



SELAH CITY COUNCIL

5:30pm July 23, 2019



Selah City Council
Regular Meeting
Tuesday, July 23, 2019
5:30pm
City Council Chambers

Mayor:
Mayor Pro Tem:
Council Members:

Sherry Raymond
John Tierney
Roger Bell
Russell Carlson
Diane Underwood
Jacquie Matson
Kevin Wickenhagen
Jeremy Burke

CITY OF SELAH
115 West Naches Avenue
Selah, Washington 98942

City Administrator:
City Attorney:
Clerk/Treasurer:

Donald Wayman
Robert Noe
Dale Novobielski

AGENDA

- A. Call to Order –Mayor Raymond
- B. Roll Call
- C. Councilmember Absence – Motion to Excuse
- D. Pledge of Allegiance
- E. Invocation
- F. Agenda Changes **None**
- G. Public Appearances/Introductions/Presentations **None**
- H. Getting To Know Our Businesses **None**
- I. Communications
 - 1. Oral

This is a public meeting. If you wish to address the Council concerning any matter that is not on the agenda, you may do so now. Please come forward to the podium, stating your name for the record. Each person wishing to speak shall have two minutes to address the Mayor and Council.

Persons wishing to speak are required to comply with the City's Rules of Decorum and shall maintain appropriate civility. Comments that are impertinent, degrading, slanderous, or impugn the integrity of any member of the Council, employee of the city, or any member of the public shall not be permitted.

- 2. Written **None**
- J. Proclamations/Announcements **None**
- K. Consent Agenda

All items listed with an asterisk (*) are considered routine by the City Council and will be enacted by one motion, without discussion. Should any Council Member request that any item of the Consent Agenda be considered separately, that item will be removed from the Consent Agenda and become a part of the regular Agenda.

- Monica Lake * 1. Approval of Minutes: July 9, 2019 Council Meeting
- Dale N. * 2. Approval of Claims & Payroll

L. Public Hearings

- Jeff Peters 1. Public meeting to consider the Final Plat of Selah Vista Phase 5
- Jeff Peters 2. Public hearing to consider approval and adoption the city of Selah Central Urban Area Sub-Area Plan as a companion document to the City of Selah’s 2017 Comprehensive Plan

M. General Business

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

N. Resolutions

- Jeff Peters 1. Resolution approving the Final Plat of Selah Vista Phase 5 (FLP-001-19) and Authorizing the Mayor to Sign the Final Plat
- Jeff Peters 2. Resolution of the City of Selah, Washington Approving and Adopting the City of Selah Central Urban Area Sub-Area Plan as a Companion Document to the City of Selah’s 2017 Comprehensive Plan
- Joe Henne 3. Resolution authorizing the Mayor to sign Task Order 2019-01 between the City of Selah and HLA Engineering and Land Surveying, Inc. to provide Engineering and Land Surveying Services for the Wastewater Collection System Improvements
- Joe Henne 4. Resolution Authorizing the Mayor to Award a Construction Contract between the City of Selah and Granite Construction Company for the East Goodlander Road Improvement Project, STPUS-4710(001)
- Joe Henne 5. Resolution Authorizing the Mayor to sign WSDOT Supplemental Agreement Number 5 between the City of Selah and HLA Engineering and Land Surveying, Inc. for the Construction of East Goodlander Road Improvements project.

O. Ordinances

- Joe Henne 1. Ordinance Amending the 2019 Budget for Sewer Design

P. Public Appearances **None**

Q. Reports/Announcements

- 1. Departments
- 2. Council Members
- 3. City Administrator
- 4. Boards

- Brandy Tucker a. Planning Commission Minutes from June 4, 2019 and July 2, 2019
- 5. Mayor

R. Executive Session **None**

S. Adjournment

Next Regular Meeting: August 13, 2019

Each item on the Council Agenda is covered by an Agenda Item Sheet (AIS)
A yellow AIS indicates an action item.
A blue AIS indicates an informational/non-action item.



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Council Meeting Action Item
7/23/2019 K – 1

Title: Approval of Minutes: July 9, 2019 Council Meeting

From: Monica Lake, Executive Assistant

Action Requested: Approval

Staff Recommendation:

Approval of Minutes

Board/Commission Recommendation: Not Applicable

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: See Minutes for details

Recommended Motion: Motion to approve the Consent Agenda as read.
(This item is part of the Consent Agenda)

City of Selah
Council Minutes
July 9, 2019

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

- A. Call to Order Mayor Raymond called the meeting to order at 4:00pm.
- B. Roll Call
- Members Present: Kevin Wickenhagen; Jacquie Matson; Jeremy Burke; John Tierney; Diane Underwood; Russell Carlson
- Members Absent: Roger Bell
- Staff Present: Donald Wayman, City Administrator; Dale Novobielski, Clerk/Treasurer; Rick Hayes, Police Chief; Gary Hanna, Fire Chief; Jim Lange, Deputy Fire Chief; Joe Henne, Public Works Director; Jeff Peters, Community Development Supervisor; Ty Jones, Public Works Utility Supervisor; Treasa Morales, Recreation Manager; Monica Lake, Executive Assistant
- C. Councilmember Absence – Motion to Excuse

Council Member Carlson moved, and Council Member Tierney seconded, to excuse Council Member Bell. By voice vote, approval was unanimous.

- D. Pledge of Allegiance

Council Member Matson led the Pledge of Allegiance.

- E. Invocation

Pastor Mark Flippin gave the prayer.

- F. Agenda Changes

1. Add to Consent Agenda: Resolution N – 3

Council Member Tierney moved, and Council Member Burke seconded, to add Resolution N – 1 to the Consent Agenda as well. By voice vote, approval was unanimous.

- G. Public Appearances/Introductions/Presentations **None**
- H. Getting To Know Our Businesses **None**
- I. Communications

1. Oral

Mayor Raymond opened the meeting.

Tiffany Hein, Selah Downtown Association (SDA), approached the podium and addressed Council. She introduced herself as the new executive director of the SDA, saying that she's looking forward to working with Council on projects. She shared that the beautification grant application period, a match grant of five thousand dollars for painting exteriors, murals, public art, and restoration of historic buildings, is open until August 5, with a short completion window of ninety days from acceptance of the grant. She finished by saying that the SDA has awarded the first Robert S. Lince Award, for someone in the area who provided a significant impact on the history of Selah, Joyce Farsteneau.

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

2. Written

a. Code Enforcement Report for June 2019

J. Proclamations/Announcements **None**

K. 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: June 11, 2019 Council Meeting

* 2. Approval of Claims and Payroll:

Payroll Checks Nos. 82816 – 82831 for a total of \$214,656.63

Payroll Checks Nos. 82832 – 82866 for a total of \$286,616.45

Claim Checks Nos. 73189 – 73261 for a total of \$188,432.50

Claim Checks Nos. 73262 – 73328 for a total of \$382,323.38

* 3. Resolution N – 1: Resolution Authorizing the Mayor to Sign an Updated Agreement with Other Law Enforcement Agencies in Yakima County for Participating in the Yakima Valley Special Investigations Unit

* 4. Resolution N – 3: Resolution Accepting the Civic Center Park and Ride Lot Improvements as Complete

Council Member Carlson moved, and Council Member Burke seconded, approval of the Consent Agenda as read. By voice vote, approval was unanimous.

Council Member Burke moved to move Resolution N – 5 to immediately follow N – 4 for discussion only, with the vote to take place after the Executive Session.

Council Member Burke explained that his reason for making that motion was that it currently follows a thirty-minute executive session on the agenda, and in his experience most people who attend the Council Meetings leave before an executive session ends, and in his opinion that item should be discussed while the public was in attendance.

City Administrator Wayman remarked that he felt it important to present information during the executive session before Council hears that particular item, and recommended that they hold the discussion and vote until after the executive session.

Council Member Burke responded that his motion was to move the discussion, not the vote, to allow any information presented during the executive session to be heard and understood prior to the vote. He opined that leaving the discussion to after the executive session asks a lot of the individuals who are here each Council Meeting.

Council Member Carlson seconded the motion. By voice vote, approval was unanimous.

L. Public Hearings

1. Public hearing to consider amendments to Selah Municipal Code (SMC) Title 9.10 pertaining to the establishment of sewer connection charges (9.10.060A) in the City of Selah

Public Works Director Henne addressed L – 1. He said that six months back he discussed the general sewer capital improvement plan with Council, including system deficiencies, how to fix them, and a plan to pay for them, which included establishing a new connection fee. He went on to say that the Planning Commission held hearings to discuss various options, and they had meetings with developers and staff to discuss a mediated type of fee structure, with a twenty-five hundred dollar connection fee per ERU coupled with a rate increase in 2020, and an annual increase of two point five percent to twenty-five hundred dollars. He asked that Council hold a hearing to hear from the public.

Mayor Raymond opened the public hearing.

Robert Schroeter, 3301 Nob Hill Boulevard, approached the podium and addressed Council. He introduced himself, saying that he represents the Central Washington Homebuilders Association (CWA) and that he has had the opportunity to work with City staff and the Planning Commission for the last three months with regard to the proposed four hundred percent increase for sewer connection, and that while they see the need to increase water and sewer capacity, builders won't build in Selah with that kind of increase. He offered as an example the current president of CWA, who put on hold any plans to build in Selah after hearing about the proposed increase. He finished by saying that City staff spent months working to find a workable solution that would address the needs and be agreeable to the builders, and that they feel what's proposed now to be the best solution.

Dick Graf, 86 Ridgeview, approached the podium and addressed Council. He said that when talking with City staff and the Planning Commission, a critical element was what would be fair, with the expense spread across all users and not entirely borne by new development; otherwise no one would come in and build. He opined that it was important to consider it as a shared approach, such as the Selah School District does, adding that new developments bring benefits like new streetlights and extension of existing streets, and new residents with income to spend at local businesses. He compared the proposed rate to other cities in the area, noting that Selah is almost ten percent below average for water rates in the State, although the new Ordinance would have connection fees higher than the State average. He expressed hope that Council would approve the Ordinance as written.

Seeing no one else rise to speak, Mayor Raymond closed the public hearing.

2. Public hearing to consider an ordinance creating a new municipal code Title 13 entitled, "Public Works Improvements"; adopting a new municipal code Chapter 13.01 entitled, "City of Selah Design, Construction Standards, and Specifications for Public Works Improvements"; Adopting a Uniform Design, Construction Standards, and Specifications Manual For Public Works Improvements, and associated amendments to Titles 9 Public Service and Utilities and 10 Zoning

Public Works Director Henne addressed L – 2. He asked that Council hold a public hearing for the document they have been working on for construction development standards, included in the Council packet, which has copies of about every detail from sidewalk and curb installation to street sections, light poles, requirements for putting a plat together and design criteria, inspections and bonding, so that when a developer comes in they can give the document to them or anyone else who wants to do public improvements.

Mayor Raymond opened the public hearing. Seeing no one rise to speak, she then closed the public hearing.

M. General Business

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

N. Resolutions

- * 1. Resolution Authorizing the Mayor to Sign an Updated Agreement with Other Law Enforcement Agencies in Yakima County for Participating in the Yakima Valley Special Investigations Unit
2. Resolution of the City of Selah, Washington, Pertaining to 2020 Sewer Rates

Public Works Director Henne addressed N – 2. He said that the Resolution before them would increase rates by eight percent, which was part two of the connection fee to get the amount needed to complete

necessary improvements. He reviewed the increases in different categories as listed in the Resolution, and requested that Council approve it.

Council Member Burke spoke in favor of the motion, saying that he attended a meeting where this was discussed and while he had initially be in favor of an all sewer connection fee, a higher hookup fee would increase rents on more affordable homes in a way that would displace renters and discourage homeowners. He said that an eight percent increase was hard to take after multiple years of increases, but aligns with where they stand in trying not to prevent the opportunity for more people to live here and more new development.

Council Member Burke moved, and Council Member Matson seconded, to approve the Resolution of the City of Selah, Washington, Pertaining to 2020 Sewer Rates. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – no; Council Member Underwood – no; Council Member Carlson – yes. Motion passed with four yes votes and two no votes.

- * 3. Resolution Accepting the Civic Center Park and Ride Lot Improvements as Complete
- 4. Resolution authorizing the Mayor to sign an agreement between the City of Selah and Traho Architects, P.S. for services related to the construction of a new city hall and police station

Community Development Supervisor Peters addressed N – 4. He said that the City's capital improvement facilities committee met a number of times within the past two months to look at different options, ranging from using the existing Wells Fargo building to other options of where they could place a new City Hall, including using the existing site. He went on to say that the committee recommended that they cease negotiating for the Wells Fargo building and look for another location, and that in accordance with the Sub Area Plan and discussion amongst committee members they chose to look at the existing civic center site for a new city hall location. He added that this was the first step to see whether there would be enough property to put a new city hall as well as to look at the needs for how much property would need to be purchased and the use of transit funds for the parking lot that would have to be replaced on other properties.

City Administrator Wayman provided further background, saying that this document was a supplement to the original contract with Traho, to take the work already done for the original study they did and apply it to another property. He added that they didn't want to go out to bid for a new feasibility study, and that they hope to have a clean understanding of the capacity of that footprint to accommodate a police station and whether they need to supplement their property ownership.

Council Member Tierney wondered if it was a city hall and a police station complex, as they had mentioned them together and separately, and if they would be adding in construction for a community center as well.

Community Development Supervisor Peters replied that it was included in the proposal.

Council Member Tierney moved, and Council Member Burke seconded, to approve the Resolution authorizing the Mayor to sign an agreement between the City of Selah and Traho Architects, P.S. for services related to the construction of a new city hall and police station.

Council Member Carlson requested discussion on the matter.

Council Member Burke withdrew his second.

Council Member Carlson thought they should provide Traho with some guidelines, as he felt the original dollar amount was too high given that other municipalities have done it for less. He expressed concern over what he felt an excessive dollar amount for the design Traho had given them.

Council Member Burke responded that he raised the exact same concern at that meeting with regard to what they would be willing to pay or not pay, and the answer he received was that Traho is only taking a size requirement to see if they could reconfigure it like a puzzle to place on a different property, and that the time to place a cap on the price would be when going out to bid. He added that they weren't putting in design requirements, just taking the design or the space requirements to put on the new property.

Council Member Carlson replied that he comprehended that, but when planning the same dollar value he wouldn't want to pay more to keep the same dollars on the same property.

Council Member Tierney thought the discussion was whether they could take that building and stick it on another property, not a redesign, and if it doesn't fit then they may have to look at acquiring additional property.

Council Member Carlson felt it came down to whether they could foresee paying seventeen million on a new facility.

Council Member Matson commented that it wasn't just a seventeen million dollar facility but also future acquisition of property.

Council Member Burke remarked that if they are going to invest in a forty to fifty year plus facility did they want to have options to choose the best fit for the city, while recognizing that there's only so much property available in the downtown core. He went on to say that they looked at the property originally analyzed for this and wondered if it had a better use, possibly rezoned to better fit the needs of Selah in the future, and that they wanted to see the benefits and detriments to each site.

Council Member Burke seconded the motion.

Council Member Carlson commented that if they didn't agree with the dollar value, he failed to see why they would want to pay money for this.

Public Works Director Henne answered that the intent was to see how that building fits on the property and that when they go to design would be when they solidify the interior and exterior. He added that the original estimate had no bearing on the placement of this footprint, and that when they did the last study

it was a little tight, with a floorplan layout based on trying to fit it in there. He noted that limiting the amount and materials would be done when they go to the design phase.

Council Member Carlson replied that he got that, but he disagreed because his concern was if they don't agree with the building and dollar value why should they spend six thousand to see if fits.

Public Works Director Henne responded that the building hasn't been designed yet.

City Administrator Wayman added that as it hasn't gone out to bid, they have no idea as to what the cost would be.

Council Member Carlson pointed out that they had an estimate of seventeen million, and he didn't see the value.

Council Member Underwood opined that the drawing they'd seen had a lot of wasted space, and she could see where they don't need as much but would still have excess floor space for future areas.

Council Member Tierney remarked that they aren't talking about a redesign of the building, just needing a certain number of square feet for the footprint, and that in the future when they move forward with a design they could say that they desire to do the project for less money.

City Administrator Wayman commented that he was absolutely correct, that they were talking about hanging drapes when he wanted to discuss surveying, as they still need enough square footage for Council chambers, a training room, a parking lot, and so on, with only the addition of an envelope for a future civic center added to the original number. He added that the cost is still an abstract number at this point, as they aren't even close to that part of the project yet.

Council Member Burke remarked that going and getting a new architectural study before sending this design out to bid meant that if they don't like the price that's when they request a new design, but before that they do need a concrete number of what this would cost and whether to get a new design.

Council Member Carlson responded that he understands the logic, but his approach would be to give them the space and ask for a design that would fit there.

Council Member Tierney answered that was what they did, but they're saying there may be a better use of that land, and that the property wouldn't fit the addition of a new civic center either. He added that a new facility needs enough square feet to function for fifty years, and that's what they're looking for. He called for the question.

Council Member Wickenhagen noted that they were trying to move forward rapidly because of the lease on the police station.

Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – yes; Council Member Underwood – yes; Council Member Carlson – no. Motion passed with five yes votes and one no vote.

5. Resolution authorizing the Mayor to sign an Employment Agreement for Legal Services with Robert F. Noe

City Administrator Wayman addressed N – 5. He said that they were asking Council to consider an employment agreement with Bob Noe, who is currently a contract attorney with the City providing up to eighty hours of work per month, at the cost of ten thousand dollars monthly. He remarked that City Attorney Noe was considering a job offer with the Yakima School District as their in-house attorney, and had informed both him and the Mayor two weeks ago. He outlined the depth of knowledge and experience that Bob Noe has, coupled with his fifteen years of experience working for Selah and that to keep him would require the ten thousand per month along with bringing him in as a full-time employee with full, medical, dental and vision. He acknowledged that it was a lot of money, but added that City Attorney Noe has saved the City thousands of dollars in Union contract negotiations, a reduction in claims, and other instances, and that there isn't a large pool of attorneys with his skillset in the area who would be capable of handling this type of work. He requested that Council consider the contract.

Council Member Burke remarked that he moved to bring the matter up prior to the executive session for what he felt were some alarming reasons from his perspective, and that while he understands that it's nice to have a long-standing relationship with the attorney one works with, he doesn't feel that it comes anywhere close to justifying the contract. He commented that he spoke with four different attorneys that day about it, and they described it as a sweetheart attorney contract. He expressed concern that it wasn't going out to bid, that he would still be able to work for the cities of Tieton and Moxee while their employee, which would require hours of his time if either one went to litigation on a claim, the going rate for a city attorney was one hundred seventy-eight dollars an hour, and that the contract was written by the person who would benefit from it without review from an impartial attorney prior to being presented. He opined that it should be tabled until Council is presented with what it would cost them, as he thought that the amount indicated on the AIS only covered benefits and malpractice insurance. He strongly felt that the contract was full of favoritism and while he didn't mean that in the negative, he was concerned that Council needed additional information and that the reason for this being presented was due to a better job offer. He contested the fairness and appearance of the contract, with six months' severance and moonlighting, reiterating that in-house jobs for civil attorneys are the gold standard and if they were to pay one hundred thirty-five thousand for one there would be people who would apply. He noted that City Attorney Noe's wife was the Selah prosecutor, who also collected a salary of sixty-five thousand for her services.

O. Ordinances

1. Ordinance to consider amendments to Selah Municipal Code (SMC) Title 9.10 pertaining to the establishment of sewer connection charges (9.10.060A) in the City of Selah

Community Development Supervisor Peters addressed O – 1. He said that the Ordinance was to amend Title 9.10 for sewer connection charges by establishing a new section of code to commence on January 1, 2020, referring Council to the Ordinance as he indicated the number of different definitions for different building types, and the actual wastewater connection charge as it breaks down into shared contribution for things like multi-family residential units.

Council Member Tierney asked what the current connection fee was.

Community Development Supervisor Peters responded that they don't have a sewer connection fee in Ordinance form.

Council Member Tierney wondered if they had been charging a connection fee.

Community Development Supervisor Peters answered in the negative.

Public Works Director Henne noted that they do have a planned investment fee.

Council Member Tierney inquired if that was eliminated with this twenty-five hundred dollar fee, or in addition to it.

Public Works Director Henne replied that it was in addition.

Council Member Carlson commended staff for presenting it to the public and making revisions, saying that's how it's supposed to work. He added that his concern was the same as six months ago with regard to putting all fees to new development, as the capacity was created by the current residents and they needed to be able to share the cost. He was pleased with what he saw in the Ordinance.

Council Member Tierney asked what the current fee of twelve hundred eighty dollars was for.

Public Works Director Henne responded that it was for ongoing maintenance of equipment and the upkeep of the sewer collection system, while the new fee and the eight percent increase would be for capacity improvements outlined in the sewer system plan, which he would be bringing a task order to Council on for the design and loan. He noted that doing those would allow for growth on Crusher Canyon Road, Speyers Road, Fremont Avenue and what comes down Wenas Road to Goodlander Road.

Council Member Burke moved, and Council Member Carlson seconded, to approve the Ordinance to consider amendments to Selah Municipal Code (SMC) Title 9.10 pertaining to the establishment of sewer connection charges (9.10.060A) in the City of Selah. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – yes; Council Member Underwood – yes; Council Member Carlson – yes. By voice vote, approval was unanimous.

2. Ordinance amending the 2019 budget for Fire expenditures

Clerk/Treasurer Novobielski addressed O – 2. He said that the budget adjustment was for the purchase of a tender truck that was budgeted for last year that the Fire Department would like to purchase by adding it to this year's budget.

Council Member Tierney moved, and Council Member Matson seconded, to approve the Ordinance amending the 2019 budget for Fire expenditures. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council

Member Tierney – yes; Council Member Underwood – yes; Council Member Carlson – yes. By voice vote, approval was unanimous.

4. Ordinance adopting amendments to Title 10 of the Selah Municipal Code, Zoning, including references to Selah Municipal Code Chapter 13.01, City of Selah Design Construction Standards, and Specifications for Public Works Improvements, and clarifying standards for private streets

Public Works Director Henne addressed O – 4. He said that adopting this Ordinance would amend Title 10 to get rid of the old standards and bring in new standards.

Council Member Wickenhagen moved, and Council Member Burke seconded, to approve the Ordinance adopting amendments to Title 10 of the Selah Municipal Code, Zoning, including references to Selah Municipal Code Chapter 13.01, City of Selah Design Construction Standards, and Specifications for Public Works Improvements, and clarifying standards for private streets. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – yes; Council Member Underwood – yes; Council Member Carlson – no. Motion passed with five yes votes and one no vote.

Executive Assistant Lake stated that Ordinance O – 3 had been skipped.

Community Development Supervisor Peters said that if they started with Ordinance O – 5 it created the new Title 13 to set the rules for the development community, Ordinance O – 4 amended Title 10 to be consistent with the new construction standards, and Ordinance O – 3 amended Title 9 with to be consistent with the new construction standards document.

3. Ordinance adopting amendments to Title 9 of the Selah Municipal Code, Public Service and Utilities, including references to Selah Municipal Code Chapter 13.01, City of Selah Design Construction Standards, and Specifications for Public Works Improvements

Public Works Director Henne addressed O – 3. He said that this amends Title 9 to make chapter 13 consistent with the new development standards.

Council Member Carlson pointed out that O – 1 was presented by Community Development Supervisor Peters.

Public Works Director Henne replied that O-3 adopts an amendment to Title 9 to include references to the new code in chapter 13.1, and requested that Council approve the Ordinance.

Council Member Burke inquired if it works together with O – 4 and O – 5 as a package deal.

Public Works Director Henne responded in the affirmative.

Community Development Supervisor Peters commented that per the State they could only amend one title of the code per topic.

Council Member Tierney moved, and Council Member Burke seconded, to approve the Ordinance adopting amendments to Title 9 of the Selah Municipal Code, Public Service and Utilities, including references to Selah Municipal Code Chapter 13.01, City of Selah Design Construction Standards, and Specifications for Public Works Improvements. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – yes; Council Member Underwood – yes; Council Member Carlson – yes. By voice vote, approval was unanimous.

5. Ordinance creating a new municipal code Title 13 entitled, “Public Works Improvements”; adopting a new municipal code Chapter 13.01 entitled, “City of Selah Design, Construction Standards, and Specifications for Public Works Improvements”; Adopting a Uniform Design, Construction Standards, and Specifications Manual for Public Works Improvements

Public Works Director Henne addressed O – 5. He said that this would create Title 13 and adopt the standards and development requirements.

Council Member Tierney remarked that his only issue with the standards would be that it says the preferred design would be sidewalks on both sides of the street, but developers are only required to put them on one side. He opined that without sidewalks on both sides it looks unfinished, and that it would make more sense to require them on both sides of the street.

Public Works Director Henne responded that they’ve required that in higher density but one side seems sufficient in single residence areas.

Council Member Tierney replied that just because it was done in the past doesn’t mean it’s the right thing to do, and that he would love to see sidewalks required on both sides.

Council Member Matson commented that a lot of the city doesn’t have sidewalks on both sides of street, and that on Third Street there aren’t any. She felt that they would need to make it public knowledge to get input from the community on the matter.

Council Member Burke asked if there was a reason beyond it being the way it’s been done or the cost.

Public Works Director Henne answered that density dictated it as well. He went on to say that residential streets are narrower, some without striping, while arterials are striped with sidewalk on both sides.

Council Member Tierney remarked that he didn’t have to like it.

Community Development Supervisor Peters pointed out that it was also part of the transportation plan based on functional classification of streets, and that in the State of Washington sidewalks on both sides are encouraged in new subdivisions, with a provision in the WAC and RCW to have safe walking paths for children and elderly to get to transit and schools, and that it was up to the City and Council to develop policies, goals, and regulations that support that position. He agreed with Council Member Matson with regard to the construction standards document, saying that it doesn’t set all the standards,

and they would need to go through the Planning Commission to amend Title 10 to require sidewalks on both sides of the street.

Public Works Director Henne said that's one of the reasons that they have language that makes this a living document, and that they could put sidewalks on the list of things to change.

Council Member Wickenhagen noted that there was no mention of conduit for data transfer or fiber optics either and that was one thing he kept seeing happen in communities.

Public Works Director Henne responded that the City requires a utility easement along the right of way for that, and that typically its power, telephone, and gas, and a builder would need to increase the size of the conduit to allow for fiber optics.

Council Member Wickenhagen reiterated that some communities are starting to lay empty conduit for fiber optics, saying that he just worked with Toppenish to put in conduit for YVCOG, and when they redid their sidewalks they laid in conduit and junction boxes.

Public Works Director Henne remarked that if they had a subdivision on the edge of town lay in empty conduit it could remain empty for years.

Council Member Wickenhagen commented that the biggest cost for fiber optics is trenching to lay the conduit.

Public Works Director Henne responded that he would discuss it with the City Attorney and Community Development Supervisor Peters.

City Administrator Wayman felt it would be worth going down that road, as they need to go towards fiber optics, noting that they don't have a closed loop protected against EMP or things like that.

Council Member Burke moved, and Council Member Wickenhagen seconded, to approve the Ordinance creating a new municipal code Title 13 entitled, "Public Works Improvements"; adopting a new municipal code Chapter 13.01 entitled, "City of Selah Design, Construction Standards, and Specifications for Public Works Improvements"; Adopting a Uniform Design, Construction Standards, and Specifications Manual for Public Works Improvements, on the condition that after approval Public Works Director Henne and Community Development Supervisor Peters pursue a public hearing comment for sidewalks and fiber optics.

Council Member Carlson asked if they could put a time limit on that.

Council Member Burke amended his motion to add 'within the next year'. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – yes; Council Member Underwood – yes; Council Member Carlson – yes. By voice vote, approval was unanimous.

P. Public Appearances **None**

Q. Reports/Announcements

1. Departments

Police Chief Hayes said that August 6th would be National Night Out at Wixson Park, from 6pm to 8:30pm, with free hot dogs and drinks, activities for the kids, a bash car and a dunk tank, and various entities attending.

Council Member Carlson inquired if Airlift NW would be there with a chopper.

Police Chief Hayes responded that there would be a chopper from the Training Center.

Council Member Carlson asked if they had reached out to Airlift NW, saying he remembered them having two Blackhawks in the park before.

Police Chief Hayes replied that he doesn't remember that.

Council Member Tierney requested the hours again.

Police Chief Hayes answered that it would be from 6pm to 8:30pm.

Fire Chief Hanna said that he had a couple guys servicing fire hydrants and exercising the valves, although they wouldn't test water until fall. He reminded the public that there would be a public meeting on July 22 at 7pm at the fire station on Fremont Avenue and Third Street regarding the levy on the August ballot.

Community Development Supervisor Peters said that the Sub Area Plan would be on the agenda for the next Council Meeting, as it was taken back to the Planning Commission and has received a recommendation of approval. He requested that Council contact him by the end of the week with any questions, as he would be on vacation the following week. He added that Greg Dohrn would be attending the Council Meeting to answer any questions, and that hopefully after adoption he would give an update on going forward with the plan. He noted that there would be a final plat for Selah Vista Phase 5 on the agenda as well.

Clerk/Treasurer Novobielski said that he had uploaded the June financials to the City website, and was putting together the second quarter financial highlights to submit to the finance committee. He gave a brief update regarding the lodging taxes that the State was supposed to send to them, saying that the Department of Revenue told him the error was due to issues when improving their system and they should be getting in touch with him soon with an answer.

Council Member Tierney felt that their email response indicated that they arbitrarily decided to put the City on the back burner will they did other things.

Clerk/Treasurer Novobielski noted that he was required to file excise taxes by the 25th of the month and if he failed to do so they would have penalties.

Recreation Manager Morales said that Hot Rods on First Street had a hundred fifty cars, many who were returning, and that they gave away forty-four trophies during the event. She thanks Council Members Matson and Wickenhagen for volunteering at the event. She remarked that the Selah Independence Day celebration was awesome, a fun event with people just coming out and being together, and that they have the Selah Base Race coming up on September 14. She commented that they won a Municipal Excellence award from AWC for Volunteer Park, and that Selah was the only city who received the award for an outdoor park/recreation facility this year.

Council Member Tierney asked where the award would be displayed.

Recreation Manager Morales answered that she had some ideas.

Public Works Director Henne said that the concrete guys were scheduled to be there tomorrow to get curbs and sidewalk in on Third Street, and if it goes well they plan on paving next Monday. He added that the sprinkler system that was removed and altered has been repaired, and sod would be brought in the end of next week to replace what was removed during construction. He went on to say that the grind and overlay project would be finished next Wednesday, they would be crack sealing the rest of this week then fog seal it, the bid opening for Goodlander Road would be next Thursday, and that Department of Ecology was asking for addition information and description on the environmental for Taylor Ditch, which he hope will go out to bid by the end of the month.

City Administrator Wayman remarked that Public Works Director Henne was also working on getting a gate for Volunteer Park.

Public Works Director Henne responded that they started welding gate pieces that day/

City Administrator Wayman informed Council that the reason was because the park is closed at dusk but there have been visitors late at night, so the police would lock the gate at night, and in the morning Public Works would open it again.

Council Member Carlson asked if there were gates above and below.

Public Works Director Henne replied that there's a gate on Fourth and some pillars coming off Fourth and Goodlander, although they might have to put a pole there.

2. Council Members

Council Member Wickenhagen said that he attended the AWC conference, which he found interesting and informative, and that there are some really creative ways of using things that are normally big ugly things that other cities are doing. He shared that the State Auditor has tools that can compare Selah to other cities for financial records, and expressed his enjoyment of both Hot Rods on First Street and the Selah Independence Day celebration.

Council Member Matson had no report on the Volunteer Park committee. She thanked Recreation Manager Morales for the Hot Rods on First Street event, saying that she liked that people visited surrounding businesses for food as there were no food vendors at the event.

Council Member Burke had no report.

Council Member Tierney noted that they would not have an LTAC meeting until August due to lack of a quorum. He also attended Hot Rods on First Street and found it very enjoyable, with people from all over the state in attendance.

Council Member Underwood said that there is a tentative opening if July 18 for the Aquatic Center, provided they get the parking lot and landscaping completed, and hopefully they would have an opening celebration at noon on July 18.

Council Member Carlson felt that the Volunteer Park award speaks volumes, and that City staff was to be commended to push through the grueling process to make it happen. He encouraged his fellow Council Members to reach out to Ms. Hein, noting that November 7 is the SDA's annual gala fundraiser event with a Centennial celebration theme.

3. City Administrator

City Administrator Wayman said that Police Chief Hayes discussed the graffiti problem with him that day, adding that they were working on it and doing everything they could to keep it gone. He remarked that the Owens property has had a large portion of the structures demolished, and that City Attorney Noe has filed for a court date to recover the City's fees and costs.

4. Boards

a. Planning Commission Minutes from April 16, 2019

5. Mayor

Mayor Raymond said that she sent out an email for suggestions of things to discuss at the Council Retreat. She asked that people spread the word about the meeting at the Fire Department, as they need to get the information out and word of mouth was the quickest way to do so. She remarked that there was so much information at the AWC conference that opens one up to things you might not think about.

Council took a five minute recess.

P. Executive Session

1. 30 Minute Session – Employee Evaluation RCW 42.30.110 (1)(g) & RCW 42.30.110 (1)(c)

Council went into Executive Session at 6:07m. At 6:37pm, Council went back on the record. Mayor Raymond stated that they would be extending the Executive Session for an additional ten minutes.

Council went back into Executive Session at 6:38pm. At 6:48pm, Council went back on the record. Mayor Raymond stated that no action was taken during the Executive Session.

City Administrator Wayman said that they talked about Mr. Noe's performance and the accolades he's received during the executive session, as well as his potential for further employment, and now they were back to talking about the potential for a resolution to sign an employment agreement to recreate the city attorney position. He reviewed the fiscal impact, adding that the proposed contract was him asking Mr. Noe what it would take for him to stay, which was then discussed with the Mayor, not something Mr. Noe had proposed to them. He remarked that Mr. Noe is scrupulously honest from his observations, and an excellent municipal attorney who handled all aspects of this in an exemplary manner, and that his recommendation was to accept the Resolution and approve the contract.

Council Member Burke clarified that he stands behind the comment in that in his opinion the contract overly compensates Mr. Noe for what he does, and it does that because of the working relationship and desire to keep him. He didn't think there should be a deal to keep someone above the costs of the City.

Council Member Tierney asked if the fiscal impact shown on the AIS was for the remaining five months.

City Administrator Wayman replied that it was annually.

Council Member Tierney observed that it would make it twenty-two thousand for the remainder of this year, with the additional fifty-six thousand to be part of the budget for next year.

Council Member Carlson commented that it would depend on medical costs, which haven't gone down in the last several years.

Council Member Burke had strong concerns about the provision to allow him to work with other municipalities, saying that one benefit of a salaried employee is all the work time, which wouldn't give him time for other cities. He stated that he would like to see a contract with an anti-moonlighting provision that he can't work for others in this capacity. He also expressed concern over the severance pay, which he assumed most city employees didn't have, and added that in his opinion Mr. Noe has been a good enough attorney that he could advance his career beyond the needs of Selah, and that he simply didn't feel comfortable offering the benefits of this contract without seeing what the competitive market was like.

City Administrator Wayman responded that with regard to Mr. Noe specifically, he's in a position to either accept or reject the current offer and once he accepts the City has lost him.

Council Member Carlson pointed out that he could always come back, and why would he not if it as a competitive market.

Mayor Raymond said that he's already accepted the other job.

Council Member Carlson expressed concerns about the moonlighting and severance and changing the position from contracted to an employee of the City.

Mayor Raymond remarked that the question was did they want to go back to him with the changes to the severance package and moonlighting.

Council Member Matson felt they should consider that.

Council Member Wickenhagen moved, and Council Member Carlson seconded, to send the contract back to Robert Noe, striking the severance and moonlighting provisions and accepting the salary change.

Council Member Burke clarified to remove the ability to moonlight and prevent moonlighting.

Council Member Carlson asked if they were offering him his full annual request but removing those two provisions.

Council Member Wickenhagen responded in the affirmative.

Council Member Carlson withdrew his motion.

Council Member Carlson felt that the salary amount was too high.

Council Member Wickenhagen remarked that he was in a position to compete with the entire state for positions, and that he got tired of being told he can't have this or that but was still expected to compete at the same level and provide good services. He added that when he has a good employee he'll do practically anything to keep him, and that one mistake could cost the City millions of dollars.

Council Member Burke explained that fees can only be what the lone star method allows, which would be the going rate of the legal community, and that he referenced the valley and its legal community as the lone star method is a legal restriction for billing rates.

Council Member Carlson agreed that in owning a business one doesn't want the good ones to leave, but he still thought that the rate was higher than he was comfortable with. He felt that Mr. Noe has done a phenomenal job but he was just not comfortable with that annual dollar amount, opining that it was beyond their reach when they hear about projects they don't have the money for.

Mayor Raymond stated that she had a motion to accept the contract with modifications and asked if there was a second.

Council Member Tierney seconded the motion. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – no; Council Member Burke – no; Council Member Tierney – yes; Council Member Underwood – no; Council Member Carlson – no. Motion failed with two yes votes and four no votes.

Council Member Carlson commented that he didn't know if it would be disrespectful to Bob Noe to counter with a lower offer.

City Administrator Wayman replied that it would be a useless exercise.

Council Member Tierney extended his thanks to City Attorney Noe for his service.

Q. Adjournment

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

The meeting adjourned at 7:04pm.

Sherry Raymond, Mayor

John Tierney, Council Member

EXCUSED
Roger Bell, Council Member

Russell Carlson, Council Member

Diane Underwood, Council Member

Jacquie Matson, Council Member

Kevin Wickenhagen, Council Member

Jeremy Burke, Council Member

ATTEST:

Dale E. Novobielski, Clerk/Treasurer



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Council Meeting Action Item
7/23/2019 K – 2

Title: Claims & Payroll

From: Monica Lake, Executive Assistant

Action Requested: Approval

Staff Recommendation:

Approval of Claims & Payroll as listed on Check Registers.

Board/Commission Recommendation: Not Applicable

Fiscal Impact: See Check Registers

Funding Source: See Check Registers

Background / Findings & Facts: See Check Registers

Recommended Motion: Motion to Approve the Consent Agenda as read.
(This item is part of the Consent Agenda)



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Council Meeting Action Item
7/23/2019 L – 1

Title: Public meeting to consider the Final Plat of Selah Vista Phase 5

From: Jeff Peters, Community Development Supervisor

Action Requested: Public Meeting

Staff Recommendation: Accept final plat and financial security as set forth in Selah Vista Phase 5 acceptance resolution.

Board/Commission Recommendation: Not Applicable

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: The City Council conducted the required closed record public hearing for this plat on August 8, 2017, and approved the Preliminary Plat in the manner recommended by the Hearing Examiner with conditions of approval as set forth in Council Resolution No. 2620.

Recommended Motion: I move that the City Council accept the Plat of Selah Vista Phase 5 and further move that the council consider passage of the accompanying resolution as presented later in the council's agenda.



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:	Action Taken:
7/21/2017	Hearing Examiner Recommendation of Approval Selah Vista Phases 1 – 5
8/8/2017	City Council Closed Record Public Hearing and Approval of Selah Vista Phases 1 - 5
5/22/2018	City Council Public Meeting and Final Plat Approval of Selah Vista Phase 1

DATE: July 9, 2019
TO: Simon Sizer, Yakima Herald Republic
FROM: Jeff Peters, Community Development Supervisor
SUBJECT: Legal Notice: **PUBLICATION DATE: FRIDAY, July 12, 2019**

**CITY OF SELAH CITY COUNCIL
NOTICE OF PUBLIC MEETING TO CONSIDER THE FINAL
PLAT OF
Selah Vista Subdivision Phase 5**

NOTICE IS HEREBY GIVEN that the Selah City Council will conduct a public meeting on Tuesday, July 23, 2019 at 5:30 PM, or as soon thereafter as practical, in the City Council Chambers, City Hall, 115 W. Naches Avenue., Selah, WA to consider acceptance of the Final Plat of "Selah Vista Subdivision Phase 5", a final plat application submitted by Leading Force Holdings. LLC located off Goodlander Road. At the conclusion of the public meeting, the City Council will consider the matter and vote on final acceptance of the plat.

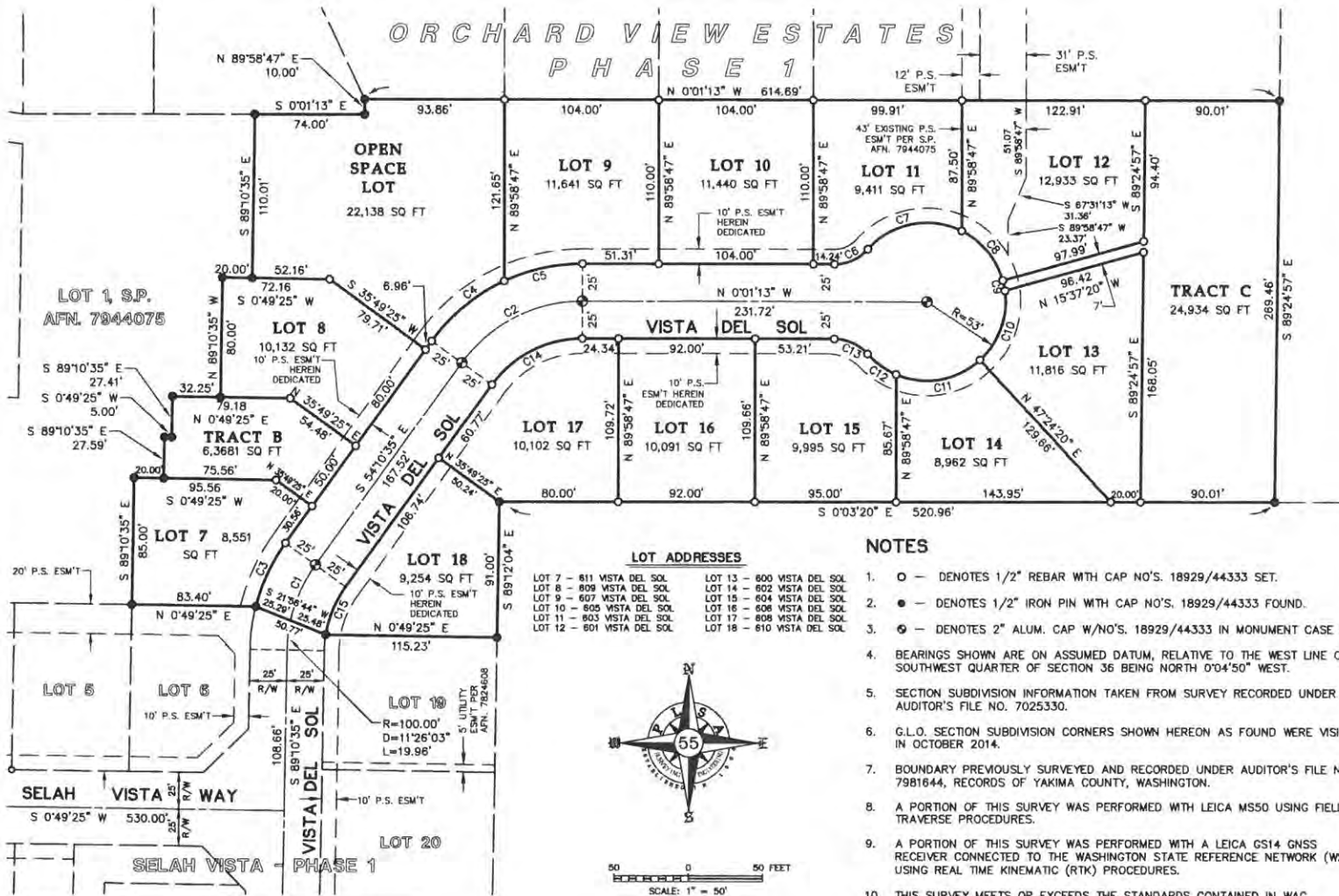
Application information and maps detailing the proposal are available for public inspection during regular business hours at the City of Selah Planning Department, 222 South Rushmore Road Selah, WA.

Dated this 12th day of July 2019.

/s/
Jeff Peters, Community Development Supervisor

PLAT OF SELAH VISTA - PHASE 5

IN THE NORTH HALF OF THE NORTH HALF OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 18 EAST, W.M.



LOT ADDRESSES

LOT 7 - 811 VISTA DEL SOL	LOT 13 - 800 VISTA DEL SOL
LOT 8 - 809 VISTA DEL SOL	LOT 14 - 802 VISTA DEL SOL
LOT 9 - 807 VISTA DEL SOL	LOT 15 - 804 VISTA DEL SOL
LOT 10 - 805 VISTA DEL SOL	LOT 16 - 806 VISTA DEL SOL
LOT 11 - 803 VISTA DEL SOL	LOT 17 - 808 VISTA DEL SOL
LOT 12 - 801 VISTA DEL SOL	LOT 18 - 810 VISTA DEL SOL

NOTES

1. ○ - DENOTES 1/2" REBAR WITH CAP NO'S. 18929/44333 SET.
2. ● - DENOTES 1/2" IRON PIN WITH CAP NO'S. 18929/44333 FOUND.
3. ⊙ - DENOTES 2" ALUM. CAP W/NO'S. 18929/44333 IN MONUMENT CASE SET.
4. BEARINGS SHOWN ARE ON ASSUMED DATUM, RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36 BEING NORTH 0°04'50" WEST.
5. SECTION SUBDIVISION INFORMATION TAKEN FROM SURVEY RECORDED UNDER AUDITOR'S FILE NO. 7025330.
6. G.L.O. SECTION SUBDIVISION CORNERS SHOWN HEREON AS FOUND WERE VISITED IN OCTOBER 2014.
7. BOUNDARY PREVIOUSLY SURVEYED AND RECORDED UNDER AUDITOR'S FILE NO. 7981644, RECORDS OF YAKIMA COUNTY, WASHINGTON.
8. A PORTION OF THIS SURVEY WAS PERFORMED WITH LEICA MS50 USING FIELD TRAVERSE PROCEDURES.
9. A PORTION OF THIS SURVEY WAS PERFORMED WITH A LEICA GS14 GNSS RECEIVER CONNECTED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) USING REAL TIME KINEMATIC (RTK) PROCEDURES.
10. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
11. P.S. ESM'T DESIGNATES A PUBLIC SERVICE EASEMENT. THE P.S. EASEMENT IS AVAILABLE, BUT NOT LIMITED TO THE FOLLOWING SUSES: POWER, SEWER, TV, TELEPHONE, FIBER OPTIC, IRRIGATION, STORM DRAINAGE AND NATURAL GAS.
12. A PORTION OF THE EASEMENTS GRANTED UNDER AUDITOR'S FILE NO'S. 7944075 AND 7981644 THAT FALL WITHIN THE NEW STREET RIGHT OF WAY GRANTED HEREON ARE HEREIN VACATED AND REPLACED AS SHOWN HEREON BY THE DEDICATED STREET RIGHT OF WAY AND PUBLIC SERVICE EASEMENTS.
13. TRACT "B" IS HEREIN DEDICATED AS A STORM WATER RETENTION PARCEL.
14. TRACT "C" IS GOING TO BE USED FOR SOLAR ELECTRICAL PANELS.

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	23°33'57"	100.00'	41.13'	20.86'	N 65°57'33" W	40.84'
C2	54°09'22"	100.00'	94.52'	51.12'	N 27°05'54" W	91.04'
C3	21°36'53"	125.00'	47.16'	23.86'	N 84°59'02" W	46.86'
C4	29°13'37"	125.00'	83.76'	32.59'	N 39°33'46" W	83.07'
C5	24°55'45"	125.00'	54.39'	27.63'	N 12°29'05" W	53.96'
C6	48°29'52"	30.00'	25.39'	13.51'	S 24°16'08" E	24.64'
C7	74°49'49"	53.00'	69.22'	40.54'	N 11°06'10" W	64.40'
C8	48°03'56"	53.00'	44.46'	23.63'	N 50°20'43" E	43.17'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C9	7°39'44"	53.00'	7.09'	3.55'	N 78°12'32" E	7.08'
C10	55°21'55"	53.00'	51.21'	27.81'	S 70°16'38" E	49.24'
C11	65°24'22"	53.00'	60.50'	34.03'	S 9°53'30" E	57.27'
C12	25°39'58"	53.00'	23.74'	12.07'	S 35°38'40" W	23.54'
C13	48°29'52"	30.00'	25.39'	13.51'	N 24°13'43" E	24.64'
C14	54°09'22"	75.00'	70.89'	38.34'	N 27°05'54" W	68.28'
C15	26°50'38"	75.00'	35.14'	17.90'	N 67°35'54" W	34.82'

SURVEYORS' CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT. I HAVE RECORDED THIS SURVEY IN THE PUBLIC RECORDS OF STEVE WEISE IN JULY, 2019.

Richard L. Wehr
RICHARD L. WEHR
CERTIFICATE NO. 18929
DATE
7-10-19



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ___ DAY OF _____, AT _____ M., UNDER A.F. NO. _____, RECORDS OF YAKIMA COUNTY, WASHINGTON.

COUNTY AUDITOR
BY DEPUTY

ENGINEERING-SURVEYING-PLANNING

521 N. 20TH AVE., SUITE 3
YAKIMA, WASHINGTON 98902
(509) 575-6990

PLSA

CITY OF SELAH PLAT
PARCEL NO. 181435 - 21491
PREPARED FOR
LEADING FORCE HOLDING COMPANY, LLC.
NE 1/4, NW 1/4, NE 1/4 SEC. 35, T-14 N, R-18 E, W

DRAWN BY: RICK
DATE: 7/8/2019
JOB NO. 17003
SHEET NO.
1 OF 2

PLAT OF
SELAH VISTA - PHASE 5
 IN THE NORTH HALF OF THE NORTH HALF OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 18 EAST, W.M.

LEGAL DESCRIPTION

TRACT 5, PLAT OF SELAH VISTA - PHASE 1, AS RECORDED MAY 23, 2018, UNDER AUDITOR'S FILE NO. 7981644, RECORDS OF YAKIMA COUNTY, WASHINGTON.

DEDICATION AND WAIVER OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS THAT LEADING FORCE HOLDING COMPANY, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY, IS ALL PARTY HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAVE WITH ITS FREE CONSENT AND IN ACCORDANCE WITH ITS DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; AND DOES HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS-OF-WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC; DOES HEREBY WAIVE ON BEHALF OF ITS SELF AND ITS SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST CITY OF SELAH AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS AND/OR RIGHTS-OF-WAY; AND DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

 STEVE WEISE, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
) SS
 COUNTY OF YAKIMA }

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED STEVE WEISE, TO ME KNOWN TO BE AN AUTHORIZED MANAGING MEMBER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID COMPANY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT _____
 MY APPOINTMENT EXPIRES _____

CITY OF SELAH CLERK/TREASURER CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATION HAVE BEEN PAID. DATED THIS ____ DAY OF _____, 20____.

BY: _____
 CITY OF SELAH CLERK/TREASURER'S OFFICE

YAKIMA COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATION HAVE BEEN PAID. DATED THIS ____ DAY OF _____, 20____.

BY: _____
 YAKIMA COUNTY TREASURER'S OFFICE

IRRIGATION APPROVAL

THE PROPERTY DESCRIBED HEREON IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE NACHES-SELAH IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS SHORT PLAT, ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I ALSO CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY, ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS SHORT PLAT TO OTHER ADJACENT LAND ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I FURTHER CERTIFY THAT:

- ____ THIS SHORT PLAT CONTAINS COMPLETE IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICT'S STANDARDS, OR
- ____ PROVISIONS ACCEPTABLE TO THE DISTRICT HAVE BEEN MADE BY COVENANT AND AGREEMENT FOR COMPLETED IRRIGATION DISTRIBUTION FACILITIES TO ALL LOTS; SAID AGREEMENT IS FILED SUPPLEMENTAL TO THIS SHORT PLAT, OR
- ____ THE EXISTING IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT.
- ____ LOTS _____ ARE IN WHOLE OR IN PART, NOT CLASSIFIED AS "IRRIGABLE LAND" BY THIS DISTRICT AND/OR ARE NOT CURRENTLY ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THIS DISTRICT.

BY _____
 DISTRICT MANAGER
 NACHES-SELAH IRRIGATION DISTRICT

STATE OF WASHINGTON)SS
 COUNTY OF YAKIMA)

I CERTIFY THAT I KNOW JUSTIN HARTER IS THE PERSON WHO APPEARED BEFORE ME, SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE DISTRICT MANAGER OF THE NACHES-SELAH IRRIGATION DISTRICT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SUBSCRIBED AND SWORN TO ME THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
 RESIDING AT SELAH. MY COMMISSION EXPIRES _____

STATEMENTS AND NOTIFICATIONS

- A. THE SELAH VISTA HOMEOWNERS ASSOCIATION, ANY GRANTEEES OR ASSIGNEES IN INTEREST, HEREBY COVENANT AND AGREE TO RETAIN ALL SURFACE WATER GENERATED WITHIN THE PLAT ON-SITE.
- C. POWER, TV CABLES, TELEPHONE CABLES AND GAS MAINS ARE TO BE LOCATED IN THE PUBLIC SERVICE EASEMENTS OUTSIDE OF STREET RIGHT-OF-WAY. THE INDIVIDUAL UTILITY COMPANY TO DETERMINE EXACT LOCATION.
- D. THE PRIVATELY OWNED AND OPERATED STREETLIGHT NETWORK WITHIN THIS SUBDIVISION DOES NOT MEET CITY STANDARDS AND WILL NOT BE MAINTAINED BY THE CITY UNLESS AND UNTIL IT IS ACCEPTED AS A PUBLIC SYSTEM. IN ORDER FOR THE STREETLIGHT NETWORK TO BE MADE PUBLIC, IT WILL HAVE TO BE RECONSTRUCTED TO MEET THE CITY STANDARDS THAT ARE IN EFFECT AT THAT TIME.
- E. THE ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE DATE OF RECORDING, BUT MAY BE SUBJECT TO CHANGE.
- D. BE ADVISED THAT LOT 8 HAS UNDOCUMENTED FILL ON IT AND TO BE ABLE TO BUILD ON LOT 8, THE CITY OF SELAH WILL REQUIRE AN ENGINEERING REPORT VERIFYING FILL COMPACTION PRIOR TO GRANTING A BUILDING PERMIT.

APPROVALS

APPROVED BY THE CITY OF SELAH MAYOR _____ DATE _____
 APPROVED BY THE CITY OF SELAH PUBLIC WORKS DIRECTOR _____ DATE _____



PLSA

ENGINEERING-SURVEYING-PLANNING
 521 N. 20TH AVE., SUITE 3
 YAKIMA, WASHINGTON 98902
 (509) 575-6990

CITY OF SELAH PLAT
 PARCEL NO. 181435 - 21491
 PREPARED FOR
 LEADING FORCE HOLDING COMPANY, L.L.C.
 NE 1/4, NW 1/4 & NW 1/4, NE 1/4 SEC. 35, T-14 N, R-18 E.W.M.

DRAWN BY: RICK
 DATE: 7/8/2019
 JOB NO. 17003
 SHEET NO. 2 OF 2



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Council Meeting Action Item
7/23/2019 L – 2

Title: Public hearing to consider approval and adoption the city of Selah Central Urban Area Sub-Area Plan as a companion document to the City of Selah’s 2017 Comprehensive Plan.

From: Jeff Peters, Community Development Supervisor

Action Requested: Public Hearing - Open Record

Staff Recommendation: Staff recommends that the council hold the required public hearing.

Board/Commission Recommendation: Approval

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: The City Council directed staff to develop the City of Selah Central Urban Area Sub-Area Plan in October of 2016 as the city was experiencing an economic downturn in its downtown, which had the effect of reducing the quality of life, and economic development potential within the city. The key elements of the Sub Area Plan look to: 1) Establish requirements and standards for mixed use developments (combined residential/commercial/industrial uses and buildings); 2) Establish live shop areas within the downtown; 3) Improve pedestrian circulation in the downtown/walkable community; 4) Improve the streetscape with architecture and landscape standards; 5) Establish improved sign standards; 6) Identify infrastructure impediments to economic growth and establish public works projects to allow continued growth; 7) Identify opportunities for future natural and recreational amenities; 8) Analyze the city’s Future Land Use



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



and Zoning maps for opportunities to rezone and/create overlay zones to improve underdeveloped portions of the city's downtown core. City staff and project consultants engaged neighborhood property owners, citizens of the community, business owners, and government representatives of the City of Selah in the development of the plan. Environmental Review and Planning Commission Public Hearing occurred on this plan in accordance with state and local law.

Recommended Motion: I move that the Selah City Council consider passage of the accompanying resolution as presented later in the council's agenda.

Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:	Action Taken:
11/08/2017	Sub Area Plan Public Meeting Civic Center
09/25/2018	City Council Study Session
05/28/2019	City Council Study Session



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Council Meeting Action Item

7/23/2019

N – 1

Title: Resolution approving the Final Plat of Selah Vista Phase 5 (FLP-001-19) and Authorizing the Mayor to Sign the Final Plat

From: Jeff Peters, Community Development Supervisor

Action Requested: Approval

Staff Recommendation: Passage of the attached resolution allowing the Mayor to sign the final plat of Selah Vista Phase 5, and providing for its recording.

Board/Commission Recommendation: Not Applicable

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: The City Council conducted the required closed record public hearing for this plat on August 8, 2017, and approved the Preliminary Plat in the manner recommended by the Hearing Examiner with conditions of approval as set forth in Council Resolution No. 2620.

Recommended Motion: I move the Council approve the Selah Vista Phase 5 Final Plat and pass the resolution authorize the Mayor to sign the Final Plat.



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:	Action Taken:
7/21/2017	Hearing Examiner Recommendation of Approval Selah Vista Phases 1 – 5
8/8/2017	City Council Closed Record Public Hearing and Approval of Selah Vista Phases 1 - 5
5/22/2018	City Council Public Meeting and Final Plat Approval of Selah Vista Phase 1

RESOLUTION NO. _____

RESOLUTION APPROVING THE FINAL PLAT OF "SELAH VISTA PHASE 5" (FLP-001-19) AND AUTHORIZING THE MAYOR TO SIGN THE FINAL PLAT

WHEREAS, the Public Works Director has reviewed the final plat, and by signing it indicates his acceptance of the approved design and construction plans and the financial security submitted to insure construction in conformance with the approved construction plans, current subdivision ordinance and conditions imposed during preliminary plat approval; and,

WHEREAS, acceptance by the City of Selah of the plat of "Selah Vista Phase 5" constitutes acceptance by the City of Selah of the completed construction and the performance bonds submitted to insure completion; and,

WHEREAS, Leading Force Holding Company, LLC has complied with all of the conditions of Planned Development Rezone and Preliminary Plat approval, now, therefore,

WHEREAS, Leading Force Holding Company, LLC. submitted cost estimates for completion of the miscellaneous uncompleted improvements that serve the subdivision, said estimate based on prevailing wage rates; and Leading Force Holding Company, LLC, has submitted the required financial security to insure completion of the required public improvements; and,

WHEREAS, Leading Force Holding Company, LLC acknowledges that a final plat inspection of all improvements has not been completed, as-built construction plans and maintenance bond as required per SMC 10.50 remains to be submitted., and that a final inspection once all required improvements are completed may disclose uncompleted details or unacceptable workmanship requiring correction or replacement; and,

WHEREAS, the City Council acknowledges the receipt of a financial security for uncompleted improvements and that a final inspection may disclose uncompleted details or unacceptable workmanship requiring correction or replacement; now therefore,

BE IT HEREBY RESOLVED that the City Council of the City of Selah, Washington approves the final plat of "Selah Vista Phase 5" and the Mayor is hereby authorized to sign the final plat.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH,
WASHINGTON this 23rd day of July 2019.

Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:

Robert Noe, City Attorney



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Council Meeting Action Item

7/23/2019 N – 2

Title: Resolution of the City of Selah, Washington Approving and Adopting the City of Selah Central Urban Area Sub-Area Plan as a Companion Document to the City of Selah’s 2017 Comprehensive Plan.

From: Jeff Peters, Community Development Supervisor

Action Requested: Public Hearing - Open Record

Staff Recommendation: Staff recommends passage of the accompanying resolution.

Board/Commission Recommendation: Approval

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: The City Council directed staff to develop the City of Selah Central Urban Area Sub-Area Plan in October of 2016 as the city was experiencing an economic downturn in its downtown, which had the effect of reducing the quality of life, and economic development potential within the city. The key elements of the Sub Area Plan look to: 1) Establish requirements and standards for mixed use developments (combined residential/commercial/industrial uses and buildings); 2) Establish live shop areas within the downtown; 3) Improve pedestrian circulation in the downtown/walkable community; 4) Improve the streetscape with architecture and landscape standards; 5) Establish improved sign standards; 6) Identify infrastructure impediments to economic growth and establish public works projects to allow continued growth; 7) Identify opportunities for future natural and recreational amenities; 8) Analyze the city’s Future Land Use



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



and Zoning maps for opportunities to rezone and/create overlay zones to improve underdeveloped portions of the city's downtown core. City staff and project consultants engaged neighborhood property owners, citizens of the community, business owners, and government representatives of the City of Selah in the development of the plan. Environmental Review and Planning Commission Public Hearing occurred on this plan in accordance with state and local law.

Recommended Motion: I move that the Selah City Council pass the accompanying approving and adopting the City of Selah Central Urban Area Sub-Area Plan as a companion document to the City of Selah's 2017 Comprehensive Plan.

Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:	Action Taken:
11/08/2017	Sub Area Plan Public Meeting Civic Center
09/25/2018	City Council Study Session
05/28/2019	City Council Study Session

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SELAH, WASHINGTON
APPROVING AND ADOPTING THE CITY OF SELAH CENTRAL
URBAN AREA SUB-AREA PLAN AS A COMPANION DOCUMENT TO
THE CITY OF SELAH'S 2017 COMPREHENSIVE PLAN.**

WHEREAS, the City Council constitutes the governing body of the City and is empowered to adopt laws, ordinances, and resolutions consistent with the authority as of the City Charter and RCW 35A; and,

WHEREAS, RCW 35A.63 authorizes Non Charter Code City local governments to plan for and regulate the use of land so as to provide planned and orderly use of land and protection for the environment in a manner consistent with constitutional law; and,

WHEREAS, the City Council directed staff to develop the City of Selah Central Urban Area Sub-Area Plan in October of 2016 as the city was experiencing an economic downturn in its downtown which had the effect of reducing the quality of life, and economic development potential within the city; and,

WHEREAS, the key elements of the Sub Area Plan looked to:

- Establish requirements and standards for mixed use developments (combined residential/commercial/industrial uses and buildings);
- Establish live shop areas within the downtown;
- Improve pedestrian circulation in the downtown/walkable community;
- Improve the streetscape with architecture and landscape standards;
- Establish improved sign standards;
- Identify infrastructure impediments to economic growth and establish public works projects to allow continued growth;
- Identify opportunities for future natural and recreational amenities; and
- Analyze the city's Future Land Use and Zoning maps for opportunities to rezone and/ create overlay zones to improve underdeveloped portions of the city's downtown core; and

WHEREAS, the staff and project consultants engaged neighborhood property owners, citizens of the community, business owners, and government representatives of the City of Selah in the development of the plan; and,

WHEREAS, the Sub Area Plan addresses existing conditions, contains a future land use map assesses utility and traffic infrastructure needs, and includes a list of implementation strategies to strength the city's Central Business District; and,

WHEREAS, Environmental Review was conducted under the State Environmental Policy Act (SEPA). A Determination of Nonsignificance (DNS) was issued on July 1, 2019; and,

WHEREAS, adoption of this document as a Sub-Area Plan to the City of Selah's Comprehensive Plan advances efforts to protect the health, safety, and welfare of the community;

and,

WHEREAS, the Selah Planning Commission held an open record public hearing on the Selah Central Urban Area Sub-Area Plan on July 2, 2019; and,

WHEREAS, at its July 2, 2019, public hearing, the Selah Planning Commission heard the staff presentation regarding the Sub Area Plan, took public testimony and recommended approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, THAT:

Section 1. The City Council of the City of Selah, Washington, hereby adopts the City of Selah Central Urban Area Sub-Area Plan (dated: September 18, 2018) as a Sub-Area Plan of the City of Selah 2017 Comprehensive Plan and by this reference incorporates the same is if fully set forth.

Section 2. Copies of Sub-Area Plan. A copy of Selah Central Urban Area Sub-Area Plan shall be maintained and available for public inspection at the City of Selah's Planning Department.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, this 23rd day of July 2019.

Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski, Clerk-Treasurer

APPROVED AS TO FORM:

Robert Noe, City Attorney

RESOLUTION NO. _____



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Council Meeting Action Item
7/23/2019 N – 3

Title: Resolution authorizing the Mayor to sign Task Order 2019-01 between the City of Selah and HLA Engineering and Land Surveying, Inc. to provide Engineering and Land Surveying Services for the Wastewater Collection System Improvements.

From: Joe Henne, Public Works Director

Action Requested: Approval

Staff Recommendation: Staff is requesting the City Council authorize the Mayor to sign Task Order 2019-01 with HLA Engineering and Land Surveying Inc., to provide Engineering and Land Surveying Services for Wastewater Collection System Improvements.

Fiscal Impact: \$264,000.00

Funding Source: Sewer Reserve Fund 465

Background / Findings & Facts: Public Works requests to proceed with HLA Task Order 2019-01 for the design and funding applications for a major upgrade to the waste water collection system, see attached map. This Task Order has 3 Phases, Phase1 WSDOT permitting \$25,000.00, Phase 2 HLA Engineering Services \$228,000.00 and Phase 3 Funding Application \$11,000.00 for a total of \$264,000.00 Total estimated engineering and project construction cost is \$2,304,000.00. The loan application is for \$1,650,000.00 with a match of \$390,000.00. If the loan is approved Public Works will request another draw on Fund 465 of \$390,000.00 in the 2020 budget.



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Recommended Motion: To authorize the Mayor to sign Task Order 2019-01 between the City of Selah and HLA Engineering and Land Surveying Inc.

Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:	Action Taken:
7/9/2019	Ordinance No. 2079 Amending Title 9.10 Relating to Sewer Connection Fees.
11/27/2018	Ordinance No.2060 Adopting an updated Sanitary General Sewer Plan as an ancillary document to the city of Selah's Comprehensive Plan; establishing an effective date; and providing for severability.
1/24/2017	Resolution No. 2593 Authorizing the Mayor to sign Task Order 2017-01 between the City of Selah and HLA Engineering and Land Surveying for the General Sewer Plan update.

RESOLUTION NO. _____

Resolution authorizing the Mayor to sign Task Order 2019-01 between the City of Selah and HLA Engineering and Land Surveying, Inc. to provide Engineering and Land Surveying Services for the Wastewater Collection System Improvements

WHEREAS, The Public Works Department is requesting the City Council authorize the Mayor to sign a Task Order for engineering and surveying services; and

WHEREAS, These services are to design the construction of major waste water system improvements; and

WHEREAS, the City of Selah currently uses HLA Engineering and Land Surveying, Inc. for professional civil engineering and consulting work; and

WHEREAS, the City of Selah wishes to engage HLA via task order for the Engineering and Land Surveying Services for the Wastewater Collection System Improvements (Project); and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, that the Mayor be authorized to sign Task Order No 2019-01 between the City of Selah and HLA Engineering and Land Surveying, Inc. to provide Engineering and Land Surveying Services for the Wastewater Collection System Improvements (Project).

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, this 23rd day of July 2019.

Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:

Robert F. Noe, City Attorney

TASK ORDER NO. 2019-01

REGARDING AGREEMENT BETWEEN CITY OF SELAH

AND

HLA ENGINEERING AND LAND SURVEYING, INC.

PROJECT DESCRIPTION:

Wastewater Collection System Improvements (PROJECT)
HLA Project No. 19027E

The City of Selah (CITY) desires to construct wastewater collection system improvements (PROJECT) listed in their General Sewer Plan as recommended in 2019 and 2020, including:

- New 10-inch, 12-inch, and 15-inch sewer main starting at Fremont Avenue and North Fourth Street, to Third Street, south to Naches Avenue, then east to the intersection of Naches Avenue and Railroad Avenue.
- New 21-inch sewer main from Naches Avenue and Railroad Avenue south to Third Avenue.
- New 12-inch sewer main extension beginning in Hillcrest Drive heading north to Crusher Canyon, then east to near Lince Elementary School.

The CITY plans to seek construction funding either from the United States Department of Agricultural (USDA) Rural Development funding program or the Public Works Board. A Public Works Board funding application has been submitted prior to this Task Order. Construction of improvements is anticipated to begin in 2020.

SCOPE OF SERVICES:

At the direction of the CITY, HLA Engineering and Land Surveying, Inc. (HLA), shall provide professional engineering and land surveying services for the PROJECT. HLA services shall include:

PHASE 1 - WSDOT PERMITTING SERVICES

Portions of this PROJECT fall within the turn-back limits of Highway 823 and will require coordination and permitting with the Washington State Department of Transportation (WSDOT).

- A. Coordinate and attend up to four (4) meetings with the local WSDOT Utilities Office.
- B. Complete permit documents as required for design and construction of the identified improvements.
- C. Submit plans and specifications to WSDOT for review and approval.

PHASE 2 - ENGINEERING DESIGN AND FINAL PLANS, SPECIFICATIONS, AND ESTIMATE

- A. Meet with CITY staff to confirm manhole installation locations and limits of collection system improvements.
- B. Submit plans and specifications to the Department of Ecology and coordinate necessary approvals.
- C. Conduct a topographic survey of the PROJECT area as required to complete design, plans, and specifications, including call for utility locates.
- D. Perform the field investigations necessary to design the identified improvements, including measuring inverts within manholes and all associated traffic control for field investigations.

- E. Perform geotechnical investigations to determine PROJECT impact due to existing soils and ground water depth.
- F. Review video inspection of the sewer main as provided by the CITY and evaluate existing pipeline conditions and side sewer locations.
- G. Perform preliminary design and present preliminary plans to CITY prior to detailing final plans.
- H. Review and discuss preliminary plans with CITY staff.
- I. Based on approved preliminary plans, perform the final design and prepare complete plans and specifications for publicly-bid improvements as authorized by the CITY. It is anticipated that all project elements will be bid in one (1) bid package. Preparation of more than one (1) bid package will be considered additional services.
- J. Prepare the Engineer's Estimate of construction cost.

PHASE 3 - FUNDING APPLICATION PREPARATION (USDA)

- A. Assist CITY in preparing Public Hearing advertisement.
- B. Research CITY Financial Statements and Audit Reports.
- C. Coordinate with CITY staff to obtain project financing letters.
- D. Complete required application forms.
- E. Prepare drawing exhibits to illustrate and support the application.
- F. Provide the draft application for CITY review prior to finalizing the application.
- G. Based on final CITY comments, prepare the final funding application for submittal by the CITY.

PHASE 4 - ADDITIONAL SERVICES

Provide professional engineering and land surveying services for additional work requested by the CITY not included in other phases of work.

CONSTRUCTION SERVICES

Construction services are not included in this Task Order, but are anticipated to be added as a separate Task Order once construction funding is secured.

ITEMS TO BE FURNISHED AND RESPONSIBILITY OF CITY

The CITY will provide or perform the following:

- A. Provide full information as to CITY requirements of the PROJECT.
- B. Assist HLA by placing at their disposal all available information pertinent to the site of the PROJECT, including previous reports, drawings, plats, surveys, utility records, and any other data relative to design and construction of the PROJECT.
- C. Assist HLA by completing a camera study of the existing sewer mains to determine location of existing side sewers.
- D. Contact property owners affected by the PROJECT and gain necessary access to property for field investigation, design, and construction of improvements.

- E. Examine all studies, reports, sketches, estimates, specifications, drawings, proposals, and other documents presented by HLA and render in writing decisions pertaining thereto within a reasonable time so as not to delay the work of HLA.
- F. Obtain approval from all governmental authorities having jurisdiction over the PROJECT and such approvals and consents from other individuals or bodies as may be necessary for completion of the PROJECT.
- G. Pay for PROJECT bid advertisement costs.
- H. Provide HLA with a copy of the public hearing affidavit and public hearing minutes.
- I. Provide documentation of existing sewer loans.
- J. Provide Articles of Incorporation and Bylaws.
- K. Assist HLA with completing Current List of Officers and Users.
- L. Complete Balance Sheets and Initial Operating Budget forms required by USDA.

TIME OF PERFORMANCE:

The services called for under the various phases of this Agreement shall be completed as follows:

PHASE 1 - WSDOT PERMITTING SERVICES

Permitting services shall begin upon authorization to proceed and is estimated to be completed within 180 calendar days.

PHASE 2 - ENGINEERING DESIGN AND FINAL PLANS, SPECIFICATIONS, AND ESTIMATE

Plans, specifications, and cost estimate for all project elements shall be completed within 240 calendar days following authorization to proceed.

PHASE 3 - FUNDING APPLICATION PREPARATION

All work will be diligently pursued and coordinated with the CITY for submittal of the application as soon as possible. The average application takes up to four (4) months or 120 calendar days to complete.

PHASE 4 - ADDITIONAL SERVICES

Time of completion for work directed by the CITY under this phase shall be negotiated and mutually agreed upon at the time of service requested by the CITY.

FEE FOR SERVICE:

For the services furnished by HLA as described under this Agreement, the CITY agrees to pay HLA the fees as set forth herein. The amounts listed below may be revised only by written agreement of both parties.

PHASE 1 - WSDOT PERMITTING SERVICES

All work for preparation of the USDA or Public Works Board funding application shall be performed on a time-spent basis, not to exceed \$25,000.00 without written authorization, at the hourly rates included in our General Agreement, plus reimbursement for direct non-salary expenses such as laboratory testing, reproduction expenses, out-of-town travel costs, and outside engineers.

PHASE 2 - ENGINEERING DESIGN AND FINAL PLANS, SPECIFICATIONS, AND ESTIMATE

All work for Engineering Design and Final Plans, Specifications, and Estimate shall be performed for the Lump Sum fee of \$228,000.00.

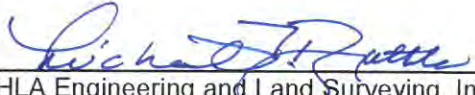
PHASE 3 - FUNDING APPLICATION PREPARATION

All work for preparation of the USDA or Public Works Board funding application shall be performed on a time-spent basis, not to exceed \$11,000.00 without written authorization, at the hourly rates included in our General Agreement, plus reimbursement for direct non-salary expenses such as laboratory testing, reproduction expenses, out-of-town travel costs, and outside engineers.

PHASE 4 - ADDITIONAL SERVICES

Any additional work requested by the CITY that is not included in the original scope of work shall be authorized by the CITY and agreed upon by HLA in writing prior to proceeding with services. HLA shall perform the additional services as directed/authorized by the CITY on a time-spent basis at the hourly billing rates included in our General Agreement, plus reimbursement for direct non-salary expenses such as laboratory testing, reproduction expenses, out-of-town travel costs, and outside engineers.

Proposed:



HLA Engineering and Land Surveying, Inc.
Michael T. Battle, PE, President

7/16/2019
Date

Approved:

City of Selah
Sherry Raymond, Mayor

Date



LEGEND

- EX. SEWER
- EX. MANHOLE
- NEW SEWER
- NEW MANHOLE
- REPLACE SEWER
- REPLACE MANHOLE
- PROJECT LOCATION



2803 River Road
 Yakima, WA 98902
 509.966.7000
 Fax 509.965.3800
 www.hlacivil.com

JOB NUMBER: 19027	DATE: 01-18-19
FILE NAMES: Sewer Exhibit.dwg	
DESIGNED BY: ENTERED BY:	SSH NS

CITY OF SELAH
Wastewater Collection System Improvements
 Vicinity Map



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Council Meeting Action Item
7/23/2019 N – 4

Title: Resolution Authorizing the Mayor to Award a Construction Contract between the City of Selah and Granite Construction Company for the East Goodlander Road Improvement Project, STPUS-4710(001)

From: Joe Henne, Public Works Director

Action Requested: Approval

Staff Recommendation: Acceptance of the bid and approval of the resolution awarding the construction contract.

Fiscal Impact: \$307,296.00 City Funds

Funding Source: 111 000 095 595 30 63 24

Background / Findings & Facts: Sealed bids were opened on July 18, 2019 after 2:00 pm and four bids were received. Granite Construction of Yakima, Washington provided the low bid of \$1,454,113.00. Public Works secured a Surface Transportation Program (STP) Grant that will cover \$1,146,817.00 and the City's responsible for a construction cost of \$307,296.00. HLA cost for construction engineering, surveying, inspection & administration services will be an additional \$150,000.00. This makes the project total \$76,157.00 under the 2020 budget of \$1,680,270.00. See attached Recommendation of Award letter from HLA Engineering and Land Surveying.

Recommended Motion: To approve the resolution and authorize the Mayor to award the East Goodlander Road Improvements to Granite Construction Company in the amount of \$1,454,113.00. Contingent on approval of Washington State



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Federal Highway Administration and WSDOT Local Programs as the Certification Agency.

Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:

Action Taken:

3/18/2019

Advertisement for bid North First Street Resurfacing Project TIB
3-E-182(004)-1

7/18/2019

Bid Opening

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE MAYOR TO SIGN A
CONSTRUCTION CONTRACT BETWEEN THE CITY OF SELAH AND
GRANITE CONSTRUCTION COMPANY FOR THE EAST GOODLANDER
ROAD IMPROVEMENTS, STPUS-4710(001)**

WHEREAS, the City of Selah wishes to improve East Goodlander Road, and

WHEREAS, after seeking bids the City wishes to award the construction contract to the low bidder, Granite Construction Company of Yakima, Washington;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, that the Mayor is authorized to sign a construction contract with Granite Construction Company for the east Goodlander Improvement Project, STPUS-4710(001)

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, this 23rd day of July 23, 2019.

ATTEST:

Sherry Raymond, Mayor

Dale Novobielski, Clerk Treasurer

APPROVED AS TO FORM:

Robert F. Noe, City Attorney



July 18, 2019

City of Selah
222 So. Rushmore Road
Selah, WA 98942

Attn: Mr. Joe Henne
Public Works Director

Re: City of Selah
EAST GOODLANDER ROAD IMPROVEMENTS
FED Aid No.: STPUS-4710(001)
HLA Project No.: 12092
Recommendation of Award

Dear Mr. Henne:

The bid opening for the above referenced project was held at Selah Public Works facility at 2:00 p.m. on Thursday, July 18, 2019. A total of four (4) bids were received with the low bid of \$1,454,113.00, being offered by Granite Construction Company, of Yakima, Washington. This low bid is approximately five (5) percent below the Engineer's Estimate of \$1,540,520.00.

We have reviewed and checked the bid proposals of all bidders and recommend the City of Selah award a construction contract to Granite Construction Company, in the amount of \$1,454,113.00, contingent on approval of Washington State Federal Highway Administration and WSDOT Local Programs as the Certification Agency. Please send us a copy of the City of Selah Council minutes authorizing award of this project.

Enclosed are copies of the project Bid Summary for your review. Please advise if we may answer any questions or provide additional information.

Very truly yours,



FOR:
Terry D. Alapeteri, PE

TDA/crf

Enclosures

Copy: Bill Preston, PE, WSDOT Local Programs (Email)
Caroline Fitzsimmons, HLA
Rachelle Pacsuta, HLA

BID SUMMARY						BIDDER #1		BIDDER #2		BIDDER #3	
Owner: CITY OF SELAH Project: EAST GOODLANDER ROAD IMPROVEMENTS HLA Project No.: 12092 FED AID No.: STPUS-4710(001) Bid Opening Date: July 18, 2019						Granite Construct on Company 80 Pond Road Yakima, WA 98901		Columbia Asphalt & Ready-Mix P.O. Box 9337 Yakima, WA 98909		Selland Construction, Inc. P.O. Box 119 Wenatchee, WA 98807	
Item No.	Item Description	Unit	Quantity	ENGINEER'S ESTIMATE		Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
				Unit Price	Amount						
1	Minor Change	FA	EST.	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
2	SPCC Plan	LS	1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
3	Mobilization	LS	1	\$104,000.00	\$104,000.00	\$72,280.00	\$72,280.00	\$55,000.00	\$55,000.00	\$80,000.00	\$80,000.00
4	Project Temporary Traffic Control	LS	1	\$75,000.00	\$75,000.00	\$19,000.00	\$19,000.00	\$180,000.00	\$180,000.00	\$100,000.00	\$100,000.00
5	Clearing and Grubbing	LS	1	\$12,000.00	\$12,000.00	\$16,500.00	\$16,500.00	\$20,000.00	\$20,000.00	\$15,000.00	\$15,000.00
6	Removal of Structures and Obstructions	LS	1	\$16,000.00	\$16,000.00	\$34,700.00	\$34,700.00	\$20,000.00	\$20,000.00	\$50,000.00	\$50,000.00
7	Unclassified Excavation Incl. Haul	CY	3,020	\$30.00	\$90,600.00	\$20.90	\$63,118.00	\$29.00	\$87,580.00	\$35.00	\$105,700.00
8	Crushed Surfacing Base Course	TON	1,800	\$30.00	\$54,000.00	\$30.00	\$54,000.00	\$28.00	\$50,400.00	\$30.00	\$54,000.00
9	Crushed Surfacing Top Course	TON	210	\$30.00	\$6,300.00	\$38.00	\$7,980.00	\$58.00	\$12,180.00	\$100.00	\$21,000.00
10	Planing Bituminous Asphalt	SY	1,710	\$4.00	\$6,840.00	\$3.60	\$6,156.00	\$5.00	\$8,550.00	\$6.00	\$10,260.00
11	HMA Cl. ½" PG 64-28	TON	1,990	\$90.00	\$179,100.00	\$88.00	\$175,120.00	\$103.00	\$204,970.00	\$95.00	\$189,050.00
12	Storm Sewer Pipe 18 In. Diam.	LF	12	\$80.00	\$960.00	\$96.00	\$1,152.00	\$75.00	\$900.00	\$200.00	\$2,400.00
13	Storm Sewer Pipe 15 In. Diam.	LF	570	\$60.00	\$34,200.00	\$72.00	\$41,040.00	\$66.00	\$37,620.00	\$125.00	\$71,250.00
14	Storm Sewer Pipe 12 In. Diam.	LF	1,140	\$45.00	\$51,300.00	\$54.00	\$61,560.00	\$60.00	\$68,400.00	\$100.00	\$114,000.00
15	Underdrain Pipe Infiltration Trench System 12 In. Diam.	LF	360	\$120.00	\$43,200.00	\$126.00	\$45,360.00	\$187.00	\$67,320.00	\$220.00	\$79,200.00
16	Catch Basin Type 1	EA	13	\$1,600.00	\$20,800.00	\$1,560.00	\$20,280.00	\$1,560.00	\$20,280.00	\$2,100.00	\$27,300.00
17	Catch Basin Type 2 60 In. Diam.	EA	1	\$5,000.00	\$5,000.00	\$5,600.00	\$5,600.00	\$4,620.00	\$4,620.00	\$5,500.00	\$5,500.00
18	Catch Basin Type 2 48 In. Diam.	EA	15	\$3,500.00	\$52,500.00	\$3,800.00	\$57,000.00	\$3,140.00	\$47,100.00	\$3,000.00	\$45,000.00
19	Catch Basin Type 2 30 In. Diam.	EA	6	\$2,200.00	\$13,200.00	\$2,000.00	\$12,000.00	\$1,500.00	\$9,000.00	\$2,400.00	\$14,400.00
20	Drop Inlet Type 1	EA	1	\$3,400.00	\$3,400.00	\$5,400.00	\$5,400.00	\$4,000.00	\$4,000.00	\$4,200.00	\$4,200.00
21	Adjust Manhole	EA	9	\$700.00	\$6,300.00	\$840.00	\$7,560.00	\$605.00	\$5,445.00	\$500.00	\$4,500.00
22	Shoring or Extra Excavation	LF	700	\$3.00	\$2,100.00	\$0.70	\$490.00	\$5.00	\$3,500.00	\$1.00	\$700.00
23	Select Backfill, as Directed	C.Y	620	\$40.00	\$24,800.00	\$36.00	\$22,320.00	\$42.00	\$26,040.00	\$125.00	\$77,500.00
24	Adjust Valve Box	EA	14	\$600.00	\$8,400.00	\$690.00	\$9,660.00	\$385.00	\$5,390.00	\$500.00	\$7,000.00
25	ESC Lead	DAY	14	\$200.00	\$2,800.00	\$100.00	\$1,400.00	\$100.00	\$1,400.00	\$500.00	\$7,000.00
26	Erosion/Water Pollution Control	FA	EST.	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
27	Landscape Restoration	FA	EST.	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
28	Cement Conc. Traffic Curb and Gutter	LF	4,010	\$16.00	\$64,160.00	\$13.50	\$54,135.00	\$18.00	\$72,180.00	\$22.00	\$88,220.00
29	Chain Link Fence Type 1 - 6' Height	LF	200	\$30.00	\$6,000.00	\$30.00	\$6,000.00	\$48.00	\$9,600.00	\$40.00	\$8,000.00
30	Chain Link Fence Type 1 - 4' Height	LF	620	\$25.00	\$15,500.00	\$24.00	\$14,880.00	\$34.00	\$21,080.00	\$30.00	\$18,600.00
31	Cement Conc. Sidewalk, 6-Inch Thick	SY	405	\$62.00	\$25,110.00	\$43.40	\$17,577.00	\$53.00	\$21,465.00	\$60.00	\$24,300.00
32	Cement Conc. Sidewalk, 4-Inch Thick	SY	2,430	\$55.00	\$133,650.00	\$36.00	\$87,480.00	\$44.00	\$106,920.00	\$45.00	\$109,350.00

BID SUMMARY						BIDDER #1		BIDDER #2		BIDDER #3			
Owner: CITY OF SELAH Project: EAST GOODLANDER ROAD IMPROVEMENTS HLA Project No.: 12092 FED AID No.: STPUS-4710(001) Bid Opening Date: July 18, 2019						Granite Construction Company 80 Pond Road Yakima, WA 98901		Columbia Asphalt & Ready-Mix P.O. Box 9337 Yakima, WA 98909		Selland Construction, Inc. P.O. Box 119 Wenatchee, WA 98807			
Item No.	Item Description	Unit	Quantity	ENGINEER'S ESTIMATE		Unit Price	Amount	Unit Price	Amount	Unit Price	Amount		
				Unit Price	Amount								
33	Cement Concrete Sidewalk Ramp	EA	9	\$1,500.00	\$13,500.00	\$1,550.00	\$13,950.00	\$1,800.00	\$16,200.00	\$2,000.00	\$18,000.00		
34	Mailbox Type 1	EA	10	\$500.00	\$5,000.00	\$330.00	\$3,300.00	\$215.00	\$2,150.00	\$400.00	\$4,000.00		
35	Mailbox Type 2	EA	2	\$600.00	\$1,200.00	\$725.00	\$1,450.00	\$380.00	\$760.00	\$600.00	\$1,200.00		
36	Signal Improvements, Complete	LS	1	\$175,000.00	\$175,000.00	\$150,000.00	\$150,000.00	\$174,000.00	\$174,000.00	\$150,000.00	\$150,000.00		
37	Permanent Signing	LS	1	\$2,400.00	\$2,400.00	\$750.00	\$750.00	\$5,600.00	\$5,600.00	\$5,000.00	\$5,000.00		
38	Pavement Markings	LS	1	\$10,000.00	\$10,000.00	\$23,575.00	\$23,575.00	\$29,000.00	\$29,000.00	\$25,000.00	\$25,000.00		
39	Ecology Block Wall	SF	2,600	\$40.00	\$104,000.00	\$78.00	\$202,800.00	\$60.00	\$156,000.00	\$70.00	\$182,000.00		
40	Retaining Wall	SF	3,400	\$43.00	\$146,200.00	\$33.10	\$112,540.00	\$36.00	\$122,400.00	\$50.00	\$170,000.00		
BID TOTAL						\$1,540,520.00		\$1,454,113.00		\$1,702,550.00		\$1,914,630.00	
ENGINEER'S REPORT						ADDITIONAL BID TOTALS							
<p>Competitive bids were opened on July 18, 2019. All bids have been reviewed by this office. We recommend the contract be awarded to: Granite Construction Company</p> <p><i>[Signature]</i> Project Engineer</p> <p style="text-align: right;">7-18-19 Date</p> <p style="text-align: center;"></p> <p>*Bid results can be found at: www.hlacivil.com</p>						BIDDER		BID TOTAL					
						Belsaas & Smith Construction, Inc.		\$1,926,440.00					
						*Highlighted amounts have been corrected.							



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Council Meeting Action Item
7/23/2019 N – 5

Title: Resolution Authorizing the Mayor to sign WSDOT Supplemental Agreement Number 5 between the City of Selah and HLA Engineering and Land Surveying, Inc. for the Construction of East Goodlander Road Improvements project.

From: Joe Henne, Public Works Director

Action Requested: Approval

Staff Recommendation: The Mayor to sign the WSDOT Supplemental Agreement Number 5 with HLA Engineering and Land Surveying, Inc. for the Construction of East Goodlander Road Improvements project.

Fiscal Impact: \$150,000.00

Funding Source: 111.000.095.595.30.63.24

Background / Findings & Facts: In order to proceed with construction engineering WSDOT requires an Engineering Supplement. The agreement is for \$150,000.00.

Recommended Motion: Authorize the Mayor to sign Supplemental Agreement Number 5 for the East Goodlander Road Improvements project.



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:	Action Taken:
2/12/2019	Resolution Authorizing the Mayor to sign the HLA Engineering and Land Surveying, Inc. Supplemental Agreement Number 4 for the East Goodlander Road Improvements project
7/12/2016	Resolution Authorizing the Mayor to sign the HLA Engineering and Land Surveying, Inc. Supplemental Agreement Number 3 for the East Goodlander Road Improvements project
12/9/2014	Resolution to Approve a Supplemental Agreement with Huibregtse, Louman Associates, Inc., No. 2 for the East Goodlander Road Improvements.
2/26/2013	Supplemental #1
11/13/2012	Resolution authorizing the Mayor to sign a Local Agency Standard Consultant Agreement for Professional Engineering Services with Huibregtse, Louman Associates Inc. for the East Goodlander Road Improvement Project

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE MAYOR TO SIGN WSDOT
SUPPLEMENTAL AGREEMENT NUMBER 5 BETWEEN THE CITY OF
SELAH AND HLA ENGINEERING AND LAND SURVEYING, INC. FOR
CONSTRUCTION SERVICES OF THE EAST GOODLANDER ROAD
IMPROVEMENTS PROJECT.**

WHEREAS, the City of Selah wishes to sign a Supplemental Agreement with the HLA Engineering and Land Surveying, Inc. for East Goodlander Road Improvements, and

WHEREAS, Supplement Number 5 is for construction services, and

WHEREAS, the payable amount is \$150,000 for the work described in Supplemental Agreement Number 5 and;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the Mayor be authorized to sign the Supplemental Agreement Number 5 with HLA Engineering and Land Surveying, Inc. for the East Goodlander Road Improvements Project.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 23rd day of July, 2019.

Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:

Robert F. Noe, City Attorney



**Washington State
Department of Transportation**

Supplemental Agreement Number <u>5</u>		Organization and Address	
Original Agreement Number 12092E		HLA Engineering and Land Surveying, Inc. 2803 River Road Yakima, WA 989002 Phone 509.966.7000	
Project Number STPUS-4710(001)		Execution Date 11/13/2012	Completion Date 12/31/2020
Project Title Goodlander Road Improvements		New Maximum Amount Payable \$328,700	
Description of Work Professional Engineering Design and Construction Services to reconstruct and widen existing two lanes, add a turn lane, and construct sidewalks, curb and gutter, storm drainage, and street lights.			

The Local Agency of City of Selah

desires to supplement the agreement entered in to with HLA Engineering and Land Surveying, Inc.

and executed on 11/13/2012 and identified as Agreement No. 12092E

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

I

Section 1, SCOPE OF WORK, is hereby changed to read:

See attached Exhibit A

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: Completion date shall remain December 31, 2020.

III

Section V, PAYMENT, shall be amended as follows:

This Supplement adds \$150,000 to the Supplemental Agreement No. 4 amount of \$178,700 for a new maximum amount payable of \$328,700.

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.

If you concur with this supplement and agree to the changes as stated above, please sign in the Appropriate spaces below and return to this office for final action.

By: HLA Engineering and Land Surveying, Inc.

By: City of Selah



Consultant Signature

Approving Authority Signature

Date

Exhibit A ***Scope of Work***

Project No. 12092E

Construction Engineering and Administration
(Expected Construction Contract duration is 70 working days)

Coordinate and facilitate pre-construction meeting.

Prepare and transmit Notice of Proceed to Contractor.

Furnish a qualified resident engineer who shall be on the job at all times significant work is in progress, whose duty shall be to provide surveillance of project construction for compliance with plans and specifications.

Provide geometric control including construction staking.

Prepare daily progress reports.

Consult and advise the agency during construction and make final review and report of the completed work with Agency representatives.

Review acceptance sampling and testing for construction materials.

Review Contractor's submission of samples and shop drawings.

Perform measurement and computation of pay items.

Recommend progress payments of the Contractor.

Prepare proposed contract change orders and/or force account computations as required.

Prepare and furnish reproducible record drawings and field notes of completed work in accordance with project field records.

Prepare administrative documents to the appropriate agencies which have jurisdiction over funding, design, and construction of this project.

Monitor the Contractor's compliance with Federal and State labor standards.

Assist the Agency with STP funding reimbursement requests.



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Council Meeting Action Item
7/23/2019 O – 1

Title: An Ordinance Amending the 2019 Budget for Sewer Design

From: Joe Henne, Public Works Director

Action Requested: Approval

Staff Recommendation: That City Council approve the budget adjustment in the sewer department.

Fiscal Impact: \$264,000.00

Funding Source: Sewer Reserve Fund 465

Background / Findings & Facts: Public Works is requesting to amend the 2019 Budget by moving monies from the sewer reserve fund (465) to the operating fund (415). This is intended to fund a construction funding application and design of wastewater collection system improvements in 2020.

Recommended Motion: To approve the attached ordinance.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE 2019 BUDGET FOR SEWER DESIGN COSTS

WHEREAS, the City desires to amend the 2019 Budget for Sewer design costs;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, does ordain as follows: that the Clerk-Treasurer be authorized to amend the 2019 Budget as follows:

415 Sewer

415.000.034.397.00.00.00	Operating Transfers-In	\$ 264,000
415.000.094.594.35.63.70	Other Improvements	\$ 264,000

465 Sewer Reserve

465.000.097.597.00.02.00	Operating Transfers-Out – F415 Sewer	\$ 264,000
465.000.008.508.80.00.00	New Ending Unreserved Cash and Investments	\$ 1,110,045

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 23rdth day of July, 2019.

Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski, Clerk-Treasurer

APPROVED AS TO FORM:

Robert Noe, City Attorney



CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY



Council Meeting

Informational Item

7/23/2019

Q – 4a

Title: Planning Commission Minutes from June 4, 2019 and July 2, 2019

From: Brandy Tucker – Planning & Community Development, Building Specialist

Action Requested: Informational - No action needed

Staff Recommendation:

N/A

Board/Commission Recommendation: Not Applicable

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: N/A

City of Selah
Planning Commission Minutes
Of
June 4, 2019

A. Call to Order

Chairman Smith calls the meeting to order at 5:30 pm.

B. Roll Call

Members Present:	Chairman Smith: Commissioners: Huber, Goodall, and Torkelson
Members Absent:	Moorehead
Staff Present:	Jeff Peters, City Planner, Brandy Tucker, Minutes Secretary, Don Wayman City Administrator
Guest:	Ted Pooler

C. Agenda Changes : None

D. Communications

1. Oral - None
2. Written - None

E. Approval of Minutes

1. *Approval of minutes from May 7, 2019*

Commissioner Goodall motions to approve the minutes.

Commissioner Torkelson seconds.

Minutes are approved with a voice vote of 4-0.

F. Public Hearings

1. Old Business - None
2. New Business - Study Session regarding sanitary sewer connection fees.

Chairman Smith turns meeting over to Jeff Peters.

Mr. Peters reads thru revised ordinance for sewer connection fees and rate ordinance revision for the increase of fees for sewer improvements.

Mr. Peters turns meeting over to Ted Pooler.

Mr. Pooler reads verbatim from the report dated May 15, 2019 (attachment A) which outlines the need to make improvements to the waste collection system and proposes the rate increase.

Discussion ensues amongst Planning Commission members.

Chairman Smith asks if there are any comments from the public.

Scott Clark approaches the podium states his name and address for the record. Mr. Clark thanks the Planning Commission and Mr. Peters for the hard work and outcome of this issue.

Dick Graf approaches the podium states his name and address for the record. Mr. Graf mentions the need for low flow restrictors to help conserve water in homes and asks if the City has considered offering a discount for homeowners or builders for using those devices.

Bob Schroeter approaches podium, states his name and address for the record. Mr. Schroeter thanks the Planning Commission for the transparency and for working with the public on this difficult topic.

Chairman Smith if there are any comments or questions from the Planning Commission members.

No comments or questions.

Chairman Smith closes the study session.

G. General Business

1. Old Business - None
2. New Business - None

H. Reports/Announcements

1. Chairman -
2. Commissioners -
3. Staff - Planning/Building Department Updates

Chairman Smith asks if there are any staff updates or other reports.

Mr. Peters notes the building department updates.

I. Adjournment

Commissioner Torkelson motions to adjourn.

Commissioner Goodall seconds.

Chairman Smith adjourns the meeting at 6:17 p.m. with a voice vote of 4-0.



Chairman Smith

City of Selah
Planning Commission Minutes
Of
July 2, 2019

A. Call to Order

Chairman Smith calls the meeting to order at 5:30 pm.

B. Roll Call

Members Present:	Chairman Smith: Commissioners: Huber, Goodall, and Moorehead
Members Absent:	Torkelson
Staff Present:	Jeff Peters, City Planner, Brandy Tucker, Minutes Secretary
Guest:	

C. Agenda Changes : None

D. Communications

1. Oral - None
2. Written - None

E. Approval of Minutes

1. ***Approval of minutes from June 4, 2019***

Commissioner Goodall motions to approve the minutes.

Commissioner Huber seconds.

Minutes are approved with a voice vote of 4-0.

F. Public Hearings

1. Old Business - None
2. New Business - Public Hearing for Selah Central Urban Area Sub-Area Plan.

Chairman Smith opens the public hearing and turns the meeting over to Jeff Peters.

Mr. Peters reads verbatim from the Facts & Findings, Staff Report and Recommendation from Planning Commission (see attached).

Chairman Smith states for the record that no public is in attendance.

Chairman Smith asks if there are any comments or questions from the Planning Commission members.

No comments or questions.

Chairman Smith asks for a vote.

Commissioner Huber motions to approve.

Commissioner Goodall seconds.

Motion to approve subject to conditions, passes with a voice vote of 4-0.

Chairman Smith closes the study session.

G. General Business

1. Old Business - None

2. New Business - None

H. Reports/Announcements

1. Chairman -

2. Commissioners -

3. Staff - Planning/Building Department Updates

Chairman Smith asks if there are any staff updates or other reports.

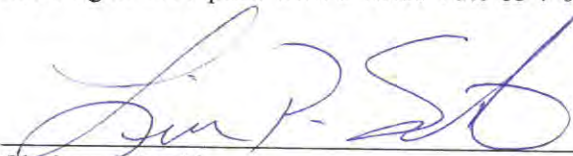
Mr. Peters notes the building department updates.

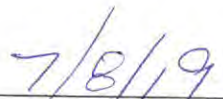
I. Adjournment

Commissioner Moorehead motions to adjourn.

Commissioner Goodall seconds.

Chairman Smith adjourns the meeting at 5:57 p.m. with a voice vote of 4-0.


Chairman Smith


Date