

City of Selah  
Council Minutes  
October 28, 2014

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; John Tierney; Dave Smeback; Allen Schmid ; Roy Sample;  
Jane Williams

Members Excused: Brooke Finch

Staff Present: David Kelly, City Administrator; Bob Noe, City Attorney; Gary Hanna,  
Fire Chief; Rick Hayes, Police Chief; Dale Novobielski, Clerk/Treasurer;  
Dennis Davison, Community Planner; Charlie Brown, Recreation  
Manager; Monica Lake, Executive Assistant

C. Pledge of Allegiance

Council Member Tierney led the Pledge of Allegiance. Pastor Jason Williams led the opening prayer.

D. Agenda Changes **None**

E. Public Appearances/Introductions/ Presentations

1. Jim Hall, Office of Emergency Management – Emergency Services 2015 Budget Presentation

Jim Hall, Office of Emergency management, approached the podium and addressed the Council. He talked about what emergency management means to both individuals and governments, and the various systems that his office has put into place to deal with any emergency situations that could potentially arise, which encompass resources from the local level up to the Federal level. He remarked that State requirements call for all local and county governments to have an emergency plan in place, which his office provides for the entire county, adding that Charles Irwin had been updating the mitigation plan to ensure that they are still eligible for Federal aid for mitigation projects. He talked about some of the other services they also provide, such as active shooter exercises and helping local facilities accurately report all chemicals and hazardous materials. He stated that they are working on Ebola exercises with the local hospitals, Fire Districts, and ambulances to get them prepared. He outlined the difficulties with

their budget, and the significant increase to each participating agency due to the City of Yakima's decision to withdraw. He noted that he will be retiring in December, and that the executive board will interview prospective candidates and select his replacement.

Council Member Schmid wondered what rationale the City of Yakima used for their decision to remove themselves from emergency management program.

Mr. Hall responded that they did not ask him anything prior to making the decision, and that things are changing under their new city manager.

Mayor Gawlik remarked that he received letter earlier that day from the Yakima Mayor's office indicating that their primary purpose for Yakima going it alone was a desire to tailor the plan to more successfully deal with their special needs. He noted that the mutual aid plan will remain in effect.

Council Member Tierney asked about the financial impact from their withdrawal.

Mr. Hall replied that it is sixty-nine thousand dollars.

Mayor Gawlik commented that the Valley Mayors met three weeks ago to discuss the matter, opting to recommend to their individual Council and Commissions that things remain as they are for 2015, although they agreed to look into other possibilities for the future.

Council Member Schmid wondered, if something happens and emergency management as it is goes away, would each city then have to come up with an emergency management plan for their community and go through the process of getting other communities to come in to help. He said that it disturbs him that the City of Yakima is backing out.

Mr. Hall felt that it was counter-productive to any major event in Valley, adding that they have the ability to go their own way, but they will need to build their own plans and do a lot of their own work. He noted that this decision puts a burden on everyone else to keep them solvent.

Council Member Schmid commented that a fifty percent increase in assessment for communities in Selah works out to roughly three thousand dollars, adding that it doesn't sound as bad when you know the dollar figure versus the percentage.

Council Member Tierney stated that it would be an increase of approximately one dollar and twelve cents per citizen per year.

Mayor Gawlik remarked that State law requires every jurisdiction have an emergency operation plan in place, which must be upgraded every five years and reviewed every year. He added that Mr. Hall's staff worked with himself and City Administrator Kelly this year to update Selah's emergency operation plan.

Council Member Williams thanked him for his years of service.

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

## G. Communications

### 1. Oral

Mayor Gawlik opened the meeting.

Sherry Dawson approached the podium and addressed the Council. She expressed her support for the welcome to Selah sign proposed by Wayne Pederson, saying that she felt that the arch being considered by the Selah Downtown Association would be taking a step back in time rather than moving forward with a clean, modern design.

Mayor Gawlik clarified that the Selah Downtown Association is an advisory group, and that, while they are a non-profit organization that will eventually have its own funding, nothing will be done unless the City Council has agreed to it.

Ken Brewer approached the podium and addressed the Council. He said that he owns a small art gallery/hair salon business, where he holds a standing room only art opening twice a year. He commented that people support art, and that he would like to see the City support Mr. Pederson's art offering.

Laura Turner approached the podium and addressed the Council. She said that she has a vested interest in Selah, as she has run Farmers Insurance in Selah for thirty-nine years. She encouraged the Council to strongly support Mr. Pederson's design for the entrance sign, adding that it is remarkable, beautiful, and somewhat abstract.

Norma Smith approached the podium and addressed the Council. She spoke in favor of Mr. Pederson's design, saying that the community is progressing, and that it's exciting to her to see big changes going on. She felt that the sculpture was very cleverly done, and supersedes any excitement over an arch that would be going down the middle of the thoroughfare. She said that some of the trucks coming through town might take out the arch, causing damage to themselves and the arch, while the sculpture would be a progressive addition to the City. She urged the Council to support Mr. Pederson.

Herb Schmidt approached the podium and addressed the Council. He stated that he has been involved in number of ways in the City, and that this subject been on the agenda for quite some time. He said that, when you have an entrance sign such as Mr. Pederson's, you want to have it be a statement to your city. He felt that it reflects the Yakima river, the basalt, the agriculture, and the land in which we live.

Wayne Pederson approached the podium and addressed the Council. He showed his model of the proposed sign, noting that he is willing to donate thirty thousand dollars towards the project. He said that he has the support of the Selah School District, member of the community, and local businesses such as Tree Top, Graf Investments, and Garner Investments. He added that the only discouragement he received came from the Selah Downtown Association. He thanked the Council for listening to his proposal.

Council Member Tierney wondered how big it would be.

Mr. Pederson responded that it is eighteen feet from the ground to the top, sixteen feet wide, and sixteen feet deep, with six foot tall concrete walls.

Council Member Tierney asked where it would be located.

Mr. Pederson replied that it would be by the golf course entrance at the top of the overpass, and that he has been working with the Washington State Department of Transportation and Community Planner Davison in regards to the location.

Council Member Sample requested that he describe the lighting, asking if the lighting inside would move up and down.

Mr. Pederson responded that a lightning bolt of blue light, which wouldn't move, would be seen by drivers, and that the sculpture would be backlit with lighting around the perimeter.

Council Member Williams wondered if it would have flowing water.

Mr. Pederson replied in the negative, adding he wants as much foliage as possible, such as juniper or something that would sprawl and discourage vandalism.

Seeing no one else rise to speak, Mayor Gawlik closed the meeting.

2. Written **None**

H. Proclamations/Announcements **None**

I. Consent Agenda

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: October 14, 2014 Study Session & Council Meeting
- \* 2. Approval of Claims & Payroll:
  - Payroll Checks Nos. 77933 – 78010 for a total of \$189,934.81
  - Claim Checks Nos. 94706 – 94761 for a total of \$165,340.49
- \* 3. Resolution M – 1: Resolution Authorizing the Mayor to accept the Goodlander Road Zone 4 Water Main as complete and approve final Progress Estimate number 2 and Project
- \* 4. Resolution M – 2: Resolution Authorizing the Mayor to accept the Bartlett Avenue Intersection Improvements as complete and approve final Progress Estimate number 2 and Project Acceptance

- \* 5. Resolution M – 3: Resolution Establishing November 25, 2014 as the Public Hearing date to consider the adoption of the “Water System Plan Update”

**Council Member Tierney moved, and Council Member Smeback 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

- 1. Youth Center Closure

Recreation Manager Brown addressed K – 1. He briefly explained his reasons for recommending closure of the youth center when they close it for winter break, noting that the number of kids using the facility have dwindled from thirty-five to six per day, most of whom stay for an hour or so before leaving to go to the library and that Central Washington University has cut funding for the service program, which took staffing from five down to two.

Council Member Sample inquired if this would be a permanent closure.

Recreation Manager Brown responded in the affirmative.

Council Member Schmid wondered if Selah CAN had been contacted about the closure.

Recreation Manager Brown replied that he hadn't talked with them since making the decision to close the facility. He remarked that, during the last conversation he'd had with them, they had passed on the phone bill for payment as they were unable to cover the expense.

Council Member Tierney asked if he'd had any discussion with the library staff regarding the increased impact on them.

Recreation Manager Brown responded in the negative, saying that the kids are already going over there, and that the library is better place for them as they have the staff for planning activities.

Mr. Worby spoke up from the audience, saying that five years ago he contacted the Boys & Girls Club of America about coming to Selah, at which time they'd indicated that they were unable to because of the youth center. He wondered if they could be approached again.

Recreation Manager Brown commented that he would look into that, adding that he is looking for other ways to help provide a space for the youth.

**Council Member Smeback moved, and Council Member Tierney seconded, to approve the Youth Center Closure. Roll was called: Council Member Overby – yes; Council Member Tierney – yes; Council Member Smeback – yes; Council Member Schmid – abstain; Council Member Sample – yes; Council Member Williams – yes. Motion passed with 5 yes votes and 1 abstention.**

L. Old Business None

M. Resolutions

- \* 1. Resolution Authorizing the Mayor to accept the Goodlander Road Zone 4 Water Main as complete and approve final Progress Estimate number 2 and Project
- \* 2. Resolution Authorizing the Mayor to accept the Bartlett Avenue Intersection Improvements as complete and approve final Progress Estimate number 2 and Project Acceptance
- \* 3. Resolution Establishing November 25, 2014 as the Public Hearing date to consider the adoption of the "Water System Plan Update"
- 4. Resolution Adopting Financial Policies for the City of Selah

Clerk/Treasurer Novobielski addressed M – 4. He said that the document is five pages of concisely written policies showing that the City cares about finances in Selah and that they exercise prudent practices. He noted that adoption of this will be a benefit in the bond rating review process and asked that Council approve the Resolution.

Council Member Williams wondered if the ten percent set aside on page two was the same as that on page five.

Clerk/Treasurer Novobielski replied that page two refers to the General Fund, while page five refers to Fund 140. He noted that there used to be a higher amount in Fund 140, but he believes it was tapped into for payment on the Marudo bonds.

Council Member Williams asked if any spending out of Fund 140 would have to be approved by the Council.

Clerk/Treasurer Novobielski responded in the affirmative, adding that spending can only be done through the budget process.

Council Member Williams wondered how long it would be before the financial portion of the website was up and running.

Clerk/Treasurer Novobielski replied that the September financials are currently available on the website under the financial department.

Council Member Overby inquired if the City had State mandates to maintain amounts in reserve funds.

Clerk/Treasurer Novobielski responded in the negative.

**Council Member Overby moved, and Council Member Sample seconded, to Approve the Resolution Adopting Financial Policies for the City of Selah. Roll was called: Council Member Overby – yes; Council Member Tierney – yes; Council Member Smeback – yes; Council Member Schmid – yes; Council Member Sample – yes; Council Member Williams – yes. By voice vote, approval was unanimous.**

**N. Ordinances**

- 1. Ordinance of the City of Selah, Washington, relating to contracting indebtedness; providing for the issuance, fixing or setting parameters with respect to certain terms and covenants, and fixing the form of not to exceed \$3,500,000 aggregate principal amount limited tax general obligation refunding bonds to provide money with which to pay the cost of refunding, paying and redeeming certain outstanding non-voted obligations of the City; providing for and authorizing the purchase of certain obligations out of the proceeds of the sale of the refunding bonds herein authorized and for the use and application of the money derived from those investments; authorizing the execution of an agreement with U.S. Bank National Association, as refunding trustee; providing for the call, payment and redemption of the outstanding bonds to be refunded; appointing the City's designated representative to approve the final terms of the sale, issuance and delivery of the bonds; authorizing the sale and providing for the delivery of the bonds to D.A. Davidson & Co.; and providing for other matters properly related thereto**

**Council Member Overby felt that the document was not approachable and requested that Clerk/Treasurer Novobielski would give them the bottom line on it.**

**City Administrator Kelly said that the City has a debt of slightly less than three point five million, which they would like to refinance both to get a better interest rate and to save the City two hundred and twenty thousand dollars over the next eight years. He felt that this is a good opportunity for the City, and that they may have a better Standard and Poors rating than DA Davidson is projecting.**

**Mayor Gawlik asked when they would find out the City's bond rating.**

**City Administrator Kelly replied that it will likely be mid to late November.**

**Mayor Gawlik inquired about the bond rate.**

**City Administrator Kelly responded that he doesn't know at this time, adding that he and Clerk/Treasurer Novobielski will be interviewed by Standard & Poors tomorrow about the financial aspects of the City, and that they will be given a rating based on that conversation.**

**Council Member Tierney wondered what the advantage was between limited tax versus no tax bonds.**

**City Administrator Kelly replied that the one has less interest, adding that interest rates are good right now.**

**Council Member Smeback moved, and Council Member Tierney seconded, to Approve the Ordinance of the City of Selah, Washington, relating to contracting indebtedness; providing for the issuance, fixing or setting parameters with respect to certain terms and covenants, and fixing the form of not to exceed \$3,500,000 aggregate principal amount limited tax general obligation refunding bonds to provide money with which to pay the cost of refunding, paying and redeeming certain outstanding non-voted obligations of the City; providing for and authorizing the purchase of certain obligations out of the proceeds of the sale of the refunding bonds herein authorized and for the use and application of the money derived from those investments; authorizing the execution of an agreement with U.S. Bank National Association, as refunding trustee; providing for the call, payment and redemption of the outstanding bonds to be refunded; appointing the City's designated representative to approve the final terms of the sale, issuance and delivery of the bonds; authorizing the sale and providing for the delivery of the bonds to D.A. Davidson & Co.; and providing for other matters properly related thereto. Roll was called: Council Member Overby – yes; Council Member Tierney – yes; Council Member Smeback – yes; Council Member Schmid – yes; Council Member Sample – yes; Council Member Williams – abstain. Motion passed with 5 yes votes and 1 abstention.**

O. Communications

1. Oral

Mayor Gawlik opened the meeting.

Wayne Worby approached the podium and addressed the Council. He asked about the expectations of the Council regarding the internet, saying that he tried to look up both agendas and minutes and struggled with the site.

Executive Assistant Lake described the process for posting information on the website, noting that the Council packets for the year are available online along with minutes for the past several years. She asked which minutes he'd had difficulty locating.

Mr. Worby responded that he was able to get a draft copy of the Planning Commission minutes a week after the meeting.

Mayor Gawlik informed him that minutes aren't posted to the website until after they've been approved.

Richard Weller approached the podium and addressed the Council. He expressed his support of Mr. Pederson's project, which he hadn't heard prior to the presentation that night. He asked if the hastily called Planning Commission meeting was a special session to deal with the proposal remanded back to them at the last Council Meeting, adding that they had been told it would be heard in November.

Mayor Gawlik answered that last night's meeting was educational, and dealt with the process, their responsibilities, and what they needed to consider when looking at certain topics that come before them. He stated that November 18th is still the official meeting date for review of the remanded proposal.

Mr. Weller commented that he has been getting calls from citizens who would like to attend the meeting.

City Administrator Kelly remarked that the intent of the special meeting was to get approved minutes to present to the Council.

Mr. Weller said that he wanted to make sure that date was still a go.

Mr. Worby wondered about the educational part of previous night's Planning Commission meeting.

Mayor Gawlik replied that he'd promised at the last Council Meeting to address concerns about the Commissioners not being versed in their responsibilities and the technicalities of the decision making and review process. He went on to say that Community Planner Davison compiled information to present to the Commissioners, which was then reviewed at their last meeting.

Mr. Worby felt that the citizens might be well served to have the same information made available to them.

City Administrator Kelly suggested that he ask Community Planner Davison for the information.

Community Planner Davison noted that the document is a portion of the guide to local planning put out by the Department of Commerce and the Washington Planning Association, and is available on the Department of Commerce's website. He noted that it covers more than just the appearance of fairness and planning questions.

Mr. Worby inquired if this is their guide now.

Community Planner Davison responded that they were provided this information to help them understand the appearance of fairness, conflicts of interest, how to establish findings of fact, and the process that developers go through.

Mr. Worby asked if he would have a better understanding of the process if he read the material.

Community Planner Davison replied in the affirmative, adding that if he read the whole book he would have a better understanding of the Comprehensive Plan, zones, and subdivisions.

Norma Smith approached the podium and addressed the Council. She commended the Council, the Mayor, and the Police Chief for a wonderful active shooter presentation in September, adding that five of the high school seniors who did presentations recently talked about the value of the active shooter exercise and how proud they were to be a part of it. She noted that there will be another Citizens' Academy starting in January and encouraged all of the Council Members to attend.

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

**P. Reports/Announcements**

**1. Mayor**

Mayor Gawlik thanked Mr. Pederson for his presentation and suggestions to the Council. He said that he was invited to read to the kids at John Campbell school on Thursday, and that they asked him to bring his motorcycle again.

## 2. Council Members

Council Member Overby had no report.

Council Member Sample said that he was invited to speak before the Selah Chamber of Commerce the previous week, where they discussed items such as land use, Selah's Comprehensive Plan, annexation, and the Growth Management Act.

Council Member Tierney had no report, but commented that he was impressed with Mr. Pederson's presentation and suggestion for a sign.

Council Member Smeback had no report.

Council Member Williams had no report. She noted that she was sorry to have missed the previous meeting.

Council Member Schmid complimented Council Member Sample for an outstanding job on his presentation to the Selah Chamber of Commerce.

## 3. Departmental

Community Planner Davison said that, in the future, matters heard by the Planning Commission will be presented to Council three weeks later, to allow for the Commissioners to meet again to approve the minutes from the prior meeting. He went on to say that the Planning Commission opted to hold a public hearing on duplex lots within a preliminary plat on November 4<sup>th</sup>, which has been duly advertised; this will allow them to deal with the matter prior to tackling the item remanded back to them for further consideration. He briefly talked about the public hearing to be conducted by the Hearing Examiner the next day, noting that a continuance will be announced per the request of the developer.

Council Member Tierney inquired if the developer covered the cost of sending out a second notice.

Community Planner Davison responded in the affirmative, saying that the developer will also pay for the Hearing Examiner's time tomorrow and at any subsequent meetings.

Council Member Schmid asked about the agenda of the next Planning Commission meeting.

Community Planner Davison replied that it they will be discussing an amendment of Chapter 28 to allow duplexes in an R-1 zone, on lots pre-approved during the plat process, adding that this won't apply to existing lots.

City Administrator Kelly commented that it would only be up to ten percent of the lots within an R-1 subdivision.

Community Planner Davison agreed with his comment.

Council Member Sample stated that he attended the prior Planning Commission meeting where this matter was discussed, and that he recalled them discussing lots sizes as well.

Community Planner Davison said that they talked about a minimum lot size of 9000 feet, but are not proposing to change any lot sizes at this time. He noted that this would allow a developer to designate lots for duplexes, and that potential buyers would be advised of any designated lots when looking at the property.

Council Member Schmid asked if there was a statement in Growth Management Plan right now that dealt with multi-use lots in a subdivision.

Community Planner Davison explained that it talks about a diversity of uses, such as affordable housing and building styles, and that the Planning Commission opted to put in an R-1 zone provision for duplexes, which has been there since 2005. He noted that the Hearing Examiner pointed out that it needed to be included in table 10-28.

Council Member Schmid wondered if the matter had been addressed in the Growth Management Act prior to this.

Community Planner Davison responded in the affirmative.

Clerk/Treasurer Novobielski gave a quick update on sales tax activity, noting that they may not end up with as much in the reserves as had been estimated.

Recreation Manager Brown said that Selah will continue to host the AA Softball tournament until 2018, as well as some additional tournaments he was able to acquire with the assistance of Rich Austin from the Yakima Valley Sports Commission.

Fire Chief Hanna said that John Shipley attended a conference in Chelan to broaden his knowledge base on fire investigation, technology and materials changes, and that he also sent several firefighters to the North Bend firefighting training facility for training. He spoke briefly about Firefighter Cline's work with Tree Top Inc. to see how their preparedness was and find ways to improve what they do in case of an emergency, adding that they did a large exercise on the Tree Top campus yesterday. He noted that there are ten people going through the process to become volunteer firefighters.

Police Chief Hayes had no report.

City Administrator Kelly said that a semi got lost on Third Street last week, knocking over a fire hydrant as he turned. He commended the Public Works crew for their cleanup of the area, noting that the trucking will be taking care of the damage caused.

Mayor Gawlik remarked that the next scheduled Council Meeting falls on a holiday.

City Administrator Kelly suggested that they move to the meeting to Wednesday, November 12<sup>th</sup>.

**Council Member Sample moved, and Council Member Schmid seconded, to move the next scheduled Council Meeting from Tuesday, November 11<sup>th</sup> to Wednesday, November 12<sup>th</sup> at 4pm. Roll was called: Council Member Overby – yes; Council Member Tierney – yes; Council Member Smeback – yes; Council Member Schmid – yes; Council Member Sample – yes; Council Member Williams – yes. By voice vote, approval was unanimous.**

City Attorney Noe had no report.

4. Boards

a. Planning Commission Minutes –September 30, 2014

Q. Executive Session **None**

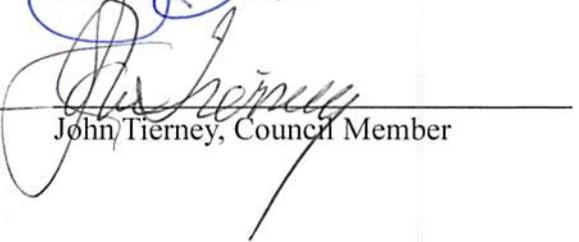
R. Adjournment

**Council Member Tierney moved, and Council Member Sample seconded, that the meeting be adjourned. By voice vote, approval was unanimous.**

The meeting adjourned at 8:19pm.

  
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John Gawlik, Mayor

  
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Paul Overby, Council Member

  
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John Tierney, Council Member

  
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Dave Smeback, Council Member

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Allen Schmid, Council Member

EXCUSED  
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Brooke Finch, Council Member

  
\_\_\_\_\_  
Roy Sample, Council Member

  
\_\_\_\_\_  
Jane Williams, Council Member

ATTEST:  
  
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Dale E. Novobielski, Clerk/Treasurer