spa, sauna and therapy pools would add to annual operational costs; however, are not in estimates from Schemata as these were identified by McKinstry.
- Revenue generating items, such as lazy rivers, therapy pools and swim lessons (with a teaching area for very young children), could reduce levy costs in the long run.
- Ways to mitigate noise from mechanical rooms.

- Health code will be followed for a steam and/or sauna room.
- There is room to expand the building footprint and perhaps add a fitness gym with treadmills and other workout equipment. Staff is open to this concept if the community is in favor.
- Seating is limited to about 20 people by the leisure pool.
- Lifeguards will be utilized in all areas of the swimming pools; the number is dependent on programming.
- The Aquatic Center is a community asset; it is not the same as membership-driven centers.
- Appreciation expressed for the level of depth to ensure all service groups would be served.
- There is a potential for grants; the City will have the opportunity to apply for a grant from King County, which would not fund the whole project but may be about \$5 million. There may be State or Federal grants available also.
- If there are modifications desired, the City should make those determinations prior to the grant application.
- The project costs include “soft” costs such as architects and engineering, permitting fees, and utility service fees.
- The items designated for the various phases can be shifted to other phases.

#### C. COMMUNITY EVENTS

1. City Hall Tree Lighting, Saturday, November 30, 6:00 p.m., City Hall Park
2. Chamber of Commerce’s Christmas Parade, *Christmas Magic*, Saturday, December 7, 4:00 p.m., Cole Street
3. Enumclaw Aquatic Center’s *Surfin’ Santa*, Friday, December 20, 6:00 p.m. - 8:30 p.m., enjoy a holiday float-in movie and a gift for all. \$6.25 residents, \$7.50 non-residents

Mayor noted the events.

#### **5. COMMENTS FROM THE AUDIENCE:**

Willis McNabb, out-of-City resident, asserted that the pool is the only aquatic center on the Plateau and the revenue is derived from more than just the City’s residents. He has been swimming there for twelve years and noted that many seniors use the facility. He suggested tying the senior center in with the pool plans.

Troy Couch, in-City resident, CEO of the Chamber of Commerce, reported on the Fall Wine Walk noting it was the largest one yet, bringing over 1200 people to downtown businesses. Three businesses mentioned to him that it was their best sale day ever.

Dave Brockman, out-of-City resident, noted that he is an active swimmer. He expressed appreciation for all the effort that has gone into the aquatic center; and noted it is a very valuable facility. He would like to see a “wet” fitness area be considered along with a “dry” fitness area, with the appropriate type of fitness equipment available.

#### **6. PUBLIC HEARING:**

- A. 2020 Budget, Ordinance No. 2662, 2nd of 2 Public Hearings

**MAYOR OPENED THE PUBLIC HEARING AT 8:01 P.M.**

Burwell confirmed that the City Clerk's office received no communication from the public regarding the 2020 Budget.

City Clerk Read by Title Only

ORDINANCE NO. 2662

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ENUMCLAW, WASHINGTON, ADOPTING THE ANNUAL OPERATING BUDGET FOR THE YEAR 2020, SETTING FORTH ESTIMATED REVENUES AND APPROPRIATIONS.

*Staff Report:*

McKenzie detailed the changes since the last public hearing:

- The Senior Center grant, both revenue and expenditures added.
- \$168,000 in repairs and machinery at Golf Course using REET funds and a General Fund match.
- A small increase in Property Tax revenue.

*Council Comments:*

None.

*Public Input:*

None.

**MAYOR CLOSED THE PUBLIC HEARING AT 8:02 P.M.**

B. 2020 Property Tax and Other Revenue Sources, Ordinance No. 2663, 2nd of 2 Public Hearings

**MAYOR OPENED THE PUBLIC HEARING AT 8:03 P.M.**

Burwell confirmed that the City Clerk's office received no communication from the public regarding the 2020 Property Tax Levy.

City Clerk Read by Title Only

ORDINANCE NO. 2663

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON LEVYING THE GENERAL TAXES FOR THE CITY FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2020, ON ALL REAL AND PERSONAL PROPERTY WITHIN THE CITY, WHICH IS SUBJECT TO TAXATION FOR THE PURPOSE OF PROVIDING SUFFICIENT REVENUE TO CARRY ON THE NORMAL ACTIVITIES OF THE CITY FOR THE ENSUING YEAR AS REQUIRED BY LAW.

*Staff Report:*

McKenzie stated the final Levy Worksheet from King County has been received with an increase of \$541.00 in new construction.

*Council Comments:*

None.

*Public Input:*

None.

**MAYOR CLOSED THE PUBLIC HEARING AT 8:05 P.M.**

**7. TABLED BUSINESS:**

None.

**8. COUNCIL COMMITTEE REPORTS:**

A. COMMUNITY AND ECONOMIC DEVELOPMENT – Councilmembers Overland, Chair; Johnson, Binion

Overland stated the Committee last met on November 25. They discussed the Comp Plan amendments, Ordinance Nos. 2668, 2669 and 2670. They also discussed amendments to County-wide panning policies. The next meeting is scheduled for Monday, December 9, 5:00 p.m. at the Stevenson-Yerxa Building.

B. COMMUNITY SERVICES – Councilmembers Wright, Chair; Binion, Jacobson

Wright stated the Committee last met on November 18. They discussed the Golf Course Lease, Resolution 1664; and an amendment to the 2019 Budget for the skate park. The next meeting is scheduled for Monday, December 16, at 5:00 p.m. in the Council conference room at City Hall.

C. FINANCE – LaFleur, Chair; Wright, Johnson

LaFleur stated the Committee last met on November 25. They discussed Ordinance No. 2667; Resolution 1663; and outside agency contracts. The next meeting is scheduled for Monday, December 9, 6:30 p.m. in the Finance Department.

D. PUBLIC SAFETY – Councilmembers LaFleur, Chair; Jacobson, Chevassus

Jacobson stated the Committee last met on November 18. It was a well-attended meeting. They received a hiring update; and discussed the GIS addressing changes to make the system function better. They also discussed the meeting with King County Library System's (KCLS) local leadership, their government liaison and their security director. At that meeting, they reviewed the Committee's survey as well as the KCLS survey. Commander Ryan is the liaison between the two entities with the goal of increased communication and improving the library. Also discussed at the Committee meeting was a shopping cart ordinance; and the Fire Department lease agreement. The next meeting is scheduled for Monday, December 16, 6:00 p.m. at the Police Department.

E. PUBLIC WORKS – Councilmember Wright, Chair; LaFleur, Chevassus

Wright stated the Committee last met on November 25. They discussed the bid award on the Consent Agenda; repairs to a 12" cast iron pipe by a City's crew; a WRIA issue regarding water rights; and the Golf Course water line project.

Lincoln gave a PowerPoint presentation on the City crew repairing a 12” water main break. He noted that the Water Utility crew did a very good job with getting the repair done in a timely manner as this affected businesses along Highway 410.

The next meeting is scheduled for Monday, December 9, 5:30 p.m. in the Council conference room at City Hall.

F. CHAMBER OF COMMERCE – Councilmember Binion, Liaison; Johnson, Alternate  
Johnson stated the Chamber Board last met on November 13. They discussed the City’s Comprehensive Plan, focusing on the downtown park location and underground utilities, Ordinance No. 2669. The next meeting is the annual retreat scheduled for Wednesday, December 11, 8:00 a.m. at The Claw.

G. SOUND CITIES ASSOCIATION (SCA) - Councilmember LaFleur, Liaison; Binion, Alternate  
LaFleur stated that SCA last met on November 13. There was continued discussion on the King County Regional Housing Authority. Also discussed were SCA’s 2020 legislative agenda; Metro’s mobility framework; King Conservation District rates and charges; King County “Waste to Energy”; and levy and ballot measures at individual cities. At the pre-meeting (the Public Issues Committee) an MRSC attorney gave a presentation on Martin v. Boise regarding homeless enforcement. The next meeting is scheduled for Wednesday, December 11, at 6:00 p.m. at Renton City Hall.

H. TOURISM ADVISORY BOARD (TAB) - Councilmember Overland, Liaison; Johnson, Alternate  
Overland stated that TAB last met November 14. They discussed the downtown park and pavilion; the TAB is unanimously in favor of the original recommended location. TAB would like to see the City take up Code violations in lots downtown. They also discussed *Sundays on Cole*; homelessness concerns; thank-you to the City for getting the snowflakes up in time for the Chamber’s Fall Wine Walk; updates to the Visit Enumclaw website; and street lights downtown. The next meeting has not yet been scheduled.

I. ENUMCLAW EXPO AND EVENTS ASSOCIATION (EEEE) BOARD -  
Councilmember Wright, Liaison; Jacobson, Alternate  
Wright stated that EEEA is not meeting in November and December. He noted that the Festival of Crafts has recently concluded with a senior day and a Santa breakfast; it was well attended. The Rodeo Gala was well attended with fundraising for the rodeo ground improvements and also youth programs. There will be western events occurring every day at the 2020 King County Fair. The next meeting will be held in January and it has not yet been scheduled.

**9. CONSENT AGENDA:**

**A. VOUCHER AND PAYROLL CERTIFICATION**

1. Accounts Payable Vouchers #188942-189152 - \$643,391.11; Void Check #s 180690, 184907, 188818 (\$995.97)
2. October 2019 Payroll Vouchers #28844-28867, 25652-25655 - \$92,597.61; Payroll Direct Deposits - \$451,361.71; Payroll Tax and Benefits - \$473,784.49

3. ACH & Wire Transactions - \$137,079.97

**B. CANCEL MEETING**

1. Cancel Regularly Scheduled December 23, 2019, Meeting

**C. BID AWARD**

1. Olson Brothers Excavating, Foothills/Battersby Trails

**WRIGHT MOVED TO APPROVE THE CONSENT AGENDA. LA FLEUR SECONDED. MOTION CARRIED 7-0.**

**10. GENERAL BUSINESS:**

**A. ORDINANCE**

1. Ordinance No. 2662 - 2020 Budget

City Clerk Read by Title Only for the Second Reading

**ORDINANCE NO. 2662**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ENUMCLAW, WASHINGTON, ADOPTING THE ANNUAL OPERATING BUDGET FOR THE YEAR 2020, SETTING FORTH ESTIMATED REVENUES AND APPROPRIATIONS.

***Staff Report:***

McKenzie stated she had no changes to the staff report given during the Public Hearing portion of the meeting.

***Council Comments:***

None.

***Council Action:***

**LA FLEUR MOVED TO APPROVE ORDINANCE NO. 2662, 2020 BUDGET. WRIGHT SECONDED. MOTION CARRIED 7-0.**

2. Ordinance No. 2663 - 2020 Property Tax and Other Revenue Sources

City Clerk Read by Title Only for the Second Reading

**ORDINANCE NO. 2663**

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON LEVYING THE GENERAL TAXES FOR THE CITY FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2020, ON ALL REAL AND PERSONAL PROPERTY WITHIN THE CITY, WHICH IS SUBJECT TO TAXATION FOR THE PURPOSE OF PROVIDING SUFFICIENT REVENUE TO CARRY ON THE NORMAL ACTIVITIES OF THE CITY FOR THE ENSUING YEAR AS REQUIRED BY LAW.

***Staff Report:***

McKenzie stated she had nothing to add to the staff report given during the Public Hearing portion of the meeting.

***Council Comments:***

None.

***Council Action:***

**LA FLEUR MOVED TO APPROVE ORDINANCE NO. 2663, 2020 PROPERTY TAX AND OTHER REVENUE SOURCES. WRIGHT SECONDED. MOTION CARRIED 7-0.**

3. Ordinance No. 2666 - Authorizing a Sales and Use Tax for Affordable Housing

City Clerk Read by Title Only for the Second Reading

ORDINANCE NO. 2666

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON RELATING TO LOCAL SALES TAX AND USE TAX; AUTHORIZING THE MAXIMUM CAPACITY OF THE TAX AUTHORIZED UNDER THE PROVISIONS OF SUBSTITUTE HOUSE BILL 1406, RCW 82.14.540, FOR AFFORDABLE AND SUPPORTIVE HOUSING AND RENTAL ASSISTANCE FOR COLLECTION BEGINNING JANUARY 1, 2020; ADDING CHAPTER 3.50 OF THE ENUMCLAW MUNICIPAL CODE TO CREATE A NEW FUND.

***Staff Report:***

Searcy stated he had nothing further to add from the report given at the first reading of Ordinance No. 2666.

***Committee Report:***

LaFleur stated the Finance Committee had nothing new to add.

***Council Comments:***

None.

***Council Action:***

**LA FLEUR MOVED TO APPROVE ORDINANCE NO. 2666, AUTHORIZING A SALES AND USE TAX FOR AFFORDABLE HOUSING. WRIGHT SECONDED. MOTION CARRIED 7-0.**

4. Ordinance No. 2667 - 2019 Budget Amendment

City Clerk Read by Title Only for the Second Reading

ORDINANCE NO. 2667

AN ORDINANCE OF THE CITY OF ENUMCLAW, WASHINGTON, DECLARING AN EMERGENCY EXISTS RELATING TO 2019 ANNUAL OPERATING BUDGET ORDINANCE NO. 2643 AND BUDGET AMENDMENT ORDINANCE 2655 AND 2661 AUTHORIZING ADJUSTMENTS TO THE BUDGET.



***Staff Report:***

McKenzie stated that there has been an addition since the first reading of this Ordinance: \$22,000 additional expenditures in the facilities fund.

***Committee Report:***

None.

***Council Comments:***

Wright reminded Council of the discussion at the last Council meeting regarding adding a hot water tank at the Expo Center.

***Council Action:***

**LA FLEUR MOVED TO AMEND ORDINANCE NO. 2667 TO ADD \$3,000 FOR A HOT WATER TANK AT THE CONCESSION STAND. WRIGHT SECONDED. MOTION CARRIED 7-0.**

**LA FLEUR MOVED TO APPROVE ORDINANCE NO. 2667, 2019 BUDGET AMENDMENT, AS AMENDED. WRIGHT SECONDED. MOTION CARRIED 7-0.**

5. Ordinance No. 2668 – 2019 Comprehensive Plan Amendments

City Clerk Read by Title Only for the Second Reading

ORDINANCE NO. 2668

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON UPDATING AND AMENDING THE ENUMCLAW COMPREHENSIVE PLAN, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

***Staff Report:***

Pasinetti gave a PowerPoint presentation on Ordinance Nos. 2668, 2669 and 2670. He detailed the amendments as recommended by the Planning Commission, which were the same as at the first reading of the Ordinances. He noted that two new amendments were distributed to Council prior to this meeting and are regarding the Enumclaw Golf Course and the Enumclaw Expo Center. The Planning Commission recommendation was to reconsider the location of the downtown park. The staff recommendation was to place the park at Cole and Initial.

***Committee Report:***

Overland stated that the Community and Economic Development Committee is recommending three amendments to Ordinance No. 2668: 1) Capital Facilities Plan be amended for city-owned Golf Course and Expo Center be included as shown on the attachments distributed earlier to Council; 2) The proposed downtown park map be revised removing “splash pad” and replacing it with the words “water feature”; and 3) Site the downtown park at Cole & Initial, the original proposal.

***Council Comments:***

Council discussion ensued with the following comments/questions/answers:

- The CED Committee did take into consideration the community input on the location of the downtown park. The consensus was that the original proposed location was the best site for a downtown park.
- Preservation of the trees on the downtown parking lot is desirable when it is developed into a park.
- Approving the Comprehensive Plan policy regarding the underground utilities does not place it in the EMC; that will happen with Ordinance No. 2669; the CED Committee is recommending amending that Ordinance to remove 14.18.060 in its entirety.
- The suggestion and agreement that single family dwellings not be required to underground utilities; the intention is for plats and new commercial properties.
- A future Council could make changes to the development of the downtown park and whether or not commercial enterprises would be allowed on that site.
- Goodwill Park and Rotary Park are passive parks; there are no firm statistics on park use. The downtown pavilion park would be an active park with features in place to bring more users to the park.
- The change of wording from “splash pad” to “water feature” was simply to make it more generic; what’s commonly known as a splash pad could still be included.
- The Comprehensive Plan could be amended again next year if Council so chooses to make changes.

***Council Action:***

**OVERLAND MOVED TO INCLUDE IN THE CAPITAL FACILITIES PLAN FOR CITY-OWNED PROPERTIES OF THE GOLF COURSE AND THE EXPO CENTER, ATTACHMENTS 8 AND 9. WRIGHT SECONDED. MOTION CARRIED 7-0.**

**OVERLAND MOVED TO AMEND THE DOWNTOWN PARK MAP TO REMOVE “SPLASH PAD” AND ADD “WATER FEATURE”. JOHNSON SECONDED. MOTION CARRIED 7-0.**

**OVERLAND MOVED TO SITE THE DOWNTOWN PARK AT ITS ORIGINAL LOCATION OF COLE AND INITIAL. BINION SECONDED.**

In response to a question from Jacobson, Pasinetti stated that having the actual site noted in the Comprehensive Plan makes planning for it much easier.

**MOTION CARRIED 7-0.**

**OVERLAND MOVED TO APPROVE ORDINANCE NO. 2668, 2019 COMPREHENSIVE PLAN AMENDMENTS, AS AMENDED. WRIGHT SECONDED. MOTION CARRIED 7-0.**

6. Ordinance No. 2669 – EMC Amendment, Underground Utilities

City Clerk Read by Title Only for the Second Reading

ORDINANCE NO. 2669

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING DEVELOPMENT REGULATIONS IN ENUMCLAW MUNICIPAL CODE, EMC TITLE 14 UTILITIES PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

***Staff Report:***

Pasinetti stated this Ordinance implements the newly adopted policy. Staff and the Planning Commission are recommending approval.

***Committee Report:***

Overland stated that the CED Committee recommends removing proposed section 14.18.060 in its entirety, with the goal being to take out anything other than new construction on a larger scale.

***Council Comments:***

Council discussion ensued with the following comments/questions/answers:

- Removal of section 14.18.060 would remove the requirement for existing utility aerial utilities to be placed underground; this would apply to homeowners wanting to remodel.
- If the recommendation is to only require the undergrounding of utilities for new construction, section 14.18.070 (b4) should also be removed.
- Suggestion for a third reading in order to be clearer on the intended amendments from the CED Committee.

Council consensus to make changes to the Ordinance as the CED Committee has recommended; new commercial and residential plats have the requirement to install underground utilities but not single family remodels.

***Council Action:***

**OVERLAND MOVED TO TABLE ORDINANCE NO. 2669 FOR A THIRD READING. JACOBSON SECONDED. MOTION CARRIED 5-2. BINION AND LA FLEUR OPPOSED.**

7. Ordinance No. 2670 – Zoning Map Amendment, Rezone at 2040 Railroad Avenue

City Clerk Read by Title Only for the Second Reading

ORDINANCE NO. 2670

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON, REZONING 2040 RAILROAD STREET, PARCEL NUMBERS 3966900060 & 3966900045, FROM *MULTIFAMILY RESIDENTIAL* (R-4) ZONING DISTRICT TO *PUBLIC USE* (P) ZONING DISTRICT, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

***Staff Report:***

Pasinetti stated he had nothing further to add to the report given at the first reading of the Ordinance.

***Committee Report:***

Overland stated the CED Committee recommends approval.

***Council Comments:***

None.

***Council Action:***

**WRIGHT MOVED TO APPROVE ORDINANCE NO. 2670, ZONING MAP AMENDMENT, REZONE AT 2040 RAILROAD AVENUE. LA FLEUR SECONDED. MOTION CARRIED 7-0.**

8. Ordinance No. 2671 - Waiving Annual CPI Sewer Rate Increase

City Clerk Read by Title Only for the Second Reading

ORDINANCE NO. 2671

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON WAIVING AN ANNUAL ADJUSTMENT FOR INFLATION BY THE CONSUMER PRICE INDEX FOR SEWER RATES AS PROVIDED FOR ENUMCLAW MUNICIPAL CODE 14.08.030 E.

***Staff Report:***

Lincoln stated he had nothing further to add to the report given at the first reading of the Ordinance; the rates are sustainable as is.

***Committee Report:***

Wright stated the Public Works Committee is in unanimous support.

***Council Comments:***

None.

***Council Action:***

**WRIGHT MOVED TO APPROVE ORDINANCE NO. 2671, WAIVING ANNUAL CPI SEWER RATE INCREASE. LA FLEUR SECONDED. MOTION CARRIED 7-0.**

9. Ordinance No. 2672 - Waiving Annual CPI Water Rate Increase

City Clerk Read by Title Only for the Second Reading

ORDINANCE NO. 2672

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON WAIVING AN ANNUAL ADJUSTMENT FOR INFLATION BY THE CONSUMER PRICE

INDEX FOR WATER RATES FOR THE YEAR 2020 AS SET FORTH IN ENUMCLAW MUNICIPAL CODE 14.04.190 B.

***Staff Report:***

Lincoln stated he had nothing further to add to the report given at the first reading of the Ordinance; the rates are sustainable as is.

***Committee Report:***

Wright stated the Public Works Committee is in unanimous support.

***Council Comments:***

None.

***Council Action:***

**WRIGHT MOVED TO APPROVE ORDINANCE NO. 2672, WAIVING ANNUAL CPI WATER RATE INCREASE. LA FLEUR SECONDED. MOTION CARRIED 7-0.**

**B. RESOLUTIONS**

**1. Resolution No. 1663 – Amend Petty Cash Fund Authorizations**

City Clerk Read by Title Only

**RESOLUTION NO. 1663**

**A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON, AMENDING RESOLUTION NO. 1483 TO ADJUST THE LEVEL OF AUTHORIZATION FOR CERTAIN CHANGE AND PETTY CASH FUNDS WITHIN CITY DEPARTMENTS.**

***Staff Report:***

McKenzie stated that this is a housekeeping item; the Parks Department change fund is no longer needed.

***Committee Report:***

LaFleur stated that the Finance Committee recommends approval.

***Council Comments:***

None.

***Council Action:***

**WRIGHT MOVED TO APPROVE RESOLUTION NO. 1663, AMEND PETTY CASH FUND AUTHORIZATIONS. CHEVASSUS SECONDED. MOTION CARRIED 7-0.**

**2. Resolution No. 1664 – Golf Course Lease Agreement, J & H Golf, LLC**

City Clerk Read by Title Only

RESOLUTION NO.1664

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AUTHORIZING THE MAYOR TO ENTER INTO A COMMERCIAL LEASE AGREEMENT FOR THE OPERATION OF THE ENUMCLAW GOLF COURSE BY AND BETWEEN THE CITY AND BILL JENSEN AND STEVE HODGMAN AND J & H GOLF, LLC FOR A PERIOD OF FIVE (5) YEARS WITH AN OPTION FOR AN ADDITIONAL FIVE (5) YEAR PERIOD.

***Staff Report:***

Searcy stated that current Golf Course lease expires at the end of 2019. A request for proposals was presented in May and the only responsive proposal was from Bill Jensen and Steve Hodgman. The other proposal was to manage the Course for a fee, but not to lease it. There have been several meetings of the proponents with Administration and also with the CSC Committee. The term is five years and the lessee has the option of extending for another five years.

Some of the details of the lease:

- Lease payments waived in years one to three in lieu of approximately \$20,000 of enhanced grounds maintenance through intensive fertilization and weed control on fairways; and \$137,500 of capital improvements to the course or equipment purchases.
- Lease payment of 7% of gross revenue exceeding \$300,000 for year 2023 forward.
- City to make capital purchases/improvements of \$168,000 in 2020.
- City will provide some grounds maintenance equipment. Lessee to complete routine maintenance, Lessor to complete major repairs exceeding \$1,500.
- City to replace some equipment during first term:
  - 2021 – Greens/tees mower, est. cost of \$48,000
  - 2022 – Workman MD, est. cost of \$15,000
  - 2023 – Greens roller may also need to be replaced, est. cost of \$15,000

The capital projects needed will be mostly funded by Real Estate Excise Tax (REET); there will be some impact to the General Fund.

Bill Jensen, proponent, stated that he has been golfing at the Enumclaw Golf Course since he was a child and believes that there has not been enough attention paid to the course in recent years. There is potential to make it a destination course, where golfers will drive an hour or so to get to the course. He suggested that golf carts should be purchased rather than leasing because it is more cost effective; the request for a covered shed is to house these carts. He asserted that five golf courses closed down in the last five years; this is an opportunity for increased patronage at the Enumclaw Golf Course.

In response to a question from the Mayor, Jensen stated that there will be changes to the restaurant also. Perhaps some specialty sandwiches or expansion of the times.

Johnson stated he was excited to see the new energy at the Golf Course and expects positive things to happen there with local leadership.

***Committee Report:***

Wright stated that the CSC Committee recommends approval.

***Council Comments:***

None.

***Council Action:***

**WRIGHT MOVED TO APPROVE RESOLUTION NO. 1664, GOLF COURSE LEASE AGREEMENT WITH J & H GOLF, LLC. JACOBOSON SECONDED. MOTION CARRIED 7-0.**

3. Resolution No. 1665 – Contract Amendment with King Co Dept of Community & Human Services

City Clerk Read by Title Only

**RESOLUTION NO. 1665**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AUTHORIZING THE EXECUTION OF A CONTRACT AMENDMENT WITH KING COUNTY DEPARTMENT OF COMMUNITY AND HUMAN SERVICES TO PROVIDE \$312,420 OF FUNDING FOR THE SOUTHEAST RURAL SENIOR HUB FOR THE PERIOD OF OCTOBER 1, 2019 THROUGH DECEMBER 31, 2020.

***Staff Report:***

Searcy referred to the grant presentation given by Nickum earlier in the meeting. The \$885,000 amount is over several years. \$312,420 in the Resolution is for funding through the end of 2020.

***Committee Report:***

Wright stated the CSC Committee did not have a chance to review the Resolution, however, as it is accepting money he believes all would recommend approval.

***Council Comments:***

None.

***Council Action:***

**WRIGHT MOVED TO APPROVE RESOLUTION NO. 1665, CONTRACT AMENDMENT WITH KING COUNTY DEPARTMENT OF COMMUNITY AND HUMAN SERVICES. BINION SECONDED. MOTION CARRIED 7-0.**

**C. GENERAL ITEMS**

**1. Routine Reports**

**a. Police**

**b. Public Works: Facilities; Equipment Rental; Solid Waste; Gas; Line Maintenance; Streets; Wastewater; Water**

**11. UNFINISHED BUSINESS:**

None.

**12. NEW BUSINESS:**

**A. DOWNTOWN PARKING LOTS**

Overland stated he has received complaints on the downtown parking lots not being well lighted. He would like to refer to the Public Works Committee to discuss the lighting, striping, and resurfacing of the City-owned lots such as the Library lot and the parking lot near the hotel.

There was Council consensus to refer this matter to the Public Works Committee.

Lincoln gave a quick update on Public Works projects: a grant has been received from the Transportation Improvement Board for paving between Semanski St. and SR 410; the snow plow has arrived; and 15 new black light poles have been shipped.

**13. EXECUTIVE SESSION:**

A. Real Estate Per RCW 42.30.110 (c) – Estimated Time: 10 Minutes

**MAYOR RECESSED THE MEETING AT 9:38 P.M.**

**CITY ATTORNEY REYNOLDS EXTENDED THE EXECUTIVE SESSION FOR FIVE MINUTES AT 9:48 P.M.**

**MAYOR RE-CONVENED THE MEETING AT 9:53 P.M.**

**14. ADJOURNMENT:**

**LA FLEUR MOVED TO ADJOURN THE MEETING. WRIGHT SECONDED. MOTION CARRIED 7-0.**

Meeting adjourned at 9:53 p.m.

Respectfully Submitted,

Maureen Burwell  
City Clerk

Date Minutes Approved: \_\_\_\_\_



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Respectfully Submitted,



Maureen Burwell  
City Clerk

Date Minutes Approved: 12-9-19