



# McCleary Regular City Council Meeting

Wednesday, August 28, 2024 – 6:30 PM  
McCleary City Hall & Zoom Virtual Meeting

## Minutes

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### Call to Order/Flag Salute/Roll Call

Meeting called to order at 6:30pm

#### PRESENT

Councilmember Brycen Huff  
Councilmember Max Ross  
Councilmember Andrea Dahl  
Councilmember Keith Klimek

#### ABSENT

Councilmember Jacob Simmons  
Mayor Chris Miller

Motion made by Councilmember Huff, Seconded by Councilmember Dahl to excuse Councilmember Simmons.  
Voting Yea: Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Klimek

### Agenda Modifications/Acceptance

Motion made by Councilmember Dahl, Seconded by Councilmember Klimek to accept the agenda.  
Voting Yea: Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Klimek

### Special Presentations

1. FCS Group - Rate Review Update:

Sergey Tarasov, FCS Consultant, provided an overview of the process used to provide estimates on utility rate needs for the next cycle. He stated the figures have been fine-tuned with 2023 actual budgetary yearend figures and new capital project plans. He presented each utility rate structure and increases needed to sustain the capital program. There were changes to the residential water rate design to include a model of paying for all consumption, with no built-in usage, currently there is a 5ccu built in usage. This allowed the base rate to be decreased and then the customer would pay for the amount of usage each month based off of ccu's. This model will reward customers with low usage and increase bills to high consumption users. Examples of low user, high user and moderate user bills for all utilities were provided as a review if the rates were approved as presented. The model showed estimated increases to the total bill in 2025 to be between 5% and 12% depending on consumption level. 5% for low users, 8.85% for average users and 11.69% for high users. The increase decreases in years following. Mr. Tarasov stated the need for higher increases upfront is to provide the revenue needed to complete the capital facilities plans that are needed in the coming years and retain the needed reserves.

The Council asked questions regarding the projects, timelines, and customer messaging. Councilmember Huff stated he read there was an 8% maximum on rate increases and would like that reviewed.

2. McCleary Civic Renewal Council regarding City Partnership:

Carri Comer spoke on behalf of the McCleary Civic Renewal Council. They were formed when the Chamber left McCleary and they bring organized events to the City of McCleary. They would like to partner with the City on some of the events. She stated they also provide welcome bags for all new residents that move here.

Ms. Comer stated the Renewal Council is applying for a grant to assist with some of their events. She stated they do not have much in the way of funds, as they are all volunteer and provide low cost events to the public. There was discussion on the Christmas events in particular.

Councilmember Klimek asked what the Renewal Council needed from the City. Ms. Comer stated they need a letter of support for the grant and they would like an MOU with the City for events. The Renewal Council wants to work together. She stated insurance for placing the banners up in the city is too expensive for the organization to provide and would like that to be handled by the City.

Chris Coker spoke about liability for the City. He stated the City would not be covered by the City Insurance Pool if they are not city ran events. There was further discussion on events permitting and insurance needs. This topic will be further reviewed and discussed at the next meeting.

**Public Comment - Agenda Items Only**

No Public Comment

**Consent Agenda**

Motion made by Councilmember Dahl, Seconded by Councilmember Ross to accept the consent agenda.  
Voting Yea: Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Klimek

3. Accounts Payable Ck Numbers 53619, 53629-53680 including EFT's Totaling \$262,690.74
4. Minutes - Council Meeting July 24, 2024
5. Minutes - Council Meeting August 14, 2024

**Updates - No Updates**

**New Business - None**

Councilmember Ross asked to move item number 7 in front of number 6 so that the Conservation District Director did not need to stay on the meeting any longer.

**Old Business**

7. City of McCleary - Conservation District Annexation:

David Marcell, Executive Director of the Conservation District, stated the Conservation District provides opportunities for property owners and local governments to partner and use funding resources the District has been awarded. For example the District currently has funding specifically for the Cloquallum basin area, of which the Wildcat Creek Basin is a part of. This means that property within the city limits could be eligible for cleanup of knotweed. He provided other examples of partnerships that are available free of charge. No one is forced to do the projects, it is all voluntary. There is only a \$5 fee to join the District and open up the funding opportunities.

Motion made by Councilmember Huff, Seconded by Councilmember Klimek to approve the annexation of the City into the Conservation District boundaries.

Voting Yea: Councilmember Huff, Councilmember Dahl, Councilmember Klimek  
Councilmember Ross recused himself from voting.

6. Washington Department of Enterprise Services Energy Services Authorization/Agreement:

Chad Bedlington said he provided answers to questions from Councilmember Dahl and stated he was open for questions. Joel Hansen from Ameresco was present to answer questions as well.

Councilmember Dahl stated she is still confused and has concerns on the long-term effect of solar, in regard to cost and maintenance. There was discussion on output and lifespan along with degradation of the panels. Councilmember Huff asked about a microgrid and if the project would include the ability for the city to be self-sufficient in case of emergency. Mr. Hansen stated the project scoping of the Energy Audit will provide details on what can be achieved within the grant funding. He stated there are also other funding opportunities that the City can apply for to enhance the system. He stated there are tax credits that could be used for more expansion of the system and back up power capabilities.

Councilmember Huff stated he wants to wait until all Councilmembers are present to take action on this. Councilmember Ross stated he is ready to vote. The item was tabled to the next meeting by consensus.

8. Freedom Heating & Air Conditioning - Construction Agreement for WWTP

Chad Bedlington stated the Treatment Plant needs to replace their HVAC system as it has reached end of life.

Motion made by Councilmember Dahl, Seconded by Councilmember Klimek to approve the agreement with Freedom Heating and Air Conditioning.

Voting Yea: Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Klimek

9. Dogs Allowed in Park Discussion

Chad Bedlington stated in the current Ordinance there is allowance for park rules to be amended to allow dogs in the park. Councilmembers discussed the rules they would like to see are dogs need to be on a leash, they need to be picked up after and restricted from the courts and playground. There was discussion on this going into effect in 30 days to provide time to have dog stations and signs put up in the park. There was consensus to make this a temporary approval to be reviewed in six months.

Motion made by Councilmember Ross, Seconded by Councilmember Huff to allow dogs in the park for a trial period of six-months and to authorize signage and waste stations to be placed in the park.

Voting Yea: Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Klimek

### **Ordinances and Resolutions**

10. Resolution to Amend Financial Policies to allow Interest to be deposited into the Current Expense Fund:

Council will discuss this further at the upcoming budget workshop. No action was taken.

### **Public Comment - City Business Only**

Dan Baskins spoke about bringing business to the City and the potential for revenue. He stated the Stormwater system is living on borrowed time and needs to be enhanced.

**Closed Session**

11. Closed Session for Collective Bargaining under RCW 42.30.140

Closed session started at 9:02pm not to exceed 10 minutes. It was extended an additional 5 minutes. Closed session ended at 9:18pm and no decisions were made in the session.

Motion made by Councilmember Ross, Seconded by Councilmember Klimek to approve the Fraternal Order of Police Collective Bargaining Agreement for 2024-2026.

Voting Yea: Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Klimek

**Council Comments** - None

**Mayor Comments** - None

**Adjourn**

Motion made by Councilmember Ross and Seconded by Councilmember Dahl to adjourn the meeting at 9:19pm.

Voting Yea: Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Klimek