

Study Session Minutes
Selah City Council
September 9, 2014
3:30pm

Mayor Gawlik opened the Study Session.

Public Works Director Henne discussed the East Goodlander Road improvement project, noting that it originally consisted of widening the road, reconstruction of the road bed, curbs, gutter, lighting, and sidewalks. He talked about funding sources for the project, such as TIB money for a grind and overlay plus \$8,400 out of the Street Fund, and that it may be possible to get STP monies in four or five years. He also addressed the water and sewer upgrades that need to be done, saying that the funds for that would come out of the Water and Sewer Funds.

Mayor Gawlik polled the Council for a consensus to proceed with the project. Consensus was unanimous.

Mayor Gawlik thanked Public Works Director Henne for his time.

The Study Session ended at 3:56pm.

City of Selah
Council Minutes
September 9, 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 4:00pm.

B. Roll Call

Members Present: John Tierney; Dave Smeback; Allen Schmid; Brooke Finch; Roy Sample;
Jane Williams

Members Excused: Paul Overby

Staff Present: David Kelly, City Administrator; Bob Noe, City Attorney; Gary Hanna,
Fire Chief; Joe Henne, Public Works Director; Rick Hayes, Police Chief;
Eric Steen, Deputy Police Chief; Charlie Brown, Recreation Manager;
Monica Lake, Executive Assistant

C. Pledge of Allegiance

Council Member Schmid led the Pledge of Allegiance. A moment of silence was observed in memory of 9/11.

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.

Curtis Vangstad approached the podium and addressed the Council. He introduced himself, saying that he is running for County Commissioner for District 3, and spoke briefly about his background and qualifications. He thanked Council for their time.

Norma Smith approached the podium and addressed the Council. She said that she was at the High School earlier today during an emergency; she was impressed by the swift response of the School Resource Officer and that both the Fire and Police departments were there within a minute. She thanked both departments for their efforts, adding the Selah is blessed to have such an awesome Police Department. She expressed her appreciation for the information provided at the Study Session pertaining to the road near the High School, and that she is pleased it will be fixed to make it safer for the community.

Larry Matson approached the podium and addressed the Council. He introduced himself, saying that he is a candidate for the YVCOG director position candidate.

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

2. Written

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: August 26, 2014 Council Meeting and September 4, 2014 Council Retreat

* 2. Approval of Claims & Payroll:

Payroll Checks Nos. 77828 – 77873 for a total of \$213,799.44

Claim Checks Nos. 64463 – 64522 for a total of \$213,222.21

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

J. Public Hearing **None**

K. New Business **None**

L. Old Business **None**

M. Resolutions

1. Resolution Authorizing the Mayor to sign a Funding Application to obtain a grant for City-wide energy improvements

Public Works Director Henne addressed M – 1. He outlined the list of projects that they have identified as those that are necessary and will score well when applying for the Department of Commerce (DOC) grant, noting that the total cost of the project is \$1,645,000, of which \$403,000 is potentially a grant from the DOC, which would leave the City on the hook for \$1,148,000. He outlined the payment plan, which would primarily be paid for by the energy savings from making these changes, and said that he would like to put in \$150,000 out of the sewer reserve fund to help cover costs. He requested that Council authorize the Mayor to sign the application.

Council Member Schmid felt that it would be a good move for the City to apply for the grant, adding that they will need to replace the equipment anyway and will do better with a far more energy efficient system in place.

Council Member Williams wondered if the necessary funds would come out of City coffers.

Public Works Director Henne replied in the affirmative, saying that the DOC would potentially give the City a \$400,000 grant to help with expenses.

Council Member Williams felt uncomfortable because they hadn't seen the audit yet, adding that she wanted to see it before voting on the matter.

Public Works Director Henne responded that the application is due by September 15th or 18th, and that they have been pushing down to the limit to get it done.

Council Member Williams asked, if the City received the grant, would we be obligated to use the funds or could they opt not to.

Public Works Director Henne replied that, if Council chooses not to take the grant money, they will owe \$100,000 to the DOC for the audit.

Murray Greenwood, Amerisco, approached the podium and addressed Council. He affirmed that Council is not obligated if the City is awarded the grant, and that the only fee would be the audit expenditure already approved by Council. He added that some other city would be happy to make use of the funds.

City Administrator Kelly asked for a dollar amount.

Mr. Greenwood responded that DOC would waive their fee, and that the audit fee was \$17,000.

Public Works Director Henne commented that the DOC fee is \$66,000.

Mr. Greenwood remarked that the Regional Supervisor has indicated that they would not take the money.

Council Member Tierney wondered if they could just spend the grant money for what it would cover, or if they were obligated to spend the additional funds if awarded the grant.

Mr. Greenwood stated that they would apply for the grant on this specific project, and they would recalculate if the City changed the scope of the project. He noted that the decision is based on energy savings; these measures save over \$71,000 per year in energy costs.

Council Member Tierney asked if they would have to go out for bonds to take care of this.

Public Works Director Henne replied that the money will come through energy savings.

Council Member Tierney inquired about the source of the upfront expenditure to make the necessary improvements.

Mr. Greenwood remarked that most cities finance through the State Treasurer's local loan program.

Council Member Tierney wondered if it would count against the City's bond indebtedness.

Public Works Director Henne responded in the negative, saying that we can apply and if they turn us down we can deny the program.

City Administrator Kelly said that, while he doesn't know if it goes against the bond indebtedness, they would be saving \$70,000 annually to apply to the \$90,000 payment, and that they are going to replace the equipment whether they go through the program or spend all out of pocket.

Council Member Sample observed that the Resolution says it is for City-wide energy improvements, and asked what else there was aside from the Wastewater Treatment Plant.

Public Works Director Henne replied that there are nine projects in total, which are mostly at the Wastewater Treatment Plant, adding that there were more but they opted not to include some of them.

City Administrator Kelly commented that changing the lights to LED will result in a significant amount of savings.

Police Chief Hayes wondered if the LEDs are brighter and would last longer.

Public Works Director Henne responded that they will last longer; they are a different kind of light, a whiter light.

Police Chief Hayes stated that it will be good for safety.

Council Member Schmid moved, and Council Member Finch seconded, to Approve the Resolution Authorizing the Mayor to sign a Funding Application to obtain a grant for City-wide energy improvements. Roll was called: Council Member Tierney – yes; Council Member Smeback – yes; Council Member Schmid – yes; Council Member Finch – yes; Council Member Sample – yes; Council Member Williams – yes. By voice vote, approval was unanimous.

2. Resolution Approving and Accepting Final Plat No. 912.63.07-01, "Fremont Heights", and Authorizing the Mayor to Sign the Final Plat

Community Planner Davison addressed M – 2. He gave a brief synopsis of the plat from when the preliminary plat was approved to present day, adding that there is one demonstration home currently on the property that was constructed by the owner. He requested that Council approve the final plat so that the owner can record it and start selling off the lots.

Council Member Finch asked how he arrived at the figure for the corporate bond.

Community Planner Davison responded that the price came from a cost estimate of project; Huibregtse, Louman Associates, Inc. reviewed the project, and it was also reviewed in-house. He stated that City Ordinance requires a bond that is fifteen percent of the total value.

Public Works Director Henne commented that they have been waiting to do the hydro-seed per the request of Public Works, as it would have died if they had proceeded with it a couple months ago.

Council Member Sample wondered if it was possible to see the plat.

Community Planner Davison gave him the plat map to review.

Council Member Sample observed that there is a time limit on preliminary plats.

Community Planner Davison replied in the affirmative, saying that it is seven years.

Council Member Sample inquired if they are within that seven year limit.

Community Planner Davison responded that they have a few months to play with, adding that the State approved an extension of time to record final plats to ten years, although Selah hasn't done that yet.

Public Works Director Henne noted that he and Community Planner Davison reviewed the plat because some details have over seven years.

Council Member Sample remarked that the road going through the plat becomes Naches Avenue.

Community Planner Davison replied in the affirmative, noting that it ties in with Heritage Hills Drive.

Public Works Director Henne commented that they changed the street name at 13th because the owner didn't want Heritage Hills Drive in their plat.

Community Planner Davison stated that one house that will now have the Naches Avenue address in place of Heritage Hills.

Council Member Sample had a question regarding stop signs in that area, saying that a lot of people aren't happy with the new stop signs on both sides. He wondered why they were so close to each other.

Public Works Director Henne responded that the one at the bottom of the hill was placed there under a directive from the former administration, while the other two were from the complaints of people in the neighborhood. He noted that they may opt to eliminate the one on 14th & Cedar.

Council Member Sample said that it would make sense to eliminate it.

Council Member Williams inquired about the drainage facilities.

Public Works Director Henne replied that storm drainage is kept onsite; they are using retention basins and the water is going into perforated pipes.

Council Member Williams asked if it would all to stay up within the plat.

Public Works Director Henne responded in the affirmative, adding that the engineer said that when he stamped the plans.

Council Member Williams wondered if he had reviewed all the conditions of approval.

Public Works Director Henne replied that he and Community Planner Davison went through all of the recommendations and conditions to make sure they were met.

Council Member Williams inquired if they would be hydro-seeding over the entire plat.

Public Works Director Henne responded that they are doing it over the steep banks, at an amount of 100 lbs. per acre as recommended by the State.

Council Member Williams asked about the percentage of grade.

Public Works Director Henne replied that they are two to twenty slopes.

Council Member Williams wondered if it met the Critical Area Ordinance requirements.

Public Works Director Henne responded that it exceeds them, noting that the plat was changed and updated from what was approved seven years ago.

Council Member Williams had some concerns about drainage as it has been an issue in other areas.

Public Works Director Henne stated that it was done by a professional engineer, and built in accordance with those plans & specifications.

Council Member Williams inquired if it would have retaining walls and concrete blocks, similar to that further up in Heritage Hills.

Public Works Director Henne replied that those were done by private homeowners.

Mayor Gawlik added that it is also an erosion control step.

Public Works Director Henne agreed.

Council Member Smeback moved, and Council Member Tierney seconded, to Approve the Resolution Approving and Accepting Final Plat No. 912.63.07-01, "Fremont Heights", and Authorizing the Mayor to Sign the Final Plat. Roll was called: Council Member Tierney – yes; Council Member Smeback – yes; Council Member Schmid – yes; Council Member Finch – yes; Council Member Sample – yes; Council Member Williams – yes. By voice vote, approval was unanimous.

N. Ordinances **None**

O. Communications

1. Oral

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

P. Reports/Announcements

1. Mayor

Mayor Gawlik said that a refinance of the Marudo property debt was discussed at the recent Council Retreat, as the current rate would save taxpayers approximately twenty-seven thousand annually for the life of the loan. He reminded everyone about the Welcome Home Veterans event taking place this Saturday from 10:00am to 5:00pm at Wixson Park, encouraging all to attend. He stated that he had the pleasure of meeting the commanding officer of the Japanese forces the previous week, and noted that many of their troops would be participating in the Army Base Race.

2. Council Members

Council Member Finch had no report.

Council Member Sample noted that there is a Selah Chamber board meeting tomorrow. He stated that he thought that Mayor Gawlik and City Administrator Kelly did a good job at the retreat, and that he learned a lot that he didn't know. He expressed his support for the revision of the Municipal Code, suggesting that it be made as practical as possible.

Council Member Tierney had no report, but commented that he enjoyed the retreat.

Council Member Smeback had no report, adding that he also enjoyed the retreat and felt they accomplished a lot.

Council Member Williams echoed the comments about the retreat, adding her thanks for the time to talk with City staff.

Council Member Schmid had no report.

3. Departmental

Police Chief Hayes had no report.

Public Works Director Henne commented that he heard they were hosting a workshop for the Department of Fish and Wildlife.

Police Chief Hayes responded that he allows them to use their meeting room.

Public Works Director Henne noted that the meeting is to discuss the newest regulations.

Council Member Tierney added that they will also be addressing the issue of making the Naches River a catch and release site.

Fire Chief Hanna said that some of the career staff went over to the library last week to do some public education; they had forty kids and forty adults attend, and will probably do a few more of those throughout the year. He remarked that they had volunteers running the aid station at the Skewered Apple BBQ over the weekend, from gate open to gate close, and that they will also be down at Wixson Park for the Welcome Home Veterans event on the 13th to do a demonstration with the jaws of life. He noted that the Amity club members will be coming to the station tonight for a tour and to get a feel for what the Fire Department does. He stated that they will be participating, along with the other city and district fire departments, with the running of a booth at the fairgrounds this year, both to promote public education and as a recruitment opportunity.

Recreation Manager Brown said that the Welcome Home Veterans event will be held on Saturday at Wixson Park, and that they will have a rock climbing wall, a petting zoo, and information for veterans. He remarked that the Army Base Race is on the 20th, and that the Japanese Army has registered 220 soldiers from their army. He estimated that the total number of runners will be close to 600.

Council Member Williams commented that he did a good job with the pie eating contest.

Community Planner Davison thanked the Council for approving the final plat. He gave a brief update on various projects around town and items that will go before the Planning Commission or the Hearing Examiner in the next couple of months.

Council Member Williams asked about the scraping and gravel by North Park Lodge.

Community Planner Davison replied that it is a staging area for the water pipe project.

Public Works Director Henne thanked the Council for approving his two items, adding that other jurisdictions he has talked with that have been through the process have had good success with it.

Mayor Gawlik asked when they would see windmills all over town.

Public Works Director Henne responded that one project was looking at the installation of solar panels down at pre-treatment.

City Administrator Kelly commented that the State would pay for the solar panels but the City would have to maintain them.

Public Works Director Henne added that a large area would be needed for the panels.

Council Member Tierney remarked that one would think a windmill would provide sufficient power to the treatment plant and the Public Works facility.

Public Works Director Henne replied that no one has ever approached him about that.

Council Member Schmid commented that someone had a couple out in the Naches Heights area, but there wasn't enough wind to generate electricity; it has to be sustained wind.

Public Works Director Henne gave a brief update on both the water improvement project and the Wernex Loop project. He added that the crew will either sweep or water the marathon route, and that they've asked the State about cleaning up their portion as well.

Council Member Schmid complimented him and his crew on the job they done on Home Avenue and Pear Avenue, saying that he drove it and it was nice to drive on a new street.

Public Works Director Henne remarked that the Department of Energy seems to have money to loan or grant at present, although monies for road improvements may be tight for awhile. He said that he took Building Inspector/Code Enforcement Officer Brons, Code Enforcement Officer Knox and Management Assistant/Permit Technician Graziano to a Low Impact Development (LID) meeting, and gave a brief summary of some of the changes that have to be implemented by August 2016.

Council Member Williams wondered why the LID would be needed for rural communities like ours.

Public Works Director Henne responded that it is currently for communities of 10,000 or more, which means that most communities are out, adding that this will change over time with the push to avoid an increase in impervious surfaces.

City Administrator Kelly talked briefly about the possibility of constructing a steel building as the new municipal building to house City Hall and the Police Station.

City Attorney Noe had no report.

4. Boards **None**

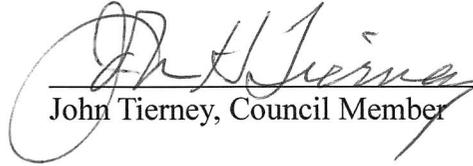
Q. Executive Session **None**

R. Adjournment

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

The meeting adjourned at 5:14pm.

John Gawlik, Mayor



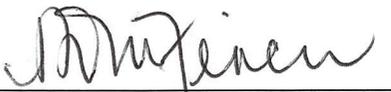
John Tierney, Council Member

EXCUSED

Paul Overby, Council Member



Dave Smeback, Council Member

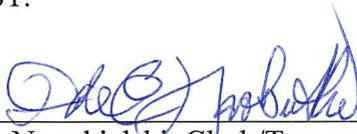


Brooke Finch, Council Member



Jane Williams, Council Member

ATTEST:



Dale E. Novobielski, Clerk/Treasurer

Allen Schmid, Council Member



Roy Sample, Council Member