

City of Selah
Council Minutes
July 12, 2016

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

A. Call to Order Mayor Pro Tem Tierney called the meeting to order at 4:00pm.

B. Roll Call

Members Present: Paul Overby; John Tierney; Roy Sample; Laura Ritchie; Roger Bell; Diane Underwood

Members Absent: Russell Carlson

Staff Present: Don Wayman, City Administrator; Bob Noe, City Attorney; Gary Hanna, Fire Chief; Jim Lange, Deputy Fire Chief; Eric Steen, Deputy Police Chief; Joe Henne, Public Works Director; Ty Jones, Public Works Utility Supervisor; Harmit Bedi, City Planner; Dale Novobielski, Clerk/Treasurer; Dave Mullen, Recreation Manager; Jose Rocha, Recreation Coordinator; Bree Tait, Civic Center Manager; Andrew Potter, Human Resources Manager; Monica Lake, Executive Assistant

C. Councilmember Absence – Motion to Excuse

Council Member Sample moved, and Council Member Ritchie seconded, to excuse the absence of Council Member Carlson. By voice vote, approval was unanimous.

D. Pledge of Allegiance

Council Member Sample led the Pledge of Allegiance.

E. Invocation

Pastor Brad Hill gave the prayer.

F. Agenda Changes

Add to Agenda:

1. Public Appearances/Introductions/Presentations G – 1: Pool
2. Getting To Know Our Businesses H – 1: Sam Ali, Selah Chevron

G. Public Appearances/Introductions/ Presentations

1. Pool

City Administrator Wayman gave a PowerPoint presentation on the Selah pool, starting with the verbiage from Proposition No. 1. He spoke about the conceptual drawing from WMS Aquatics, a Facebook post from the SPRSA president, the proposed Aquatic Center footprint, cost estimates from WMS Aquatics and NAC Architecture, and the decision process for the new aquatic center. A copy of the presentation is attached as part of the official record.

Council Member Ritchie inquired if anyone actually asked any architecture firms if it was possible to do what was promised in proposition, or received an estimate.

City Administrator Wayman responded that, when the three different firms came in and advertised their services, they all stated that it would be difficult or off the table to have an enclosed pool in their quote, adding that it is worth waiting to see what their thoughts are.

Council Member Ritchie expressed concern over a potential design including everything promised except for the cover, as voters voted for specific qualifications, and wondered about what would happen if the SPRSA cannot produce what the bond stated.

City Attorney Noe commented that something similar happened with Sound Transit on the west side; when they couldn't do what was promised the matter went to Supreme Court, but there was language that gave them some flexibility. He noted that he is not a bond counsel, but he felt that this situation doesn't have that flexibility, and that if there is significant deviation it would be difficult to go forward. He said that there are ways to refund money back to taxpayers.

Council Member Ritchie asked, if the SPRSA does without a seasonal cover, would it have to be someone who sues regarding what was promised to the voters.

City Attorney Noe replied that it would have to be a significant deviation, reiterating that the SPRSA has their own bond counsel.

Council Member Overby said that many people he has talked to think they were promised one thing and are now getting another. A lot of people voted for it with a year round cover. He is hearing more of that plus concerns regarding orientation.

City Attorney Noe suggested that, before they try to decide, the designer has to design it. He felt that Council was speculating now that they won't be able to do as proposed, adding that if they can't it would be best to know sooner rather than later.

Council Member Ritchie wondered if they have to submit it back for another voter approved bond.

City Attorney Noe replied that he thinks they would have to consult their bond counsel.

Council Member Sample commented that they had a sketch, a concept of how the pool would be, and that with a hundred ninety-six people voting one over the other was a very small percentage of the overall population of voters. He wondered about alternatives that could be done under budget, to try making the pool a year round facility.

City Administrator Wayman responded that they did look at a more economical cover called a Dynadome, although the estimate didn't include HVAC, prevailing wage or sales tax. He explained that the CDC requires two air exchanges in an hour for an enclosed pool area, for several reasons, and that they would also need to treat the air. He noted that some pools pump cool air in and bad air out, then have problem heating or cooling the air, and that the gentleman he spoke to about this recommended a much more reliable and robust system, which costs five hundred thousand to one million, not counting the cover or labor.

Council Member Sample wondered what could be done on the construction side to reduce the costs.

City Administrator Wayman said that his personal thoughts are that the decision to go to three different pools, and maybe cover one, was based on a faulty study, and that there may be legal issues in going away from what the ballot said. He felt that a more thoughtful approach would have been a larger pool, bifurcated with lanes on one side and zero entry on the other, which might have fit the six point two million budget and would have fulfilled the other requirements for pool needs. He stated that the SPRSA made their bond from an estimate.

Council Member Overby remarked that the SPRSA would be on the hook for possible legal consequences.

City Administrator Wayman added that the City will have final approval of the design.

Council Member Overby said that they might have to make some difficult decisions, as these types of projects are complicated and problems come up. He commented that it would be hard to define what a seasonal cover is, and that what was promised on the bond may or may not be achievable.

Council Member Ritchie observed that the Council showed unanimous support last year for the new pool, and that when all of this came up she was surprised they didn't have more homework done. She expressed her concern over no finalized design and numbers, adding that. While it is not the City's mess right now, they are elected officials, and the voters voted for something extremely specific in the proposition. She stated that she expects the three pools and seasonal cover she voted for, and that as an elected official she feels there is an obligation that, if they aren't honoring this, why would the Council go and accept these plans when it hasn't been accepted by the voters. She had concern about negotiating a negotiating a lease agreement, as the plan all along was to have it in the same place as the existing pool, and she doesn't know if the new facility will conform to what the voters voted on.

Council Member Underwood asked if the pool cover supposed to cover all three pools.

City Administrator Wayman replied in the negative, saying that it would be just the competition pool.

Council Member Underwood wondered if the competition pool would be available to the public.

City Administrator Wayman responded in the affirmative, adding that it would primarily be a venue for the Selah School District swim team and the Selah Dolphins Swim Club.

Council Member Bell commented that he believes they need a lot more information on the subject, and that he understands they aren't there to make a decision tonight. He felt that additional information needs to be provided to the entire service area district, to allow the Council to make some solid, informed, and expected outcome decisions.

City Administrator Wayman noted that part of the lease agreement will be brought before this body for discussion during executive session, and that he completely understands Council Member Ritchie's concern regarding committing to those four corners without a design at this point.

Mayor Pro Tem Tierney commented that the architect cannot design until they have a footprint.

City Administrator Wayman responded that the City needs to give them a footprint but maybe not a lease agreement yet, reiterating that they will discuss this in executive session.

Council Member Overby said that, once the four corners are established, establishing a design that incorporates these feature is the task of the design committee, and when it's brought to Council there will be no surprises. He stated that the hard decisions about doing these things needs to be made by the SPRSA board, and any possible bait and switch would be done by them.

City Administrator Wayman remarked that staff recommended to Mayor Raymond that there should be no concurrent operation of the current pool with construction, the consequence of which would be no pool operations during summer 2017. He stated that the Mayor made the decision, and they have already notified the Dolphins. He explained that the City did this because, when they looked at construction on that footprint, they don't want it to affect adjacent properties or disrupt usage of Wixson Park more than necessary. He noted that it would be messy and dangerous, and not advisable due to liability issues; this is a policy decision made by the Mayor.

Mayor Pro Tem Tierney commented that costs would increase if they were dealing with concurrent construction.

City Attorney Noe remarked that, if there was operation and construction going on, and if there were any of the bond going towards operation, that any escalation in costs could potentially be looked at as operational costs, which are prohibited. Escalation costs for the benefit of any private group that impacts the taxpayers' money not an appropriate use of bond money.

Mayor Pro Tem Tierney opened the meeting for public comment.

Donna MacGuire, 401 Lookout Point Drive, approached the podium and addressed the Council. She wanted to know if the cost can be brought down, and if there is a need for three different pools or a cover. She didn't think that there should be a year round pool, as they have a lot of other sports in the winter, fall and spring. She reiterated that she thinks the cost should be brought down, adding that there should be swimming in 2017.

Bill Callahan, 702 View Crest Court, approached the podium and addressed the Council. He expressed his concerns regarding comments made by City Administrator Wayman about the need to close swimming for 2017, the inability to have green space within the aquatic center, and the need to change orientation. He felt that such comments are premature, as the architect has not advised the SPRSA on these issues. He added that the SPRSA is in charge of the six point two million dollar fund, while the City is just contributing land, and that this is not in keeping with a cooperative nature. He was certain that a new aquatic center can be a quality of life measure for years to come, and encouraged the Council to consider that the losers will be the current and future users of the area. He submitted letters from users of the pool for the official record.

Megan Ratzesberger approached the podium and addressed the Council. She realized that a lot of the main issues are the footprint and the budget, and that if they don't have a footprint for the new pool then the SPRSA getting their budget under control will be a moot point. They need a footprint before deciding what to build, and if the footprint isn't big enough then whether they can build a new aquatic center doesn't matter. She said that she has lived in Selah for a while now, and has never seen Wixson Park used in its entirety. There are two other covered places that can be used, and she doesn't understand how removing one can be a huge issue. She told the Council that they could say it is all the SPRSA's problem but inevitably people here feel and see them, as a part of it. She noted that the Selah Downtown Association had proposed directional signs within the City to help visitors find places such as Wixson Park.

City Administrator Wayman responded that the footprint is forty-five thousand square feet, and the conceptual drawing included thirty-seven thousand square feet for the pool, deck, and pool house. He said that the footage suggested more than accommodates a three-pool complex, and that the City will offer an additional nine thousand square foot expansion to the west. He stated that the City is not going to truncate the ability of the architect to accommodate a three-pool complex with a cover.

Heidi Herzog approached the podium and addressed the Council. She said that community interest has been growing since the levy passed in 2012. A survey was conducted on a design in 2014, with fifteen questions for people to respond to, and a total of six hundred twenty-one people provided feedback, only three of which did not want a new pool. She went on to say that the SPRSA took the feedback and started the design process, a committee worked together to come up with design concepts, and do their research, then the SPRSA went ahead with a design that was presented to the community as three different options. She stated that the SPRSA received the additional feedback before taking a bond to the voters, adding that the City and the SPRSA jointly hired WMS Aquatics.

Amy A. approached the podium and addressed the Council. She said that she has dates of times that the previous Recreation Manager, herself, and others met, as well as copies of the survey done by the City's Parks and Recreation Department, and that the footprint was designed with a lot of thought to go north/south so not lose a summer of swimming for the entire community. She stated that the pool is highly used and will bring more people to the new facility, and that there would be a problem in 2017 if the taxpayers were paying to operate a pool that wasn't open for the season.

Paul Franklin approached the podium and addressed the Council. He asked about moving the footprint of the pool to the west, to keep more green space out front as well as the park shelter on the corner, which would allow them to keep the pool open in 2017 and still do the initial construction.

Ben Newell approached the podium and addressed the Council. He read aloud from a statement prepared by the Davis High School swim coach, a copy of which is attached as part of the official record. He then stated that he believes the thinking needs to not be thought of as a liability but as an asset for the community, and that he is almost disappointed that they are viewing it as a burden, not an opportunity.

Michelle Bannister approached the podium and addressed the Council. She said that this is a Selah School District pool, a community pool, and that closing it for a season will displace the one hundred eighty kids who participate in the Selah Dolphins over the summer. She added that going to another pool and swimming in it isn't an option.

Leslie Brock, head coach of the Selah Dolphin Swim Team, approached the podium and addressed the Council. She talked about the Prosser facility being the best one they go to for meets then went on to say that closing the Selah pool would severely impact the Dolphins program, as the pool is their lives. She requested that Council take into consideration how many lives are affected by closing the pool next summer.

John Probst approached the podium and addressed the Council. He said that, prior to moving to Selah, he lived in Dutch Harbor, Alaska, and that during his residency there they built a pool that revolutionized the area. He talked about what the pool does for families, and its importance from a community standpoint, going on to say that he feels the City is working on one track, SPRSA another, and the two don't meet. He felt it should be a joint work session with City staff, the SPRSA, and the architect to put together the footprint, and recommended a sit down for three to four hours coming back to Council with an agreement.

Dana Anderson approached the podium and addressed the Council. She talked about her involvement with the pool, from swimming to teaching, lifeguarding, and coaching, and how she has enjoyed the park and playground. She expressed her concern about the footprint and change in plans, wondering why the shelter is supposedly highly in use but doesn't get used more, adding that it is used a lot by youth who are not doing the most appropriate things in shelter.

Gunnar Newell approached the podium and addressed the Council. He reiterated the others who spoke before her, requesting that the pool stay open during the 2017 season. He said he is part of the youth who currently utilize the facility, spending twelve hours a day in the pool sometimes, and spoke about how swimming was a life changer for him. He urged the Council to consider how youth will be effected if pool can't remain open.

Mary Lyons approached the podium and addressed the Council. She said that her daughter is a junior this year, on both the Dolphins and Viking swim teams, and that it was a shame she had to have such early and late practices at Lyons. She stated that she is in favor of a pool cover, adding that she feels that swimming is awesome and they should give attention to that. She mentioned that closing the pool next year would mean her daughter might not get to swim her senior year.

Scott Ruark approached the podium and addressed the Council. He said that Selah a great place to live, recently ranked one of safest small towns in Washington state, with support for the school and sports, and that he believes a pool can do the same thing. He said that he wants to have safety with the pool and construction, but thinks it can be done with the pool staying open.

Kelliann Ergeson, chairperson of the SPRSA, approached the podium and addressed the Council. She said that it was wonderful to see the level of support for the aquatic center, and that she looks forward to working with City to maximize the value of every tax dollar, adding that hopefully the footprint will be nimble enough to allow the best design that maximizes all tax dollars.

Shirley Johnson Hoy approached the podium and addressed the Council. She said that, when she ran for Council, she came out against the pool, and was surprised when the bond passed. She had questions when she re-evaluated the matter, such as why the footprint can't be turned and the shelter incorporated into it, so they don't lose what Selah already has, or why it can't simply be picked up and moved. She asked who made the decision to change the orientation

Mayor Pro Tem Tierney replied that it was the Mayor's decision.

Ms. Johnson Hoy inquired if that was on the record.

City Administrator Wayman responded that it is the decision she gave us, and will be presented to Council in executive session.

Mayor Pro Tem Tierney added that it hasn't been cast in concrete. It was a decision that the Mayor made for Council to look at.

TJ Mollinax approached the podium and addressed the Council. He said that he grew up in Selah, talking briefly about the Mayor at that time, and how he encouraged him to swim every year, to keep his mind and body healthy. He remarked that he received a call at his place of employment on June 8th from the City Administrator, who threatened to close down the pool if the team doesn't have an agreement with the City, adding that his first opportunity to talk with him was not respectful, and that Council and the Mayor should instruct him to work with the SPRSA and community members.

Mayor Pro Tem Tierney stated that they would be moving on with the other items on the agenda.

Council took a five-minute recess.

H. Getting To Know Our Businesses

1. Sam Ali, Selah Chevron

City Administrator Wayman said that, on behalf of the Mayor, he wanted to recognize Mr. Sam Ali from Selah Chevron for voluntarily removing some items he was selling that we felt were conducive to the sale of marijuana, as well as Mr. Parminder Thind, who owns the Conoco, for removing similar items from his store. He added that the Selah Smoke Shop is committed to moving their inventory out as well. He said that they didn't expect an immediate response, and wanted to thank those gentlemen.

I. Communications

1. Oral

Mayor Pro Tem Tierney opened the meeting. Seeing no one rise to speak, he closed the meeting.

2. Written

- a. June 2016 Monthly Report for Building Permits, Inspections, and Code Enforcement
- b. Selah Downtown Association Monthly Report

J. Proclamations/Announcements **None**

K. Consent Agenda

Council Member Ritchie moved, and Council Member Sample seconded, to add N – 1 and N – 2 to the Consent Agenda. By voice vote, approval was unanimous.

Executive Assistant Lake read the Consent Agenda.

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

- * 1. Approval of Minutes: May 24, 2016 Study Session & Council Meeting
- * 2. Approval of Claims & Payroll:
 - Payroll Checks Nos. 79767 – 79815 for a total of \$266,327.19
 - Claim Checks Nos. 67897, 79705 – 79766 for a total of \$137,408.61
 - Claim Checks Nos. 67898 – 67976 for a total of \$343,195.25
- * 3. Resolution N – 1: Resolution Authorizing the Mayor to sign the Washington State Department of Transportation (WSDOT) Local Agency Agreement Supplement Number 2 for the East Goodlander Road Improvements Project
- * 4. Resolution N – 2: Resolution Authorizing the Mayor to sign the HLA Engineering and Land Surveying, Inc. Supplemental Agreement Number 3 for the East Goodlander Road Improvements project
- * 5. Resolution N – 3: Resolution Declaring Vehicles Surplus and Providing for Disposition of the Same

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

L. Public Hearings

1. Public Hearing for the SEPA Pertaining to the City's Palm Park Booster Pump Station and Well No. 7 Improvements

Public Works Director Henne said that he is asking to open a public hearing and take testimony pertaining to the SEPA document that they provided for the Palm Park booster station and Well No. 7 project, noting that the document was circulated to various agencies and they received no written comments.

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

Public Works Director Henne remarked that the site plan showing the proposed location has the new booster station going in to the south of the existing tennis court. He noted that the Parks Board was presented with this information the night before and had no objections.

M. General Business

1. New Business **None**
2. Old Business **None**

N. Resolutions

- * 1. Resolution declaring Parks and Recreation property (kayak and paddles) surplus and authorizing disposition of the same
- * 2. Resolution adopting the Six Year Transportation Improvement Program for Secondary and Collector Arterial Streets within the City of Selah for the years 2017 to 2022
- * 3. Resolution Authorizing the Mayor to sign Addendum No. 1 to Task Order No. 2013-5 for the Third Street Water Main Replacement project between the City of Selah and HLA Engineering and Land Surveying, Inc., for the 2013 DWSRF Water Systems Improvements DM13-952-130

O. Ordinances **None**

P. Public Appearances **None**

Q. Reports/Announcements

1. Departments

Police Chief Hayes said that there was an armed robbery at a local bank yesterday and that the suspect was in jail by eight pm last night. He noted that the FBI and US marshals are involved, along with other agencies.

Mayor Pro Tem Tierney commended the police department for their work.

Fire Chief Hanna thanked the community for abiding by the ordinances in place regarding fireworks, saying that it was a great celebration.

Public Works Director Henne said that the plat of The Draw has finished public improvements on Speyers, and they are winding up the south Third Street waterline project. He stated that he turned in a CMAQ application for the Civic Center and will have that scored. They have a couple cost estimates, and hope to bring to it council with the TIB grind and overlay and additional improvements on Park Avenue.

Clerk/Treasurer Novobielski gave a sales tax update, noting that the June revenues were seven thousand more than the previous year, and mentioned that the June financial statements have been uploaded to the website.

Council Member Underwood inquired about the increase in taxes, and if there had been a rate increase to account for it.

Clerk/Treasurer Novobielski responded that the rate has been the same for several years, but sales activity has increased.

Council Member Sample asked for an update on moving the business licenses back to the City.

Clerk/Treasurer Novobielski replied that they are working with the software company. The contract has been signed and there has been email correspondence, but nothing scheduled yet. He hoped to have another progress report for the next Council Meeting.

City Planner Bedi said that there would be a Planning Commission meeting next Tuesday.

Council Member Sample wondered if there was anything interesting on the agenda.

City Planner Bedi responded that it is comprehensive plan capitol facilities elements, the draft of which will be shared with the Commission and discussed.

City Administrator Wayman commented that City Planner Bedi is capturing conversations in writing and placing them in the appropriate address files, noting that constituents may complain but it will be a practice they continue, to allow them to document what has been said.

Human Resources Manager Potter talked about the homeowner rewards idea presented at the last Council Meeting, saying that they will be ordering signs for this, with nominations by the Code Enforcement Officer and selections done by the Mayor and City Administrator.

City Administrator Wayman added that Code Enforcement Officer Barnett will also have some coins to hand out to folks, and that they are also looking at paper recognition. He commented that it could also be the most improved house, not just the prettiest, and they want to recognize people making that effort.

Civic Center Manager Tait said that the janitorial company did not work out, so the former janitor stepped back into the position temporarily until they can do another contract. She went on to say that, through the process, it brought about the fact that the Civic Center won't be providing space for private events or after hours private events after the first of the year. It will only be available for fundraisers, community events, and our recreational activities, to limit the amount of access when they don't have personnel there.

Mayor Pro Tem Tierney inquired about its adverse impact on the budget.

Civic Center Manager Tait responded that it might be a few thousand dollars, but doing this will help them improve the community services and events.

City Administrator Wayman explained the situation that led to loss of their custodial staff, and that a lot of things could be averted if staff was on hand during events to monitor and head off disasters. He added that they looked at the custodial expenses and balanced that with what the private events brought in, and found that they kind of balanced out.

Council Member Bell asked if they evaluated the cost of adding a staff person to the rental fee.

City Administrator Wayman responded that it is hard to predict how many events they would have in a year, and that they would need to hire a person as a full time employee.

Council Member Bell wondered about options such as off duty police officers doing it as overtime.

City Administrator Wayman replied that they are looking for a maintenance and operations person for the Civic Center to get brought into the budget, and then can maybe they can accommodate more events, but he is uncomfortable having the center open without any City staff available.

Mayor Pro Tem Tierney wondered if it would be feasible to have that person responsible for maintenance of other facilities.

City Administrator Wayman responded that they already have that with Public Works, and that the Civic Center requires the maintenance and monitoring.

Civic Center Manager Tait remarked that people would appreciate having someone available at a lot of these events. She noted that the new brochure should be getting out to print tomorrow.

Recreation Manager Mullen mentioned that Civic Center Manager Tait does a lot of work for Parks and Recreation, keeping them on task, and that it is not an easy job for her. He felt that adding another person would increase efficiency. He requested that anyone seeing kids doing less than desirable things at the Wixson Park shelter contact his office so they can go down and mentor them. He said that the Fourth of July event was a success, and thanked the Council, City Administrator, and Mayor for their

support, as well as Kathryn Platt, Civic Center Manager Tait, and Recreation Coordinator Rocha. He talked briefly about the teen center, inviting all the kids of the community to come down on Wednesdays.

Civic Center Manager Tait thank Recreation Manager Mullen and Recreation Coordinator Rocha for their assistance with recent plumbing issues.

City Attorney Noe had no report.

2. Council Members

Council Member Ritchie felt that a lot of frustration was regarding orientation and the pool staying open, and that she proposed they would have more answers when they have a design. She bet that the Council would be open to a footprint size and orientation discussion, and that a lot of the tension had to do with the City and SPRSA working to resolve things. She asked the community to be patient.

Council Member Overby said that there is a meeting tomorrow with the SPRSA committee to negotiate a contract with the architect, and that he has asked Council Member Sample to attend on behalf of the Council. He added that the perception is that things have stalled, but they are progressing and moving in that direction.

Council Member Underwood asked what time the meeting was.

City Administrator Wayman responded that it is at four pm, and that the intent is to have the members of the committee discuss the contract with NAC.

Council Member Sample Didn't feel there was a single person in the room with more Dolphins experience than himself, and that he feels it is important to have a facility. He wondered about going out to businesses for more contributions if they find the bond money is not enough.

Council Member Bell talked about the AWC conference he and the Mayor attended, speaking briefly about some of the classes he took while there, and the hot issues that were discussed.

Council Member Underwood wondered if a SEPA was done when the area in front of Pelzel's was dug up.

City Administrator Wayman deferred to City Planner Bedi.

City Planner Bedi responded that their plan is to open an upscale sports bar in July sometime.

Council Member Underwood asked about the ground under the pavement.

City Planner Bedi responded that an inspection was done during the process, and they found nothing of concern.

Mayor Pro Tem Tierney inquired of soil sampling was done when they removed the surface of the parking lot.

City Planner Bedi replied that they just resurfaced a portion to enhance the aesthetics.

Public Works Director Henne stated that there was no work done that required a SEPA to be conducted, adding that the DOE did require the automotive place to put in a container for waste oil a while back. He said that the SEPA threshold was not exceeded.

City Planner Bedi added that, if it is less than forty parking spaces, than a SEPA is not required.

3. City Administrator

City Administrator Wayman said that his intent this week was to go over the Buxton report and make contact with the businesses listed, as Buxton made packages up and sent them already. He remarked that his requirement now is to follow up with phone calls and emails, and that he will spend the rest of the week focusing on initial contacts and following through.

Council Member Underwood asked if Wal-Mart was on there.

City Administrator Wayman responded in the negative, but added that they are a Wal-Mart market with a smaller footprint and higher end products. He said that Buxton will do an introduction package for us and that City Planner Bedi has worked with them before to get into a community.

Mayor Pro Tem Tierney wondered what could be done as a community to be authorized to offer tax incentives to some businesses who may be reluctant to come in, to encourage them to site here.

City Attorney Noe replied that he has already been requested to look into the matter, and from his preliminary digging Selah has a leg up for developers to find it desirable to come here.

City Administrator Wayman commented that they are still focused on enclosing dumpsters around town, and will be talking with commercial properties next. He is working with City Planner Bedi and Code Enforcement Officer Barnett so they know what they are supposed to do in that regard.

4. Boards **None**

5. Mayor

Mayor Pro Tem Tierney remarked that he noticed the Yakima Visitors and Convention Bureau's website doesn't list Selah on it. He inquired if they have completed membership to the Central Washington Homebuilders Association (CWHBA).

Clerk/Treasurer Novobielski responded that the City made a payment to CWHBA. However, they are in process of sending back a refund, as AWC informed the City that they cannot leave mid-year on a plan year. He added that the payment to AWC included a letter explaining the City's intent to leave them the first of 2017, and that he will submit a payment CWHBA next January to move the City to BIAW.

Mayor Pro Tem Tierney said that CWHBA indicated that the City doesn't have a membership at present.

Clerk/Treasurer Novobielski replied that they only had in the past to participate in the BIAW pool.

Mayor Pro Tem Tierney mentioned the affordable housing council That CWHBA has, and that the City could have a voting membership with that. Without being involved, they have no voice.

Clerk/Treasurer Novobielski responded that it's something that can be looked into.

Council took a five-minute recess.

P. Executive Session

1. 30 Minute Session – Real Estate RCW 42.30.110 (1) (c)

Council went into Executive Session at 6:36pm. At 7:06pm, Council went back on the record. Mayor Pro Tem Tierney stated that they would be extending the Executive Session for an additional 30 minutes.

Council went back into Executive Session at 7:07pm. At 7:37pm, Council went back on the record. Mayor Pro Tem Tierney stated that they would be extending the Executive Session for an additional 15 minutes.

Council went back into Executive Session at 7:37pm. At 7:46pm, Council went back on the record. Mayor Pro Tem Tierney stated that no action was taken during the Executive Session.

Mayor Pro Tem Tierney moved, and Council Member Bell seconded, that Council approve the proposed aquatic center footprint as put forth by the Mayor and City Administrator, allowing for 40,000 – 54,000 square feet located on the north end facing an east/west direction. Roll was called: Council Member Overby – no; Council Member Tierney – yes; Council Member Sample – no; Council Member Ritchie – no; Council Member Bell – yes; Council Member Underwood – no. Motion failed with four no votes and two yes votes.

Council Member Ritchie moved, and Council Member Underwood seconded, to allow the Selah Park and Recreation Service Area Board to have a footprint between 40,000 and 54,000 square feet, with one corner of the facility on the very north/northeast side of Wixson Park, allowing the designers to design in whatever shape they so deem with approval of the City, and also allowing for the harmonious integration of the very south end of Wixson Park, if they choose to build in that, to harmoniously integrate with the rest of Wixson Park. Roll was called: Council Member Overby – no; Council Member Tierney – no; Council Member Sample – yes; Council Member Ritchie – yes; Council Member Bell – no; Council Member Underwood – yes. Motion failed by default with three yes votes and three no votes.

Council Member Overby moved to grant the square footage as previously discussed, and offer a north/south configuration. Motion failed due to lack of a second.

Mayor Pro Tem Tierney moved to delay action until they had a full Council, hopefully at the next meeting, to move forward on this. Motion failed due to lack of a second.

Council Member Bell moved, and Mayor Pro Tem Tierney seconded, to allow City staff to negotiate a configuration that preserves the southeast corner view into Wixson Park, up to 54,000 square feet, in a configuration that they can construct the pool. Roll was called: Council Member Overby – no; Council Member Tierney – yes; Council Member sample- yes; Council Member Ritchie – no; Council Member Bell – yes; Council Member Underwood – no. Motion failed by default with three yes votes and three no votes.

Council Member Overby moved, and Council Member Ritchie seconded, to continue the matter to the next Council Meeting. By voice vote, approval was unanimous.

Q. Adjournment

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

The meeting adjourned at 7:56 pm.



Paul Overby, Council Member



Roy Sample, Council Member



Roger Bell, Council Member



Diane Underwood, Council Member

ATTEST:



Dale E. Novobielski, Clerk/Treasurer

EXCUSED

Sherry Raymond, Mayor



John Tierney, Council Member



Laura Ritchie, Council Member

EXCUSED

Russell Carlson, Council Member

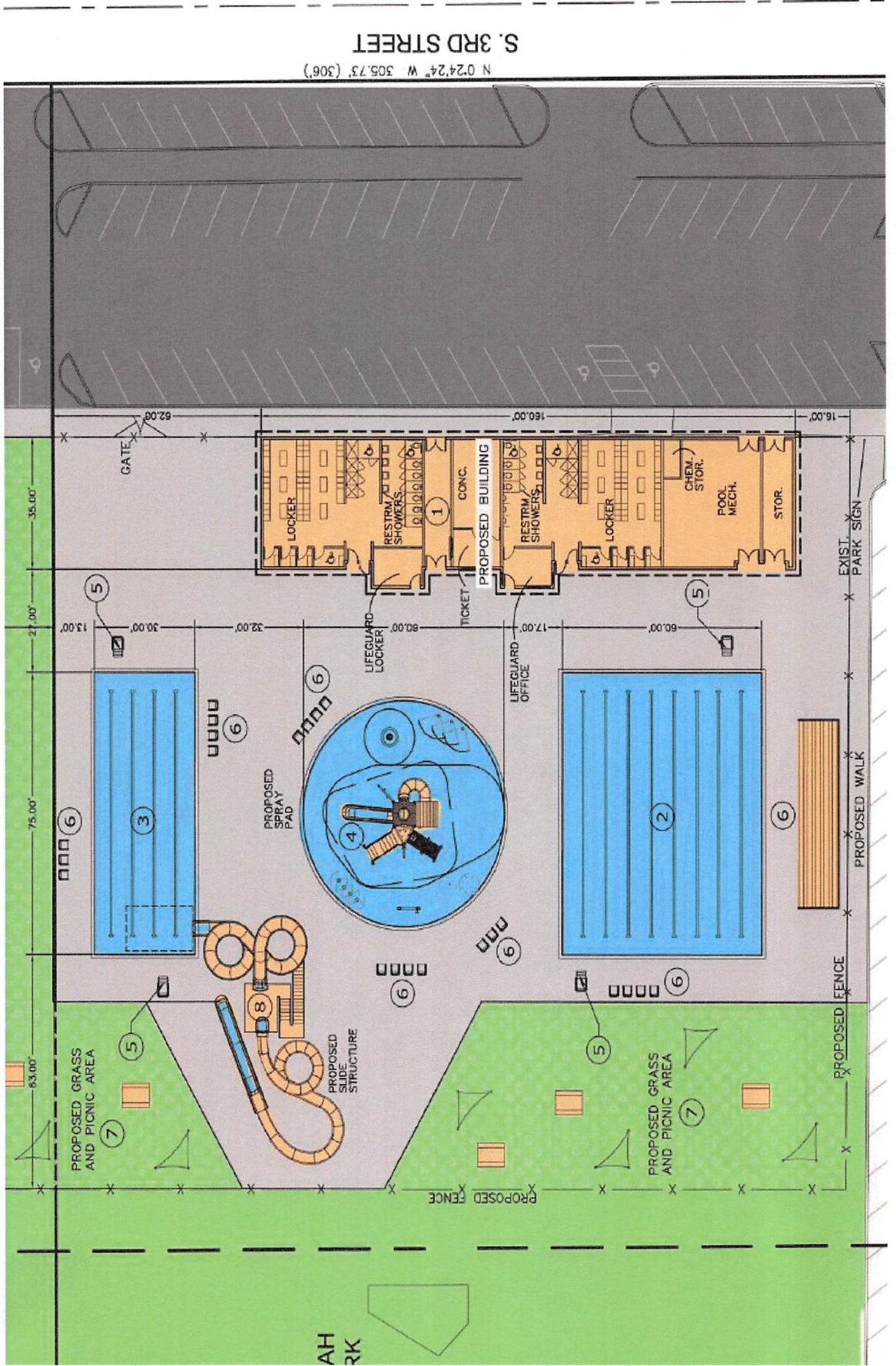


Selah Pool Issues

Selah Park and Recreation Service Area Proposition No. 1

- Swimming Pool Improvements;
 - The Selah Parks and Recreation Service Area Board adopted Resolution No. 2-2015 concerning a proposition to acquire, construct, install and equip swimming pool improvements. **This proposition would authorize the Service Area to acquire, construct, install and equip two new swimming pools, a “zero entry” wading pool, a bathhouse, a seasonal cover and related improvements;** issue no more than \$6,200,000.00 of general obligation bonds maturing within 20 years; and levy annual excess property taxes to repay the bonds, all as provided in Resolution No. 2-2015

WMS Aquatics Proposal





Kelliann Uhland Ergeson ▶ **New Selah Pool Supporters** ▼

7 hrs · 🌐

As we work through the latest challenges to the new Selah Aquatic Center, questions have been raised about why the bond was put before the voters without a final, vetted design. I am happy to answer this question.

Designs are expensive. Good design requires a careful consideration of the community's goals - and of the construction budget. Before the bond was passed, the SPRSAB (the Selah Park and Recreation Service Area Board) did not have the money to pay for design work, nor did we know the budget, as the voters had not yet approved a dollar amount. We did work with an aquatic designer for cost estimates and with the City of Selah for the proposed location of the new aquatic center before going to the voters. Now that the bond has passed, it's time to design! We look forward to working with the community and our architect to design an aquatic center that maximizes the value of our community's tax dollars. This will require close collaboration with the City of Selah and the many pool supporters among us.

As a reminder, the successful Selah School District bond worked the very same way as the pool bond. The District put a set of projects in rough outline on the ballot, and formal design work followed the voters' approval.

Please join the Selah Park and Recreation Service Area



Proposed Aquatic Center Footprint



Cost Estimates from WMS Aquatics

- Selah B option
- 1. Site development. 100,000.00
- Includes demo of old mechanical room, bath house, fencing and pool decks.
- 2. Bath house 35' x 160' . (1,400,000.00 to 1,600,000.00)
- To have men's and women's shower/ bathrooms, lobby / office/guard area, concession area
- mechanical room and storage.
- 3. Competition pool 8 lanes. Pool size 60' x 75'1" 4' to 6' deep. 800,000.00
- Pool to a Myrtha classic gutter . The Myrtha Warranty is now 25 years on structure 10 years on waterproofing.
- 4. White Water Slides tower with one slide into the pool 300,000.00
- and one with a run out shoot. This includes the tower and slide and the run out shoot installed, the footings , plumbing and freight.
- 5. Warm up pool to 4 lanes 30' x 75'1" 3'6" to 4' deep. 450,000.00
- Pool to a Myrtha classic gutter . The Myrtha Warranty is now 25 years on structure 10 years on waterproofing.
- 6. Pool decks to be concrete broom finish and estimated at 13,000 sq. ft. 130,000.00
- 7. Shad structures to be seven custom. 60,000.00
- 8. Landscaping required by the city. 50,000.00
- 9. Pool railings, ADA lifts and life guard chairs with safety equipment, starting platforms and racing lanes installed. 75,000.00
- 10. Architecture/ electrical / mechanical / landscaping/ aquatic / design. 10% to 15% fee (379,000.00 to 598,000.00)
- 11. Spray pad with White Water AquaPlay & AquaSpray . 325,000.00
- To include concrete, plumbing, installation, pumps. See drawing.
- 12. Misc. 100,000.00
- Total to include line 10. (4,169,000.00 to 4,767,500.00)
- Taxes ()
- Optional indoor DynoDome over the Competition pool.
- \$1,000,000.00

Attachment A: Selah Aquatic Center - Budget & A/E Fees			
Project No.: 111-16084-01Aa		A/E = Architectural & Engineering	
Original Date: July 11, 2016			
Updates: None			
Overall Budget Outline			
No.	Item	Cost	NA = Not Applicable
Building and Site			
101	New Construction Cost (MACC)	\$4,000,000	
102	Modernization	\$0	NA
103	HAZMAT Abatement	\$0	Included in MACC
104	Existing Buildings/Pool Demolition	\$0	Included in MACC
105	Extraordinary Sitework	\$0	None anticipated
106	Other	\$0	NA
107	Other	\$0	NA
108	Total Hard Costs:	\$4,000,000	
109	Sales Tax (8.2%)	\$328,000	
110	Off-Site Construction		
111	Utilities Extensions/Road Improvements	\$0	None anticipated
112	Sales Tax (8.2%)	\$0	
113	A/E Fees - Basic & Additional Services		
114	Basic Services (Arch, Struct, Mech, Elec)	\$360,000	9.0% per OFM Sch B
115	Aquatic Consultant	\$104,535	10% markup waived
116	Aquatic Operations Study Consultant	\$11,500	10% markup waived
117	A/E Fee - Bid Alternates	\$45,000	For \$500K project contingency (9% fee)
118	Geotech, Survey, HAZMAT Procurement Assistance	\$0	NA (by Owner's CM)
119	VE Participation	\$0	Optional, Not State Funded, Not Recommended
120	Constructability Review Participation	\$0	Optional, Not State Funded, Not Recommended
121	Commissioning Participation	\$6,000	Optional, Not State Funded, Recommended
122	Civil Engineering (on-site)	\$60,000	Allowance. Scope to be determined.
123	Civil Engineering (off-site)	\$0	None anticipated
124	Landscape Consultant	\$30,000	Allowance. Scope to be determined.
125	Theatre Consultant	\$0	NA
126	Acoustical Consultant	\$0	NA
127	Food Service Consultant	\$3,000	Allowance. Scope to be determined.
128	Technology/Security/AV Systems Design	\$12,000	
129	Traffic Engineer	\$0	None anticipated
130	LEED Administration (Optional)	\$0	Optional, Not State Funded, Not Recommended
131	Record Drawings	\$10,000	
132	Cost Estimating	\$20,000	
133	Site and Boundary Survey	\$0	Verify already completed
134	Energy Life Cycle Cost Analysis (ELCCA)	\$0	Optional: not required (not state funded project)
135	Utility Rebate Study	\$2,500	Hourly allowance if required
136	Conditional Use Permit & Site Review Support	\$5,000	Hourly allowance if required
137	Energy Code Analysis (if req'd by City of Selah)	\$5,000	Allowance. Scope to be determined.
138	Other Unanticipated Consulting	\$0	None anticipated
139	Programming	\$0	NA
140	A&E Travel Time and Expense	\$73,008	Reimbursables Allowance
141	Plans Advertising, Printing, and Distribution	\$25,000	Reimbursables Allowance
142	Other Costs - by Owner		
143	Value Engineering	\$0	Optional, Not State Funded
144	Constructability Review	\$0	Optional, Not State Funded
145	Commissioning	\$30,000	Optional, Not State Funded
146	Construction Management	\$50,000	Optional, Not State Funded
147	L&I Review Fees	\$10,000	Allowance. Scope to be determined.
148	Plan Review/Permit Fees	\$35,000	Allowance
149	Site and Boundary Survey	\$5,000	Verify existing HLA survey complete & available
150	Geotechnical/Soils Investigations	\$30,000	Allowance (CA phase soil test under item #152)
151	HAZMAT Testing and CA Phase Clearances	\$40,000	Allowance
152	Quality Control Testing/Special Inspections	\$40,000	Allowance
153	SEPA Checklist	\$15,000	Allowance
154	Certification of Storm Drainage	\$3,000	Allowance
155	Furniture and Equipment	\$50,000	Allowance
156	Sales Tax on Furniture/Equipment (8.2%)	\$4,100	Allowance
157	Legal Fees	\$5,000	Allowance
158	Printing, Mailing, Advertising, Etc.	\$10,000	Allowance
159	Moving Costs	\$5,000	Allowance
160	GA Energy Report Review Fee	\$0	Not required, Not State Funded
161	Post-Occupancy Modifications	\$0	NA
162	Unforeseen Other Costs	\$0	See Project Scope Contingency below
163	Bond Costs	\$46,000	Allowance
164	Contingency		
165	Project Scope Contingency, Unassigned	\$500,000	
166	Change Order Contingency (5%)	\$200,000	
167	Change Order Fees (9.0%)	\$12,060	Assumes 2/3 of CO's are eligible
168	Total:	\$6,190,703	(Total Project Budget \$6.2M)

SPRSA/City of Selah Decision Process

1. Proposition Passes. (completed, \$6.2 Million 20 YR bond)
2. Accept and select bids from Architects. (Completed, NAC Architecture is selected).
3. City and SPRSA negotiate lease agreement. (Agreement must be completed prior to design process)
4. NAC begins design process with design committee.
5. SPRSA reviews and accepts design proposal from design committee.
6. SPRSA submits design proposal to City Staff for review and submittal to Council for approval.
7. Bid process for General Contractor begins. Simultaneously, SPRSA develops business model for Aquatic Center.
8. SPRSA and City negotiate an Operations and Maintenance Agreement. Simultaneously, SPRSA develops new M&O requirements to support new Aquatic Center levy.
9. New levy proposal is publicized and scheduled for vote.
10. General Contractor is retained.
11. Construction begins.
12. M&O Levy passes. (Passage of this levy is essential to operate and maintain the new Center.)
13. Construction complete, Aquatic Center opens for business.

To the City Council of Selah:

While I am a supporter of communities providing sporting complexes of all types to their citizens, often times when something is built, it only serves a select population within a community. An aquatic facility, however, is a wonderful opportunity for a community to build something that can truly serve all. A good aquatic facility gives young ones the opportunity to learn to be safe in and around water. It can give many who are injured, elderly, and/or people with physical disabilities one of the few ways to get safe and effective exercise and/or rehabilitation. It gives competitive swimmers of all ages a place to train and compete. It gives families and other groups a place to play and celebrate special occasions. It gives impressionable youth with single parents or two working parents a safe place to go in the summer where they can be around wonderful role models while participating in a safe, healthy and active activity. Pools truly are one of the few facilities that can serve all.

When the design is right, pools also become attractions for communities, where people from out of town will make it a destination to come to play and/or compete, bringing in commerce for local businesses. Groups of families travel to aquatic facilities to celebrate special events, or for just a day of play. Swim meets can bring in hundreds of swimmers and their families to a community for a weekend, where local hotels, restaurants, stores, etc. can really benefit from the boost in revenue.

There are also currently few good options for swimmers in the area to compete. The Dolphins Summer Swim Team has always had an amazing turnout, and would really benefit from a new place to train and compete that would have the proper specifications for a competitive pool. Because of the limited options in the fall and winter, the Selah High School Team has had to practice late at night, and has had difficulty at times accommodating a full meet schedule because of how booked Lions Pool becomes during the high school swim seasons. This could turn into another wonderful use of a new pool, as this team has consistently had a good turnout, been competitive, and represented the school and community well.

I personally have nothing vested in this. I have, however, been witness to what a wonderful swim city Selah has always been. Thousands have participated on the summer team over the years. So many more have learned to swim through lessons and playing at the pool. To me, if the populous of a city is passionate about all of the things that an aquatic facility can offer their community, and if the citizens of that community have expressed the desire for it and the willingness to pay for it through their votes, it would be a terrible missed opportunity for a whole town to not follow through with it and make this wonderful opportunity a reality.

Sincerely;

Carl Scott, Davis High School swim coach,
July 2016.