



McCleary Regular City Council Meeting

Wednesday, September 28, 2022 – 6:30 PM

McCleary Community Center & Zoom Virtual Meeting

Minutes

Join Zoom Meeting

<https://zoom.us/j/98861529830?pwd=Y25ZeEhDa3VOTk1wWHpodjhQdCtVdz09>

Meeting ID: **988 6152 9830**

Passcode: **276660**

(253) 215-8782

Call to Order/Flag Salute/Roll Call

Meeting called to order at 6:32pm. All Councilmembers in attendance.

Before the Public Hearing, Mayor Miller introduced our newest Officer, Eddie Bengé.

Agenda Modifications/Acceptance

Motion made by Councilmember Iversen, Seconded by Councilmember Amsbury. Before the Public Hearing, Mayor Miller introduced our newest Police Officer, Edward Bengé.

Public Hearing

1. Port Blakely Annexation

Port Blakely Annexation - Public Hearing opened at 6:34pm

Gary Atkins spoke against the Annexation. Stated 150 homes vs. 35 homes is a little excessive. There will be less water used, less ground disturbance with 35 homes. He's not apposed to growth, but thinks this is a bad location for this amount of homes.

Teri Franklin spoke against the Annexation. She's tried for 30 years to get people to pay attention to our water supply. Thanked Mayor Miller and this Council for doing a sustainability study for our aquifer. She doesn't think we should be doing this on what is left of our recharge area. Asked if we had any information on our 2 monitoring wells from 2006 or 2007. She has lost a lot of faith in her government because they haven't protected our water supply. If this is annexed in, she will go out and get is de-annexed.

Michele Belcher spoke against the Annexation. We need to take the opportunity to step back. Without a clear study of what our water is, whether we can have a bigger sewer system, you guys need to be truthful to everybody in the town, because it does cost the taxpayers.

Jayne Hamlin spoke against the Annexation. You guys have got to say no. We have a problem with the water, all of the houses are going to be effected on Buck and Bear. Don't do what the County did.

Chris Carlson stated he is representing Ken Brogan, and he will defer to the end, his plan is to address the concerns of the citizens.

Denise Morrison spoke against the Annexation. She was raised in Oregon and has seen this happen before. You start out as a small town and pretty soon they bring in housing developments, and pretty

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soon you have a high school. You need to think twice about this. She would love to put jobs in our community, but they just aren't around.

Ken Brogan spoke in regards to the development. He's done several projects in town, including Summit Place & Hicklin Estates. City of McCleary is a great town, and cities can't sustain without some sort of growth. I have the capacity to build a great property, somebody is going to build there and I'd rather it was me because I'm going to do it responsibly. The impacts for the city on this project will be minimal. Ken stated he isn't the developer out of Seattle, he wants to do a good job and have the city have sustainable growth. He doesn't want the Council to make a decision tonight, he wants them to have more information. He thinks the City should adopt impact fees to help with schools, levy's, sidewalks, etc. He doesn't have to do this project, he wants to. Denise Morrison talked in regards to her power bill stating it isn't feasible for businesses. She stated we need something to create jobs here. Ken stated you can't have jobs here if you don't have housing. You power bill isn't going to change until you add more people here, their overhead is their overhead. The water, the sewer.. if there's 2200 people paying into it vs. 3500, your numbers go down. Melissa would like to see a plan for the neighborhood. She asked if it was possible for people that live against the property to purchase a lot behind them to keep the trees. Ken stated he plans to keep a buffer, you won't have to buy a lot out there. The owner of a pizza restaurant in Olympia stated he's looked at businesses here in town, the more people in town brings in more business, business can thrive if there is enough people, there is not enough people in this area to support a business or restaurant. Restaurants in town provide jobs for the youth. Looking at all the options, he considered it, but he'd end up working the business 24/7 to make it sustainable. Ken Drake stated that growth is coming, all you have to do is drive around and look at Ken Brogan's developments, and you can see what it's going to be. He stated, it's going to happen, and when it does, he wants Ken Brogan do it.

Chris Carlson spoke about his engineering firm that represents Ken Brogan. The annexation started over a year ago and explained the steps involved. He stated basically all of Western Washington is a critical aquifer recharge area. All of the water people get from private wells or city systems come from underground aquifers. Chris said earlier, the City's engineer stated that septic systems are not good for aquifers. So this particular project will be connected to the City's sanitary sewer system. From the storm drain prospective, WA State Dept. of Ecology requires the highest level of treatment of the storm water, for this area. He spoke in regards to school impacts, environmental review process and the SEPA process. A question was asked, who foots the bill for the studies, the City or the developer? Chris stated the developer does, 100%. Chris stated that in the Gray & Osborne presentation a while back, the City's water and sewer systems has the capacity for an additional 700+ connections, and this is maybe 156 lots. Director of Public Works, Chad Bedlington gave an update on the aquifer study. Councilmember Dahl asked if it was possible to have a public website for this information and Chad said there is a website that should be up by the end of this week hopefully. Chris wanted to include that the preliminary design for this development would include a neighborhood park.

Public Hearing closed at 7:58pm.

Public Comment - Agenda Items Only

No Public Comment

Consent Agenda

Motion made by Councilmember Huff, Seconded by Councilmember Ross.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

2. Accounts Payable Sept. 1-15 Ck Numbers 51056-51118 including EFT's totaling \$222,190.13

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3. Minutes 09/14/22

Updates

Councilmember Huff asked what the status of the website was. Chad is picking up a lot of pieces here, and the website is one of his priorities. It's almost ready to be rolled out, we basically just have some staff training left to do. He'd like to get it up by the end of the year.

Councilmember Huff asked about the property on 5th St if there was an update. Chris Coker will get him an update later.

New Business

Old Business

4. SCJ Alliance Contract - Comprehensive Plan Update

SCJ Alliance Contract - Comprehensive Plan Update

Chad said the Council approved the scope of work back in August, this is just a follow up to include the contract. Councilmember Iversen asked what the additional expenses would be. Chad said a ballpark would be materials, travel, under \$1000.

Councilmember Dahl asked if the investigation report from a few weeks ago was complete and if the Council could get a copy of it. Mayor Miller thought it was send to them, but will double check. Dahl also mentioned we have a planning commission application online and still only have 3 applications. Is this something we can start moving forward with? She wanted to let the public know that we are still looking for more people to apply and would like to see that commission start meeting.

Ordinances and Resolutions

5. Port Blakely Annexation

Port Blakely Annexation

Mayor Miller asked Council if they wanted to vote tonight or think about it more. Council decided that they were ready to vote tonight. Councilmember Iverson gave her thoughts on why she would vote no on this. She isn't comfortable voting yes on this yet without knowing all the information.

Councilmember Ross gave his opinion on wanting the aquifer study before he voted because it would help give him a more data-driven decision. Whether or not we annex it will determine the density of the housing which would effect the aquifer. He is also concerned about the quick pace of growth. Councilmember Amsbury would like to see the aquifer study before making a decision, but waiting until June is a long time. She would like to see growth, but that's a bad area beings it's the recharge area. She's torn because we will see the effects of the growth, but if it isn't annexed, we wouldn't get the tax base and permit fees.

Ken Brogan stated he doesn't want the council to vote on it tonight if they aren't comfortable with it. Councilmember Huff stated the Annexation and the development are 2 separate topics. His thoughts are, he's not a fan of septic tanks especially with the concern of the water quality, and putting in 9 or 10 septic tanks isn't wise on top of the recharge area. He spoke with the Police and Fire Departments on this and would rather the taxpayer dollars be coming to us if they are using those services. He is comfortable with us moving forward on the annexation because it's a matter of whether or not we want this property to be city limits, not a matter of the size of development and what it's going to look like.

Councilmember Dahl stated she is confident with our environmental laws in place, they are strict. She is confident in voting tonight.

Councilmember Ross stated 35 1-acre lots would be good for moderate growth and spoke on his

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concerns with high density housing. He believes this would be high risk and irresponsible growth to put this many houses on the recharge area.

This motion to REJECT Ordinance 874. Rollcall vote

Motion made by Councilmember Ross, Seconded by Councilmember Iversen.

Voting Yea: Councilmember Amsbury, Councilmember Ross, Councilmember Iversen

Voting Nay: Councilmember Huff, Councilmember Dahl

Councilmember Amsbury stated this was a tough decision for her. She would have felt a lot better having an aquifer study. She does want to see growth, and Brogan has done a great job in the areas that he has done. But she is worried about our aquifer.

Updates

Councilmember Huff said October is Breast Cancer Awareness Month and there will be pink lights around City Hall. He also purchased pink ribbon magnets for the City vehicles. He talked to Chief Patrick about doing a Fill the Cruiser event for the school. He will verify the date and whether it will be food or school supplies.

Councilmember Huff stated he will be gone for our next council meeting on the 12th and will send them some dates on when he's available for a budget workshop.

Councilmember Dahl wanted to let everyone know that the Downtown Merchant Trick or Treat is the 28th of October from 4-6. Steve Sleasman stated that some of the business owners have talked to members of the Civic Renewal Group about about absorbing our Chamber of Commerce because that is the best organization in this town to represent the merchants and the community as a whole, and Carri does a wonderful job with this. He would love to see the McCleary Civic Renewal Group absorb the Chamber of Commerce.

Public Comment - City Business Only

Steve Sleasman stated he wanted to get a few things on record. First thing was a concern was the numbers that was paid out in one month to the police officers in overtime due to the lack of coverage. It was between \$17,000 and \$20,000 in one month of overtime, is that correct? The officers weren't even leaving their home the majority of the time for the calls that came in. He asked if the new Chief was taking the majority of the on-calls now, correct? The second thing is the budget meeting last week that did go on even though it wasn't legally posted, so the members of the council have been turned into the State to the members that attended could possibly get fined. You should have learned when the last meeting that wasn't properly posted months ago for the same reason, and that's our City Clerk's job, which I don't see here tonight, is it her job to take the minutes here tonight too? The Police Department had a surplus budget over the last 5 years and you've depleted that. Two of the officers were illegally hired that you didn't have a Civil Service Commission for, half of the police department has been hired illegally. Mayor Miller suggested he get his facts straight.

Executive Session

Adjourn

Meeting Adjourned at 8:47pm

Motion made by Councilmember Huff, Seconded by Councilmember Dahl.

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