

City of Selah
Council Minutes
June 26, 2012

Regular Meeting
Selah Council Chambers
115 West Naches Avenue
Selah, WA 98942

A. Call to Order Mayor Gawlik called the meeting to order at 6:30pm.

B. Roll Call

Members Present: Keith Larson; Paul Overby; Kevin Jorgensen; Dave Smeback; Allen Schmid; Brooke Finch

Members Excused: John Tierney

Staff Present: Dale Novobielski, Clerk/Treasurer; Bob Noe, City Attorney; Gary Hanna, Deputy Fire Chief; Rick Hayes, Police Chief; Joe Henne, Public Works Director; Dennis Davison, Community Planner; Jeff Hagler, Parks, Recreation & Tourism Director; Monica Lake, Executive Assistant

C. Pledge of Allegiance

Councilman Finch led the Pledge of Allegiance. Police Chaplain Neumeyer led the opening prayer.

D. Agenda Changes

Amend J – 1 as follows:

1. Approval of Minutes: May 17, 2012 Special Session; May 22, 2012 Study Session & Council Meeting

Remove From the Agenda:

1. Executive Session – Potential Litigation

E. Public Appearances/Introductions

Miss Selah Katy Forenpohar, Princess Mariah Hall, and Princess Kirstee Dalan presented Mayor Gawlik with a framed photo of the 2012 Selah Community Days Association and the Mayor's award that the Selah Royalty float received from the 34th Annual Founder's Day Parade in Cashmere, Washington.

F. Presentation

1. Community Pride Award – Lonnie Baughman

Council Member Jorgensen invited the Baughman family to come forward, saying that as a representative of the Parks Board it is his honor to present Mr. Baughman's family with a Community Pride Award for all his years of service to the community. He said that the plaque to honor Mr. Baughman was conceived following his resignation from the Board, as the Board Members felt he should be recognized for his service and dedication to the Selah community. He went on to say that, since Mr. Baughman passed away before it could be presented, he is presenting it to Mr. Baughman's family on behalf of the Parks Board and the Selah community.

Mayor Gawlik said that it is a great honor to recognize and honor Mr. Baughman. He read a brief biography provided by Mr. Baughman's family and presented them with a US flag flown over Selah on September 11, 2001.

Mr. Baughman's family expressed their thanks to the Mayor and Council.

G. Getting To Know Our Businesses **None**

H. Communications

1. Oral

Mayor Gawlik opened the Public Meeting. Seeing no one rise to speak, the Mayor then closed the Public Meeting.

2. Written

a. City of Yakima, Transit Division – Ridership Counts for the month of May 2012 and Random Special Ridership Counts

I. Proclamations/Announcements **None**

J. Consent Agenda

Executive Assistant Lake read the Consent Agenda.

All items listed with an asterisk (*) were considered as part of the Consent Agenda.

* 1. May 22, 2012 Study Session & Council Meeting and May 17, 2012 Special Session Minutes

* 2. Approval of Claims & Payroll:

Payroll Checks Nos. 73690 – 73773 for a total of \$141,488.30

Claim Checks Nos. 60341 – 60418 for a total of \$162,611.60

Councilman Overby moved, and Councilman Jorgensen seconded, to approve the Consent Agenda as read. By voice vote, approval of the Consent Agenda was unanimous.

K. Public Hearings

1. Consider the Resolution adopting the Six Year Transportation Improvement Program for the Years 2013 to 2018

Public Works Director Henne addressed K-1. He reminded the Council that they discussed the Six Year Transportation Improvement Program (TIP), which is a listing of streets the City intends to do improvements on, at the last Study Session. He commented that this list allows the City to qualify for grants and funding to assist in these projects. He read through the list of streets and requested that the Mayor open the Public Hearing and take testimony for or against the list of streets as read.

Mayor Gawlik opened the Public Hearing. Seeing no one rise to speak, he then closed the Public Hearing.

L. New Business **None**

M. Old Business

1. Council Meeting Times

Mayor Gawlik addressed M-1. He said that today's meeting is the last of the split meeting times from the four month trial period, and referred them to the results of the online survey, noting that there was not a large participation. He asked the Council for their opinion on whether to continue with the split or revert to a single meeting time.

Council Member Schmid expressed some concern over having all the meetings at 6:30pm, noting that they have had about same response and the same people attending at both meeting times. He went on to say that the more heavily attended meetings are when a group of people here for a specific reason, such as an award presentation, and when that is over they leave. He said that he cannot agree to have all meetings at 6:30pm, as there just wasn't a big response from the public on the matter.

Council Member Smeback agreed, noting that there really wasn't much of a response to the survey, considering that there are approximately seven thousand citizens in the City. He said that he does not mind continuing with the split meeting times.

Council Member Larson commented that he hasn't seen a big difference either way, and that while 4:00 pm works best for him, he is fine with continuing the split meeting times.

Council Member Jorgensen said that he mirrors Council Member Larson's comments, adding that four months is just long enough for him to remember and get to the meetings on time. He recommended staying with the split times through the end of 2012 and to reevaluate it then, saying that he is happy to do all we can to make sure citizens have an opportunity to attend.

Council Member Overby said that his preference would be to have both meetings at 6:30pm.

Council Member Larson asked him how many times he voted in the poll.

Council Member Overby replied only once, and noted that the response was very underwhelming and not conclusive. He stated that he can live with the split meeting times.

Council Member Finch remarked that people will attend if the subject is of interest to them, regardless of the time, and that her preference would be to have the meetings at 4:00pm. She noted that when a meeting runs long, attendance has dwindled down to two citizens in attendance.

City Attorney Noe commented that an Ordinance amending the Municipal Code will be brought back to Council at the next meeting.

Council Member Schmid moved, and Council Member Smeback seconded, to continue with the split Council Meeting times for the remainder of calendar year 2012. Roll was called: Council Member Larson – yes; Council Member Overby – yes; Council Member Jorgensen – yes; Council Member Smeback – yes; Councilman Schmid – yes; Council Member Finch – yes. By voice vote, approval was unanimous.

N. Resolutions

1. Resolution Adopting the Six Year Transportation Improvement Program for Secondary and Collector Arterial Streets within the City of Selah for the years 2013 to 2018

Public Works Director Henne addressed N-1. He commented that he changed the date on Goodlander Road from 2013 to 2014. He said that the City of Yakima, Yakima County and the City of Grandview all received additional funding to complete various construction projects, which means that no additional funds will be available until fall of 2013. He stated that everything else is the same as presented at the Study Session.

Council Member Larson moved, and Council Member Jorgensen seconded, to Approve the Resolution Adopting the Six Year Transportation Improvement Program for Secondary and Collector Arterial Streets within the City of Selah for the years 2013 to 2018. Roll was called: Council Member Larson – yes; Council Member Overby – yes; Council Member Jorgensen – yes; Council Member Smeback – yes; Councilman Schmid – yes; Council Member Finch – yes. By voice vote, approval was unanimous.

2. Resolution Awarding the Contract for the Redevelopment of Well Number 5 to Carpenter Drilling LLC and Authorizing the Mayor to Sign Contract Documents upon Preparation

Public Works Director Henne addressed N-2. He said that they had the bid opening last week, and that of the three bids received, Carpenter Drilling was the low bidder. He noted that the low bid was still approximately \$7,000 over the engineer's estimate.

Mayor Gawlik asked for confirmation that the low bidder was \$7,000 over the engineer's estimate.

Public Works Director Henne replied in the affirmative, saying that he believes the work will come in at the budgeted amount of \$130,000. He requested that Council approve awarding the contract so that they can get started, as he would like to get the well back online before something else goes wrong.

Council Member Schmid wondered if there was any particular thing that caused all three bids to come in over the engineer's estimate.

Public Works Director Henne responded in the negative, noting that the low bidder is a local guy and wouldn't have to pay a per diem to his workers.

Council Member Schmid moved, and Council Member Finch seconded, to Approve the Resolution Awarding the Contract for the Redevelopment of Well Number 5 to Carpenter Drilling LLC and Authorizing the Mayor to Sign Contract Documents upon Preparation. Roll was called: Council Member Larson – yes; Council Member Overby – yes; Council Member Jorgensen – yes; Council Member Smeback – yes; Councilman Schmid – yes; Council Member Finch – yes. By voice vote, approval was unanimous.

O. Ordinances

1. Ordinance of the City of Selah, Washington providing for the acquisition through condemnation of certain real property for improvements to the turning radius at the intersection of East Bartlett Avenue and North Wenas Avenue

City Attorney Noe addressed O-1. He said that a turning radius is required for trucks exiting north from the Matson Fruit facility onto Wenas Avenue, noting that the Ordinance authorizes the City to condemn the necessary property but that they do not have to go this route unless negotiations fail. He remarked that it shows that the City is making an effort to come into compliance with the Development Agreement between the City and Matson Fruit. He noted that the date of the Development Agreement needs to be corrected on the Ordinance.

Council Member Schmid asked if the owners were aware that the City is starting condemnation proceedings.

City Attorney Noe replied in the negative, saying that he will get in touch with the owners and attempt to negotiate before undertaking condemnation proceedings.

Mayor Gawlik remarked that the property is in the possession of a management company.

City Attorney Noe agreed, saying that Public Works Director Henne has been in discussion with them.

Council Member Larson stated that he chooses to abstain from voting on the matter, as it is a conflict of interest.

Council Member Smeback moved, and Council Member Jorgensen seconded, to Approve the Ordinance of the City of Selah, Washington providing for the acquisition through condemnation of certain real property for improvements to the turning radius at the intersection of East Bartlett Avenue and North Wenas Avenue. Roll was called: Council Member Larson – abstain; Council Member Overby – yes; Council Member Jorgensen – yes; Council Member Smeback – yes; Councilman Schmid – yes; Council Member Finch – yes. Motion passed with five yes votes and one abstention.

P. Communications

1. Oral

Mayor Gawlik opened the meeting. Seeing no one rise to speak, he then closed the meeting.

Q. Reports/Announcements

1. Mayor

Mayor Gawlik remarked that David Kelly, the new City Administrator, will be starting next Monday. He noted that per a conversation with Executive Assistant Lake earlier today, Mr. Kelly expressed his happiness in moving to Selah. He said that he attended the Association of Washington Cities, or AWC, conference the previous week, and that among other things, he discovered that all cities have the same issues regardless of size. He noted that some of the information shared was very helpful, and that he was able to network with a number of other Mayors. He recommended that the other Council Members attend at least some of the classes at the 2013 conference.

2. Council Members

Council Member Finch said that she had the privilege of attending the AWC conference with Mayor Gawlik, which she found both informative and educational. She commented that she took several different classes, and encouraged her fellow Council Members to make attending next year's conference a priority.

Mayor Gawlik remarked that next year's conference will be held in the Tri-Cities.

Council Member Finch extended her thanks to Parks, Recreation & Tourism Director Hagler for providing them with the most recent Selah Chamber meeting minutes, as she discovered her responsibilities had changed.

Council Member Schmid said that the Girls 14U A&B State Tournament will be in Selah on July 6, 7 and 8. He went on to say that there are currently fifty-eight teams scheduled to play, and that they will play on five fields down at Carlon Park for the first round on Friday. He noted that the thirty-two A teams will be primarily playing in Yakima, but they will have one go round in Selah. He observed that the school parking lot will most likely be full of campers, and that during the tournament two weeks ago there were twenty-six campers in the upper parking lot. He has received many comments regarding the need for an RV park in Selah.

Mayor Gawlik remarked that an RV Park is on the "to do" board.

Council Member Schmid remarked that there is an opportunity available to do an RV park. He invited everyone to come down to the event, noting that the teams are coming from all over the state.

Council Member Overby had no report. He commented that in order to have an Ellensburg-Yakima commuter service stop in Selah we need a large enough space for a park & ride. He said that there are a couple places that could be very favorable for this, and that it could happen if a suitable place can be found.

Council Member Schmid suggested using the old car wash site behind Save-On Foods, commenting that the owner allows people to park their campers there during tournaments and it is a big space that is unused most of the time.

Mayor Gawlik remarked that there are a number of Central Washington University students who live in Selah and commute every day, as well as a City employee who commutes from Ellensburg on a daily basis.

Council Member Smeback had no report.

Council Member Jorgensen said that they had a Lodging Tax Advisory Committee meeting this week, and that Parks, Recreation & Tourism Director Hagler is doing an awesome job preparing for the upcoming filming. He commented that he and Council Member Larson attended the Selah Parks & Recreation Service Area Board meeting, and remarked that he is impressed with the job that campaign committee is doing to get the word out and encourage people to vote to keep the pool going. He extended his thanks to Norma Smith for all her efforts in the endeavor. He noted that the Save Our Swim, or S.O.S., flyer is a good flyer that explains the brass tacks of the levy.

Council Member Larson had no report.

3. Boards

4. Departmental

Community Planner Davison said that he has two issues that he would like to discuss at an upcoming Study Session, although he will need to talk with City Attorney Noe to determine whether or not these qualify for an Executive Session. He commented that the first item is a large annexation of properties, some of which have an existing Outside Utility Agreement while others do not. He said that some parties plan to come in and request the annexation, and that the intent of the Study Session to get guidance from the Council regarding how large a section they would like to annex.

City Attorney Noe remarked that they could discuss this during a Study Session.

Community Planner Davison said that the second item deals with the conversion of one hundred-twenty acres of land from Planned Development to another zone to allow for one hundred-twenty acres of orchard, and he needs to know if the Council wants to see an orchard placed there or have it turned into a residential area. He remarked that he would like deal with both items at the same time.

City Attorney Noe commented that the rezone request will need to go before the Planning Commission first, as per established procedures, and they will make a recommendation to the City Council.

Community Planner Davison said that he thought it was a policy issue as they want the property to revert to what it originally was on the Comprehensive Plan.

City Attorney Noe reiterated that we have to follow the process, which is to present the request first to the Planning Commission, and then to the City Council.

Community Planner Davison agreed that it will go before the Planning Commission before being presented to the Council.

Council Member Jorgensen inquired about the construction near Les Schwab.

Community Planner Davison answered that it will be a new drive-thru car wash.

Council Member Jorgensen said that he suspected that was what it was.

Community Planner Davison remarked that there's not much you can do with that lot.

Council Member Jorgensen observed that once the building looks like it looks, there are only a few things it could be.

Community Planner Davison noted that he is working on a critical area Ordinance, and that even though portions of the County's were rejected by Court of Appeals, he is going to proceed with a presentation to the Growth Management Board, at which time he will find out if he will need to start from scratch again like the County has.

Public Works Director Henne referred the Council to the handout of properties the City owns, saying that he believes they have all the City properties listed on the three sheets of properties. He commented that he will email them an aerial map, and gave a quick rundown of the listed properties.

Mayor Gawlik asked for a quick update on the clarifier project.

Public Works Director Henne replied that they started the process of draining the first clarifier at the beginning of the month. He went on to say that the blades are being removed, and once the clarifier is completely cleaned the contractor will put a new grout floor down and treat the sides. He noted that the process will start all over with the second clarifier as soon as the first one is up and running again.

Mayor Gawlik said that he appreciates the hard work, saying that Lead Operator LaRoche told him that they discovered sludge inside the center tower mechanism.

Public Works Director Henne commented that they didn't realize it hadn't drained until they took it apart.

Mayor Gawlik stated that they are doing a heck of a job.

Clerk/Treasurer Novobielski remarked that the surplus City vehicle has been posted for sale on Craigslist and in the Yakima Herald, and that the City is accepting sealed bids which will be opened on Friday at 3:00pm. He noted that the minimum bid price is \$1500, and that there is potential for a reasonable purchase, although they have no bids at this point.

Council Member Jorgensen inquired if the opening of bids is this Friday.

Clerk/Treasurer Novobielski replied in the affirmative, saying it will be at 3:00pm here at City Hall.

Council Member Smeback asked if he could make a bid on behalf of Council Member Tierney.

Deputy Fire Chief Hanna said that Fire Chief Davis is on his way back from Alaska; they had no problems aside from the weather and it was 82° in Fairbanks.

Mayor Gawlik remarked that he bet those were long days.

Parks, Recreation and Tourism Director Hagler said that the pool is up and running, although the adverse weather has resulted in low attendance so far. He went on to say that the spray pad is up and running as of last week, although they will still need place the center piece once it arrives. He opined that it will be a great draw once the weather warms up. He passed around copies of the Selah Chamber newsletter,

noting that he took the Mayor's spot as speaker today at the Chamber luncheon. He commented that he spoke on tourism and the pool, followed by an announcement about the Today in America. He commented that they already filmed a swim meet at the pool.

Mayor Gawlik asked if he had some footage of the Community Days parade.

Parks, Recreation and Tourism Director Hagler replied in the affirmative, saying that it has already been turned in to them, and said that they will be in town this Saturday.

Mayor Gawlik remarked that they have been talking about and planning for this for about three months and the time has arrived.

Council Member Overby wondered how long after the filming this will air.

Parks, Recreation and Tourism Director Hagler replied that he hasn't determined that yet, but he will ask them.

Police Chief Hayes had no report, but thanked the Mayor and Council for recognizing Mr. Baughman. He commented that Mr. Baughman was his first sergeant when he was in the 737th Transportation Company.

City Attorney Noe had no report, but commented that he is looking forward to City Administrator Kelly being on board starting Monday.

R. Executive Session

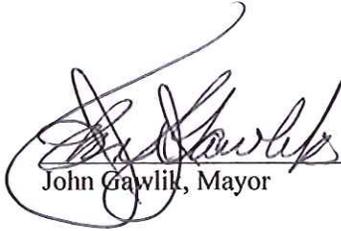
1. Potential Litigation – 30 minutes

Mayor Gawlik noted that the Executive Session had been canceled.

S. Adjournment

Council Member Schmid moved, and Council Member Overby seconded, that the meeting be adjourned. By voice vote, approval was unanimous.

The meeting adjourned at 7:27pm.



John Gawlik, Mayor



Keith Larson, Council Member

Paul Overby, Council Member

EXCUSED

John Tierney, Council Member



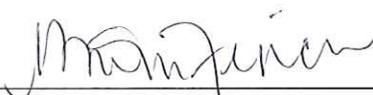
Kevin Jorgensen, Council Member



Dave Smeback, Council Member



Allen Schmid, Council Member



Brooke Finch, Council Member

ATTEST:



Dale E. Novobielski, Clerk/Treasurer