McCleary City Council

PROPOSED AGENDA

June 11, 2008

6:30 Worksession

7:00 Council Meeting

Flag Salute
Roll Call
Minutes (Tab A)
Public Comment
Mayor's Report
Staff Reports: Busse Nutley, City Administrator (Tab B)
Dan Glenn, City Attorney (Tab C)
Department Heads (Tab D)

Old Business:

New Business: Protecting Wildcat Creek Aquifer – Draft Recommendations (Tab E)

Ordinances:

Resolutions: Declaring City Property Surplus (Tab F)

Vouchers
Mayor/Council Comment
Public Comment
Executive Session
Adjournment

Americans with Disabilities Act (ADA)
Accommodation is Provided Upon Request

Please Turn Off Cell Phones – Thank You

CITY OF McCLEARY

May 28, 2008
Regular Council Meeting

The meeting was called to order at 7:00 PM with the Flag Salute.

Roll Call: Mayor Wallace Bentley
Council Members Vatne, Vessey, Boling, Lake and Hays

Staff Present: Attorney Glenn, Administrator Nutley, Clerk-Treasurer Rostedt, Police Chief Crumb, Facilities Manager Baun, Deputy Clerk Rush

It was moved by Councilman Vatne, seconded by Councilman Boling, that the minutes be approved as distributed. Carried.

It was moved by Councilman Vessey, seconded by Councilman Vatne, to authorize the Mayor to pursue the issue of ambulance service through American Medical Resources as compared to the EMS coverage we presently have with Rural Fire District No. 5. Carried.

It was agreed that the City would adopt a "summer schedule" for Council meetings. It was agreed that in July, August, and September, the City Council would meet only on the fourth Wednesday of each month, unless issues arise that need action in a more timely manner. The newly formed Finance Committee could audit and approve the bills between meetings.

Administrator Nutley reported on the following:

1) The hanging baskets are just about ready to put up. Grass is beginning to grow on the area in back of the Community Center.

2) The Planning Commission held a public hearing on the Comprehensive Park Plan on May 20. No one attended and the Commission recommended adoption of the plan by the Council. The Council agreed to hold their public hearing on the plan on June 25, 2008, at 6:30 PM.

3) She referred the Council to the April financial reports.

It was moved by Councilman Vessey, seconded by Councilman Vatne, to authorize the Mayor to sign and send a letter, prepared by Attorney Glenn, to the Rural Fire District #5 Commissioners. Carried.

It was moved by Councilman Vessey, seconded by Councilman Hays, to adopt Engineering Contract Addendums #2 and #3 to the contract between the City and Gray and Osborne. Carried. All 5 Council members voted in the affirmative.

It was moved by Councilman Vessey, seconded by Councilman Boling, to increase the retainer for Attorney Dan Glenn 3.4%, retroactive to January 1, 2008. Carried.

It was moved by Councilman Vatne, seconded by Councilman Boling, to authorize the Mayor to sign a mutual aid agreement with the Grays Harbor Sheriff. Carried.

It was moved by Councilman Boling, seconded by Councilman Vatne, to approve the vouchers as audited. Carried.

Councilwoman Lake thanked the staff for the way the cemetery looked for Memorial Day.

It was moved by Councilman Vatne, seconded by Councilman Boling, to approve the expenses incurred by Councilman Vessey for his attendance at Council of Governments meetings as the City's representative. Carried.

Councilman Vessey reported that COG is considering pursuing several projects, and would like input from the cities as to what direction they want them to go. The projects under discussion are: capital improvement planning, development of industrial lands, and walkways and trails. He asked the Council to consider those suggestion and to let him know if they have a preference among them.

It was moved by Councilman Boling, seconded by Councilman Vatne, that the meeting be adjourned. Carried.

STAFF REPORT

To: Mayor and City Council
From: Busse Nutley, City Administrator
Date: June 9, 2008
Re: Current Non-Agenda Activity

Water System Plan Update

As you may recall, the Water System Plan update was supposed to be completed in 2005. We contracted with Parametrix in early 2007 with an eye on completion by the end of the year. We have finally received the DRAFT, and the Department of Health, Ecology and the City staff are beginning detailed reviews of the 300-page document.

Part of the outcome of this update will be a revision to the water system capital improvement plan (CIP). Included in that will be various system alternatives, proposed upgrades and their costs. One of those that is on the "list" to be explored is a backup generator, as a part of system security. At your last meeting the Council asked for cost estimates, and Todd's report includes the preliminary figure of $40,000. More work will be done as a part of this planning process.

Finance Committee

The Finance Committee met on Tuesday, May 27. The City's Annual Report, prepared for the state Auditor, was reviewed and approved for submittal.

Labor Negotiations

We have received a letter from the Chauffeurs, Teamsters & Helpers Union Local No. 252 notifying us that they desire to open the contract for purposes of amending all articles, appendixes, supplements, addenda and/or letters of understanding. The current contract will expire on December 31.

Electrical Engineering RFP

The Mayor, Jeff, Ardyce and I will be meeting with representatives from Elcon to negotiate a contract.

Remodeling

The remodel of the Clerk-Treasurer's Office is coming along as scheduled. Paint has been selected (mocha – a neutral color).

The hallway texturing and painting is a separate project that is being planned and scheduled at this time.

As you recall, we ordered new carpeting for the entire building last year, deferring installation and final payment until this year's budget for the Mayor's office, Council Chambers, the Building office, and the Police department. Once the last of the carpet is laid, things may quiet down for a while!

Bear Festival Improvements

Councilmember Boling reported earlier this year that the Bear Festival Committee would like additional electrical and water hookups installed. To get an idea of what this would cost, we asked Schumacher Electric (they do a lot of work on our buildings) to provide the first bid, to see if this was possibly affordable, as no funds were set aside in the 2008 budget. Unfortunately, the price came back at $7,466.60. This is for the electrical installation only, and does not include the cost of the water hookups. If you would like us to put this out to formal bid, we will have to hurry to be able to complete the project in time for the Festival. On the other hand, you may wish to consider this project as a part of the budget for 2009.

MEMORANDUM

TO: MAYOR AND CITY COUNCIL, City of McCleary

FROM: DANIEL O. GLENN, City Attorney

DATE: June 9, 2008

RE: LEGAL ACTIVITIES as of JUNE 11, 2008.

THIS DOCUMENT is prepared by the City Attorney for utilization by the City of McCleary and its elected officials and is subject to the attorney-client privileges to the extent not inconsistent with laws relating to public disclosure.

1. **SURPLUS MATERIAL**: In discussions with Ardyce and Busse, the indication has been given that the City has accumulated a not inconsequential amount of material of a variety of types, ranging from printer cartridges to mowers. The desire is to declare them surplus and dispose of them. If I understood a telephone conversation with Ardyce on Sunday while she was working on developing the final list, the preferred approach is to utilize the general surplus sale approach set out in a resolution adopted in 2000.

In light of that request, I have prepared a draft resolution which declares the material surplus and authorizes that means of disposition with the minimum bid amount to be approved by the Mayor. If that sealed bid approach does not generate a conforming bid, then the authority is present to move to the approach usually utilized, including disposing of items found to be without value.

2. **EMS SERVICES**: Pursuant to discussions at the meeting of the Advisory Board, the Staff of the FD #5 developed a series of questions for forwarding to AMR. That has been done and the responses, including an updated fiscal proposal, is anticipated. Logic indicated that, if those were questions which were important enough for AMR to provide written responses, then they should also be answered by the District since it is realistically the other alternative to AMR for providing ambulance service. Thus, I tendered such a request, including one equivalent to the fiscal proposal query AMR will be

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100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557

answering. Upon receipt of the answers, it is anticipated the Board will meet and discuss the answers and determine what, if any, additional information is desired, obtain that information, and then determine when there is a desire to have presentations made in person.

All recognize that negotiations are to commence in less than two months with the District for 2009 with a finalization date of October. The year is passing quickly. It has now been approximately five months since execution of the settlement agreement and for whatever reason, the District has yet to implement the type of fiscal and operational reviews recommended so strongly by the Arbitrator although it is our understanding they are in process of commencing the discussions and reviews.

3. **CONTRACT WITH SHERIFF**: As of the time of the preparation of this report, Mr. Baker has not had the opportunity to complete the changes. I will be in touch with him telephonically to determine the anticipated time frame. In the interim, the reality is that the interlocal cooperation continues as it has.

4. **LABOR NEGOTIATIONS**: I have been informed one of bargaining units has indicated a desire to commence discussions about modifications in their Collective Bargaining Agreement. If my understanding is correct that Puget Sound Public Employers continues to represent the City in these areas, then they will have the task of undertaking negotiations with that unit. Of course, they will need the parameters of the discussions from the six of you. Such matters may be discussed in an executive session since they relate to development of a CBA.

As always, this is not meant to be all inclusive. If you have any questions or comments, please direct them to me.

DG/le

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100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557

McCLEARY POLICE DEPARTMENT
REPORT TO COUNCIL MEMBERS

Reporting Date: 06-11-2008 Wednesday Date of Last Report: 05-14-2008

The below is a list of activities and complaints occurring which were either reported to, generated by, responded to or assisted with by the McCleary Police Department

SUMMARY OF INCIDENTS

1283 Incidents as of Friday 6 June, 2008 /0915 hours(5 days not reported)
72 Traffic Stops, Traffic Offense's , Subject Stops-.
2 Speed Infractions +10, -DWLS-court-10, -Insurance Violation-3, (22 total citations)
Total Bail Amounts: $3172 and 10 other mandatory court dates set.

VIOLATIONS REPORTED OR INVESTIGATED

Abuse, Adult or Child
Ambulance/9-Fire Response Broadcast
Agency Assist Police
Harassment
Aid Call
Hit & Run
Juvi Problem /Found Child/Runaway
Alarm(s)
Liquor Violation (MIP-minor in possession)
Animal Complaint(1 dog bite)
Malicious Mischief
Arrest(s) (Booked)
Missing Person/Runaway Report
Arrest(s) (Warrant)
Man Down-intoxicated sub
Motorist assist
Arson Report
Noise Complaint
Arrest Juvenile
Open Window/ -Door
Attempted Suicide
Parking Violation/Complaints
Assault Complaint(s)
Possession of Drug Paraphernalia
Burning Violation(s)
Possession of Stolen Property
Burglary Complaint(s)
Police Information
Controlled Substance Violation(s)
Public Works Assist (McCleary City)
Custody Dispute(s)
Referral
Fire Response
Civil Complaint(s)
Sex Offense (Adult or Child)
Court Order Service/ Violation)
Subject Stop / Pedestrian Stop-
Citizen Assist
Prowler
Defrauding Public Utility
Suspicious= , Vehicle, Circumstances.
Death Report
Theft Complaint(s)
DUI
Threat Complaint(s)
Disorderly Conduct/person
Trespassing Complaint
Domestic Violence
Traffic Hazard=/ Reckless / Offence
Unknown Problem
HAZMAT
Verbal Argument/Dispute
Dog Impounds
DRUGS-VUCSA (Violation Uniform Controlled Substance Act)
Vehicle theft / Prowl / Recov Stolen.
Fight
Vehicle = Accident / Disabled- / Abandon
Firearm/Weapons complaint
Warrant Service/Transfer
Fraud complaint
Welfare Check
Found- / 0 Lost Property-
911 Hang Up/Open Line

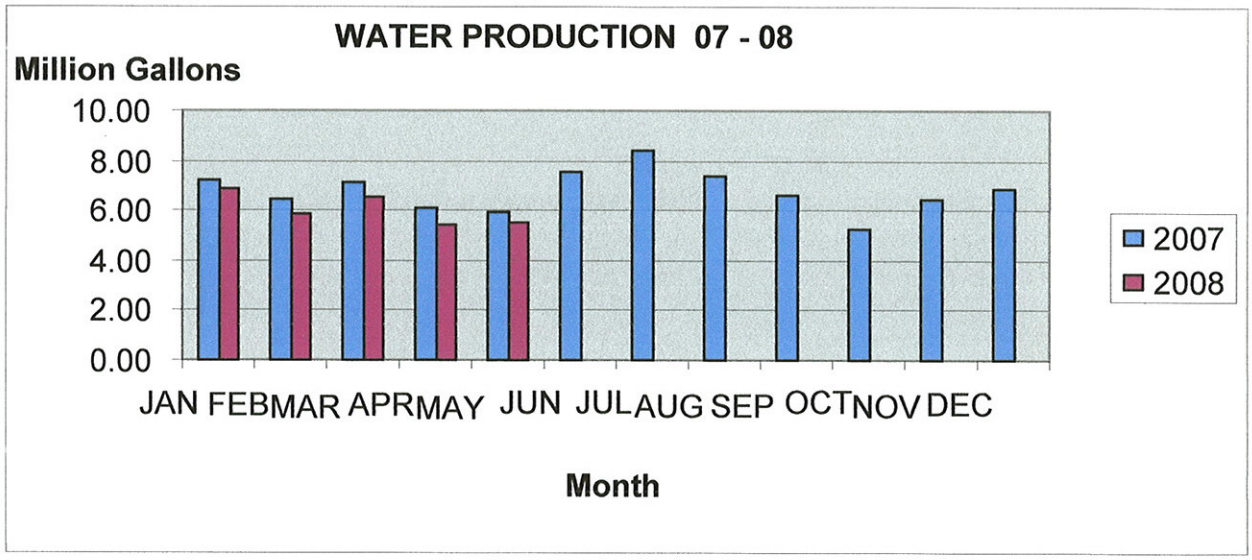
Discussion:
Discussion on: Approving a Criminal Investigations Account/Drug Fund.
Selling seized Drug Crime Vehicle
Using Drug Fund to purchase Patrol Rifles
50% Monies from Surplus police vehicle toward police equipment
Pay out Vacation Hours in lieu of vacation

Council Members Present: ALL? Mr. Vessey, Mr. Vatne, Ms. Lake, Mr. Hays, Mr. Boling
Mayor Bentley: Present / Not Present
Officer Reporting : Chief Crumb

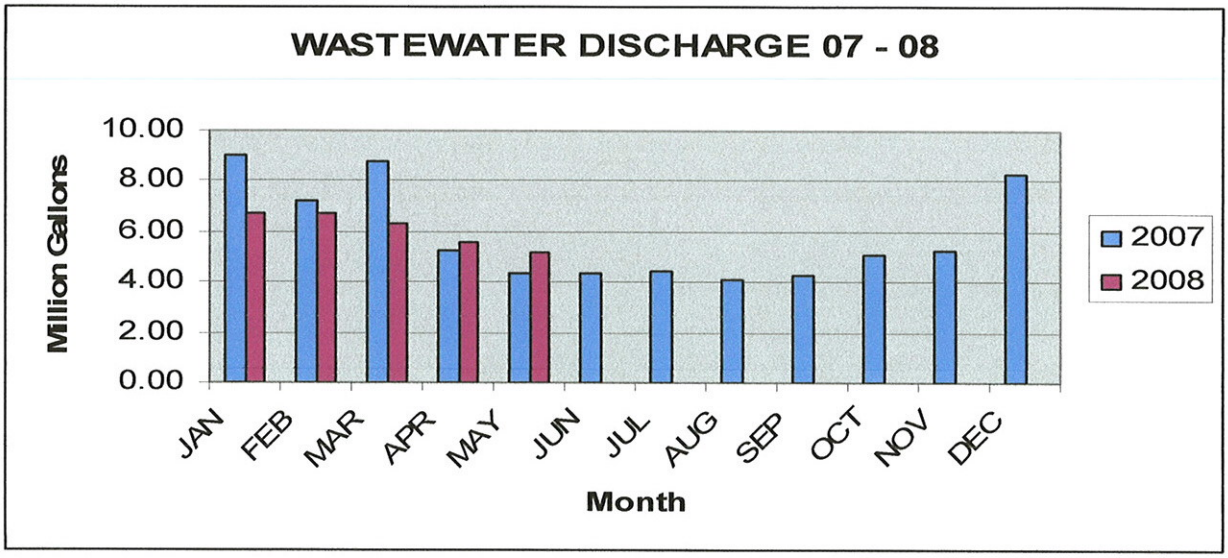
STAFF REPORT

To: Mayor and City Council
From: Water/Wastewater
Date: June 2008
Re: Monthly Council Report

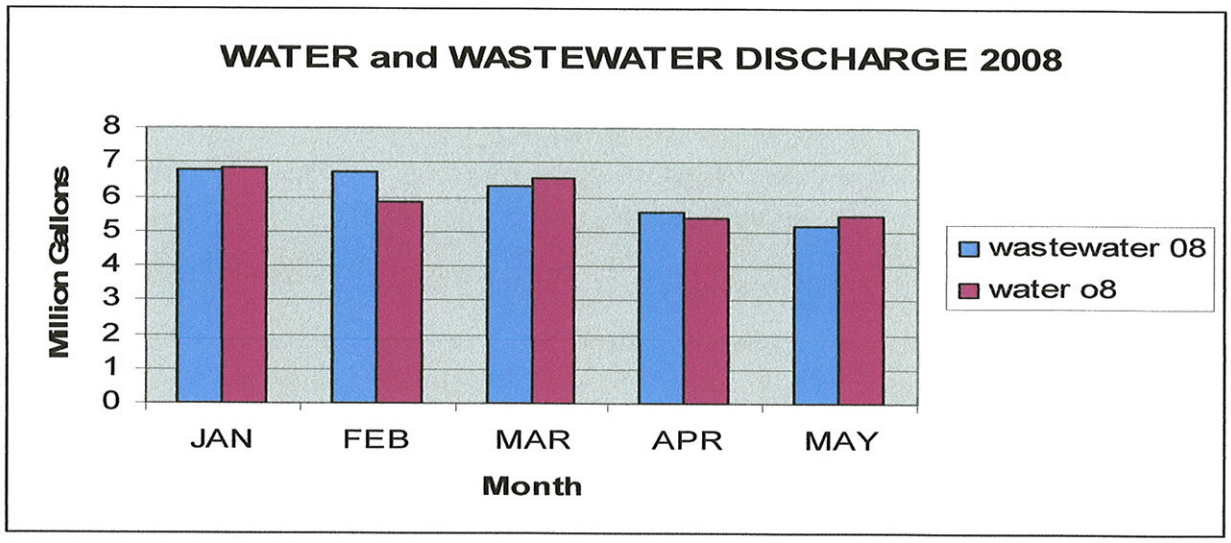
As can be seen in the chart below, water production remains less than last year.



And, wastewater is beginning to show the trend for 2008, although it is not showing discharge flows as low as 2007, as we had hoped.



The water and wastewater have been running closer (amount produced to amount discharged) this year than in years past.



STAFF REPORT

To: Mayor and City Council
From: Jennie Reed, Court Administrator
Date: June 6, 2008
Re: May Report

	Court Filings		Court Fines Paid	
	May	**YTD**	**May**	**YTD**
Traffic Infractions	9	89	$2,099.50	$13,853.11
Non Traffic Infractions	0	1	0	0
Criminal Traffic	5	39	$722.11	$4,901.51
Criminal Non Traffic	4	20	$351.90	$1,815.60
Collection Fees Collected				$147.01
TOTAL ISSUED	**18**	**149**	**$3,173.51**	**$20,717.23**

STAFF REPORT

To: Mayor and City Council
From: Mick Schlenker, Building Official
Date: June 5, 2008
Re: May Building Activity

Building Permit Activity

	May		Total 2008	
	Current	**Fees**	**Actual**	**Fees**
Customer Service	217		1275	
Building Permits Issued	8	$1,275.00	32	$26,201.22
Nuisance Letters	1		9	
Inspections Performed	104		362	
Plan Reviews	6	Inc in Permit	21	
Stop Work Issued	2		8	
City Projects	1		3	
Complaints	7		32	
Demo Permits	1		1	
Court Issues	0		1	
Fire Projects	0		0	
Cars	3		10	

May 2008 Building Permit Activity

Summit II

1. (1) house has been finaled
2. (4) other houses are in different stages of work
3. Deck permit has been issued

Cedar Heights

1. (1) has been finaled
2. Lot 1 is in the sheet rock/ paint stages of work

3. Permit issued for Demo on 4th St.

BeeHive Asst. Living

1. They have received their Demo permit and will be starting tear down
2. Still reviewing Bldg #70 plans

McCleary School

1. Friday meeting with Project Engineer on portables
2. Friday meeting with Mechanical Engineer to discuss plans of school

Rossvale Plat

1. Staff had pre submission meeting with Brad Taylor from JNR Const. and our new Engineers Jon Hinton & Nick performed the meeting

City Work

1. Permit has been issued for grade and fill of the L&P/Fire Department parking lot

(4) remodels in different stages of work

STAFF REPORT

To: Mayor and City Council
From: Todd Baun
Date: June 5, 2008
Re: Month of May

Here are the projects I've been working on for May

- I worked with Nick, from Gray and Osborne, on the Park Plan Capital Improvement Program.
- The TIB grant for sidewalks is moving forward. Surveyors have been in town getting topographical and property information for the sidewalk designs.
- The WSDOT has been asked to sweep the streets on June 27th and July 18th. I have not received confirmation yet to see if they will be available.
- NOVA (Nonhighway and Off-Road Vehicle Activities) grant is moving slowly. In the council meeting in July I will be asking the council's approval for a resolution and other technical items. Final technical completion is August 1st, 2008. We asked for $70,000, which will give us a great trails plan. There is no match for this grant.
- The YAF (Youth Athletic Facilities) grant is moving slowly. I have been working with Gray and Osborne with getting an acceptable schedule for the project. I have been in contact with a contractor that is willing to donate his time and equipment to grade and hydro seed the park. This will be a great help for the city.
- The Park parking lot design has been completed and received by the city. We are currently reviewing it to find the best option to get it completed.
- I'm still working on a parking issue on 1st street with Mr. Ackley.
- I did some research on fixing the west end of the cemetery. I contacted 3 companies about concrete jersey barriers. The best price I received for a 12.5 foot, 6000 pound barrier is $375 for each section. We need a minimum of 350 feet to go the length of the property line. It will take 28 sections to go the length of 350 feet, so the price is $10,500. We can rent the section for $24.50 a foot and cut the price down to $8575 for 3 months. Another option I looked into is putting a heavy duty fence, similar to the existing fence on the west end. The cost for the fence is going to be about $5300. That bid came from Ladue fencing.
- I also checked into a portable generator for the wells. I contacted Cummings Northwest because they are on the state contract for generators. The price for generator that can run our wells is going to be $40,000. We would have to spend an additional $10,000 to get generator switches installed in both wells. I have not received any information to retro fit our existing generator.
- The SRFB (Salmon Recovery Funding Board) grant, for Sam's Canal, is also going slow. I will also be asking the council to help with the technical completion with this grant in the July meeting. This grant has a 15% match. For our match, the city can come close to entire match by permitting and using materials we already have on city property (blow down trees and woody debris).

- Andrew Lunsford has taken his Operator in Training test for wastewater treatment. If he passed the test, in 1 year he will be a Group 1 treatment plant operator.
- City Hall remodel is going well. We are aiming for June 13th to have the project completed.
- The WSDOT will be in town to stripe later this month. Their schedule is all weather dependant.
- I have also been working on the 6 year Transportation Improvement Plan with Gray and Osborne. It has to be completed and turned in by June 30th. The council will have a public hearing and possible action on June 25th.

If you have any questions, don't be afraid to ask. If you see something that needs attention or have any ideas that you would like me to pursue, my door is always open, so please come and talk to me.

STAFF REPORT

To: Council and Mayor
From: John Allardin, Maintenance Crew Foreman
Date: May 01, 2008
RE: May Status Report

TASK	DESCRIPTION	MONTH		YEAR TO DATE	
		NO.	HOURS	NO.	HOURS
Building maintenance	Park, transit station restrooms, city compound, library, float shed & museum.		101		409
Meetings and appointments	Safety meeting, interviews, public works meetings, outside agencies and contractors.		14		114.5
Training	Professional growth classes.			1	32
Water leaks	water leaks	2	8.5	8	88.5
Water complaints	Dirty, smelly or low water pressure.			6	5
Garbage collection	Down town, park, cemetery, city compound and city park trash cans.		8		76
Grounds maintenance	Gardening, hanging baskets, mowing, raking, baseball field maintenance and pressure washing		279.5		593.5
Motor pool maintenance	Motor pool maintenance in house and contract work		10		70
Pot hole program	Did some road shoulder and alley repair.	5	.5	118	31.5
Utilities locates	Locating underground utilities	7	4	22	14
Meter reading	Three people task includes meter reading, shut off list and re-reads		48		240
Flagging traffic	Flagging for Light and Power crew			1	8
Citizen requests	Forms generated by requests from citizens			1	2
Valve exercising program	Checking for valve operation, location, and maintaining proper valve operation			19	40
Sanding streets and street sweeping	sweeping streets	1	6	2	7
Hydrant flushing program	Maintenance, flushing and exercising hydrants				52

STAFF REPORT

To: Mayor and City Council
From: Jeff Gustafson, Senior Lineman
Date: June 2/08
Re: May Activity

Pole Changes - 4
YTD - 8

Transformers
Overhead –
YTD - 2

Underground –
YTD- 3

Primary Extensions
Overhead -
YTD -

Underground –
YTD - 1 at 502 ft. #2 15kvEPR

Primary Replacement
Overhead –
YTD – 3000 ft. 2/0 ACSR

Underground
YTD -

Service Connections
Overhead -
YTD -

Underground –1 at 75 ft. 4/0, 1 at 35 ft. 4/0, 1 at 55 ft. 4/0, 1 at 90 ft, 4/0, 1 at 40 ft. 4/0
YTD – 9 at 675 ft. 4/0 total

Temporary Services - 5
YTD -5

Street Light Services –1 at 100 watt.
YTD - 3 at 200 watt, 8 at 100 watt

Outages -
YTD - 3

Call Outs - 3

STAFF REPORT

To: City Council
From: Busse Nutley, City Administrator
Date: June 9, 2008
Re: Draft Report on Aquifer

Jim Arthur, the City-County consultant working on the Wildcat Creek Aquifer issues, has prepared a draft report about the condition of the aquifer and recommendations for the two entities. Jim will be at the Council meeting to answer questions and hear your comments. His final report will be submitted to CTED, the agency that has funded this Emerging Issues grant, during the week of June 16th.

There are recommendations for action for the City, but not the County, in this draft. The recommendations for the City have been discussed both as a part of this issue and in the management of the water utility.

The recommendations for the County are still under review as of the writing of this staff report, and may be available for the Council meeting on Wednesday.

WILDCAT CREEK AQUIFER

Existing Conditions and Recommendations

June 6, 2008 County and Consultant Discussion Draft

Contents

Part 1 – Hydrogeology and Development

Introduction
Hydrology of the Wildcat Creek Aquifer
How the Aquifer Was Formed
Only One Aquifer
Development in the Valley
Risks to Wells

Part 2 – Recommendations

Joint County – City Recommendations
Additional Recommendations for Grays Harbor County
Additional Recommendations for the City of McCleary

Bibliography

Part 1 – Hydrogeology and Existing Development

Introduction

The Wildcat Creek Aquifer is a naturally occurring, cost-free reservoir that provides clean, safe drinking water to several hundred individual domestic wells, two Group A systems, three Group B systems, and the City of McCleary. As the only practical, abundant source of water in the vicinity, it is a significant natural resource supporting the economy and the health and safety of residents of the City of McCleary and the surrounding unincorporated land under Grays Harbor County jurisdiction.

Because of uncertainty about how future development could affect this indispensable water supply, on February 12, 2007, the Grays Harbor County Board of County Commissioners declared a moratorium on development of land above the Wildcat Creek Aquifer and extended it twice. The current extension expires on August 12, 2008.

In the meantime, County and City officials have been working together to learn more about the aquifer and how to protect it. In 2007 they were assisted by Dan Cappellini of Evergreen Rural Water, headquartered in Shelton, and Scott Horsley and his associates at the Horsley Witten Group, a ground water and planning consulting firm from Massachusetts. The Washington State Department of Health paid for Horsley Witten's assistance through a contract with Evergreen Rural Water.

The County and City also hired consultant Jim Arthur from Olympia to coordinate their partnership and to identify actions they could take to manage the aquifer. The following report describes what is now known about the Wildcat Creek Aquifer and recommends actions for its protection and management. The report was funded by an Emerging Issues grant from the Washington State Department of Community, Trade and Economic Development and by matching funds from the County and City. Linton Wildrick, a licensed hydrogeologist with Pacific Groundwater Group, Tumwater, assisted Mr. Arthur in the preparation of this report.

Hydrogeology of the Wildcat Creek Aquifer

How the Aquifer Was Formed

Wildcat Creek Aquifer is a semi-confined aquifer located within sedimentary deposits that partly fill a northeast-to-southwest oriented valley. The nearby hills are composed of basaltic and sedimentary bedrock. The aquifer material consists mostly of sand and gravel that are fragments of rocks from the southeastern Olympic Mountains and the northern Cascades.

The aquifer-containing sediments were carried to the Wildcat Creek Valley by an advancing glacier of the Double Bluff glaciation period. As the glacier moved toward the valley, streams flowing out of the glacier's melting end deposited these "advance outwash" sediments at least 100,000 years ago. As the glacier then advanced into the valley, it over-rode the advance outwash materials and deposited glacial till beneath the ice. Commonly called hardpan, till is a mixture of clay, silt, and gravel, with some sand. ~~and,~~ ~~t~~Though saturated with water like the outwash below, till is far less permeable and usually does not yield water readily to wells.

The Double Bluff glacier stopped at the southwestern end of the valley, pushing up a terminal moraine of sand and gravel. That is partly why the three branches of Wildcat Creek converge where they do. More than 100,000 years later, the final Ice Age glaciation, called the Vashon stade of the Frasier glaciation, advanced again toward the southwest. It stopped in the upper reaches of the Skookum Creek watershed and

deposited only a thin veneer of advance and recessional outwash over the old till in the Wildcat Creek Valley. Since then, modern streams have eroded channels through the glacial materials and deposited minor pockets of sediments along the channels. So, looking at the valley in cross-section:

- At the bottom is bedrock – basalt to the east and south, sandstone to the west and north.
- Above that is the advance outwash, up to 75 feet thick – the aquifer layer that contains the productive water supplies.
- Above that is the till, an aquitard, which varies from as little as 10 feet to as much as 40 feet.
- Above the till is a thin (5 feet or less) discontinuous veneer of Vashon outwash.
- On top are recent alluvial sediments, deposited by running water along Wildcat Creek and its tributaries during the 13,000 years since the last Ice Age.

Only One Aquifer

All the reports written about Wildcat Creek Aquifer are correct in noting the presence of a confining layer, but the confining layer is till and extends near or to the surface. The only significant aquifer resides within advance outwash material beneath the till, not in thin or absent outwash material at the surface or deeper in the main aquifer.

- There is only one aquifer.
- Both shallow domestic wells and slightly deeper City wells are drilled through the overlying till into this aquifer.
- The confining effect of the till accounts for the upward pressure in the City wells.
- While some recharge comes from the surrounding hillsides, most recharge percolates down from precipitation falling directly on the land surface overlying the aquifer. There is little contribution via fractures in basalt.
- Because of its silty or clayey matrix, the till delays the percolation of rainwater down to the aquifer. That delay provides some protection against aquifer contamination but also lowers the recharge rate.

To develop this understanding of the aquifer as a whole, Mr. Wildrick examined all 200-plus well logs for the area. By contrast, Hart Crowser interpreted only 67 logs, and these were mostly located in the northeastern part of the valley, the area more important for a study that focused on the City's wellfield. He also spoke with Robert L. Logan, the geologist who most recently mapped the local geology for the Department of Natural Resources (Logan, R. L. 1987.)

In analyzing these well logs, what puzzled Mr. Wildrick was that the drillers all noted the presence of yellow clay, gravel, and "hardpan," the driller's term that usually means glacial till. Till is formed by the weight of ice, and the yellowish color, a sign of iron oxide, means that a deposit has weathered for a long time. Mr. Logan explained that the outwash that makes up the aquifer came not from last Ice Age advance, as had been assumed, but from the next-to-last advance. Because it has been more than 100,000 years

since the Double Bluff advance deposited the till, ample time has passed for deep weathering to have occurred in the area's wet, maritime climate.

Though precipitation percolates through the till to recharge the aquifer in the advance outwash layer, the till does act as a semi-confining layer. Mr. Wildrick determined that the confined water level (the piezometric head) usually occurs above the top of the confined aquifer and about 5 to 20 feet below land surface, but never above land surface, which would make it artesian. He also noted that a water table occurs within the surficial Vashon outwash or Double Bluff till at a slightly higher level than in the Wildcat aquifer and may reach the surface during winter, forming seasonal wetlands.

The water table and piezometric water levels can be readily explained by the hydrodynamic balance of local recharge from precipitation as it percolates downward through the less permeable till into the much more permeable outwash, where it then flows down the valley or toward the creeks. Additional recharge by surface water from the surrounding hills is not required to explain the head distribution. The computer model used by Hart Crowser confirmed this conceptual interpretation by reproducing the head distribution and flow pattern in the northeastern part of the valley.

Finally, the very thin outwash and uppermost weathered till do not constitute an aquifer: no known wells tap these deposits. A few wells appear to tap thin, discontinuous, permeable lenses of sand and gravel within the till. These lenses could be called aquifers in the strict sense of the scientific term, but are insignificant in volume compared to the Wildcat Creek Aquifer and so do not constitute a second, independent aquifer of importance to our considerations.

Development in the Valley

Approximately 250 parcels in the unincorporated part of the valley have houses on them. Forty-five houses do not have on-site sewage disposal permits but are assumed to have on-site sewage systems. The County issued 171 permits for on-site systems before 1995, and has issued 74 permits since then. The new standards that took effect in 1995 have resulted in the construction of a greater number of pressure distribution systems, and there are now about 50 such systems in the valley. County records show that 13 on-site systems have been repaired in the valley, a number that may be low since repairs before 1980 may not have been recorded.

There are fewer individual wells than on-site sewage systems because of homes served by the six water systems: Two Group B systems (Olin 330 & Sky Acres) and one Group A system (Pit Co 328) in northeastern portion of the valley; one Group B (Wintercreek MHP) and one Group A (Forrestview Senior 55+ community) in the southwestern portion of the valley; and the City of McCleary, which serves four homes on Larson Road.

Approximately two-thirds of the unincorporated area is presently zoned for 5 acre or larger lot sizes. The remaining one-third is R2 – General Residential and RR – Rural

Residential.

The minimum lot size in the RR zone is one acre, provided that various conditions are met. As a practical matter, however, County requirements for distances between on-site sewage systems and wells suggest that the actual minimum lot size would be between one and two acres. (The County requires a setback of 100 feet from the edge of an on-site system's soil dispersal component and a set-aside area for a reserve drainfield. Also, wells must be 50 feet from any sewage tank and distribution box, sewer line, and non-perforated distribution pipe.)

In the R2 zone, the minimum lot size is 10,000 square feet for a single family home, or 11,500 square feet for a duplex, provided that (1) the area is within the designated urban service area of a city, town, water, or sewer district or (2) the area is adjacent to a city or developed area and has an adequate public water system and either an adequate public sewer system or is suitable for the long-term use of on-site septic systems at the permitted density.

Under current zoning, the build-out potential above the aquifer and within County jurisdiction is an additional 400 to 500 homes on individual, on-site sewage systems, for a total of approximately 650 to 750 residences.

Risks to Wells

On-Site Sewage Disposal

The primary source of potential contamination in the Wildcat Creek Aquifer is on-site sewage systems. In much of the portion of the aquifer under County jurisdiction, the risk to wells is low because of the current low density of development. The more significant risks to manage for are those associated with wells of the five group water systems, the City of McCleary, and individual wells in the R2 and RR zones that may be located too close to improperly functioning, on-site sewage systems.

Hazardous Chemicals

The Hart Crowser report listed potential contamination sites for hazardous materials upgradient to the City wells. That list was was updated in the City of McCleary's *Wellhead Protection Plan* (Cleveland, 1999.)

Part 2 -- Recommendations

A. Joint County – City Recommendations

1. Establish the Wildcat Creek Aquifer Management Area by inter-local agreement.

a. Purpose: To coordinate risk management and other actions to ensure the long-term benefits to the economy and to public health and safety provided by the Wildcat Creek Aquifer.

b. Management Principles: To ensure a margin of safety, manage the aquifer in accordance with the following principles:

i. Maximize recharge to the aquifer.
ii. Minimize the transmission of contaminants to the aquifer.
iii. Monitor well water and measure streamflows to learn more about the aquifer's hydrogeology, groundwater conditions, and safe yield.
iv. Regulate land use in a manner that is clear, fair, and assures that groundwater will be protected.
v. Manage the aquifer comprehensively through compatible city and county policies, actions, and ordinances.

c. Responsibility:

i. Designate staff with responsibility for each action listed under (e) below.
ii. Designate lead officials from each jurisdiction to oversee staff.
iii. Publish an annual report on aquifer management.

d. Funding: Where appropriate, apply jointly for funding to carry out the management purposes of the Management Area.

e. Actions:

i. Update the list of potential point-source contamination sites within aquifer boundaries. Include sites on surrounding hillsides from which surface runoff could carry hazardous contaminates to the aquifer.
ii. Monitor individual wells in the RR and R2 zones for quality and for water levels. If water quality tests show a problem with a well, work with the landowner to correct the problem; the emphasis should be on assistance, not penalty. Build a database on well water levels to learn more about the aquifer.
iii. Measure flows in Wildcat Creek to learn more about groundwater movement and quantity.
iv. Review and coordinate spill-response plans(s) for accidental spills along transportation corridors within the Wildcat Creek Aquifer Management Area.

v. Educate the public about the do's and don'ts of living above their water supply.
vi. Adopt by reference the Low Impact Development Technical Guidance Manual for on-site development and surface water management.
vii. Review and, where appropriate, revise the zoning ordinances of both jurisdictions to prevent the location above the aquifer of land uses and activities that would introduce risks that could not be eliminated by development conditions and operating practices.

2. Under the Community Plan Coordination Element of the Grays Harbor County Comprehensive Plan, review and, if necessary, revise the City and County plans for the area.

B. Recommendations for Grays Harbor County

Not yet released for publication.

C. Recommendations for the City of McCleary

1. Investigate the feasibility of establishing a back-up wellfield.

2. Designate a critical aquifer recharge area for the City.

3. Revise the City's wellhead protection area to conform to the ten-year time-travel capture zone, based on the Hart Crowser report as modified by Pacific Groundwater Group.

4. Revise the City's Integrated Pest Management program to make it more workable.

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STAFF REPORT

To: City Council
From: Busse Nutley, City Administrator
Date: June 9, 2008
Re: Surplus Property sale

The City has been accumulating various items that no one needs anymore. Therefore, we would like the Council to declare the items surplus and offer them for sale to the public. Thanks to Ardyce for undertaking the time-consuming task of the inventory. In addition to the list that is attached to the Resolution, the sale will also include the two already-surplussed police cars that did not sell at the County auction earlier this year.

Requested Action:

Adopt the Resolution to declare the items surplus and to provide for their disposition.

City of McCleary
Home of the McCleary Bear Festival

100 South 3rd Street, McCleary, WA 98557 • 360.495.3667(phone) 360.495.3097(fax) CityofMcCleary.com

Requesting the Council declare the following items Surplus, to be sold at a Sealed Bid Auction:

1. (11) Bicycles
2. Overhead Hoist Frame
3. (5) Panasonic Toner Cartridges FQTE70
4. John Deere Gas Weed eater
5. (2) Murray 20" Lawn Mowers
6. Honeywell Air Purifier
7. Epson Stylus 800 Printer
8. Scanner
9. Dell Ink Cartridges
10. (2) Gateway CPU's
11. (4) CRT Monitors
12. Olympic Calculator
13. Dell Printer
14. (2) Panasonic Printer Cartridges FP-7760-7781
15. Small Typewriter Stand
16. Twose 3 point hitch PTO Drive Side Mower
17. (2) John Deere Mowers
18. (1) Honda Mower
19. Desk
20. (2) Typewriters
21. (4) Legal File Trays
22. (4) Letter File Trays
23. HP Office Jet Pro 550 Printer
24. HP Laser Jet 4 Printer
25. Battery Pack for Computer
26. HP Office Jet v40 Printer
27. HP Fax Printer
28. HP Laser Jet 6L Printer
29. File Holder
30. Monitor Glare Screen
31. (4) Keyboards
32. Answering Machine
33. (2) Slide Tray Carrousels
34. (3) Pedal Go Carts
35. Cardboard File Drawer
36. Hydraulic Hoist

RESOLUTION NO._____

A RESOLUTION DECLARING MATERIALS TO BE SURPLUS AND PROVIDING FOR THE DISPOSITION THEREOF.

R E C I T A L S:

1. Certain items of personal property have been reported to the McCleary City Council by the City Administrator as being surplus to the present and anticipated future needs of the City. It has further been reported that there is the possibility of achieving a fiscal recovery through appropriate disposition procedures. However, many of the items may have little, if any, recoverable value.

2. It is the desire and the intent of the Council to declare these items surplus and to provide for the disposition thereof.

3. The Mayor and Council have been informed by the City Administrator that it is her recommendation the provisions of Resolution #443 may be utilized as the means of disposition.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS BY THE CITY COUNCIL OF THE CITY OF McCLEARY, THE MAYOR SIGNING IN AUTHENTICATION THEREOF:

CITY OF McCLEARY
100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557

SECTION I: Items Covered

Those certain items of personal property more fully described in Attachment Number 1, said Attachment being attached hereto and incorporated by this reference, are hereby declared surplus to the present and future needs of the City.

SECTION II: Provisions In Relation To Disposition

A. The property so declared surplus shall be disposed of through the utilization of the protocols set forth in Resolution 443.

B. In the event they are not disposed of pursuant to the provisions of paragraph A, then they may be disposed of by negotiated disposition; said negotiations to be carried forth by the City Administrator and subject to the Council's approval prior to any agreement to sell being final.

C. Any items remaining unsold after compliance with the prior sections shall be deemed to be of no recognizable value, and may be disposed of in such manner as may be authorized by the Mayor.

D. Upon completion of the sale process, the City Administrator shall provide a written report to the Mayor and Council, with a copy thereof to be attached to the minutes of the Council Meeting at which it is presented.

PASSED THIS _____ DAY OF _____, 2008, by the City Council of the City of McCleary, and signed in

CITY OF McCLEARY
100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557

authentication thereof this _____ day of _____,
2008.

CITY OF McCLEARY:

_____
WALLACE BENTLEY, Mayor

ATTEST:

_____
DONNIE ROSTEDT, Clerk-Treasurer

APPROVED AS TO FORM:

_____
DANIEL O. GLENN, City Attorney