



CITY OF ELLENSBURG

Minutes of City Council, Regular Meeting

Date of Meeting

May 18, 2026

Time of Meeting

7:00 PM

Place of Meeting

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom**

Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Miller

1. Call to Order and Roll Call

Roll Call Present: Rich Elliott, Nancy Lillquist, David Miller, Delano Palmer, Joshua Thompson (remotely)

Absent: Sarah Beauchamp and Nancy Goodloe

Councilmember Miller moved to approve excused absences for Councilmembers Beauchamp and Goodloe. **Motion Approved 5-0**

Others present in person: City Manager Behrends Cerniwey, City Attorney Horner, City Clerk Leader, Associate Planner Rud, Associate Planner Pedersen, Community Development Director Carlson, Housing Project Manager Frey, Finance Director Pascoe, Assistant Finance Director Bassett, Accountant III Del Prete, Assistant Public Works Director Helgeson, City Engineer Mayo, Public Works Director Lyyski, EPD Captain Clasen and approximately 35 members of the public

Others present remotely via Zoom: Three members of the public

2. Proclamations

- 2.A National Public Works Week
Councilmember Palmer read the proclamation.
- 2.B National Historic Preservation Month
Councilmember Lillquist read the proclamation.

3. Awards and Recognitions

- 3.A Historic Preservation Awards
Chace Pedersen, Associate Planner, presented information.

4. Approval of Agenda

Councilmember Palmer moved to approve the Agenda as presented.

Councilmember Lillquist moved to move item 11A to 11C, changing 11B to 11A and 11C to 11B. **Motion Approved 5-0**

Vote on main motion as amended. **Motion Approved 5-0**

5. Consent Agenda

- 5.A Approve Minutes of May 4, 2026 Regular Meeting
- 5.B Approve Minutes of May 4, 2026 Study Session
- 5.C Acknowledge Minutes of Boards & Commissions
- 5.D Bid Award – Bid Call 2026-10, Canyon Road Overlay- Umptanum Road to Mountain View Avenue
- 5.E Approve City Manager's Signature on a Memorandum of Understanding with IBEW Local 77 - 4/10 Schedule
- 5.F Approve City Manager's Signature on a Memorandum of Understanding with IBEW Local 77 - Holidays
- 5.G Approve May 18, 2026 Voucher Listing

Councilmember Palmer moved to approve the Consent Agenda as presented. **Motion Approved 5-0**

6. Petitions, Protests, and Communications

- 6.A Kittitas County Alano Club (KCAC) Introduction
Theo Denner, KCAC Board President, presented information concerning the Kittitas County Alano Club.

7. Public Comment on Non-agenda Items

8. Business Requiring Public Hearings

- 8.A Public Hearing (Legislative) to Consider Annexation of Parcel 631033 and Second Reading of Ordinance 4985 Approving the Annexation and Zoning of Light Industrial (I-L) (Public Comment Opportunity)
Mayor Elliott opened the public hearing. Mark Rud, Associate Planner, presented information in the staff report.

With no comments from the public and no questions from Council, Mayor Elliott closed the public hearing.

Councilmember Palmer moved to approve the D&N Development LLC annexation petition and perform second reading and adoption of Ordinance 4985 annexing parcel 631033 with a Light Industrial (I-L) zoning designation. **Motion Approved 5-0**

9. Introduction and Adoption of Ordinances and Resolutions

- 9.A Second Reading and Adoption of Ordinance 4984 Amending Ellensburg City Code Chapter 8.54.150 -- Residential Parking Zones (Public Comment Opportunity)

Cameron Clasen, EPD Captain, presented information in the staff report.

Councilmember Miller moved to conduct second reading and adoption of Ordinance No. 4984, amending Ellensburg City Code Chapter 8.54.150 regarding Residential Parking Zones. **Motion Approved 5-0**

- 9.B Ordinance 4987 (First Reading) - Amending the 2025/2026 Biennial Budget (Public Comment Opportunity)

Keith Bassett, Assistant Finance Director, presented information in the staff report. Emily Del Prete, Accountant III — Budgeting Officer, presented additional information regarding budget adjustments.

Councilmember Lillquist moved to conduct First Reading of Ordinance 4987, amending the 2025/2026 Biennial Budget. **Motion Approved 5-0**

- 9.C Ordinance 4988 (First Reading) for Water and Sewer Utility Rates and Plant Investment Fees 2026-2028 (Public Comment Opportunity)

Ryan Lyyski, Public Works Director, presented information in the staff report.

Councilmember Palmer moved to conduct first reading of ordinance 4988, adjusting water and sewer rates and plant investment fees. **Motion Approved 5-0**

10. Unfinished Business

11. New Business

- 11.A Affordable Housing Agreement with Habitat for Humanity for Willow Street Project (Public Comment Opportunity)

Councilmember Palmer abstained from discussion and vote on the item, due to his involvement on the Habitat for Humanity Board.

Lily Frey, Housing Program Manager, presented information in the staff report.

Councilmember Miller moved to authorize the City Manager to sign the Affordable Housing Agreement and other related agreements, as attached, or in substantially similar form. **Motion Approved 4-0 (Palmer abstained)**

- 11.B Catherine Cottages Revised Design from Habitat for Humanity (Public Comment Opportunity)

Councilmember Palmer abstained from discussion and vote on the item, due to his involvement on the Habitat for Humanity Board.

Heidi Behrends Cerniwey, City Manager, introduced background on the item. Chris Horner, City Attorney, presented legal information. Lily Frey, Housing Program Manager, presented additional information regarding the property,

work recently done and the site plan submitted by Habitat for Humanity.

Habitat for Humanity representatives, Stephanie Bohman and Patrick Sullivan, presented information regarding Habitat's revised housing design.

Dan Carlson, Community Development Director, presented additional information concerning the City Code. Council asked questions of Habitat representatives and City staff.

Public comment was heard on the topic from the following citizens:

Stephen Greenfield

Marcia Rorty-Greenfield

Henry Johnston

Liz Scully

Rick Toomey (speaking remotely)

Jennifer Chuang

Dale McPherson

Carisa McNabb

Cody McNabb

Council asked questions of staff and community members.

Marc Brown, principal architect, spoke regarding the revised design.

Mayor Elliott requested the easement located on the northern property be included on a future Council agenda for discussion.

Councilmember Lillquist moved to authorize the Mayor to sign the letter of intent and direct staff to prepare an affordable housing agreement for the property transfer.

Councilmember Lillquist moved to amend the motion to include conditions in the letter of intent, which include that cottage units face each other with a definitive central common area, coordination by Habitat for Humanity with KXLE concerning underground lines for the AM radio station, and honor Catherine Dimeo in naming of the project. **Motion Approved 4-0 (Palmer abstained)**

Vote on the main motion as amended. **Motion Approved 4-0 (Palmer abstained)**

11.C First Quarter 2026 Financial Status and Investment Reports (Public Comment Opportunity)

Jerica Pascoe, Finance Director, presented information in the staff report.

Councilmember Lillquist moved to accept the First Quarter 2026 Financial Status and Investment Reports as amended. **Motion Approved 5-0**

12. Miscellaneous

12.A Manager's Report (No Public Comment)

Heidi Behrends Cerniwey, City Manager, presented the report.

Staff requested Council provide a recommendation concerning grant applicants and a potential policy to receive funding from one city program. Council requested information for discussion at the next meeting.

The Executive Session was expected to last fifteen minutes and no action would be taken.

12.B Councilmembers' Reports (No Public Comment)

- Councilmember Lillquist attended the Environmental Commission meeting and requested Councilmember Palmer's attendance at the Yakima Basin Fish & Wildlife board meeting
- Councilmember Miller attended the Finance Committee meeting
- Councilmember Palmer attended the Kittitas County Solid Waste Committee and Affordable Housing Commission meetings
- Mayor Elliott reported on the Developmental Disabilities Board meeting and announced he will not be able to continue serving on the Kittitas County Health Network if another councilmember is interested

13. Executive Session

13.A Per RCW 42.30.110(1)(i), To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

Council recessed into executive session at 9:35 pm and was anticipated to last fifteen minutes. No action would be taken.

Council reconvened at 9:48 pm.

14. Adjournment

Meeting adjourned 9:48 pm



Mayor

ATTEST:



City Clerk