



# City of Chelan

**City Council Workshop Meeting  
April 7, 2026**

## **COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT**

**Mayor:**

Erin McCardle

**Councilmembers:**

Augustin Benegas

Brad Chitty

Shane Collins

Jon Higgins

Tim Hollingsworth

Terry Sanders

**Administrative Personnel:**

City Administrator Laura McAloon

City Clerk Peri Gallucci

Deputy City Clerk Cailey Couch

Community Development Director John Ajax

Finance Director Heidi Evans

HR/Communication Director Chad Coltman

Parks & Recreation Director Audrey Cooper

Public Works Director Jake Youngren

**1. CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 5:15 p.m.

**2. JOINT MEETING WITH THE CHELAN DOUGLAS REGIONAL PORT AUTHORITY**

**A. CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 5:16 p.m.

The Chelan Douglas Regional Port Authority (CDRPA) acknowledged the City is working diligently and reaffirmed their support for the City's efforts. Noting while success is expected, it will require significant work.

The meeting was adjourned at 7:03 p.m.

**3. AGENDA CHANGES**

None.

#### 4. WORKSHOP DISCUSSION TOPICS

##### A. Chelan Valley Economic Update

Mayor McCardle presented a high-level economic situational analysis of Chelan. The discussion was organized around four key areas: an overview of how the City is funded, including primary operating revenue sources and expenditures; an analysis of the local economy, including retail trends, sector composition, and employment; identification of strategic risks and pressure points, such as reliance on construction, seasonal tourism impacts, and the absence of stabilizing economic anchors; and a forward-looking discussion focused on developing a year-round economic strategy, establishing key performance indicators (KPIs), and identifying next steps.

##### B. Joint Meeting with the Chelan Douglas Regional Port Authority

City Administrator/Airport Manager McAloon provided an update on the operations and activities, including the implementation of a QR code system for tiedown payments, amendments to the fire district lease, ongoing building permit activity, exterior remodel improvements to the pilots' lounge, and installation of a vending machine.

##### C. Lake Chelan Chamber of Commerce Quarterly Report

Executive Director Mike Steele presented a quarterly update that included a recap of Winterfest 2026. In addition, it was shared that Chelan will feature a drone show in place of fireworks for the Fourth of July celebration, while Manson will host the fireworks display.

##### D. Short Term Rental Cap

Community Development Director Ajax led a discussion with City Council in response to two (2) letters received from the Residents Coalition of Chelan County (RC3) requesting a Short Term Rental (STR) cap and what the City is doing to address affordability. Staff is requesting Council direction on how to respond to RC3's letters and input on potential next steps for STR policy.

##### E. Ordinance No. 2026-16XX Budget Amendment No. 2

Finance Director Evans shared the proposed Budget Amendment No. 2 would establish beginning fund balances, provide spending authority on capital projects, update applicable operating expenditures, and add expected/additional revenue for capital projects that was not previously accounted for during the 2026 budget adoption process. This is Look No.1 of 3.

F. PPC Solutions, Inc. dba Phoenix Protective Corp Professional Services Agreement for Security Services in City Parks

Parks and Recreation Director Cooper, provided look no. two of three of the Phoenix Protective Corp Professional Services Agreement for Security Services in City Parks. With no feedback received from Council this item will be placed in the Consent Agenda during the April 14, 2026 meeting.

5. MOTION CONSIDERATION

A. Resolution No. 2026-1479 Public Works Construction Night Shift Differential

City Engineer Denham shared a temporary night work stipend was proposed for Resident Engineer Nelson due to the modified schedules, extended coverage, and increased staffing and inspection demands required by the project. These adjustments resulted from construction activities being scheduled primarily during nighttime hours to minimize traffic impacts and maintain safety. In addition, noting that with one crew working at night and two crews during the day, extended construction hours required inspection coverage of up to 21 hours per day, resulting in the temporary reassignment of two utility workers from their regular duties to out-of-class positions to support inspection efforts.

<b>MOTION:</b>	Move to adopt Resolution No. 2026-1479.
<b>MOVER:</b>	Councilmember Tim Hollingsworth
<b>SECONDER:</b>	Councilmember Jon Higgins
<b>AYES:</b>	Councilmember Augustin Benegas, Councilmember Brad Chitty, Councilmember Jon Higgins, Councilmember Tim Hollingsworth, Councilmember Shane Collins
<b>NAYS:</b>	None
<b>RESULT:</b>	Passed

6. CITY ADMINISTRATOR AND DEPARTMENT REPORTS

City Administrator McAloon

Provided a recap of the meeting she and Community Development Director Ajax had with Chelan County regarding the Tax Increment Financing District.

City Clerk Gallucci

None.

Community Development Director Ajax

None.

Finance Director Evans

None.

HR/Communications Director Coltman  
None.

Parks and Recreation Director Cooper  
She provided an update on the Lakeside Park Renovations and the Golf Maintenance team is beginning improvements on Hole No. 17.

Public Works Director Youngren  
None.

## 7. MAYOR AND COUNCIL COMMENTS

Mayor McCardle  
None.

Councilmember Benegas  
Mentioned a lot of great information was discussed tonight.

Councilmember Chitty  
He would like to see more community involvement when creating a new logo for the city. In addition, shared he appreciated having the Chelan Douglas Regional Port Authority Board here in person.

Councilmember Collins  
None.

Councilmember Higgins  
Stated he agreed with Councilmember Hollingsworth comments.

Councilmember Hollingsworth  
Stated he agreed with Councilmember Chitty regarding the logo and that the logo needs to represent the community.

Councilmember Sanders  
None.

## 8. ADJOURNMENT

The meeting was adjourned at 7:41 P.M.

Date

Approved:

---

Cailey Couch

---

Erin McCardle