

City of Selah
Council Minutes
December 9, 2008

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

A. Call to Order Mayor Bob Jones called the meeting to order at 4:00pm.

B. Roll Call

Members Present: Summer Derrey, Kevin Jorgensen, Keith Larson, Denise Nichols, Paul Overby, Herb Schmidt, John Tierney

Members Excused:

Staff Present: Frank Sweet, City Supervisor; Bob Noe, City Attorney; Stacy Dwarshuis, Police Chief; Jerry Davis, Fire Chief; Joe Henne, Public Works Director; Dennis Davison, Community Planner; Jeff Hagler, Parks & Recreation Director; Dale Novobielski, Clerk/Treasurer

C. Pledge of Allegiance

Councilwoman Derrey led the Pledge of Allegiance. Pastor Rex Van Beek led the group in prayer.

D. Agenda Changes

E. Public Appearances

F. Getting To Know Our Businesses

G. Communications

1. Oral

2. Written

H. Proclamations

I. Consent Agenda

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

Mayor Jones read the Consent Agenda.

- * 1. Approval of Minutes: Study Sessions & Council Meeting November 25, 2008
- * 2. Approval of Claims & Payroll: Claims Checks Nos. 52792 – 52851 for a total of \$127,873.20, Claims Checks No. 53030 – 53030 for a total of \$1,165.58 and Claims Checks Nos. 53031 – 53114 for a total of \$283,891.93
- * 3. M – 2 Resolution Authorizing the Mayor To Sign an Interlocal Agreement between the City of Yakima and the City of Selah for Use of a Public Transportation System
- * 4. M – 3 Resolution Authorizing the Mayor To Sign a Contract with the Yakima Valley Conference of Governments (YVCOG) for Technical Assistance for 2009
- * 5. M – 4 Resolution Authorizing the Mayor To Sign a Lease Agreement with NTCH-WA for Property at 260 South Rushmore Road
- * 6. M – 5 Resolution Approving Payment of Invoice Submitted by Eco-Northwest for Stormwater Education Services Provided under the Terms of Their Professional Services Agreement with the City of Selah
- * 7. M – 6 Resolution Authorizing the Mayor To Sign a Contract with Pacific Power To Provide Electrical Services for Six (6) Lots in the North Park Drive Development
- * 8. M – 7 Resolution of the City of Selah, Washington Pertaining to Sewer Rates
- * 9. M – 8 Resolution Revising Rates for Water Utility Services
- * 10. M – 9 Resolution Revising Rates for the Collection of Solid Waste
- * 11. M – 10 Resolution Authorizing the Mayor To Sign a Washington State Patrol / Washington State Department of Transportation Electronic Collision Reports & Electronic Collision Records User’s Agreement
- * 12. N – 4 Ordinance Adopting a New City of Selah Comprehensive Water Plan and Repealing the 2000 Comprehensive Water Plan

Councilwoman Nichols moved approval of the Consent Agenda as read. Councilman Overby seconded. Roll was called. Council Member Schmidt – yes; Council Member Larson – yes; Council Member Nichols – yes; Council Member Overby – yes; Council Member Tierney – yes; Council Member Derrey – yes; Council Member Jorgensen – yes. Support was unanimous.

J. Public Hearings

- 1. Public Hearing To Consider Designating a Portion (1,500± sq. ft.) of Carlon Park as Surplus Property and Providing for Its Disposal

City Supervisor Frank Sweet addressed Item J – 1, the Public Hearing Regarding the Surplus 1500 feet of City-owned property at Carlon Park. He explained that the City has a purchase and sale agreement on this property which would benefit a local business. There were no questions.

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

- 2. Public Hearing To Consider an Ordinance Amending Selah Municipal Code, Title 20, Unified Fee Schedule by Increasing Fees To Reflect the Approximate 20% Increase in the CPI in the Four Years since the Current Schedule Was Adopted

Community Planner Dennis Davison addressed the proposed fee schedule increases for various building-related fees. He explained that the COLA for the last four years was roughly 4% per year. He stated he extrapolated that percentage ahead to include 2009 and estimated the fee increase close to 20%. He noted the increase in subdivision fees is closer to 27% because of work load to accomplish subdivisions. He offered to respond to questions.

Councilman John Tierney expressed concern about the fee increase under "appeal" fees. He said that fee is currently \$250, and to pay more could be a hardship on people who want to appeal changes. He said while he doesn't want to encourage carte blanche appeals on everything, he thinks it would be good to keep the appeal fee reasonable and consistent with what has been done in the past.

Councilman Paul Overby asked if appellants would recoup those fees if they win the appeal. The response was negative.

The Community Planner responded that it costs a lot to go through zoning, environmental review, etc. He noted the proposed appeal fees are \$300, while they have been \$250.

Councilman Tierney said he did not want to stifle citizens from appealing decisions of the City and would like to see the fees remain at \$250.

Mayor Jones stated the City is not a charitable organization. He said real costs are well over \$250, and the City is spending lots more than that.

Councilman Keith Larson said the Council doesn't have a feeling for how Selah compares to other cities. He said when we compared fees years ago, it seemed that Selah's were quite low.

Mr. Davison said they vary, noting the City of Yakima's fees are much higher than Selah's, but Moxee doesn't even charge for some things.

Councilman Tierney asked how many appeals the City gets on an average.

The Community Planner responded that in a good year we get one, in a bad year seven.

Councilwoman Denise Nichols said it seems wrong to wait so long to adjust fees.

Mayor Jones said it is similar to utility fees; we should probably adjust them every year.

Councilman Tierney said that \$250 is still a substantial amount.

Councilman Herb Schmidt asked how the raise compares with the increase in the cost of living since 2005. He said he would like to see additional facts.

The Community Planner asked if the Councilman would like him to come back with a comparison of fees.

Councilman Schmidt responded that that would seem reasonable.

Councilman Larson said that information would be good to have before the Council gets to this point next year, but he did not see rationale in keeping appeal fees lower than other fees. He expressed his opinion that the Council should raise them all the same. He said people need to be vested in the decision and activity of an appeal. He said while he agreed with Councilman Tierney that an appeal should be affordable, he did not agree that keeping appeal fees the same would make sense in terms of the other fees.

Councilman Kevin Jorgensen asked the City Attorney if he filed an appeal and won, would he be able to recover the fee.

City Attorney Bob Noe said it is not recoverable, noting the Councilman would have to go through Superior Court to recoup the fee. He said, however, the City Council on its own could adopt a provision for a refund, if they wanted to.

Mayor Jones opened the Public Hearing on unified fee schedule.

Allen Schmid, 1410 West Cherry, stated when the Council passed this four years ago, they faced the same situation as the Council faces today, not having adopted fee schedules for many years. He said at that time they looked at comparable fees and found the City was even or below what others were charging for like type fees. He said they also asked people in Planning and Public Works what amount of their time was spent dealing with the things the fees covered. He said the resulting fee schedule didn't recover the cost on all, but aimed toward that. He said the Council is now in the same situation where percentages look terrible because we haven't done what we have with utility rates. He said it's easier to take a little bit each year than wait and play catch up. He noted neither our costs nor our peoples' time costs have gone down. He said he feels the proposed fees are appropriate.

Mayor Jones thanked Mr. Schmid. Seeing no one else rise to speak, he closed the Public Hearing.

K. New Business

1. Proposal for Consulting Services for Analysis and Strategy for the City of Selah's Pool at Wixson Park

Parks & Recreation Director Jeff Hagler addressed Item K – 1, noting the Council has been talking about Wixson Pool for some time now. He said there are some choices to make - we could just make repairs to the pool we have or we could look at revamping what we have into aquatic area. He said he asked the consultant what might be possible, and in the packet is a sketch that shows that the pool tank could be shortened from forty to twenty-seven meters, the length which is now used for high school racing. He referred to the diagram in the Council packets, highlighting the waterslide, lazy river and splash pools any of which might be put in. He said the information the consultant would provide would help the Council weigh options and costs.

Councilman Paul Overby asked how much time it would take to develop these recommendations in light of the City of Yakima's request for support of their Aquatic Center.

Mr. Hagler said he thought it might take about one month.

The City Supervisor suggested they might have it by the end of February.

Councilman Overby said that would be a good time to decide to do this or the Yakima Aquatic Center.

Councilman Herb Schmidt asked how this person selected as a consultant. He asked if others are in this profession.

The Parks & Rec Director said he has worked with Don Carey over the years, so he went to him asking for information.

Councilman Larson said the Council has talked about the need to discuss this issue with the citizens of Selah, and this information should be helpful in that discussion.

Councilman Overby said we could see what .1 of 1% would do for Selah by comparison to Yakima.

Councilwoman Nichols expressed concern about the consultants' projecting only one visit to Selah. She said she would like to have them visit to analyze the existing pool and estimate the possibilities and costs.

Councilman Schmidt asked what costs we would have if we don't do anything to the pool.

Jeff Hagler said depending on the condition of the tank, we will arrive at the time when we can no longer do repairs.

Councilman Schmidt said we're back to if we're going to make a decision whether Yakima or Selah, it's prudent to get the facts. He said he feels that it's important to give citizens of the community an opportunity to express their views, and noted we only have a small sample of citizen views now.

Councilman Tierney asked if there are provisions for a diving platform.

Councilwoman Nichols said diving platforms are almost cost prohibitive. She noted Lyons Pool was grandfathered in.

Councilman Tierney agreed with Councilwoman Nichols that one trip seems pretty thin.

The Parks & Rec Director explained that Mr. Carey has been here before and is familiar with our pool.

The City Supervisor said that "one trip" doesn't necessarily mean that that is the only time he will be in Selah. He said he read it to mean that the consultant would charge the City for coming to make the presentation of a proposal.

Councilman Larson moved and Councilwoman Derrey seconded to approve the proposal for Consulting Services for Analysis and Strategy for the City of Selah's Pool at Wixson Park. Roll was called: Council Member Schmidt – yes; Council Member Larson – yes; Council Member Nichols – yes; Council Member Overby – yes; Council Member Tierney – yes; Council Member Derrey – yes; Council Member Jorgensen – yes. Support was unanimous.

L. Old Business

1. Selection of a Visitors Guide Publication for 2009

The City Supervisor addressed Item L-1 saying that a representative is here from *Selah-Independent*. He said that the Visitors & Convention Bureau would charge \$2000 for the City's page, and the Valley Newspapers (*Selah-Independent*) would charge \$1350. He said he hoped the Council would support whatever the Chamber decides to do, but they won't make their decision until tomorrow.

Shawnee Olson addressed the Council noting their publication is more local and cheaper, and she's available. She said their Visitors Guide goes to Seattle and the Gorge area.

Councilwoman Derrey asked if it would be possible to do both.

The City Supervisor said it's a matter of money; if the Council chose to publish in both, they would spend \$2000 for one and \$1350 for the other.

Councilwoman Derrey said the V&C specializes in promotion.

Shawnee Olson explained that *Selah-Independent* is only one of the "children" of the Yakima Valley Newspapers. She said they are circulated throughout Selah and the Yakima Valley, and they distribute to Seattle and the Gorge with a distribution of 160,000.

Michelle Hopkins from the Visitors & Convention Bureau said they distribute throughout the State of Washington and make their Guide available to national and international travelers. She said their guide is available on their website and has a distribution of 90,000.

Councilman Overby said last year we went with Yakima Valley Newspapers because that's what the Chamber did. He asked if the Council could agree to go with whatever the Chamber goes with.

Councilman Larson agreed.

Councilwoman Derrey said she believes the V&C is more specialized in marketing across the Valley. She said she'd like to go with the V&C or with both.

Councilman Larson said he would probably go with the less expensive and local, but he agrees with Frank and Paul to go with whatever the Chamber chooses.

Councilman Schmidt asked what Yakima Valley Newspapers have been doing with the "branding" concept.

Ms. Olson responded that the Lindseys have been in the newspaper business for a long time and came here about four years ago.

Councilman Schmidt said the branding concept focuses on wine country, tourism, the whole thing all the way from Benton City to Selah.

Shawnee Olson showed a sample of the Visitor Guide, noting a calendar of community activities, a wine map, stating the Guide does tie it all together from the Cascades down to Naches to Selah and on down the Valley.

Michelle Hopkins said her publication represents the whole Valley with the communities that are interested in participating.

Councilwoman Nichols asked whether the Chamber took a page.

Ms Hopkins responded that the Chamber did not take a page in the V&C Guide last year, but did the year before.

Ms Olson said the Chamber did take a page in the Yakima Valley Newspaper Visitors Guide last year.

Councilman Overby said he honestly thinks the presentation should be made to the Chamber, because they need to make the decision. He noted information about Selah needs to include ads for restaurants, hotels, etc. so people know what's available here.

Councilman Tierney asked who wrote the copy.

Shawnee Olson responded that Yakima Valley Newspaper staff wrote the copy.

Councilwoman Derrey said she hopes the Chamber will make the decision to go with the "farther reaching" V&C.

Councilman Larson asked the Councilwoman what she based her opinion on, noting the Yakima Valley Newspaper prints almost double the number of Visitor Guides as does the V&C.

She responded that she based it on the areas, going to Walla Walla and out of state. She called the newspaper "well intentioned" but said they don't specialize in promoting the area.

Councilwoman Nichols said the official guide encompasses the Sports Commission and specifically goes out to market the area. She added that she agrees that it really is a Chamber issue.

Councilman Overby moved we defer this to the Chamber and go with whatever they support. Councilman Schmidt seconded. Roll was called: Council Member Schmidt – yes; Council Member Larson – yes; Council Member Nichols – yes; Council Member Overby – yes; Council Member Tierney – yes; Council Member Derrey – no; Council Member Jorgensen – yes. Motion carried with Councilwoman Derrey voting no.

M. Resolutions

1. Resolution Designating a Portion (1,500± sq. ft.) of Carlon Park as Surplus Property and Providing for Its Disposal

City Supervisor Frank Sweet addressed Item M - 1. He stated his hope that the Council would surplus this property so the City can proceed with the sale.

Councilman Tierney moved and Councilman Overby seconded to approve the Resolution Designating a Portion (1,500± sq. ft.) of Carlon Park as Surplus Property and Providing for Its Disposal. Roll was called: Council Member Schmidt – yes; Council Member Larson – yes; Council Member Nichols – yes; Council Member Overby – yes; Council Member Tierney – yes; Council Member Derrey – yes; Council Member Jorgensen – yes. Support was unanimous.

- * 2. Resolution Authorizing the Mayor To Sign an Interlocal Agreement between the City of Yakima and the City of Selah for Use of a Public Transportation System
- * 3. Resolution Authorizing the Mayor To Sign a Contract with the Yakima Valley Conference of Governments (YVCOG) for Technical Assistance for 2009
- * 4. Resolution Authorizing the Mayor To Sign a Lease Agreement with NTCH-WA for Property at 260 South Rushmore Road
- * 5. Resolution Approving Payment of Invoice Submitted by Eco-Northwest for Stormwater

Education Services Provided under the Terms of Their Professional Services Agreement with the City of Selah

- * 6. Resolution Authorizing the Mayor To Sign a Contract with Pacific Power To Provide Electrical Services for Six (6) Lots in the North Park Drive Development
- * 7. Resolution of the City of Selah, Washington Pertaining to Sewer Rates
- * 8. Resolution Revising Rates for Water Utility Services
- * 9. Resolution Revising Rates for the Collection of Solid Waste
- * 10. Resolution Authorizing the Mayor To Sign a Washington State Patrol / Washington State Department of Transportation Electronic Collision Reports & Electronic Collision Records User's Agreement
- 11. Resolution Authorizing the Mayor To Sign the Contract between the City of Selah and Teamsters Local No. 760 for the Selah Police Department Effective January 1, 2009

The City Supervisor addressed Resolution M -11, noting this contract has been approved by the bargaining unit and represents a 4% increase in salary and continued support of benefits.

Councilman Larson said it came up in the discussions of the Finance Committee that Union contracts have a bearing on what the City wants to do or would like to do with non-union employees. He asked who gives the City Supervisor guidelines on how much he can discuss.

Mayor Jones noted they based those discussions in part on the West Coast CPI.

The City Supervisor noted he also refers to the budget. He said he puts numbers in as he looks at the budget, and if it shakes out, and it looks like we can afford it, we go with that. He said if we want to make significant changes, we should start around spring start negotiations by July.

Mayor Jones said he has asked Keith Larson, as Chairman of the Finance Committee, to start the process next May.

Councilman Tierney said one of the concerns they had was that they get union information before they can discuss what they want to give non-union employees, and it puts them between a rock and a hard place.

Councilman Larson said it's working fine now, but it kind of puts them in an awkward position.

Mayor Jones said our economy is in a downturn, and this might be the last year that we can make salary increases. He said he has asked Frank to designate surplus for an extra line item, so that if we can't give a raise, we can provide a bonus.

The City Supervisor said that's something that the Finance Committee could be involved with.

Councilman Larson said he'd like to get a handle on it ahead of time, so if we are unable to provide salary increases, we know that before negotiations begin.

Mayor Jones suggested that Councilman Larson, as Finance Chair, sit in on negotiations with the City Supervisor. He said the City has the best crew that we've ever had. He said we have employees have special skills. He cited Fire, Public Works. He said special skills should be rewarded.

Councilman Schmidt moved and Councilman Overby seconded to approve the corrected Resolution Authorizing the Mayor To Sign the Contract between the City of Selah and Teamsters Local No. 760 for the Selah Police Department Effective January 1, 2009. Roll was called: Council Member Schmidt – yes; Council Member Larson – yes; Council Member Nichols – yes; Council Member Overby – yes; Council Member Tierney – yes; Council Member Derrey – yes; Council Member Jorgensen – yes. Support was unanimous.

12. Resolution Authorizing the Mayor To Sign the Contract between the City of Selah and Teamsters Local No. 760 for the Selah Public Works and Parks Departments Effective January 1, 2009

The Council noted that discussion on Resolution M-11 also applies to M – 12.

Councilman Overby moved and Councilman Tierney seconded to approve the Resolution Authorizing the Mayor To Sign the Contract between the City of Selah and Teamsters Local No. 760 for the Selah Public Works and Parks Departments Effective January 1, 2009. Roll was called: Council Member Schmidt – yes; Council Member Larson – yes; Council Member Nichols – yes; Council Member Overby – yes; Council Member Tierney – yes; Council Member Derrey – yes; Council Member Jorgensen – yes. Support was unanimous.

N. Ordinances

1. Ordinance Amending Selah Municipal Code, Title 20, Unified Fee Schedule by Increasing Fees To Reflect the Approximate 20% Increase in the CPI in the Four Years since the Current Schedule Was Adopted

Community Planner Dennis Davison addressed Ordinance N - 1 recommending adoption of the amended fee schedule effective January of 2009.

Mayor Jones said that after this, the Council should be provided with information regarding the COLA and the West Coast CPI.

Councilman Larson moved and Councilwoman Nichols seconded to approve the Ordinance Amending Selah Municipal Code, Title 20, Unified Fee Schedule by Increasing Fees To Reflect the Approximate 20% Increase in the CPI in the Four Years since the Current Schedule Was Adopted and to direct staff to bring comparisons to the Council early in the year so the Council can see where Selah fits in with other communities. Roll was called: Council Member Schmidt – yes; Council Member Larson – yes; Council Member Nichols – yes; Council Member Overby – yes; Council Member Tierney – no; Council Member Derrey – yes; Council Member Jorgensen – yes. Motion carried 6 to 1 with Councilman Tierney voting no.

2. Ordinance Establishing the 2009 Salary Schedule for Management, Confidential and Unrepresented Employees

Clerk/Treasurer Dale Novobielski addressed Ordinance N – 2 stating that the proposed increases are the same as previously adopted for the teamsters, 4% with some adjustments for Fire Department personnel to bring them more in line with Public Works employees.

Councilwoman Derrey asked if the list of salaries include the benefits.

The Clerk/Treasurer responded that the list just shows the salaries.

Mayor Jones stated he asked Councilman Larson to come up with a recommendation regarding this Ordinance.

Councilman Larson said the committee recommends adoption as is (without reference to the City Supervisor's salary.)

Councilman Tierney said they took a hard look at the benefit package in comparison to other communities, noting out of pocket expense Selah is higher than other communities. He said we can do this package this year, but may not be able to in the future.

Clerk/Treasurer Dale Novobielski noted there is also a longevity pay that employees receive at the end of the year that represents 2% of salary for those employees who have achieved five years of longevity and 5% of salary for those who have been here ten years.

Councilwoman Nichols moved and Councilwoman Derrey seconded to approve the Ordinance Establishing the 2009 Salary Schedule for Management, Confidential and Unrepresented Employees. Roll was called: Council Member Schmidt – yes; Council Member Larson – yes; Council Member Nichols – yes; Council Member Overby – yes; Council Member Tierney – yes; Council Member Derrey – yes; Council Member Jorgensen – yes. Support was unanimous.

Councilman Larson said the Finance Committee proposed the City Supervisor receive the same 4% increase and continued benefits in 2009.

Mayor Jones noted there are two fire positions that need to be brought up to the level of Public Works salaries.

Chief Davis said that will be done partly in 2009 and the rest in 2010.

Councilman Larson said the Finance Committee discussed City Supervisor's activities regarding the Marudo property, employees' satisfaction, problem solving, savings to the City in insurance packages.

Councilwoman Nichols moved to give the City Supervisor same 4% salary increase and benefits as the rest of employees. Councilman Larson seconded. Roll was called: Council Member Schmidt – no; Council Member Larson – yes; Council Member Nichols – yes; Council Member Overby – yes; Council Member Tierney – yes; Council Member Derrey – yes; Council Member Jorgensen – yes. Motion carried 6 to 1 with Councilman Schmidt voting no.

Mayor Jones said he would like Mr. Sweet to research the issue of Mayor and Council salaries.

The City Supervisor said it varies all the way from \$255 up to \$600 a month and from \$500 up to \$1,500 a month for mayors.

The Mayor said he would like to take care of this before elections come up again.

Councilman Larson asked the City Supervisor to schedule a meeting in May.

Councilman Jorgensen stated that eight cities were contacted as the Finance Committee considered the City Supervisor's salary and benefits, and Selah is well below cities of similar size with similar duties. He stated his belief that the City Supervisor is not being overpaid.

Mayor Jones said if the City experiences a surplus on sales tax that it be put into special line item for rainy day.

3. Ordinance Adopting the Budget for the City of Selah, Washington for the Year Ending December 31, 2009

Clerk/Treasurer Novobielski addressed Ordinance N - 3, the summary of budget proposed for 2009. He said the total appropriation for all funds is \$14,215,414, and the estimated ending fund balances total \$7,270,479 after those expenditures.

Councilwoman Nichols asked if the rates and fees adopted today are incorporated in the budget.

The Clerk/Treasurer responded affirmatively.

Councilman Tierney moved and Councilman Overby seconded to approve the Ordinance Adopting the Budget for the City of Selah, Washington for the Year Ending December 31, 2009. Roll was called: Council Member Schmidt – yes; Council Member Larson – yes; Council Member Nichols – yes; Council Member Overby – yes; Council Member Tierney – yes; Council Member Derrey – yes; Council Member Jorgensen – yes. Support was unanimous.

- * 4. Ordinance Adopting a New City of Selah Comprehensive Water Plan and Repealing the 2000 Comprehensive Water Plan

O. Communications

1. Oral

P. Reports/Announcements

1. Mayor
2. Council Members
3. Boards
4. Departmental

- a. Planning Commission Minutes November 18, 2008 - Approved

Mayor Jones added that since the Selah Signals newsletter went out, we have seen an increase in curbside recycling.

Administrative Assistant Julie Gray said the City has 48 new curbside recycling customers since that publication. She noted that Basin Disposal Manager Steve Wheatley had told her that the recycling market has plunged since BDI began their recycling program. She deferred to Councilman Jorgensen.

Councilman Jorgensen said across the country they are starting to send bills for recycled materials, where they used to send checks. He predicted that West Side recycling firms will start charging tipping fees instead of paying for material. He said the driving force is the export market; China doesn't have natural resources to make shipping containers with, so they use domestically generated corrugated containers, newspapers, office paper, etc. He said when all of that shuts off, it has a huge impact. He said all three of the firms his firm deals with are taking down time during the holidays.

Councilman Tierney noted that Councilman Schmidt suggested contacting someone at Selah High School to do a pulse survey of feelings about pool.

Mayor Jones said the Council will have a meeting with the School Board and Superintendent in a few moments, and we can ask them.

Councilman Larson said last year's retreat was very helpful, and he'd like to do again after first of the year when the Mayor gets back.

The City Supervisor said he'd find out when people can be together for a retreat and he'll look toward scheduling it sometime in February. He thanked the Council for what they have done for him and City employees by way of salaries and benefits. He reported that the Mayor, Mayor Pro Tem and he will be meeting with Les Schwab management to tour the facility this week. He noted the new Helms facility is gigantic, and they are putting in tubs and showers at the hotel. He said Long John Silvers and the chicken group will be on board the first quarter of next year. He wished everyone happy holidays.

Fire Chief Davis thanked the Council for approving the sixth position. He said it has taken them twenty-three years to reach that, noting they will remain a volunteer organization. He expressed appreciation from his department on the benefits provided by the City.

Councilman Tierney recommended cancelling the meeting on December 23.

The Mayor polled the Council. Members were in favor of cancelling that meeting.

Community Planner Dennis Davison thanked the Council for salary and benefits and wished happy holidays to those present.

Public Works Director Joe Henne concurred, and said he appreciated the Council keeping up equipment in Public Works.

Mayor Jones thanked the Finance Committee for their work. He said he looks forward to having them actively participate in the process next year.

Police Chief Stacy Dwarshuis said it is great to be back after his vacation. He said he had a couple of officers attend training the past couple of weeks. He wished everyone happy holidays.

Mayor Jones said we've had a great year, and he expects a good performance in the coming year. He appointed Councilman Keith Larson as interim Mayor Pro Tem for January. He suggested changing the Ordinance so that it would provide for a two-year Mayor Pro Tem position to be selected in December.

Chief Davis reminded the Mayor that they needed to have a quick Volunteer Fire meeting.

Q. Executive Session

No Executive Session was scheduled

R. Adjournment

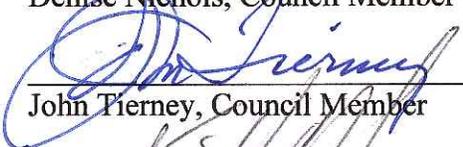
Councilman Tierney moved and Councilman Schmidt seconded to adjourn. Support was unanimous. The meeting was adjourned at 5:29pm.



Paul Overby, Council Member



Denise Nichols, Council Member



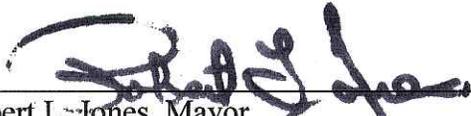
John Tierney, Council Member



Keith Larson, Council Member

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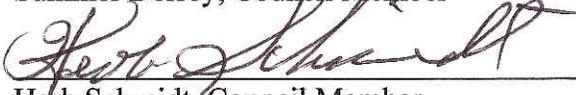

Dale E. Novobielski, Clerk/Treasurer



Robert L. Jones, Mayor



Summer Derrey, Council Member



Herb Schmidt, Council Member



Kevin Jorgensen, Council Member

Selah City Council
Study Session with Selah School Board
December 9, 2008

Mayor Jones called the Study Session to order at 5:35pm. He said Bill Harris and Ben Graf stopped in to talk with the City Supervisor and him about a month ago. He said living in a city where approximately 1,000 kids are participating in soccer and other activities; they thought it would be good to get the Council and School board together to listen to their "pitch."

He asked each person in attendance to introduce themselves. Those in attendance were Selah School Superintendent Debra Howard, Trustee Ryan Smith, Trustee Todd Trepanier, Trustee Leanne Liddicoat, Trustee Dwaine Brown and for the City Mayor Jones, Councilmember John Tierney, Councilmember Keith Larson, Councilmember Jorgensen, City Supervisor Frank Sweet, Councilmember Herb Schmidt, Councilmember Denise Nichols, Councilmember Paul Overby, Councilmember Summer Derrey, Parks & Recreation Director Jeff Hagler, Selah Football Club Aaron Wasilewski, Selah Football Club Marty Lackey, Selah Football Club Jamie Morford, Selah baseball Ben Graf, Selah Softball Bill Harris, citizen Allen Schmid, and *Selah-Independent* Editor Don Gronning.

Councilman Larson asked who would be the owner of the facility.

Ben Graf responded that the City of Selah would be the owner.

Councilwoman Derrey asked what the City of Yakima is proposing to develop, fields or a field house.

Aaron Wasilewski said the Yakima playing surface is not enough at either Perry or Chesterley, so they are working to develop another outdoor soccer complex, but are short of funds to do that. He said it would be at least two years before that field is ready.

Parks & Rec director Jeff Hagler said he would talk a little about program growth - soccer has been the biggest over the last 4-5 years, and they utilize both Lince field and Lince gym. He said we are definitely out of space, and are running out of space at Lince, and we still want to develop outdoor facilities. He said they hope to generate some income to invest in future fields. He said the field house would complete Carlon Complex. He said at first he tried to discourage the group, but they captured his interest. He said he asked them to go back and develop a business plan, and that is what they have done.

Aaron Wasilewski thanked the City and School Board for their time. He said initially no one knew who Selah was when they would travel. He said the summer program has helped them develop a rapport with teams around the state. He suggested this partnership could kick start economic development because soccer means traffic, and cities profit from people who walk, shop and eat there. He cited an existing facility in Yakima created from renovation of a commercial building that presently operates on a burdened schedule. He said that while that facility enjoys success in its limited offerings and minimal tournaments, they have failed to serve a key demographic – the kids. He

said along with the growth in the Parks & Rec soccer program, they have seen growth in the Selah Football Club. He noted that if we don't provide dedicated soccer facilities, we're going to lose kids and therefore revenues. He said so far the coaches have run a program with what they have. He said their goal is to promote sports tourism in the City and therefore economic development. He said they are not looking for a handout; they are looking for a partnership.

Councilwoman Nichols asked if the field house would have artificial turf.

Mr. Wasilewski said yes, they are looking at modular sections that sit on a rubber backing. He said it amounts to a smaller hockey rink with an artificial turf surface.

Councilman Tierney asked Mr. Wasilewski if they've thought about partnering with people in the community who are interested in ice.

Mr. Wasilewski said they've posed that question before, but haven't found enough people interested. He said the cost for that would be prohibitive.

City Supervisor Frank Sweet asked if they could give an estimate of costs and projected locations.

Ben Graf said two locations fall on school property and one on City property. School property sites would be directly west of the tennis courts or where the Pulse school (Teen Center) used to be. He said the City property is on four of the current tennis courts. He said that site makes the most sense.

Councilman Larson asked if they would be able to use that slab.

Mr. Graf said they would need to put in footings for where the poles are going to go. He said initial costs for a 90x160 metal building are estimated at \$576,000. He said when they look at a profit and loss estimates; they think they can bring in \$100,000 to the City. He said their estimate includes utilities but does not include costs for the flooring.

Councilman Overby asked about the conflict in prevailing wages.

Ben Graf said they still need to figure what that difference is.

Trustee Liddicote asked if they've considered costs for sewer, water, gas, etc.

Ben Graf said those estimates are forthcoming and would include only the charge for hooking them up.

Aaron Wasilewski explained that revenue variations in the Profit and Loss Projection reflect the nature of 8-week periods in tournament play.

Councilwoman Nichols asked if it would take out ball fields if it is placed on school district property.

Ben Graf responded that it would not, because Taylor Ditch runs across that property.

Councilwoman Nichols asked why they projected it on the north rather than south tennis court, noting that would create a visual obstacle to viewing the tennis courts and the skateboard park.

Mr. Graf asked Councilman Tierney to move the sticker on the aerial photo down to the south tennis courts. He said there are lots of opportunities to bring in revenue. He praised the enthusiasm of Mr. Wasilewski and Mr. Lackey.

Councilman Larson asked about the league figures.

Aaron Wasilewski said the fee is \$450 per team per use in Yakima.

Councilman Schmidt asked about traveling teams.

Mr. Wasilewski said with the summer program, Selah Football becomes an extension of the Parks & Rec program. He said they have traveling select teams of about 175 players in a merit-based program. He said they go anywhere in the state where they can give their players an opportunity to play. He said they are paying \$500 to \$700 for travel team per tournament, and they are taking five or six teams.

Marty Lackey said they took kindergarteners to Spokane and to Vancouver.

Mayor Jones pointed out, relative to prevailing wage, that if there were a way to finance this without going through the City, they would save about 30% (because they would not be required to pay prevailing wage).

Ben Graf said that is the kind of information they are trying to figure out. He said the details aren't exactly worked out, but they wanted to bring it before this group to consider it.

Councilwoman Nichols asked about parking.

Mr. Graf said there are locations on school property tons of unimproved parking.

Mayor Jones pointed out the locations of a weir box and Taylor Ditch.

Councilman Schmidt asked the Superintendent what effect the loss of four tennis courts would have on school programs.

Superintendent Debra Howard said the high school could continue with their program, but could not hold tournaments.

Frank Sweet pointed out that is the primary usage time is winter, and during winter parking at Carlon Park would be sufficient.

Ben Graf said numbers would be lower in the summer.

Aaron Wasilewski noted the player base is the same for Selah Football and Parks & Rec.

Councilwoman Nichols asked if the district would take advantage of the facility.

Superintendent Howard said the district doesn't really need this facility.

Ben Graf said off-season sports would likely use it.

Allen Schmid asked if there is a potential to use a portable court and use the facility for volleyball.

Aaron Wasilewski said it's conceivable.

Marty Lackey said he couldn't see any way to do it. He noted there are plenty of places for volleyball and basketball, but there are not places for soccer or batting practice for softball or baseball.

The City Supervisor said the proposal is that everybody pays to use this facility.

Mr. Graf confirmed that.

Mr. Wasilewski said this is designed to be a revenue generating facility.

Mayor Jones asked the superintendent if the School District would be interested if the City made some kind of offer on the property where the Teen Center used to sit.

Superintendent Howard said they have talked about that possibility.

Marty Lackey said they do want to get some additional soccer fields, and he sees this as a springboard to earn enough for those fields. He said this is the first time they have been able to come before the City and School with something tangible.

Ben Graf said they are looking to see if there is interest in pursuing this.

Councilwoman Nichols said she thinks it is a great idea, and she would like to see it fleshed out.

Ben Graf said we could move the old teen center.

Councilman Keith Larson said the thousand kids we have involved in soccer only bring in about two weeks' worth of the projected revenue for this facility. He asked if this is just an expensive sport or what.

Aaron Wasilewski said an excessive number of teams are willing to pay \$450 a team routinely to play for eight games. He said with the rotation, there is very little attrition. He noted teams fragment and regroup. He said the key to this is, "Whoever is next is last." He said it's inconceivable to believe that a third facility could "fly."

Mayor Jones asked for comments, and Council Members stated their support for learning more about the possibilities of the field house. Mayor Jones said it sounds unanimous, noting Selah is a pro-youth community.

Superintendent Howard said the District is willing to partner, and she knows there is a need for the youth of the community. She said the interest in non-school activities has grown.

Trustees generally expressed appreciation for the idea, but noted it might be difficult to accomplish.

City Supervisor Frank Sweet said it's nice to have everybody in the same room, hearing the same thing at the same time.

Aaron Wasilewski said they are not afraid of the hard work, and they too want more information and expertise.

Mayor Jones said he thinks it's a great idea, and if there is anyway we can pull this off, he'd like to.

Marty Lackey encouraged all present to visit the Yakima indoor facility to see the numbers of people who go there and to evaluate the facility.

The Study Session ended at 6:27pm.