

City of Selah
Council Minutes
July 28, 2015

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

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

B. Roll Call

Members Present: Paul Overby; Dave Smeback; Allen Schmid; Roy Sample; Jane Williams;
Laura Ritchie

Members Excused: John Tierney

Staff Present: Don Wayman, City Administrator; Bob Noe, City Attorney; Jim Lange,
Deputy Fire Chief; Rick Hayes, Police Chief; Joe Henne, Public Works
Director; Dale Novobielski, Clerk/Treasurer; Charles Brown, Recreation
Manager; Tom Durant, Community Planner; Andrew Potter, Assistant to
the City Administrator; Monica Lake, Executive Assistant

C. Pledge of Allegiance

~~Council Member Sample led the Pledge of Allegiance. Pastor Brad Hill gave the prayer.~~

D. Agenda Changes **None**

E. Public Appearances/Introductions/ Presentations **None**

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

G. Communications

1. Oral

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

2. Written

a. ~~Selah Downtown Association Quarterly Report~~

H. Proclamations/Announcements **None**

I. Consent Agenda

Council Member Overby moved, and Council Member Smeback seconded, to add N – 1 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: July 14, 2015 Council Meeting

* 2. Approval of Claims & Payroll:

Claim Checks Nos. 66143 – 66210 for a total of \$196,157.64

* 3. Ordinance N – 1: Ordinance Authorizing the Acquisition of Personal Property and Execution of a Financing Contract and Related Documentation Relating to the Acquisition of Said Property

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

J. Public Hearings **None**

K. New Business **None**

L. Old Business **None**

M. Resolutions

1. Resolution Approving the Preliminary Plat of “Somerset II” (912.42.15-02) and Adopting Findings and Conditions of Preliminary Plat Approval

Community Planner Durant addressed M – 1. He said that, since Council did not set a hearing date at the last meeting for a continuance of the closed record hearing, he’s requesting that they continue the matter to the August 11th meeting to allow him time to send out notifications.

City Administrator Wayman added that, when they reviewed the minutes, there wasn’t an actual continuance date mentioned, and that the City needs to provide a ten day notice to those living within six hundred feet of the subject property. He noted that a vote taken on the matter today could be appealed to Superior Court and kicked back for another notice and vote.

Council Member Schmid moved, and Council Member Overby seconded, to continue the matter to the August 11, 2015 meeting, with instructions to the Community Planner to present a ten day

notice to the public. Roll was called: Council Member Overby – yes; Council Member Smeback – yes; Council Member Schmid – yes; Council Member Sample – yes; Council Member Williams – yes; Council Member Ritchie – yes. By voice vote, approval was unanimous.

Mayor Gawlik stated that the matter had been set over to the August 11th Council Meeting, and that those who reside within six hundred feet of the proposed plat will be notified.

Community Planner Durant wondered if they should notify those present at last hearing.

City Attorney Noe responded that they should do those within six hundred feet and anyone who signed in at the hearing.

Community Planner Durant asked for confirmation of the time for the closed record hearing .

Mayor Gawlik replied that it will be held on the second Tuesday of August at 4pm.

Council Member Schmid inquired if that was sufficient time for a ten day notice.

Community Planner Durant responded in the affirmative.

Council Member Williams wondered if it would be posted on the website.

Mayor Gawlik remarked that the City has a legal responsibility to send out notices to the people effected, and to publish a notice in the paper.

City Administrator Wayman noted that there is no other requirement in the Code.

2. Resolution Supporting the Selah Park and Recreation Service Area's (SPRSA'S) Bond Measure Proposition Authorizing the SPRSA to Issue General Obligation Bonds to Finance the Costs of Acquiring, Constructing, and Equipping Swimming Pool Facilities

Recreation Manager Brown addressed M – 2. He said that the SPRSA has been working to get Selah a new pool prior to the expiration of the six year Maintenance and Operations (M&O) levy, and they voted on July 20th to put a bond before the voters . He explained that there are two options for the pool, along with an optional cover, and listed the places one could pick up a survey to fill out, including an electronic version on the City's home page. He noted that the survey has approximately one hundred fifty responses to date, with eighty-six for option one, twenty-six for option two, and seventy-seven in favor of the seasonal cover.

Mayor Gawlik invited the SPRSA representative to approach the podium.

Kellianne Ergeson approached the podium and addressed the Council. She said that she is the current chair of the Board, and that she wanted the Council to know how sincere the effort has been to pursue a measure to improve or replace the current pool prior to the expiration of the M&O levy. She noted that the SPRSA was formed to take advantage of the larger tax base, which essentially encompasses the same footprint as the Selah School District. She expressed her thanks to Recreation Manager Brown and

Assistant to the Administrator Potter for their effort in the endeavor. She stated that the process started with a survey some time back, which showed interest in a new pool, particularly a year round one, and based on that feedback they have the two pool options, along with an optional cover, for the public to express their opinions on. She added that they would construct a new pool at the same location as the existing one, and that the additional parking around the Civic Center will also provide more parking for those using the pool facilities.

Mayor Gawlik remarked that he had the opportunity and pleasure of sitting in the audience during several SPRSA meetings, and that he was impressed with the hard work members have put into the project. He commented that the board has listened to the community and the interest groups and is giving them what they have asked for with regard to a new pool.

Ms. Ergeson expressed her appreciation of his compliment regarding her fellow board members. She noted that it is a bond proposal to fund improvements but would require an M&O levy to support the new facility, and that adding the cover would make it a larger levy. She stated that they have some public education to do regarding the difference between a capital improvement bond and an M&O levy.

Council Member Overby wondered when construction would begin if the bond is approved, and how long the current pool would stay in operation.

Recreation Manager Brown responded that construction would start in 2016, and that he would opt to start with building the competition pool.

Council Member Overby assumed that they would have enough money to maintain the additional expense of a year round cover as well.

Recreation Manager Brown replied that the one they are looking at is a telescoping building, and that it wouldn't have to be used initially.

Ms. Ergeson commented that the current M&O levy is not sufficient for a year round pool, but would give them some flexibility, such as doing a nine month operation to accommodate deep winter opportunities for seniors and water aerobics.

Council Member Overby asked for confirmation that they could have the new facility in existence in 2017, but not a larger M&O levy to allow for additional services.

Ms. Ergeson responded in the affirmative, saying that a larger levy would be needed.

Mayor Gawlik inquired if the engineering firm indicated that a new facility might have a reduction in expenses on a monthly basis.

Recreation Manager Brown indicated that the firm is reviewing the final maintenance and have only given them a rough estimate to date.

Mayor Gawlik thought that, if it was operated nine months of the year, they could experience a less expensive monthly expenditure.

Council Member Overby commented that payroll is still an impact.

Ms. Ergeson reiterated that they would need a more expensive M&O levy with a seasonal cover.

Mayor Gawlik felt that they've given the people what they've asked for, and that the voters will need to mark the right box to help pay for it.

Council Member Ritchie wondered if the cover could be purchased separately.

Recreation Manager Brown replied in the affirmative, saying that they can place the footing and purchase the cover itself at a later date.

Council Member Ritchie suggested doing at least one direct mailing to show people what they are looking at, to give them details.

Ms. Ergeson stated that education will be critical, and that, while she would love to see the SPRSA do as much as they can, it does come at price.

Council Member Williams wondered if the SPRSA resolution in the packet was a sample or the actual wording.

Ms. Ergeson responded that it is exceptionally close, although they may add some additional wording to include 'and optional seasonal cover.

Council Member Ritchie asked when they would decide regarding the optional cover.

Recreation Manager Brown replied that it's an option on the current survey.

Council Member Ritchie commented that it wouldn't be written as optional on the ballot.

Ms. Ergeson said that, given the schedule and their desire to take a vote and give the Council an opportunity to review it, coupled with a strong desire for community feedback, they met on July 20th to approve the Resolution with additional wording. She noted that there will be a special meeting in August, at which point they may decide to repeal the Resolution and approve a new one that clearly reflects the survey results.

Council Member Williams expressed concern about the Council voting yes on the matter, but that she had discussed it with City Attorney Noe and been assured that it wasn't against any public disclosure requirements or conditions.

City Attorney Noe stated that there has to be an opportunity for any opponents to speak if they oppose it, once Council done with their discussion.

After confirming that Council was finished with discussion Mayor Gawlik opened the meeting for anyone opposed to speak. Seeing no one rise he then closed the meeting.

Council Member Overby moved, and Council Member Schmid seconded, to approve the Resolution Supporting the Selah Park and Recreation Service Area's (SPRSA'S) Bond Measure Proposition Authorizing the SPRSA to Issue General Obligation Bonds to Finance the Costs of Acquiring, Constructing, and Equipping Swimming Pool Facilities. Roll was called: Council Member Overby – yes; Council Member Smeback –yes; Council Member Schmid – yes; Council Member Sample – yes; Council Member Williams – yes; Council Member Ritchie – yes. By voice vote, approval was unanimous.

N. Ordinances

- * 1. Ordinance Authorizing the Acquisition of Personal Property and Execution of a Financing Contract and Related Documentation Relating to the Acquisition of Said Property

O. Reports/Announcements

1. Mayor

Mayor Gawlik had no report.

2. Council Members

Council Member Ritchie had no report.

Council Member Overby had no report.

Council Member Sample had no report.

Council Member Smeback had no report.

~~Council Member Williams asked if a retreat date had been set.~~

City Administrator Wayman responded that he was handed that task the day before and will get going on the matter.

Council Member Williams requested that it be done prior to budget time. She asked if sitting Council Members can give input on the proposed Planned Development Ordinance in the forming stage of it.

~~City Attorney Noe responded that it's a piece of legislation, so they can give input on the matter.~~

Council Member Schmid had no report.

3. Department

Public Works Director Henne had no report. He said that the Wernex Loop project is done, as is the Goodlander project; the crew is working on shoulders, reading meters, and doing some paving.

Clerk/Treasurer Novobielski said that the July sales tax figures came in, and that he left an updated worksheet in each Council Member's box. He noted that they are currently at sixty-nine percent of the budgeted amount for sales tax, and he's optimistic that the year will finish out in a similar manner.

Mayor Gawlik asked if he was indicating they are on track with anticipated expenditures and revenues.

Clerk/Treasurer Novobielski replied that he is only talking about revenues, which should be at roughly fifty-six percent at present according to the projected budget.

Council Member Williams wondered where the additional funds are coming from.

Clerk/Treasurer Novobielski commented that auto sales, which make up approximately forty plus percent of sales tax, are strong right now, and that food businesses, which are roughly forty percent, are also very strong.

Community Planner Durant said that the Chapter 10.24 Planned Development amendment is moving forward. He commented that they held a Planning Commission meeting last week, and will have another one on August 4th, with a hearing on the 18th.

City Administrator Wayman remarked that the second draft is on the website for review, adding that he has received no comment from the public as result of the meeting.

Recreation Manager Brown said that they are in a slow period right now, getting ready for soccer and the Army Base race.

Mayor Gawlik requested an update on Volunteer Park.

Recreation Manager Brown responded that the grant manager said they should have something at the beginning of the next month.

Deputy Fire Chief Lange said that his department has been busy with annual testing and maintenance, and getting caught up on the monthly life safety inspections. He gave a brief update on the two new brush/rescue units, which are slated to be completed and delivered in December. He commented that they've had a few groups through the station on tours, and no significant incidents since the last meeting.

Mayor Gawlik inquired about mutual aid calls.

Deputy Fire Chief Lange replied that there have been numerous calls for mutual aid; the exact numbers will be in the year end report. He thanked Public Works for the use of their parking lot for annual driver training.

Police Chief Hayes said that next Tuesday, August 4th, is National Night Out at Wixson Park, from six to nine pm. He listed some of the clubs and activities that will be there, adding that this is the first event

Community Relations and Evidence Technician has done by herself. He noted that they are in the process of selecting the 2016 Chief for a Day, which is only done on even years.

Mayor Gawlik commented on the new summer uniform, saying that he noticed the switch a month or so ago.

Police Chief Hayes responded that the department switched to this summer uniform a couple years ago, which is cooler than the jumpsuits and doesn't require dry cleaning.

City Administrator Wayman had no report.

City Attorney Noe had no report.

4. Boards None

Council took a ten minute recess.

P. Executive Session

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

Council went into Executive Session at 7:31pm. At 8:01pm, Council went back on the record. Mayor Gawlik stated that no action was taken during the Executive Session.

Council Member Smeback moved, and Council Member Schmid seconded, to accept the offer from Graf Investments for the City's parcel on Crusher Canyon Road, for the amount of \$100,000.00. Council Member Overby – yes; Council Member Smeback – yes; Council Member Schmid – yes; Council Member Sample – yes; Council Member Williams – yes; Council Member Ritchie – yes. By voice vote approval was unanimous.

City Attorney Noe stated that the property would need to be declared surplus.

Council Member Schmid responded that it was already designated as surplus.

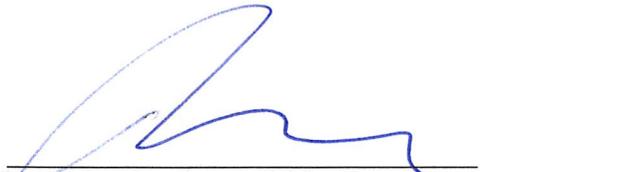
Mayor Gawlik commented that this parcel was one of the properties surplus in 2012.

Council Member Smeback added that he remembers seeing the legal notice in the Yakima Herald.

Q. Adjournment

Council Member Williams moved, and Council Member Sample seconded, that the meeting be adjourned. Motion passed with five yes votes and one no vote.

The meeting adjourned at 8:03pm.



Paul Overby, Council Member



John Gawlik, Mayor

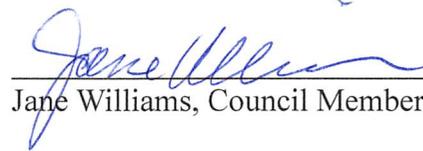
EXCUSED
John Tierney, Council Member

Dave Smeback, Council Member

Allen Schmid, Council Member



Roy Sample, Council Member

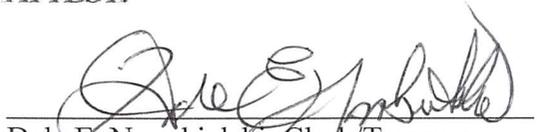


Jane Williams, Council Member



Laura Ritchie, Council Member

ATTEST:



Dale E. Novobielski, Clerk/Treasurer