

Mayor Lee Webster called the meeting to order at 6:00 p.m. Council Members present were Kris Dawson, Bob Fateley, Dave Freels, Art Smyth and Jerry Tretwold. A quorum was present. Also present were Public Works Director Smith, Chief of Police Ron Oules, Finance Director Pamela Olsen, Deputy Clerk Desha Dawson and City Attorney Chuck Zimmerman.

Council Member Tretwold stated at this time, he is submitting his written resignation from the Brewster City Council, which may be read aloud after he has left. Council Member Tretwold thanked the Mayor and his fellow Council Members and stated that for the most part, he has enjoyed serving on the Brewster City Council. Council Member Tretwold stated that his decision to resign is based on the increased amount of time he is devoting to his business and his lobbying efforts in Olympia. The Mayor thanked Council Member Tretwold for his service. Mr. Tretwold then exited the City Council Meeting.

Council Member Fateley moved to approve the minutes from the Regular City Council Meeting on 02/11/09 as submitted. Also approved were the Special Meeting Minutes from 02/06/09 as submitted and the Special Meeting Minutes from 02/20/09 as submitted. The motion was seconded by Council Member Smyth and passed unanimously.

Vouchers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing, which has been made available to the City Council.

As of this date 03/11/2009 the Council, by a majority vote, does approve for payment those vouchers included in the voucher payment list and further described as follows: Claims Fund voucher numbers #42448 through #42518 in the total amount of \$113,957.50. Payroll Fund voucher numbers #11432 through #11469 in the total amount of \$75,716.66.

PUBLIC COMMENT:

Rebecca Meadows of KOZI Lake Chelan Radio asked Mayor Webster if any progress had been made regarding the Fire District #15 Interlocal Agreement. Council Member Fateley stated at this time, no progress has been made, but they are still in the process of negotiations.

Cheryl Schweitzer of the Quad City Herald inquired about the recently vacated City Council seat. The Mayor stated the City would now be accepting applicant letters from those interested in filling the vacant Council seat.

MARLENE RAWLEY – LOW INCOME HOUSING/COUNTY PLAN:

Marlene Rawley presented before Council to discuss the proposed Performance Based Cluster Platting (as noted in the Okanogan County Comprehensive Plan). Ms. Rawley is the Brewster Representative for the Okanogan County Planning Commission. She stated that she is not here at this time to represent the Planning Commission, however would like to discuss this proposal with the Council, and get their input and ideas.

The Performance Based Cluster Platting is an idea that will assist in the County's policy to provide tools and foster appropriate densities which will help make land

development economically feasible and encourage the development of urban and rural designated lands while protecting the environment and maintaining a high quality of life in Okanogan County. Ms. Rawley stated that the goal is affordable housing. In today's economy, there are no longer homes in the \$100K to \$150K price range, and essentially we are pricing ourselves out of the housing market. By implementing a "cluster based" density bonus, (performance based cluster platting) we may be able to attract contractors and developers who wish to build homes or housing developments that are affordable – ie stick built homes, etc. Another idea may be to

Ms. Rawley also clarified that she is not referring to "low-income" or "Government subsidized housing". She is referring to affordable housing for the working class people who earn a decent living, however cannot afford a home in the \$200K to \$300K range.

At this point, Ms. Rawley stated that she is meeting with the small cities within Okanogan County to get any ideas and/or input regarding this plan. She stated that to her knowledge, this has not been attempted anywhere else (State or Local) and encouraged the Council Members to contact her at any time with questions or ideas. Mayor Webster thanked Ms. Rawley, stating that this is a very important issue and would be a good topic of discussion at the workshop planned between the City Council and the Planning Commission. Council Member Fately stated that this sounds like a good plan, and if we can establish some guidelines, this may be a great way to attract developers and buyers in the Brewster area.

MAYOR WEBSTER

ORDINANCE NO. 814 – HWY 97 SPEED LIMIT/SIGN PLACEMENT:

Ordinance No. 814 was presented to Council for review. This ordinance will amend ordinance No. 324 which regulates the speed of vehicles on State Route 97 and speed limit sign placement. This Ordinance, upon passage, will authorize and approve that the speed limit signs be adjusted on certain sections of State Route 97 and thus, moving these signs to the City limit boundary located at State Route 97 from mile post 359.96 at the East Corporate Limits northeasterly to mile post 261.31 at the intersection of 6th Street NE and State Way NE, a distance of 1.35 miles. The speed limit will remain at 40 miles per hour through the City of Brewster, State Route 97.

MOTION: Council Member Smyth moved to approve Ordinance No. 814, which amends Ordinance No. 324, regulating the speed of vehicles on State Route No. 97; establishing penalties for violation, and repealing all ordinances or parts of ordinances in conflict herewith and approving this title as a Summary of the Ordinance. Council Member Freels seconded the motion and the motion passed unanimously.

FIVE-YEAR RECREATION ACTION PLAN (DCPUD):

Mayor Webster stated that he and Public Works Director JD Smith had met with DCPUD Land Use Specialist Darrin Sexton to discuss the SMP/5-year Recreation Action Plan, including the plans for improvements at the Brewster City Park. At this time, the plan includes moving the Goehry Memorial basketball court and with this space providing additional boat launch parking. The Goehry family has given their approval to move the court, as long as it is still available for the public to use and it is still noted as the "Goehry Memorial Park".

The DCPUD is also looking into plans to place a double boat handling dock/launch. Also slated in the plan is to install additional lighting along the Columbia Cove with the light posts being the same as those installed on Main Street. They will also be installing additional power hookups along the Cove as well, which the City will use for "overflow" RV parking – power hookup only. Public Works Director Smith stated the City is working on putting in additional RV spaces at the Columbia Cove RV Park and will be working with the DCPUD on this as well.

Mayor Webster stated the DCPUD looks to start these improvements by early spring, hopefully completed before the salmon fishing season starts and the summer RV/boating season begins.

FINANCE DIRECTOR PAMELA OLSEN:

MONTHLY TREASURERS REPORT:

Finance Director Pamela Olsen reviewed the Monthly Treasurers Report. Director Olsen stated that for December, some funds are in the red and we cannot legally leave them in the red. Money will be borrowed from other funds to help balance them. The funds that have been borrowed from will be paid back throughout the year with interest. The DOE has not released the funds for some of the water/sewer projects, however once this money is released, it will help get the funds back up. Some January funds are in the red as well, and it will take time to get them back in balance.

Mayor Webster outlined the new format for documenting and tracking funds. A copy of this outline will be given to Finance Director Olsen for reference. It is an Excel format. Finance Director Olsen distributed the pie charts reflecting the budget breakdown, which are noted by fund and department. As the year goes on, she will adjust these charts to reflect changes within the fund/department.

Mayor Webster announced to Council that on April 14th, there will be a Government Training class (Finance) which is being offered in Wenatchee. The Mayor would like both Finance Director Olsen and Council Member Dawson to attend. This is a one day session, and cost \$100.00 per attendee.

MOTION: Council Member Fately made the motion to approve the attendance of Finance Director Pam Olsen and Council Member Kris Dawson to the Government Training (Finance) class in Wenatchee, as well as the fees for attending. Council Member Freels seconded the motion, and the motion passed unanimously.

PUBLIC WORKS DIRECTOR - J.D. SMITH

GEBBERS WATER USE AGREEMENT:

Public Works Director Smith stated he had met with Eric Smith of Erlandsen's. The preliminary draft of the water line extension was reviewed. Gary Walker also reviewed this draft with his comments forwarded to Gebbers Farms. Last Friday, March 6th, the City received updated plans and they are currently being reviewed by JUB Engineering. When we receive the recommendations from JUB on the most recent plans, we will meet with Gebbers once again to go over them.

Public Works Director Smith also stated that there were issues with the Bond amount for the contractor doing the work on Gebbers new pre-size plant. City Code requires that the contractor be bonded for 25% of the total amount of the project. Public Works Director Smith would like to discuss this further with City Attorney Chuck Zimmerman and Roger Erlandsen.

WWTP UPDATE:

Public Works Director Smith stated that the yard pumps are in (SCADA Unit) and the crew is working on it this week.

REPAIRS:

Truck #81, (green dump truck) recently needed to have the radiator replaced. It basically blew out, and could not be repaired. The cost of replacing this was \$1,150.00. Since it could not be repaired, the only option was to replace it.

Public Works Director Smith also stated that he has placed a spending freeze within the department with the exception of emergencies.

PLANNING COMMISSION UPDATE:

Public Works Director Smith stated that the Planning Commission did not meet this month and the Council workshop was cancelled. This will be rescheduled for the first Tuesday in April, which will be the 7th at 6:00 pm at City Hall. There is additional information that Council has not received, and they will need to review this prior to the meeting.

The Shoreline Management Program has been placed on hold at this time due to the DOE retracting grant funding to the County for planning. The City representatives within Okanogan County have met to discuss plans on going forward with the SMP's or suspend all action until the DOE resolves the funding issue.

The Title 17 Zoning change has been sent to the DOE, and the DNS has been sent out as well. We are currently in the 60-day public comment phase.

AIRPORT REPORT – DAN SMITH, COMMISSION CHAIR:

Dan Smith, Airport Commission Chairman, stated that Paul Tift recently agreed to enter into a lease agreement for a non-commercial lease, Lot #37, on which he will be building a hangar. The original lot layout was updated because the lot line set back decreased from 300 feet to 250 feet which basically converted this particular lot into a double lot (70x70 feet). The application for the lease has been reviewed and accepted by the Airport Commission, and is now presented for Council approval.

MOTION: Council Member Freels made the motion to approve the Non-Commercial Lease Agreement for Paul Tift, Lot #37, at Anderson Field Airport. Council Member Freels seconded the motion and the motion passed unanimously.

At this time, Randy Loucks – owner of Blue Water Sanitation – spoke to Council regarding the sewage lagoon located at the Airport. Mr. Loucks is purchasing the

septic/porta-potty service portion of Carter Excavation from Mike Chapman. The original lease agreement for the sewage lagoon was established in 2004 (5-years ago) with Mike Chapman. This lease agreement is currently under review by the Airport Commission, as it is near the end of the lease.

Mr. Loucks presented letters from the Department of Ecology and the Okanogan County Public Health stressing the importance of keeping this sewage lagoon operational, as it is the only lagoon of this type in Okanogan County. Mr. Loucks is asking that the City Council and the Airport Commission consider extending this lease for a set period of time in order for all of the issues to be addressed, ie: fencing, landscaping and installing an aerator to help eliminate the odor. Mr. Loucks states that he is willing to do whatever it takes to remedy the issues listed above, and do so in a timely manner. He believes at this time, one way to help with the odor problems is to eliminate the duping of the grease traps at the lagoon. Public Works Director Smith stated that the power for the aerator placement is moving along, but is not in place at this time.

Mr. Loucks stated that even though the lease extension would be granted under Carter Excavation (Mike Chapman), he is willing to work with the City to help fix some of the problem areas at the lagoon and will work with Council on these issues. Then, he would like to have a new lease drawn up in his name. He understands that the way the lease is currently worded, it is not very favorable to the City and he would like the new lease to be one that benefits both parties.

Mr. Loucks finished by stating that the business he is starting is a long term investment for him and the sewage lagoon is a vital piece of his business, as well as for the other similar businesses in Okanogan County who also use this lagoon. He is willing to work in conjunction with the Airport Commission and the City Council to make sure this service remains and that it is operated in a manner and condition that both parties agree to. Council Member Fateley also agreed with the above statement.

COLUMBIA COVE COMMUNITY CENTER UPDATE – EDDIE ALLEN:

Director Eddie Allen stated that as of February, the membership is at two-hundred and twenty-two (222) paid members. The infant/toddler exercise program is going great! He currently has eight (8) infants/toddlers enrolled, with the class being held from 8:30 am to 10:30 am daily. There are several programs starting up in the spring including indoor soccer for youth and adult; outdoor soccer for youth and Little League Baseball. His goal is to get all of these programs based through the Community Center and he has meetings scheduled with the people in charge of those programs.

There is a meeting next week to discuss the Cinco de Mayo (Party in the Park) and is looking to have this in conjunction with a soccer tournament.

Currently there are nine (9) functions scheduled for the Community Center, including weddings and quinceaneras. Each of these functions costs \$1,200.00, which includes a refundable \$200.00 deposit that the person holding the function gets back once the final inspection is done and only if no damages are noted. He has also been emphasizing when individuals are filling out the applications for these events that there is absolutely NO ALCOHOL allowed on the premises. If alcohol is found on the premises during an event, this also results in forfeiture of the \$200.00 deposit.

The music level has improved immensely, mostly due to more monitoring. The security officers and the Police Department have been doing an excellent job with respect to the safety and security issues.

Director Allen stated that his main focus is to keep the Community Center exactly what it was intended for, use as a "Community" Center. He definitely wants to make sure the children in this community can and will use the facility, and that is why he has been working so hard to get some of the school based programs back into the Community Center.

Mayor Webster stated he has the utmost respect for Mr. Allen and it is unbelievable what he has done with the Community Center since being hired and all of the programs he has started, with much success. Council Member Fateley stated that he attended the Martial Arts Tournament held on January 10th of this year and was very impressed. He had originally attended to watch his granddaughter participate, and ended up staying for the whole tournament. It was quite spectacular and he and his family thoroughly enjoyed it.

POLICE CHIEF RON OULES- POLICE DEPARTMENT:

POLICE DEPARTMENT UPDATE/STATS:

Police Chief Oules stated that there were 17 total hours of overtime for the month of February. Ten (10) of those were holiday, and six (6) hours were contractual and will be reimbursed, therefore only one (1) hour of this was required for shift coverage.

The calls for service are back in line. Graffiti has been a huge issue recently. He feels the only way to really cure this is to have more community involvement. A meeting has been tentatively set up for April 13th to meet with members of the community and discuss ways to help curtail some of the issues with graffiti. He will keep the Council informed of the actual date of this meeting once it has been set.

Chief Oules also reported that there were six (6) vehicle prowls, with three (3) of those cases being solved. There were also four (4) burglaries reported, with two (2) of those being solved.

Chief Oules noted that the Police Department is to receive approximately \$11,775.00 in Government Stimulus monies. Although the Government has stated it is on its way, he is not sure when we will receive it, and if it is "earmarked" for specific programs/items. He will keep Council informed of when and if the money is received and what it will be used for.

TRAINING:

Police Chief Oules stated that there are several training dates scheduled for himself, his officers and his administrative staff. On April 17th, there is a DOL Records class that he would like to send his Clerk Misty Ruiz to. The cost of this is \$50.00, plus travel. On April 23rd, there is a Public Records Disclosure/Evidence seminar that he would like his Clerk Misty Ruiz to attend, as well as a course on Employee/Staff Files & Disclosure at the same location that he himself will be attending. The cost of this is \$180.00 for two attendees, plus travel.

On April 27th and 28th, there is a Pistol Instructors Firearms Update class being held. He would like to send one (1) of his officers to this class. It is a two-day class. The cost of this class is \$230.00. It is now a mandatory class where in the past it was a free course, but now is charging a fee for attendance.

On April 29th, there is a Law Enforcement Liability Seminar in Wenatchee that is sponsored by the Association of Washington Cities. Lieutenant Kelly Hook and Chief Oules will be attending this class. The cost is \$230.00 (? per person) plus travel. Chief Oules stated that all of the above training will be coming out of his 2009 training budget.

MOTION: Council Member Freels made the motion to approve the above requested training and seminar attendance for the Brewster Police Department Staff for the month of April, as well as the fees for attending. Council Member Smyth seconded the motion and the motion passed unanimously.

COP GRANT:

Police Chief Oules stated that on March 16th, information on the Community Oriented Policing Services Grant will be available. This grant would allow for the department to enter into a four-year program in which the grant will pay for the first three-years of entry level wages/benefits for the officer; the City would then pay for the fourth year. This would apply to a replacement officer, or a new hire – not current employees. Since there may be a reduction in force in 2010, this may be a way to maintain the current number of officers without the additional cost to the City, at least for the first three years.

Oules also stated that in order to get appropriate grant payment, there would need to be a pay scale adjustment on the wage scale for the PD prior to applying for the grant. He stated that he would like to see a 3.5% separation between the officer classifications (steps). This will not affect the current officers and the level of pay they receive, it is merely that the pay scale needs to be updated to reflect what the officers are currently making, based on step and classification. Council Member Fateley stated that this would need to be addressed with the Union and the employees.

After much discussion, Police Chief Oules stated that this is something he wanted to inform the Council of, and if they felt it were something the City may be interested in that it could be pursued and discussed further at a later date. Once he receives all of the information on the grant, he will get this information out to Council and set up a meeting to discuss it further if needed.

PAUL PARMLEY – TEAMSTERS UNION REPRESENTATIVE:

Paul Parmley, Teamsters Union Representative, took this opportunity to introduce himself to the City Council. He stated that he wanted to hi-light some issues he felt Council should take into consideration during negotiations. He mentioned the V-Justice Grant which may serve as a way to retain funds (is supplemental funding). He believes that there are some upcoming costs may help offset some of the healthcare costs. There are several shovel-ready projects which will provide potential funding dollars (stimulus money). Mr. Parmley finished in stated that the Teamsters has always worked with the City on keeping healthcare benefits costs down, and we at the City of Brewster are paying the lowest amount for benefits in this area.

RECESS: At 7:55 pm, Mayor Webster adjourned the City Council Meeting for a five (5) minute recess, at the end of which, Council would convene into Executive Session to discuss Potential Litigation and Real Estate.

EXECUTIVE SESSION, RCW 42.30.110, APPROXIMATELY 1 HOUR - POTENTIAL LITIGATION AND REAL ESTATE:

Mayor Webster announced that Council would be adjourning into an executive session at 8:00 p.m. to discuss potential litigation for approximately 1 (one) hour. In addition, the Council would be discussing real estate.

At 9:00 p.m. Mayor Webster announced that the executive session would be extended an additional 1 (one) hour. The Council reconvened into regular session at 10:00 p.m.

MOTION: Council Member Freels moved that the Lease Holders Tax for the Angle Trailer Court will go from 12.84% of lot rent amount to a flat \$9.16 per lot, effective April 1, 2009. This amount is based on the calculations the City of Brewster received from Okanogan County. Council Member Dawson seconded the motion and the motion passed unanimously.

ADJOURNMENT

With there being no further business to come before the Council, the meeting was adjourned at 10:01 p.m.

Mayor Lee Webster

ATTEST:

City Clerk/Finance Director Pamela Olsen, MMC