



# McCleary Regular City Council Meeting

Wednesday, July 10, 2024 – 6:30 PM

McCleary Community Center & Zoom Virtual Meeting

## Minutes

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

Meeting called to order at 6:30pm.

#### PRESENT

Councilmember Jacob Simmons

Councilmember Brycen Huff

Councilmember Max Ross

Councilmember Andrea Dahl

Councilmember Keith Klimek

#### ABSENT

Mayor Chris Miller

### Agenda Modifications/Acceptance

Motion made by Councilmember Dahl, Seconded by Councilmember Klimek to accept the Agenda.

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

### Special Presentations

1. Bear Festival Button Pinning

Bear Festival Royalty presented their annual button pinning of the Councilmembers.

2. Decarbonization Grant Award Presentation

Joel Hanson, Ameresco Representative, gave a presentation on the City's Decarbonization Grant Award from Department of Commerce for the development and implantation of a Solar Array on City property. The maximum grand award received is \$2.75 Million. The grant award requires a \$50,000 in-kind match from the City in labor over 2-3 years. This project could produce enough power to service 80 houses a year with initial projections. The solar panels have a 25-year warranty and are very low maintenance. Mr. Hanson stated Ameresco is a nationwide company that is vetted through the Department of Enterprise to be a contractor for these projects. He described the process including an initial audit that will provide findings, output and options for siting of the project. He stated what is unique about this project is that there will be a guarantee on the output of power generation.

The Council asked questions about life span of the panels, which Mr. Hanson stated can be up to 40 years, with very little maintenance other than spraying off the panels. There were questions on connection to city infrastructure and Mr. Hanson noted the connections will be included in the project grant award. There was review of the Fire Station Property and whether there would still be room on the site for future construction. Mr. Bedlington stated the siting of the project will take that into account and there should still be room to build a fire station. This will be part of the initial scoping. Council gave the go-ahead to move forward with this project and Mr. Bedlington will bring forward a contract for the initial scoping with Ameresco.

## Public Comment - Agenda Items Only

No Public Comment

## Consent Agenda

3. Accounts Payable June 16-30, 2024 Check Numbers 53458-53488 Including EFT's totaling \$185,513.96  
Motion made by Councilmember Dahl, Seconded by Councilmember Simmons to approve the consent agenda.  
Voting Yea: Councilmember Simmons, Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Klimek

## Updates

4. Staff Reports - Finance, Public Works, Water and Wastewater, Police Activity, Public Works Director  
Councilmember Klimek stated that with the water issues we just had, he is appalled with the Staff Report from Kevin just saying everything is OK. That is not acceptable to him. He hasn't even been to a meeting. Public Works Director Chad Bedlington said he will work with Kevin for more information, but did provide information in his staff report on the status of the water issues.

Councilmember Dahl would still like a Staff Report from Police Chief Patrick with updates.

Mayor Pro-Tem Huff thanked City Attorney Chris Coker for his time at the City and appreciates his guidance over the years.

Councilmember Simmons thanked Chris Coker for all his work and said he was not aware that the City put out an RFP for attorney services, that was another surprise, and none of the Council was aware of that. Councilmember Ross said an Email would have been nice, he doesn't like receiving new information in front of an audience.

5. Investigation Closure  
Chris Coker stated the investigation into the email issue from the Mayor was investigated by the County Sheriff and County Prosecutor. There were no criminal acts found and the case was not moved forward by the Prosecutor.

## New Business

6. City Council External Counsel Discussion with Chris Coker  
Mayor Pro-Tem Huff spoke with Chris Coker about how the Council can contract counsel for them. The main focus is the camera logs. I know your job is to protect the City. Coker said he does not feel there is a conflict of interest to initiate the need for a secondary attorney. He stated the Councilmembers can go through the civil process of the Public Records Act for recourse on the issue individually.

Councilmember Dahl asked if the City was violating any RCW with not providing the logs. She asked about live streaming, watching City Employees work; why the secrecy and hiding of the camera logs.

## Old Business

### 7. Amendment 1 to Consultant Agreement – SCJ Alliance Development Code Update – Phase 1

Chad Bedlington stated this is a code update for new zoning proposed in the Comprehensive Plan. Cost is \$8,700 across all funds. He is asking for council to approve the amendment. All phases are included in the scope of work.

Councilmember Dahl would like to remove this from the comprehensive plan until the developer comes in with a plan. Bedlington said that is putting the cart before the horse. It is nice to have this welcome map in place and is an important feature for us to negotiate utilities and infrastructure for developers to want to come to McCleary.

Councilmember Ross sees both sides of this. \$8,700 isn't absurd to update the code. Ross thinks it's better to move forward with this.

Councilmember Huff said we have had other developers come in with a vision asking for a boundary line to be moved and we had an understanding of what was going to happen. Spending money with no understanding of what is being talked about is hard for me to do.

Motion made by Councilmember Ross, Seconded by Councilmember Simmons to approve the amendment for the Development Code Update.

Voting Yea: Councilmember Ross

Voting Nay: Councilmember Simmons, Councilmember Huff, Councilmember Dahl, Councilmember Klimek

### 8. Daupler Service Contract Renewal

Councilmember Huff said this is a renewal for our after hours service.

Motion made by Councilmember Dahl, Seconded by Councilmember Klimek to approve the Daupler Contract Renewal.

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

### 9. Itron Master Sales Agreement (MSA) Renewal

Motion made by Councilmember Dahl, Seconded by Councilmember Ross to approve the Itron Renewal.

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

## Ordinances and Resolutions

### 10. Hazard Mitigation Plan Resolution

Motion made by Councilmember Ross, Seconded by Councilmember Dahl to approve the Hazard Mitigation Plan Resolution Number 762.

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

## **Proclamations**

Councilmember Ross would like to amend the proclamations to have Brycen's name at the bottom instead of the Mayor's because he's the one doing these. Councilmember Klimek agreed.

Motion made by Councilmember Ross, Seconded by Councilmember Dahl to change the name on the proclamations to Mayor Pro-Tem Brycen Huff.

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

Pro-Tem Huff read the Proclamations aloud.

11. Proclamation Honoring the Memory of Lindsey Jo Baum
12. Proclamation Honoring the 65th Anniversary of the McCleary Bear Festival
13. National Parks and Recreation Month Proclamation
14. Disability Pride Month Proclamation

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

Carri Comer thanked Chad for cover sheets on his agenda items. She said it's Bear Festival Week and enjoyed having the royalty here. Carri thanked Andrea and Brycen and others for their planning of Bear Fest. She asked why the Mayor is not here, stating it is better without him here, but she wanted to tell him why it's important to be present at the meetings, in his role. She stated she read in the packet about how dangerous he is, so she is thankful he's not here. She asked how to be protected from him permanently because he is a danger and he is not mentally well. There are people in an environment that can't tell if they are being monitored without their knowledge on the cameras and feel threatened with an active shooter risk. That is serious. There has to be something that protects people in this public place. What can we do? She stated he has withheld so much from the council. He authorized a well dig, reassigning staff to use their time differently, he approved a salary commission decision that wasn't approved. The Email he sent was threatening. The camera policy, the Chief is only going to listen to him. Don't think that his flower donation was a kind gesture, they were extra plants he couldn't sell at a market. If there is a way to keep him away from Bear Fest, I would really appreciate it.

Missi Olson said people have HOA's. She asked if there was an ordinance on un-mowed grass and it being a fire concern, she is concerned about it. An old camper was removed from her neighbor's house, but they brought in a different trailer that is now parked in front of the house. She doesn't know the rules on that, if people can live in it. She's concerned about drug activity. Councilmember Huff said there is a nuisance form at City Hall she can fill out. Missy said I'm not disappointed that the Mayor isn't here. He's not representing our City with the best interests. Missy thanked the Council for being the City's representatives.

Bob Dahl asked for a salary reduction for the Mayor.

## **Executive Session – None**

## **Council Comments**

Councilmember Huff stated last year City Hall door was left unlocked at Bear Fest and police didn't have a key to lock it. Has that been resolved? Andrea stated she is working with City Administration on the building issue. Councilmember Huff thanked Bear Festival for all their work putting this together.

Councilmember Dahl said there was a fire district 12 meeting last night and said Olympic Ambulance gave a

presentation about possibly providing services to District 12. The meeting was very informative. They offered to give a presentation to the Council as well. Councilmember Huff thinks it would be beneficial to hear the presentation.

Councilmember Klimek stated he asked the Mayor to come over to the food bank on Monday when he saw him walking in the Park. He came over and met the Food bank volunteers and listened to them.

Councilmember Simmons asked Council to look at the budget packet. There are going to be some tough discussions coming up, so please in advance, take a look at where we are at. He thanked Jenna and Chad for all their help and information and answering questions. He thanked the Police Chief for keeping the police overtime down. He asked Chad for a project schedule.

Councilmember Ross thanked Andrea for her work on Bear Fest. He's looking forward to it.

**Mayor Comments- none**

### **Adjourn**

Motion made by Councilmember Dahl, Seconded by Councilmember Ross to adjourn the meeting at 8:45pm  
Voting Yea: Councilmember Simmons, Councilmember Huff, Councilmember Ross, Councilmember Dahl,  
Councilmember Klimek