



McCleary Regular City Council Meeting

Wednesday, September 22, 2021 – 6:30 PM

WebEx Virtual Meeting

Minutes

WebEx Meeting Link:

<https://cityofmccleary.my.webex.com/cityofmccleary.my/j.php?MTID=m8496a562e042adfa37cf443bf7bf23d9>

Join By Phone: **+1-408-418-9388**

Meeting number 2551 084 6809 (access code):

Meeting password: ZSp6yq7P345 (97769777 from phones and video systems)

Call to Order/Flag Salute/Roll Call

Mayor Orffer called the meeting to order at 6:30pm

PRESENT: Councilmembers Amsbury, Huff, Heller, Miller, and Iverson, and Mayor Orffer.

Agenda Modifications/Acceptance

There were no modification to the agenda.

Special Presentations

1. Port Blakely Annexation - Marina Kuran

Marina would like to urge everyone to think long and hard regarding the annexation, once it is done, it can not be undone. Port Blakely sits on a critical resource aquifer. There have been past water problems resulting in 4 consecutive 6-month building restrictions. What feasibility studies have been done? During the summer months, the water plumes. Just because we can build, doesn't mean we should build. Septic systems return 90% of water usage to the ground. How will current prairie residents be compensated? We will need more schools, more clinics, and more roads. Real Estate should not be the only profit, there are other ways to generate revenue.

Public Comment

Suzannah Winstedt asked if we could get an update for the general public on the land acquisition loan. Mayor Orffer explained that the Drug Task Force is working on the purchase agreement. The agreement is contingent on the city securing funding. Suzannah asked for a ballpark date on when it would be finalized. Mayor Orffer said she could not provide a ballpark date, because it is in the Drug task Force's court.

Suzannah then asked when the new website will roll out. PW Director Todd Baun said he had recently received an email that the website had been completed and was under staff review. Baun will follow up with a release date for Suzannah.

Consent Agenda

2. Accounts Payable September 1-15 - Check numbers 49636-49712 and EFT's totaling \$203,573.51
3. Payroll July 2021 - Check numbers 49539-49548 and EFT's totaling \$234,226.80
4. Payroll August 2021 - Check Numbers 49615-49624 and EFT's totaling \$238,906.45

Approve the Consent Agenda

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Motion made by Councilmember Amsbury, Seconded by Councilmember Miller.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Heller, Councilmember Miller, Councilmember Iversen

Updates

Councilmember Iverson asked when past meeting minutes would be available. Clerk-Treasurer, Dani Smith said all the past minutes will be provided in the next Council packet.

New Business

5. BPA Fourth Purchase Period (FY 2025 - FY 2028) Election

PW Director Todd Baun explained that we purchase all our power through BPA at a Tier 1, if we go above to a Tier 2 BPA wants us to commit to them. If we change routes, we can go out on the market, but we would have to track out Tier 2 usage. We have never purchased Tier 2 power; we are well below a Tier 2 level. If we went to a Tier 2 level, it would be more expensive. The only way we would get to a Tier 2 is if we went above the high-water mark. Councilmember Iverson asked how many houses can be built before we go to a Tier 2. Baun said we are so far below a Tier 2 and residential customers do not affect the Tier. Councilmember Miller asked if this was a safety net. Baun said that this was more for BPA records. Councilmember Amsbury asked if it was normal to be doing this so far in advance. Baun said yes, it is the 4th and final one on the contract. Baun would like to continue doing what we are doing, agreeing to purchase through BPA. **Approve the BPA Fourth Purchase Period (FY 2025-FY2028).**

Motion made by Councilmember Iverson, Seconded by Councilmember Heller.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Heller, Councilmember Miller, Councilmember Iversen

6. ARP Funding Discussion

The utilities moratorium expires on September 30th. We have received \$249,000 in ARP funds. We have several customers that are past due on their utilities. We have received 10 applications requesting assistance. Legal counsel says it is up to Council to decide if they want to allocate funding to those in need. Legal said it is more administrative. Council can direct administration to distribute the funds. Councilmember Amsbury asked how many applications for assistance we had received. Clerk- Treasurer Smith said we had received 10 applications with a total of \$15,490.28 past due. Councilmember Iverson asked if CCAP funding was only for electricity? Mayor Orffer explained that CCAP can now assist with water as well. Mayor Orffer actively encourages those in need to seek CCAP funding. Councilmember Heller asked how long we have been sending out information on requesting assistance. Mayor Orffer said since July. Assistance applications need to be returned no later than October 7th. Councilmember Iverson asked how much we have received in ARP funds. Mayor Orffer explained we had received \$249,000, and in one year, we can get an additional \$249,000ish amount. Councilmember Amsbury asked what the council thought of setting a limit. CCAP limits \$500 for qualifying individuals. Councilmember Heller suggested \$2,000 max per application, not to exceed \$40,000. Councilmember Iverson and Huff agreed on the \$40,000 cap. Councilmember Miller would like to clear the slate for all 10 applications up to \$40,000. The highest balance of the 10 applications is \$2,800. **Authorize ARP funding of up to \$2,800 per applicant, not to exceed \$40,000.**

Motion made by Councilmember Miller, Seconded by Councilmember Heller.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Heller, Councilmember Miller, Councilmember Iversen

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Old Business

7. Annexation Resolution

No action right now. Councilmember Miller has questions. PW Director Todd Baun said that from a staff perspective, there are a lot of questions we can not answer. Right now, it is proposed for annexation, we do not know of the plans after an approved annexation. We do not know how many houses, or how many people. Councilmember Miller said 300 homes. Baun responded 250 homes, however, 30-40% of the property would need to be allocated to infrastructure and wetlands. Mayor Orffer said that we do not know what is proposed. She said a lot of studies need to be done in regard to infrastructure and wetlands. Councilmember Miller wanted the school superintendent to attend a meeting so they could answer questions like how many students do they have the capacity for, what about the school's current property – is there room for expansion, are there any plans for expansion? Mayor Orffer said we would do our best to get all the information and questions answered, PW Director Baun said this has been going on for over 2 months. When is a decision going to be made for Port Blakely, annex or not? Councilmember Miller said he wants to a “yes” but right now it’s a “no”, he said this is ludicrous. Councilmember Iverson would like to set a personal goal to make a decision at the next meeting.

Tabled until October 13th meeting.

8. Mayor and Council Policies

Mayor Orffer's goal is to get approval on this and begin utilizing and adhering to the policies January 1, 2022. Councilmember Iverson had questions regarding the Employment Handbook. Clerk-Treasurer Smith will review the questions and get back to everyone.

9. ORCAA Burn Permit MOA

Discussion took place. Councilmember Amsbury said she is not for this.

Approval of ORCCA Burn Permit MOU.

Motion made by Councilmember Iverson, Seconded by Councilmember Huff.

Voting Yea: Councilmember Iverson, Councilmember Huff, Councilmember Heller. Voting Opposed: Councilmember Miller, Councilmember Amsbury

10. Large Document Scanner Contract

3 Maintenance Agreement options were provided by Kelly Connect. Option 1 is based on 1000 SqFt of printing, Option 2 is cost per SqFt, and Option 3 is time and materials only. Councilmember Amsbury noticed this was a lease agreement only without the option to purchase. With the Maintenance Agreement, we can return the scanner if it stops working and get a new one. **Approval of Large Document Scanner Contract.**

Motion made by Councilmember Iverson, Seconded by Councilmember Amsbury.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Heller, Councilmember Miller, Councilmember Iverson

Ordinances and Resolutions

No Ordinances or Resolutions

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Updates

11. Councilmembers

Councilmember Huff announced he had to cancel the trash cleanup on September 18th because of bad weather, it has been rescheduled for this Saturday, September 25th at 9:00am at Beerbower Park. Regarding the AMR funding, Councilmember Huff asked if there will be a future discussion on how to spend more of the funding, Mayor Orffer said yes, we will be discussing this.

Councilmember Iverson wanted to know where we are with the Ordinance on the emergency stop of fireworks that will go into effect in 2023. Mayor Orffer said it will go on the agenda once it is ready. Chris Coker said he thought there was a committee reviewing this. Councilmember Miller has been working on it and planned to work on it this upcoming weekend.

12. Mayor

Mayor Orffer shared thanks for City Staff and that she is grateful for the entire team. Everyone is doing a wonderful job including Summer and Temporary Staff. We are operating on a downgraded COVID plan rather than an upgraded plan. Hospitals are at capacity. Mayor Orffer thanked everyone for the virtual meeting and plans to be back in person. Clerk-Treasurer Smith is managing the Budget Calendar making sure we are timely on all our processes.

Public Comment

Suzannah Windstedt asked about the Budget Calendar. PW Director Todd Baun explained that it is provided through MRSC. Mayor Orffer said we will get it into a document format and post it online.

Closed Session

13. Employment Matter - RCW 42.30.140

Council went into Closed Session at 7:30pm by way of a Breakout Room to discuss an Employment Matter.

Closed Session ended at 7:34pm.

Adjourn

To Adjourn at 7:35pm. The next City Council meeting will be at 6:30pm on October 13, 2021.

Motion made by Councilmember Huff, Seconded by Councilmember Amsbury.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Heller, Councilmember Miller, Councilmember Iverson

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