



McCleary Regular City Council Meeting

Wednesday, September 08, 2021 – 6:30 PM

WebEx Virtual Meeting

Minutes

Call to Order/Flag Salute/Roll Call

Mayor Orffer called the meeting to order at 6:33pm.

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

Agenda Modifications/Acceptance

There were no modifications to the agenda.

Special Presentations

1. Port Blakely Annexation Public Hearing

Dominic Miller of Gray & Osborne gave a Power Point presentation on the Wildcat Creek Aquifer (revised March 2021). Mr. Miller provided information on identifying contaminants and capture zones, the comprehensive plan including implementation steps, as well as zoning options.

Public Comment

Councilmember Iverson asked what LID stood for, and how aquifer levels are measured. Mr. Miller stated LID stands for low impact development, they are intended to return rainwater to the aquifer. He explained that aquifer levels are measured by yield at well and aquifer levels. The level lowers when pumping, then refills at the stop.

Councilmember Miller asked what capacity the aquifer could handle, and if it the capacity has stayed the same or went down. Dominic explained the capacity is 425-450 min. PW Director Todd Baun explained that the capacity has remained the same, we can pump 637-acre feet of water, he is not sure of the draw down number. Dominic explained that capacity should remain the same for the next 20 years without any growth.

Councilmember Huff mentioned that within the next 10-20 years, the state would like everyone to be off private septic systems. Dominic explained that was nitrate related, with regard to Department of Ecology and wastewater collections and treatment.

Mayor Orffer stated that the City of Lacey had inverted from septic to public water sources.

April Wright said she has attended prior council meetings. Regarding the annexation of 42 acres to a developer, April would like to see an environmental study done, this is at the end of Larson Road, the property was purchased by the owners of the Ranch at Camp Creek, who put in a huge development in the Camp Creek area. April said she has also noticed that there is development happening on Helen Lake's land. How many houses can we grow to in McCleary? She knows we can't stop it, but how can we control it. If the city has control of the development, will it look like the Summit development, or what would it look like?

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Gary Atkins asked if the property pertaining to the annexation has been sold? PW Director Baun said he doesn't know if it has been sold. Atkins said the Port Blakely annexation cost roughly 3.2 million, why doesn't the city of McCleary buy the land. 300 homes, that is 90,000 gallons of water. Also, Mr. Atkins wanted to clarify that mound septic systems are expensive, but efficient. No one is mentioning sewer, what about sewer? Can our treatment plant handle it? Where will all these kids go to school? Our school can't handle the influx. What is McCleary getting out of this? The Summit HOA is not maintaining their responsibilities, why aren't they getting fined? What are we getting out of this for the community?

Peggy Utesch stated that the groundwater report study was done in 2008 and we need an updated one. She said we can request an update every 10 years. How is the city partnering with the County on the annexation? What about the aquifer? Where is the contaminant tipping point? What about the long-term health of the community? Many citizens want to be part of the solution, maybe work together with the builders and the city.

Suzannah Winstedt doesn't want the annexation to occur, she would like to see Port Blakely as a small development or keep the area as a tree farm. She suggested we say no to the annexation at this time, but maybe say yes to it later for a small-scale development.

PW Director Todd Baun did a presentation on the annexation process.

Gary Atkins said he has not heard any input from the Council. Have any councilmembers reached out to the County?

Councilmember Iverson said that she had not reached out to the County but has reached out to some citizens. She said this is a huge decision for her and she takes it very seriously.

Councilmember Amsbury wanted it noted for the record, that she must excuse herself from the annexation issue.

Councilmember Heller has not reached out to the County. He also doesn't see an issue with growth.

April Wright asked if the land was annexed, does the city have any guidelines, like can we control building? Perhaps limit the building and development? The annexation will affect our schools, the treatment plant, and the aquifer.

Mayor Orffer explained the process.

Angela Rittinger said that she had read the interlocal agreement which explained testing and requirements. She said the agreement answers a lot of questions. She then asked for clarification of previous meeting minutes regarding the Wildcat Creek Aquifer Study, she said she couldn't find the comments in the minutes. Mayor Orffer will follow up to make sure all comments are added to the packet and verify all information is posted.

Public Hearing Closed at 7:40pm.

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Consent Agenda

2. Accounts Payable August 1-15
3. Accounts Payable August 16-31

Approve the Consent Agenda

Motion made by Councilmember Amsbury, Seconded by Councilmember Huff.

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

Updates

4. Staff Reports

PW Director Baun shared that our flower baskets throughout the city look so beautiful thanks to our summer help, Logan Jones, he has been doing an amazing job taking care of the flowers.

New Business

5. Clerk-Treasurer Appointment

Mayor Orffer announced that she had hired Dani Smith as the new Clerk-Treasurer. Even though the mayor has hiring and firing authority, Council appointment is still required. **Authorize the appointment of Dani Smith as Clerk-Treasurer.**

Motion made by Councilmember Miller, Seconded by Councilmember Amsbury.

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

6. BPA Information

Mayor Orffer mentioned the BPA information, no action needed, just information.

7. Large Document Scanner Contract

Councilmember Iversen and Councilmember Miller asked about the cost of for the monthly Maintenance Agreement. PW Director Todd Baun explained that no maintenance agreement had been provided yet, it was recommended we run the scanner for 90 days, then a maintenance agreement can be provided based on our usage. Councilmember Amsbury asked if this was a binding order not subject to cancellation, and if there are lease terms. Baun said he believed it was a 5-year lease, he will verify this. Council asked for maintenance agreement cost options prior to deciding. Baun will get some maintenance agreement pricing options to Council.

Tabled until September 22nd meeting.

8. Asphalt and Concrete Crushing Bid Acceptance

Quigg Bros., Inc. was low bidder on the asphalt and concrete crushing. PW Director Todd Baun said we are waiting on approval from the County regarding the sizing. The product will be used on our utility corridor, park trail, and water reservoir areas. We can not stockpile the crushed product; we have a small window to get it removed. **Authorize acceptance of Quigg Bros., Inc. bid for the asphalt and concrete crushing.**

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Motion made by Councilmember Iverson, Seconded by Councilmember Keller.

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

9. Sign Code Clarification

Per the current Sign Code, signs are not allowed in the right of way. In no action is taken, signs will need to be removed from the right of way. Councilmember Amsbury said that because it is campaign season, she would like to revisit the after elections. **Authorize a temporary stay regarding signage in the right of way, candidates will recuse themselves.**

Motion made by Councilmember Huff, Seconded by Councilmember Amsbury.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Heller. Councilmember Miller, and Councilmember Iversen recused themselves from the vote.

10. CCAP Agreement

Beginning in November, CCAP will have funding to assist with past due water bills to those affected by COVID. **Approve the CCAP Agreement.**

Motion made by Councilmember Amsbury, Seconded by Councilmember Huff.

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

Old Business

11. Mayor and Council Policies next steps

Edited version out for final review.

Tabled until September 22nd meeting.

12. ORCAA Burn Permit Discussion and Decision

Discussion tool place regarding online burn permits.

Tabled until September 22nd meeting.

Ordinances and Resolutions

13. CERB Grant Application Approval Resolution. **Approve the CERB Grant Application Resolution**

Motion made by Councilmember Heller, Seconded by Councilmember Iversen.

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

Updates

Council Budget Workshop October 16th, 10:00AM to Noon to review revenues for 2022 budget planning. A second workshop date will be planned at the October 16th Workshop.

Mayor Orffer suggested organizing a Planning Committee for the potential Drug Task Force property purchase, consisting of 2 Councilmembers, 2 Staff members, ideally the PW Director and Building Official and 5 community members consisting of a member of the Chamber, local Businesses, and citizens. Those interested in serving on the committee should send a letter. Council felt this was an excellent idea and suggested a secretary be appointed to the committee so all Councilmembers could be in the loop.

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Mayor Orffer recognized 3 staff members on reaching longevity milestones, PW Director Todd Baun, and WWTP Operator Jon Ehresmann have reached their 20-year milestone, and Officer Randy Bunch has reached his 15-year milestone.

Councilmember Huff announced that Trash Cleanup Day will be taking place this Saturday, September 18th at Beerbower Park beginning at 9:00am.

The City-Wide Garage Sales will also take place this Saturday, September 18th, maps are available for a \$5 donation which will go to the Museum.

Public Comment

Gary Atkins thanked everyone. He said he is not trying to be difficult; he just wants to have all the facts before making a decision.

Angela Rittinger expressed her concern for a lack of transparency regarding the Summit Site. She had asked for an update on the waste site, and it was too bad that the information wasn't shared sooner. The lack of transparency led to a community member being attacked.

Executive Session

No executive Session

Mayor Orffer thanked everyone for being safe, conscientious, and mindful of the COVID regulations.

Adjourn

To Adjourn at 8:43pm. The next City Council meeting will be at 6:30pm on September 22, 2021.

Motion made by Councilmember Iversen, Seconded by Councilmember Miller.

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

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