City of Selah
Council Minutes
June 9, 2020

Regular Meeting
Electronically Via Zoom
115 West Naches Avenue
Selah, WA 98942

A. Call to Order — Mayor Raymond called the meeting to order at 5:30 pm.

B. Roll Call

Members Present: Kevin Wickenhagen; Jacquie Matson; Clifford Peterson; Roger Bell; Christopher Lantz; Russell Carlson

Members Absent:

Staff Present: Donald Wayman, City Administrator; Rob Case, City Attorney; Rick Hayes, Police Chief; Joe Henne, Public Works Director; Jeff Peters, Community Development Supervisor; Andrew Potter, Human Resources Manager; Monica Lake, Executive Assistant

C. Councilmember Absence – Motion to Excuse **None**

D. Pledge of Allegiance

Mayor Raymond led the Pledge of Allegiance.

E. Invocation

Pastor Jason Williams gave the prayer.

R. Executive Session

1. 45 Minute Session to consider the qualifications of a candidate for appointment to elective office - RCW 42.30.110 (1) (h)

Council went into Executive Session at 5:33m. At 6:18pm, Council went back on the record. Mayor Raymond stated that no action was taken during the Executive Session.

Council Member Wickenhagen moved, and Council Member Matson seconded, to nominate Suzanne Vargas for the Council Position 3. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Peterson – yes; Council Member Bell – yes; Council Member Lantz – yes; Council Member Carlson – yes. By voice vote, approval was unanimous.

Clerk/Treasurer Novobielski swore in Suzanne Vargas as a Council Member for the City of Selah.

Council Member Vargas joined the meeting.

F. Agenda Changes **None**

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

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

I. Communications

1. Oral **None**

2. Written

a. Recycling Data Report for the 1st Quarter of 2020

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: May26, 2020 Council Meeting

* 2. Approval of Claims and Payroll:

Payroll Checks Nos. 83576 – 83596 for a total of $294,248.03
Claim Checks Nos. 74934 – 74985 for a total of $156,597.79

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

L. Public Hearings

1. Open Record Public Hearing to Consider the Resolution adopting the Six Year Transportation Improvement Program for Secondary and Arterial Streets within the City of Selah for the years 2021 to 2026.

Public Works Director Henne addressed L – 1. He requested that Council hold a Public Hearing to take public testimony on the Six-Year Transportation Improvement Program (STIP), reading aloud the list of projects on order of priority from the information provided in the packet.

Mayor Raymond opened the Public Hearing.

Council Member Lantz inquired as to what the pedestrian bicycle path study entails.

Public Works Director Henne replied that it's a study to see where they might want to put a bicycle path or network throughout the City.

Seeing no one else come forward to speak, Mayor Raymond closed the Public Hearing.

M. General Business

1. New Business

a. City of Selah Planning Commission's Recommendation Regarding Amendments to Title 20 Unified Fee Schedule for Land Use Applications.

Community Development Supervisor Peters addressed M – 1a. He briefly reviewed the history of the item presented as stated on the agenda item summary, which included five public meetings by the Planning Commission to review and compare Selah's fee schedule to land use applications to other cities, culminating in the findings presented to Council for review. He asked Council to review their findings, formulate questions on the fees and what they might like to ask staff or the Planning Commissioners, and set a study session date for either the Council Retreat or a Study Session later in the year when they're out of social distancing.

City Administrator Wayman requested that he summarize the findings.

Community Development Supervisor Peters responded that it's kind of hard to do succinctly. He went on to say that the Planning Commission looked at the cost to process a land use application, and with exception of only three fees they chose to make the proposed fee changes to what it cost to process land use applications, noting that those they chose to lessen were administrative adjustments and other land use actions that effect the public but not the development community. He stated that the Planning Commissioners involved in the development community felt they were fair, and still lower than other communities in eastern and western Washington.

City Administrator Wayman remarked that the Planning Commission really worked hard on the project, complimenting them on their thoroughness and attention to detail. He added that those who are or have been involved in development issues understood that the hard pill needed to be swallowed with fee increases but they saw this as fair.

Community Development Supervisor Peters commented that the Commissioners chose not to take action on fees for things like the shoreline master program, given that it was currently being updated, and that when they bring back that particular code development for review they would likely bring back a new set of fees at that time.

Council Member Bell questioned that when one looked at a comparison with other cities, the proposed fees were higher than all but Richland and Spokane.

Community Development Supervisor Peters replied that those other cities have different processes, and that the Planning Commissions struggled with that as well, but when you look at straight fees there are several different dynamics to consider.

Council Member Bell said that he wasn't opposed to recouping costs, but didn't see how the proposed fees would be favorable to their community when others have significantly lower fees. He opined that it would hurt them down the road by not being competitive enough to attract quality contractors, and was difficult to understand the reasoning when other cities are finding a different way to pay for costs.

Community Development Supervisor Peters answered that most cities did a large increase in fees, taking into account the total process, as they believe they have a responsibility to share some of the development costs of a new development with the developer. He went on to say that they weren't asking Council to take their recommendation carte blanche, but this was simply the first step in the process of reviewing not only Selah's processes but those of other cities, whether they use a Planning Commission or a Hearing Examiner for items like short plats, and came up with a reasonable approach that Council could review before voting to modify or change certain fees.

City Administrator Wayman commented that they would bring in some or all of the Planning Commissioners for a study session if Council wished.

Council Member Bell remarked that his real concern was raising fees from two hundred dollars to two to four thousand dollars, feeling that it put the City in a bad position.

Mayor Raymond inquired if they were being asked to look at the packet and form opinions, and to schedule a study session.

Community Development Supervisor Peters replied in the affirmative, saying that he wanted to give Council the information as early as possible before scheduling a study session.

Mayor Raymond wondered when he planned to implement those fees.

Community Development Supervisor Peters responded that it won't change until Council has decides which direction they want to go with the fees, which would then be brought back as an Ordinance.

City Administrator Wayman recommended a target date of no later than January 2021.

Mayor Raymond asked about holding a study session next month.

Community Development Supervisor Peters suggested they hold it whenever appropriate given current circumstances.

Mayor Raymond requested that Council keep in mind questions are for the study session.

Council Member Carlson expressed interest in seeing the minutes that go along with the Planning Commission meetings held to discuss the fees.

Community Development Supervisor Peters answered that his intent was to include those in the packet, but when Planning & Building Permit Specialist Tucker transmitted the information she forgot to include the minutes with the packet. He promised to forward them via email the following day.

Council Member Carlson said that, while he understood that in a decade some updates need to happen, he wondered at what point would they determine that the taxes the developer was paying covered some of these costs, and how other communities of similar size dealt with that.

Community Development Supervisor Peters replied that he reviewed as many comparable cities on the west side as he could, although the list makes it really hard to determine their process compared to Selah's without talking to people from each community, and briefly outlined his process for calculating fees and costs.

Council Member Carlson questioned that the preliminary long plat appeal says that the suggested fee is an appeal to the courts.

Community Development Supervisor Peters responded that in Selah's process a long plat appeal goes to the Hearing Examiner for a recommendation then Council makes a final decision, with the next level of review at the district court level based on court costs.

Council Member Wickenhagen asked if he had a worksheet completed for each application type to determine their costs that they could see, and requested a 2019 total numbers of applications received.

Council Member Carlson pointed out that the last couple pages have an hourly rate listed.

Community Development Supervisor Peters added that the one with average cost is an average of costs per application, and that he had a spreadsheet with the number of applications, but was trying to keep the number of spreadsheets down to what the Planning Commission had decided for final recommendation. He said that he could include that and have to Council sometime next week.

Council Member Wickenhagen remarked that they could have it available at the study session.

Council Member Bell moved that they move the matter to a study session to vet it out properly.

Mayor Raymond responded that they were planning to have a study session.

City Administrator Wayman answered that they don't need a motion, as the plan is to bring the matter back to Council, with his recommendation that they have as many Planning Commissioners as they can attend the study session as well.

Mayor Raymond inquired if they should schedule it now or wait.

City Administrator Wayman answered that he had directed Community Development Supervisor Peters to get after this because the fees weren't up to date, and recommended that they let it slide to a later date.

Council Member Carlson remarked that the motion needs retracted or seconded.

Mayor Raymond asked Council Member Bell which he desired.

Council Member Bell responded that he would like a second to move their discussion to a study session.

Council Member Carlson seconded the motion. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Vargas – yes; Council Member Peterson – yes; Council Member Bell – yes; Council Member Lantz – yes; Council Member Carlson – yes. By voice vote, approval was unanimous.

2. Old Business **None**

N. Resolutions

1. Resolution adopting the Six Year Transportation Improvement Program for Secondary and Collector Arterial Streets within the City of Selah for the years 2021 to 2026

Public Works Director Henne addressed N – 1. He requested approval of the Resolution.

Council Member Peterson moved, and Council Member Wickenhagen seconded, to Approve the Resolution adopting the Six Year Transportation Improvement Program for Secondary and Collector Arterial Streets within the City of Selah for the years 2021 to 2026. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Vargas – yes; Council Member Peterson – yes; Council Member Bell – yes; Council Member Lantz – yes; Council Member Carlson – yes. By voice vote, approval was unanimous.

O. Ordinances **None**

P. Public Appearances **None**

Q. Reports/Announcements

1. Departments

Community Development Supervisor Peters gave a brief update on his department, saying that they expect to see a first draft of the shoreline master program in July or August, and that the Sub Area Plan and Comprehensive Plan Amendment would go to the Planning Commission for review before going to Council for adoption and inclusion as part of the City's Comprehensive Plan towards the end of the year. He went on to say that they just received an approval of recommendation from the Hearing Examiner on the Selland Construction Planned Development, which he plans to bring to Council in July, and that the forty-five-day review period for the McLain annexation has been completed and would be brought to Council in July for adoption of an Ordinance approving annexation.

Public Works Director Henne said that the East Goodlander road project was moving along, and that it looks as if the West Fremont sidewalk project from north First Street to north Fourth Street would be one of three recommended for approval.

Council Member Carlson expressed some curiosity regarding development standards and road blocks, explaining that a contractor building a home up past Tenth had cut pavement across the street, put out cones and left it that way without signage until they got rigs up there.

Public Works Director Henne responded that if the contractor cut across the street there been signs and a gravel surface put in until it was paved again. He agreed to follow up on that the next day.

Council Member Carlson commented that it was paved the same day but there was a trench all the way across the road with no one there for several hours.

Public Works Director Henne replied that wasn't how it should have been done, and that he would have a word with the contractor.

Council Member Carlson said that it was a house south of a Planning Commission member's home.

Public Works Director Henne asked if it was up in Heritage Hills.

Council Member Carlson answered in the affirmative.

Public Works Director Henne remarked that he would look into it.

Police Chief Hayes said that there have been two protests in Selah, one walking from the high school to the Civic Center, and the second one just at the Civic Center. He noted that both were peaceful and there were no issues, and that they'd had no issues with either cruise night or cruise seniors as well.

Council Member Peterson remarked that they had talked about mental health type calls the last several meetings, which he was assuming hadn't decreased the last couple of weeks. He wondered if they had department chaplains who got involved in those types of calls, or if they had a system to engage local churches and mental health professionals.

Police Chief Hayes answered that it depends on the type of call, explaining that if it's a suicide, Mental Health will send someone out or they will take the person to them, if anyone asks for help they put them in touch with Mental Health, and that their chaplains can talk with anyone and have a resource list just like the officers to call and get help in the mental field. He noted that both Yakima County and Yakima City have mental health workers who drive with them to take calls, and those workers are also available to Selah.

Council Member Peterson commented that emotional, spiritual, and mental health seems to be lost in talk about the lockdown and asked if there was a way to get those types of service involved before someone needed a mental health professional.

Police Chief Hayes responded that they can help if someone asks and offer it to them as well, adding they have options such as the YWCA and Comprehensive Mental Health, pastors of churches, and the two mental health workers who drive around in vehicles with County officers.

Council Member Peterson asked if a women's shelter would be brought up for a domestic violence call, or if the person needed to ask.

Police Chief Hayes replied that they give them the actual resource book that lists the YWCA, and that they ask questions and hand out a resource sheet to every victim of domestic violence. He remarked that everything's voluntary, so if they don't ask and don't have reason for protective custody it's difficult to get help for them. He went on to say that every officer in Washington State now has to have so many hours on crisis training, de-escalation, and numerous disabilities that have to do with cognitive abilities, with two hours completed per officer every year, and that they have a professional who will come out and talk as needed.

Human Resources Manager Potter had no report.

City Attorney Case had no report.

2. Council Members

Council Member Bell had no report.

Council Member Wickenhagen gave an update on the Yakima Valley Tourism Board, saying that they had cut hours on quite a few staff as well as cut the wages of the CEO by twenty percent for a few months. He went on to say that the good news was that construction on the convention center wasn't effected and they were able to remove carpet and other things ahead of schedule. He noted that travel was slowly increasing, but nobody really knows what to expect and how it will all work out.

Council Member Carlson said that the Selah Downtown Association had a quick and efficient meeting, and that most of the grant recipients were about finished with their projects. He noted that the Lodging Tax Advisory Committee had postponed their meetings and were holding off on making any recommendations on funding until they get a better picture of the funds coming in.

Council Member Lantz thought that the cruise Saturday night was great, with a lot of people out to enjoy the evening and their vehicles, and that he felt they did the right thing allowing people to come out.

Council Member Matson had no report.

Council Member Peterson said that he stopped by the protestors Saturday and had an enjoyable conversation with one of the organizers, telling them if they'd like to continue to dialogue beyond headlines and slogans he would be happy to meet with them and facilitate any meetings they felt might be beneficial. He took the opportunity to congratulate the Class of 2020, saying that it was a rather unique time to be graduating and moving on into the next phase of life, and encouraging all of them in the pursuit of their dreams. He noted that they are touting as heroes those professions that were virtually taken for granted or ignored, but all are important and essential in their own way.

Council Member Vargas didn't have a report but looked forward to serving alongside her fellow Council Members.

3. City Administrator

City Administrator Wayman welcomed Council Member Vargas, saying that City staff was at her disposal if she had any questions. He spoke briefly about the revised contract with BDI, saying that it was with their attorneys for review but would be brought to Council for review soon. He thanked Police Chief Hayes and the entire Police Department, specifically the ten officers led by Sergeant Brumley who covered Saturday night, as they had a double header at ballpark, graduation night, cruise night, and Black Lives Matter individuals walking through town that same night, with had no felonies over the weekend or all week. He opined that it demonstrates the restraint that the people of Selah had, and thanked them for that. He said that he was there watching the protest, and thankful there wasn't any actual confrontation. He found it interesting to see two council members from Yakima supportive of the protest in Selah but questioned the appropriateness. He noted that they did shut down power for the outdoor hookups at the Civic Center but there was no damage to the structure, and they were very permissive Saturday night, allowed everything to go on without intervention in an attempt to keep everything deescalated. He thanked Community Development Supervisor Peters and the Planning Commission for all the hard work they did and hoped they could come up with a fair solution for developers and residents in the City. He talked about the COVID-19 situation, saying that they have a weekly phone meeting with YVCOG and other representatives of cities and the County, sometimes Senator Murray's office and the Health District, to talk through current issues being faced and kick around a lot of issues. He stated that the City of Selah has the lowest infection rate of any cities in Yakima County then talked briefly about the Health District numbers and limited information, none of it reviewed by any elected representatives in the County before going straight to the Governor's office, which he felt was damaging the lives of many people and being used to determine their fate without allowing them to be more than spectators in the process.

4. Boards **None**

5. Mayor

Mayor Raymond remarked that in a city their size there were so many opinions about the pandemic, with no right or wrong opinion and things changing daily. She stated that her goal was to get businesses opened up in Selah, and that regardless of personal opinions they really need to wear the masks. She welcomed Council Member Vargas.

Council Member Bell wanted to give their newest Council Member the honor of a motion to adjourn.

Council Member Wickenhagen encouraged people to contact their legislators and suggest changes at this time, saying that he's voiced his concern regarding the emergency orders by the Governor being able to last this long.

R. Executive Session ****RELOCATED TO BEGINNING OF MEETING**

S. Adjournment

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

The meeting adjourned at 7:36pm.

Sherry Raymond, Mayor

Roger Bell, Council Member

Russell Carlson, Council Member

Jacquie Matson, Council Member

Kevin Wickenhagen, Council Member

Clifford Peterson, Council Member

Christopher Lantz, Council Member

Suzanne Vargas, Council Member

ATTEST:

Dale E. Novobielski, Clerk/Treasurer