



# SELAH CITY COUNCIL

March 22, 2022

4:30pm: Study Session

*RE: Funding for New Law & Justice Center*

5:30pm: Regular Scheduled Meeting

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 information/non-action



Selah City Council  
Meeting Date: 3/22/2022  
4:30pm: Study Session  
5:30pm: Regular Meeting  
Via Zoom

Mayor: Sherry Raymond  
Mayor Pro Temp: Russell Carlson  
Council Members: Kevin Wickenhagen  
Jared Iverson  
Elizabeth Marquis  
Clifford Peterson  
Roger Bell  
Michael Costello

City of Selah  
115 W. Naches Ave  
Selah, WA 98942

City Administrator: Joe Henne  
City Attorney: Rob Case  
Clerk/Treasurer: Dale Novobielski

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## AGENDA

- A. **Call to Order – Mayor Raymond**
- B. **Roll Call**
- C. **Councilmember Absence**
- D. **Pledge of Allegiance**
- E. **Invocation**  
Provided by Tom Morris of Selah Calvary Church
- F. **Agenda Changes**
- G. **Public Appearances/Introductions/Presentations**  
Katrina Henkle, Selah Downtown Association – Update
- H. **Getting To Know Our Businesses**                      **None**
- I. **Communications**

The City of Selah is a non-charter code city and we are presently conducting a regular meeting between the Mayor and City Council. A maximum of thirty minutes will be allotted for public comments. Common-sense standards of decorum apply. Comments must be respectful; no profanity or insults are allowed. Comments must pertain to City business and official actions. Constructive criticism of City officials is allowed, but defamation, personal attacks and impertinent assertions are not allowed. Commenters are limited to one comment per meeting and a maximum of two minutes. City staff may disallow or modify any comment that is deemed inappropriate. These standards are subject to revision.

- 1. Oral    **None**
- 2. Written  
From Jim Walters, Selah Resident  
From Peggy Riel, Selah Resident

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.

- |                    |   |
|--------------------|---|
| * Treesa Morales   | 1. Approval of Minutes: March 8, 2022 Study Session and Council Meeting   |
| * Dale Novobielski | 2. Approval of Claims & Payroll   |
| * Dale Novobielski | 3. O-1: Ordinance Amending Ordinance No. 2151 Establishing the 2022 Base Salary and Wage Schedule for Management, Confidential, and Unrepresented Employees |

L.      **Public Hearings**    **None**

M.      **General Business**

- |   |             |
|---|-------------|
| 1. New Business   | <b>None</b> |
| 2. Old Business   |             |
| Discussion on Funding Options for the Proposed Law and Justice Center |             |

N.      **Resolutions**

- |           |     |   |
|-----------|-----|---|
| Joe Henne | N-1 | Resolution Approving the Purchase of Cell Phones for City Council Members |
|-----------|-----|---|

O.      **Ordinances**

- |                    |     |   |
|--------------------|-----|---|
| * Dale Novobielski | O-1 | Ordinance Amending Ordinance No. 2151 Establishing the 2022 Base Salary and Wage Schedule for Management, Confidential, and Unrepresented Employees |
| Dale Novobielski   | O-2 | Ordinance Amending the 2022 Budget for the Replacement of a Vehicle in the Code Enforcement/Storm Water Departments                                 |
| Dale Novobielski   | O-3 | Ordinance Amending the 2022 Budget for a WWTP Facility Plan and Crusher Canyon Sewer Collection System Improvements                                 |

P.      **Public Appearances**    **None**

Q.      **Reports/Announcements**

1.      Departments
2.      Council Members

3. City Administrator
4. Boards
5. Mayor

R. **Executive Session** **None**

S. **Adjournment**

*Next Regular Meeting: April 12, 2022*





**Selah City Council**  
Regular Meeting  
**AGENDA ITEM SUMMARY**

Meeting Date: 3/22/2022  
STUDY SESSION

Informational Item

**Title:** Study Session RE: Funding for Proposed Law and Justice Center

**From:** Staff and Law and Justice Center Committee

**Action Requested:** Informational - No Action Needed

**Staff Recommendation:** N/A

**Board/Commission Recommendation:** N/A

**Fiscal Impact:** N/A

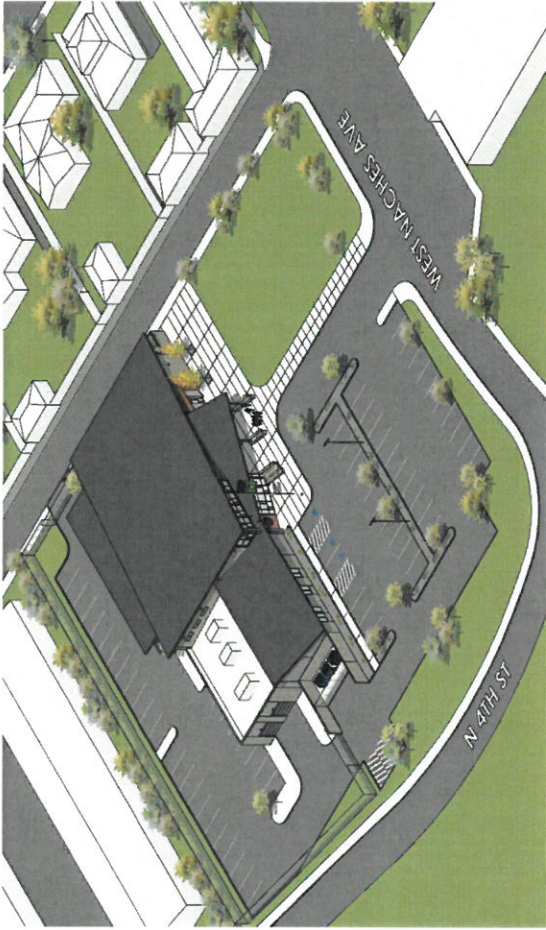
**Funding Source:** N/A

**Background/Findings/Facts:** N/A

**Recommended Motion:** N/A

*Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).*

**Date:**            **Action Taken:** None



### Option A Summary

**Design/Bid/Build delivery method**

Q2/2023 construction start / 12 month construction schedule  
15,000 square foot facility

- Design character as reflected in rendering
- Reinforced masonry exterior walls
- Steel structural framing
- Concealed fastener metal panels / exposed CMU exterior cladding
- Standing seam metal roofing / limited low slope roofing
- Higher level of interior finish (i.e. epoxy flooring)
- Rear Police carport canopy

### Cost Summary

**Project Construction Cost**

Building Direct Costs	\$6,136,030
Site Direct Costs	\$1,122,819
General Conditions	\$540,000
Escalation	\$682,399
Alternate / VE Adjustment	\$245,644

**Sub Total Construction Costs**

**\$8,726,892**

**Project Soft Cost**

Soft Costs	\$1,835,627
Sales Tax	\$767,077
Project Contingency	\$1,132,960

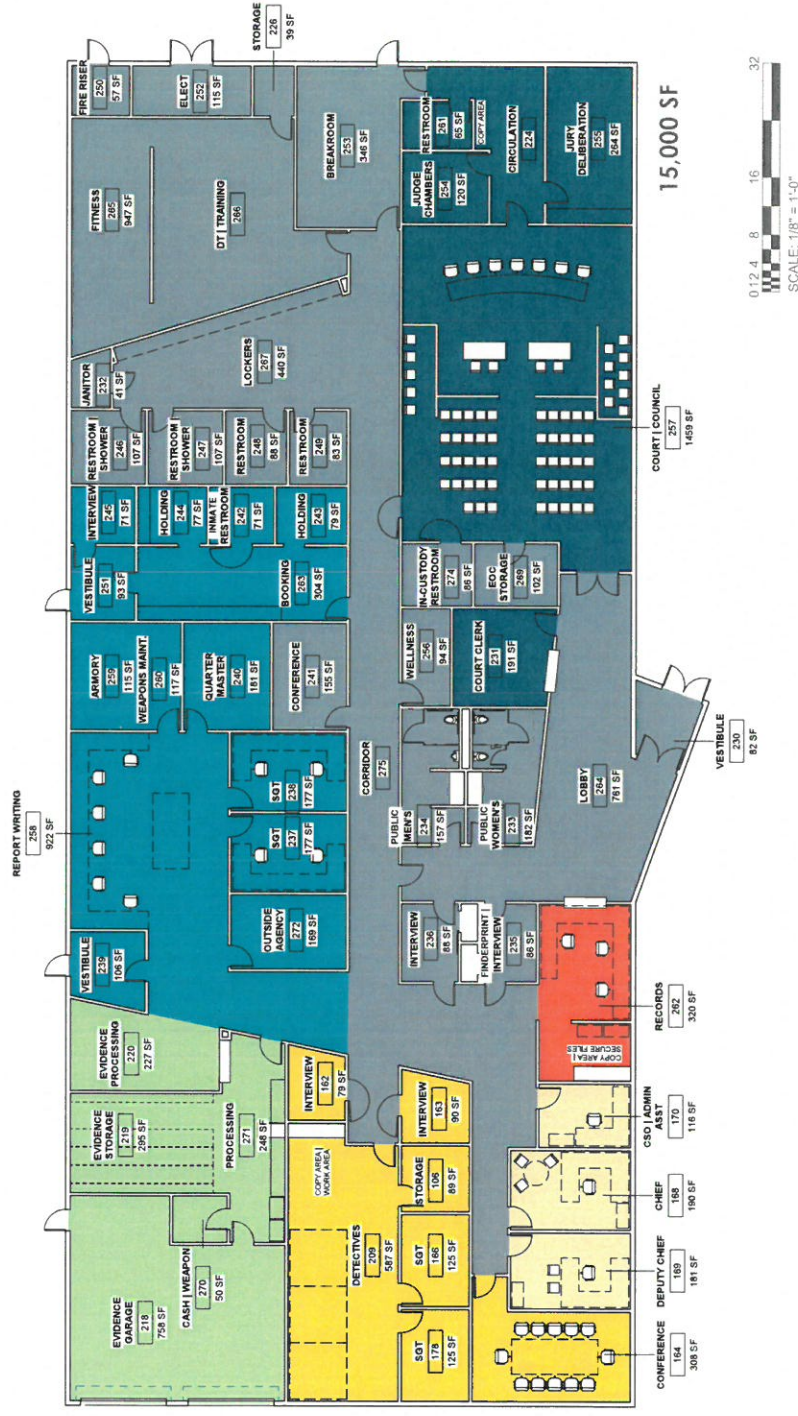
**Sub Total Project Soft Costs**

**\$3,735,664**

**Total Project Budget**

**\$12,462,556**





## Funding Options for the Law & Justice Center

\$12,600,000 for 20 Years @ 2.5% Interest

With 40 semi-annual payments:	\$402,209.82
Total Payments:	\$16,088,392.60
Total Interest:	\$3,488,392.60
Utility Tax Increase:	14.20%

Voter Approved Property Tax Levy \$0.84 per thousand of assessed valuation

\$12,600,000 for 25 Years @ 2.5% Interest

With 50 semi-annual payments:	\$340,422.08
Total Payments:	\$17,021,103.66
Total Interest:	\$4,421,103.66
Utility Tax Increase:	12.0%

Voter Approved Property Tax Levy \$0.71 per thousand of assessed valuation

\$12,600,000 for 30 Years @ 2.5% Interest

With 60 semi-annual payments:	\$299,753.12
Total Payments:	\$17,985,187.11
Total Interest:	\$5,385,187.11
Utility Tax Increase:	10.50%

Voter Approved Property Tax Levy \$0.63 per thousand of assessed valuation

# Residential

## 10 hcf Water & 90 Gallon Garbage Svc

	<b>2022</b>	
Water	\$30.27	
Sewer	48.75	
Garbage	17.55	
	<u>\$96.57</u>	
Utility Tax	27.72	+14.2 % = +\$13.71
Total Billing	<u><u>\$124.29</u></u>	

Proposed  
Utility Tax

28.7%

## 40 hcf Water & 90 Gallon Garbage Svc

	<b>2022</b>	
Water	\$68.90	
Sewer	48.75	
Garbage	17.55	
	<u>\$135.20</u>	
Utility Tax	38.80	+14.2 % = +\$19.20
Total Billing	<u><u>\$174.00</u></u>	

## Duplex - 20hcf Water & Two 90 Gallon Svc

	<b>2022</b>	
Water	\$50.04	
Sewer	97.50	
Garbage	35.10	
	<u>\$182.64</u>	
Utility Tax	52.42	+14.2 % = +\$25.93
Total Billing	<u><u>\$235.06</u></u>	

# Residential

## 10 hcf Water & 90 Gallon Garbage Svc

	<b>2022</b>	
Water	\$30.27	
Sewer	48.75	
Garbage	17.55	
	<u>\$96.57</u>	
Utility Tax	25.59	+12 % = +\$11.59
Total Billing	<u><u>\$122.16</u></u>	

Proposed  
Utility Tax

26.5%

## 40 hcf Water & 90 Gallon Garbage Svc

	<b>2022</b>	
Water	\$68.90	
Sewer	48.75	
Garbage	17.55	
	<u>\$135.20</u>	
Utility Tax	35.83	+12 % = +\$16.22
Total Billing	<u><u>\$171.03</u></u>	

## Duplex - 20hcf Water & Two 90 Gallon Svc

	<b>2022</b>	
Water	\$50.04	
Sewer	97.50	
Garbage	35.10	
	<u>\$182.64</u>	
Utility Tax	48.40	+12 % = +\$21.91
Total Billing	<u><u>\$231.04</u></u>	



# Residential

## 10 hcf Water & 90 Gallon Garbage Svc

	2022	
Water	\$30.27	
Sewer	48.75	
Garbage	17.55	
	\$96.57	
Utility Tax	24.14	+10.5 % = +\$10.14
Total Billing	\$120.71	

Proposed  
Utility Tax

25.0%

## 40 hcf Water & 90 Gallon Garbage Svc

	2022	
Water	\$68.90	
Sewer	48.75	
Garbage	17.55	
	\$135.20	
Utility Tax	33.80	+10.5 % = +\$14.20
Total Billing	\$169.00	

## Duplex - 20hcf Water & Two 90 Gallon Svc

	2022	
Water	\$50.04	
Sewer	97.50	
Garbage	35.10	
	\$182.64	
Utility Tax	45.66	+10.5 % = +\$19.20
Total Billing	\$228.30	

## Property Tax Levy for Law/Justice Center Debt Service

# Years to Bond Maturity	Property Tax Levy Rate per Thousand AV	Increase in Annual Property Tax on \$ 200K AV	Monthly Cost
20	\$0.84	\$168.84	\$14.07
25	\$0.71	\$142.90	\$11.91
30	\$0.63	\$125.82	\$10.49

**Amortization Schedule**  
**\$12,600,000.00 at 2.5% interest**  
**with 60 semi-annual payments**  
**Total Payments: \$17,985,187.11**  
**Total Interest: \$5,385,187.11**

#	Payment Amount	Principal Amount	Interest Amount	Balance Owed
1	299,753.12	142,253.12	157,500.00	12,457,746.88
2	299,753.12	144,031.28	155,721.84	12,313,715.60
#	Payment	Principal	Interest	Balance
3	299,753.12	145,831.67	153,921.45	12,167,883.93
4	299,753.12	147,654.57	152,098.55	12,020,229.36
#	Payment	Principal	Interest	Balance
5	299,753.12	149,500.25	150,252.87	11,870,729.11
6	299,753.12	151,369.01	148,384.11	11,719,360.10
#	Payment	Principal	Interest	Balance
7	299,753.12	153,261.12	146,492.00	11,566,098.98
8	299,753.12	155,176.88	144,576.24	11,410,922.10
#	Payment	Principal	Interest	Balance
9	299,753.12	157,116.59	142,636.53	11,253,805.51
10	299,753.12	159,080.55	140,672.57	11,094,724.96
#	Payment	Principal	Interest	Balance
11	299,753.12	161,069.06	138,684.06	10,933,655.90
12	299,753.12	163,082.42	136,670.70	10,770,573.48
#	Payment	Principal	Interest	Balance
13	299,753.12	165,120.95	134,632.17	10,605,452.53
14	299,753.12	167,184.96	132,568.16	10,438,267.57
#	Payment	Principal	Interest	Balance
15	299,753.12	169,274.78	130,478.34	10,268,992.79
16	299,753.12	171,390.71	128,362.41	10,097,602.08
#	Payment	Principal	Interest	Balance
17	299,753.12	173,533.09	126,220.03	9,924,068.99
18	299,753.12	175,702.26	124,050.86	9,748,366.73
#	Payment	Principal	Interest	Balance
19	299,753.12	177,898.54	121,854.58	9,570,468.19
20	299,753.12	180,122.27	119,630.85	9,390,345.92
#	Payment	Principal	Interest	Balance
21	299,753.12	182,373.80	117,379.32	9,207,972.12
22	299,753.12	184,653.47	115,099.65	9,023,318.65
#	Payment	Principal	Interest	Balance
23	299,753.12	186,961.64	112,791.48	8,836,357.01
24	299,753.12	189,298.66	110,454.46	8,647,058.35
#	Payment	Principal	Interest	Balance

0.00

299,753.12 +

299,753.12 +

002

500,506.24 +

500,506.24 +

1% UT = 57,000.00 =

UT 10.52%

25	299,753.12	191,664.89	108,088.23	8,455,393.46
26	299,753.12	194,060.70	105,692.42	8,261,332.76
#	Payment	Principal	Interest	Balance
27	299,753.12	196,486.46	103,266.66	8,064,846.30
28	299,753.12	198,942.54	100,810.58	7,865,903.76
#	Payment	Principal	Interest	Balance
29	299,753.12	201,429.32	98,323.80	7,664,474.44
30	299,753.12	203,947.19	95,805.93	7,460,527.25
#	Payment	Principal	Interest	Balance
31	299,753.12	206,496.53	93,256.59	7,254,030.72
32	299,753.12	209,077.74	90,675.38	7,044,952.98
#	Payment	Principal	Interest	Balance
33	299,753.12	211,691.21	88,061.91	6,833,261.77
34	299,753.12	214,337.35	85,415.77	6,618,924.42
#	Payment	Principal	Interest	Balance
35	299,753.12	217,016.56	82,736.56	6,401,907.86
36	299,753.12	219,729.27	80,023.85	6,182,178.59
#	Payment	Principal	Interest	Balance
37	299,753.12	222,475.89	77,277.23	5,959,702.70
38	299,753.12	225,256.84	74,496.28	5,734,445.86
#	Payment	Principal	Interest	Balance
39	299,753.12	228,072.55	71,680.57	5,506,373.31
40	299,753.12	230,923.45	68,829.67	5,275,449.86
#	Payment	Principal	Interest	Balance
41	299,753.12	233,810.00	65,943.12	5,041,639.86
42	299,753.12	236,732.62	63,020.50	4,804,907.24
#	Payment	Principal	Interest	Balance
43	299,753.12	239,691.78	60,061.34	4,565,215.46
44	299,753.12	242,687.93	57,065.19	4,322,527.53
#	Payment	Principal	Interest	Balance
45	299,753.12	245,721.53	54,031.59	4,076,806.00
46	299,753.12	248,793.04	50,960.08	3,828,012.96
#	Payment	Principal	Interest	Balance
47	299,753.12	251,902.96	47,850.16	3,576,110.00
48	299,753.12	255,051.74	44,701.38	3,321,058.26
#	Payment	Principal	Interest	Balance
49	299,753.12	258,239.89	41,513.23	3,062,818.37
50	299,753.12	261,467.89	38,285.23	2,801,350.48
#	Payment	Principal	Interest	Balance
51	299,753.12	264,736.24	35,016.88	2,536,614.24
52	299,753.12	268,045.44	31,707.68	2,268,568.80
#	Payment	Principal	Interest	Balance

53	299,753.12	271,396.01	28,357.11	1,997,172.79
54	299,753.12	274,788.46	24,964.66	1,722,384.33
<b>#</b>	<b>Payment</b>	<b>Principal</b>	<b>Interest</b>	<b>Balance</b>
55	299,753.12	278,223.32	21,529.80	1,444,161.01
56	299,753.12	281,701.11	18,052.01	1,162,459.90
<b>#</b>	<b>Payment</b>	<b>Principal</b>	<b>Interest</b>	<b>Balance</b>
57	299,753.12	285,222.37	14,530.75	877,237.53
58	299,753.12	288,787.65	10,965.47	588,449.88
<b>#</b>	<b>Payment</b>	<b>Principal</b>	<b>Interest</b>	<b>Balance</b>
59	299,753.12	292,397.50	7,355.62	296,052.38
60	299,753.03	296,052.38	3,700.65	0.00

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<https://www.calculatorsoup.com/calculators/financial/amortization-schedule-calculator.php>

**Amortization Schedule**  
**\$12,600,000.00 at 2.5% interest**  
**with 50 semi-annual payments**  
**Total Payments: \$17,021,103.66**  
**Total Interest: \$4,421,103.66**

#	Payment Amount	Principal Amount	Interest Amount	Balance Owed
1	340,422.08	182,922.08	157,500.00	12,417,077.92
2	340,422.08	185,208.61	155,213.47	12,231,869.31
#	Payment	Principal	Interest	Balance
3	340,422.08	187,523.71	152,898.37	12,044,345.60
4	340,422.08	189,867.76	150,554.32	11,854,477.84
#	Payment	Principal	Interest	Balance
5	340,422.08	192,241.11	148,180.97	11,662,236.73
6	340,422.08	194,644.12	145,777.96	11,467,592.61
#	Payment	Principal	Interest	Balance
7	340,422.08	197,077.17	143,344.91	11,270,515.44
8	340,422.08	199,540.64	140,881.44	11,070,974.80
#	Payment	Principal	Interest	Balance
9	340,422.08	202,034.89	138,387.19	10,868,939.91
10	340,422.08	204,560.33	135,861.75	10,664,379.58
#	Payment	Principal	Interest	Balance
11	340,422.08	207,117.34	133,304.74	10,457,262.24
12	340,422.08	209,706.30	130,715.78	10,247,555.94
#	Payment	Principal	Interest	Balance
13	340,422.08	212,327.63	128,094.45	10,035,228.31
14	340,422.08	214,981.73	125,440.35	9,820,246.58
#	Payment	Principal	Interest	Balance
15	340,422.08	217,669.00	122,753.08	9,602,577.58
16	340,422.08	220,389.86	120,032.22	9,382,187.72
#	Payment	Principal	Interest	Balance
17	340,422.08	223,144.73	117,277.35	9,159,042.99
18	340,422.08	225,934.04	114,488.04	8,933,108.95
#	Payment	Principal	Interest	Balance
19	340,422.08	228,758.22	111,663.86	8,704,350.73
20	340,422.08	231,617.70	108,804.38	8,472,733.03
#	Payment	Principal	Interest	Balance
21	340,422.08	234,512.92	105,909.16	8,238,220.11
22	340,422.08	237,444.33	102,977.75	8,000,775.78
#	Payment	Principal	Interest	Balance
23	340,422.08	240,412.38	100,009.70	7,760,363.40
24	340,422.08	243,417.54	97,004.54	7,516,945.86
#	Payment	Principal	Interest	Balance

0 \*

 $340,422.08 +$  $340,422.08 +$ 

002

 $680,844.00 +$  $680,844.00 +$  $57,000.00 =$  $11,944.00 +$



25	340,422.08	246,460.26	93,961.82	7,270,485.60
26	340,422.08	249,541.01	90,881.07	7,020,944.59
#	Payment	Principal	Interest	Balance
27	340,422.08	252,660.27	87,761.81	6,768,284.32
28	340,422.08	255,818.53	84,603.55	6,512,465.79
#	Payment	Principal	Interest	Balance
29	340,422.08	259,016.26	81,405.82	6,253,449.53
30	340,422.08	262,253.96	78,168.12	5,991,195.57
#	Payment	Principal	Interest	Balance
31	340,422.08	265,532.14	74,889.94	5,725,663.43
32	340,422.08	268,851.29	71,570.79	5,456,812.14
#	Payment	Principal	Interest	Balance
33	340,422.08	272,211.93	68,210.15	5,184,600.21
34	340,422.08	275,614.58	64,807.50	4,908,985.63
#	Payment	Principal	Interest	Balance
35	340,422.08	279,059.76	61,362.32	4,629,925.87
36	340,422.08	282,548.01	57,874.07	4,347,377.86
#	Payment	Principal	Interest	Balance
37	340,422.08	286,079.86	54,342.22	4,061,298.00
38	340,422.08	289,655.85	50,766.23	3,771,642.15
#	Payment	Principal	Interest	Balance
39	340,422.08	293,276.55	47,145.53	3,478,365.60
40	340,422.08	296,942.51	43,479.57	3,181,423.09
#	Payment	Principal	Interest	Balance
41	340,422.08	300,654.29	39,767.79	2,880,768.80
42	340,422.08	304,412.47	36,009.61	2,576,356.33
#	Payment	Principal	Interest	Balance
43	340,422.08	308,217.63	32,204.45	2,268,138.70
44	340,422.08	312,070.35	28,351.73	1,956,068.35
#	Payment	Principal	Interest	Balance
45	340,422.08	315,971.23	24,450.85	1,640,097.12
46	340,422.08	319,920.87	20,501.21	1,320,176.25
#	Payment	Principal	Interest	Balance
47	340,422.08	323,919.88	16,502.20	996,256.37
48	340,422.08	327,968.88	12,453.20	668,287.49
#	Payment	Principal	Interest	Balance
49	340,422.08	332,068.49	8,353.59	336,219.00
50	340,421.74	336,219.00	4,202.74	0.00



**Selah City Council**  
Regular Meeting  
***AGENDA ITEM SUMMARY***

Meeting Date: 3/22/2022

Agenda Number: K-1

Action Item

**Title:** Approval of Minutes, March 8, 2022 Council Meeting

**From:** Treesa Morales, Public Records Officer

**Action Requested:** Approval

**Staff Recommendation:** Approval

**Board/Commission Recommendation:** N/A

**Fiscal Impact:** N/A

**Funding Source:** N/A

**Background/Findings/Facts:** N/A

**Recommended Motion:** I move to approve the Consent Agenda in the form presented (This item is part of the consent agenda).

*Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).*

**Date:**            **Action Taken:** None

**City of Selah**  
**City Council Meeting Minutes**  
**March 8, 2022**

Study Session RE: Proposed New Law and Justice Center  
Electronically Via Zoom

A. Call to Order

Mayor Raymond called the study session to order at 3:32 pm.

Members Present: Kevin Wickenhagen; Jared Iverson; Elizabeth Marquis; Clifford Peterson; Roger Bell; Michael Costello

Staff Present: Joe Henne, City Administrator; Rob Case, City Attorney; Dan Christman, Police Chief; Mickey Gillie, Deputy Fire Chief; Rocky Wallace, Public Works Director; Dale Novobielski, City Clerk/Treasurer, Zack Schab, Community Services Manager; Jeff Peters, Community Development Supervisor; Treesa Morales, Public Records Manager.

Guests Present: Brett Hanson from Makenzie Architecture  
Kim Doyle from Makenzie Architecture  
Lisa Gordon from the Law and Justice Center Design Committee  
Dick Graf from the Law and Justice Center Design Committee

After introductions, Mayor Raymond called on Chief Christman to present information about the Proposed New Law and Justice Center.

Chief Christman introduced Brett Hanson and Kim Doyle from Makenzie Architecture. Hanson began their presentation (see attached slides).

After presentation, Councilmember Carlson asked a question on the needs assessment slide – asked how council chambers are included in this list. Hanson stated the for now, the design presents a municipal court that could be used as a council room. Councilmember Bell stated to Carlson that the plan was that the courtroom could also be used as a community room or a court or council chambers. And that it could be used for an emergency operations room as well.

Councilmember Wickenhagen asked about the four places called Sergeant's offices – asked how many Sergeants are on duty at one time? Chief Christman stated that at move in, there would be vacancies in the building. But projecting out to a 50-year building, there would be room for growth.

Councilmember Carlson asked about reduction in cost and building materials to reduce costs. Referenced removing grass. Asked if the two different plans change the building from a 'specialty designed building' to a general building that anyone could build? Community Development Supervisor, Jeff Peters stated that in efforts to reduce costs, some of the materials

changed such as wood framing, but the safety features necessary for the Police Department were all retained. Chief Christman answered that in order get the cost near the council stipulated \$8-10 million, changes had to be made. And that Makenzie is a skilled company in building police stations. Hanson provided feedback on their process to put together a well-built building at a good price.

Councilmember Bell discussed landscaping. And the ongoing cost to maintain after the build is complete. And because of how expensive it is, the committee discussed removing a large part of the landscaping, primarily in the parking lot.

Councilmember Carlson asked what the difference in the cost to the taxpayers is for Option A or Option A-Reduced. Chief Christman stated it would be a couple dollars a month. Chief Christman explained that if someone had a \$400,000 house, Option A would cost around \$15/month, whereas Option A-Reduced would cost the taxpayers around \$13/month.

Mayor Raymond asked the council to clarify if they expected the Council Chambers and the Courtroom to share the space. Stated that she understood that the Council Chambers would stay at the current building of City Hall. Council had mixed responses.

Mayor Raymond asked if the final bid amount also included the wiring for an effective Emergency Operations Center as mentioned by Councilmember Bell. Hanson stated that yes, they are.

Councilmember Carlson asked about when Officers leave for a call, what is the expected route they would drive. Chief Christman stated he expects all of the movement would be through the alley shown on the diagram.

Councilmember Carlson asked about a fence on the side of the building with N. 4<sup>th</sup> Street. Asked if the plans were to build a higher fence than the normal 8-ft. Hanson agreed that yes, the fence can be a higher fence. Rocky reminded council that N. 4<sup>th</sup> street is becoming a walking path and will no longer be accessible by cars.

Councilmember Bell stated that improvements would be needed on the current alley next to the proposed station site and that the Council would need to have a different conversation regarding this as those are not included in the building bid cost. Councilmember Carlson asked to clarify if Councilmember Bell was indicating that the road would need to be wider. Councilmember Bell said yes.

Councilmember Wickenhagen addressed the canopy – asked Hanson for an estimate for the canopy. Hanson stated that the proposed canopy covers 9 stalls and costs an estimate of \$200,000.

Councilmember Marquis stated that the extra \$2 a month seems worth it for Option A. Councilmember Marquis questioned the alleyway and if it was going to be a problem during school drop off or pick up and traffic safety while responding to calls. Chief Christman stated that some citizens are concerned about responding to service in a school zone, but said that he

expects there should not be an issue with that. And that he hasn't seen a problem with congestion so far in the alley. Chief Christman also references options to alert people when needed during a response.

Councilmember Carlson asked questions regarding the canopy and could it be added on at a later date. And will the alley way be accessible from both sides. Hanson responded to the first question of the canopy and said the council could chose to put the canopy onto an alternate list and base the decision after the construction bid comes in.

City Administrator Henne referenced the alley, said that staff has had discussion regarding opening both sides of the alley, but that there would have to be some improvements to the approach on Freemont if that was chosen. And that he suspects exiting both directions would probably be needed. City Administrator Henne also made a comment regarding officers going through a school zone. He said they handle it well now and they should continue to manage their movement through the school zone at certain times.

Mayor Raymond asked if council had any more questions.

Councilmember Bell addressed Lisa Gordon, one of the Design Committee Members. Lisa provided comments on adding beautification to the parking lot without having to put in all the landscaping. Lisa mentioned the committee had discussed adding planter boxes and keeping it looking good to the public without adding too much cost.

City Administrator Henne explained that at the public works building they put cactus and sagebrush only and didn't add any irrigation to the areas at all, and they do excellent. City Administrator Henne suggested the police station could do the same. He clarified with Council that they mostly wanted to go with Option A, keeping the landscaping off, putting the canopy as an option, and keep working on any other ideas.

Councilmember Iverson gave comment to Hanson and asked if there was a phased approach ever been done and could the building like this be done in phases or not. Hanson responded that yes, they could be done in phases, but that because of the nature of the building, certain elements are difficult to phase.

Mayor Raymond asked City Administrator Henne if he wanted to finish this conversation during the regular meeting. He agreed.

Study Session ended at 5:24pm.

**MACKENZIE.**



**Presentation Content:**

- Project Process Recap
- Facility Needs Overview
- Project Costs
- Next Steps

## Process Recap:

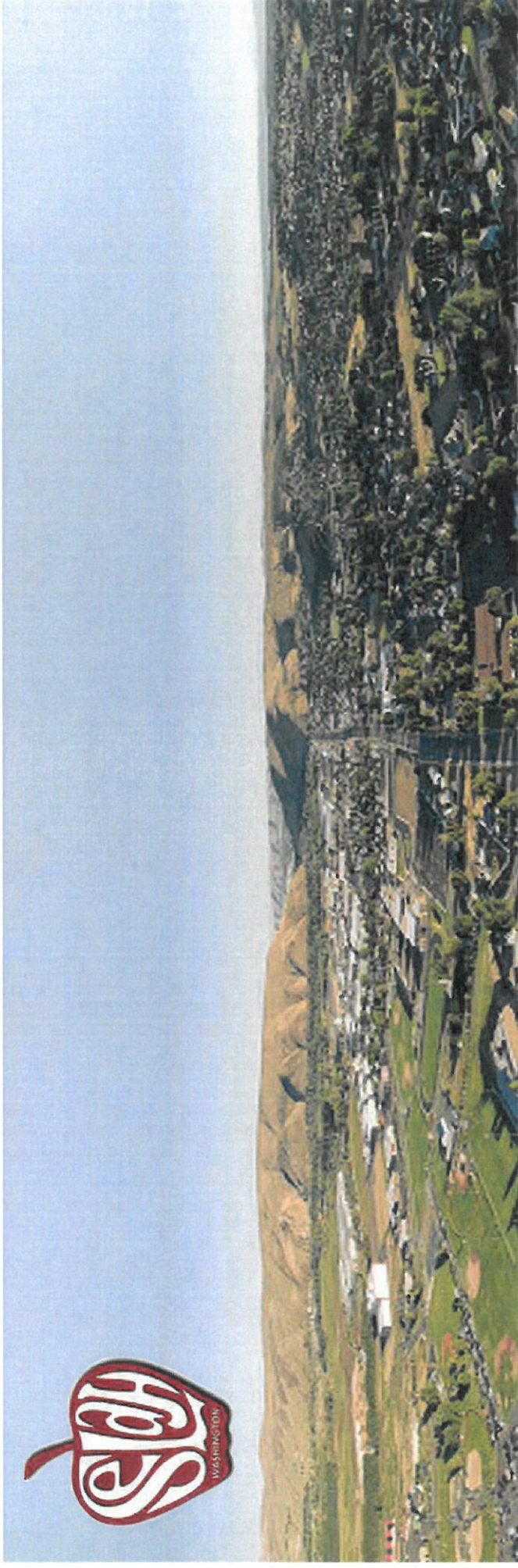
### Phase 1: Pre-Design

- Programming | Space Needs Assessment
- Conceptual Design
  - Precedent Image Boards
  - Site Concepts
  - Building Exterior Massing
  - Overall Building Design Character
  - Floor Plan Development
- Public Open House

# PROGRAMMATIC SPACE NEEDS ASSESSMENT

Space   Room Use		Staffing Requirements				Total Required Square Footage			
		Exist	Move-In	15 year	30 year	Exist	Move-In	15 year	30 year
Department: Summary									
Municipal Court		2	2	2	2		3,448	3,448	3,448
Police Department									
Administration		1	3	3	3		795	795	795
Community Services		2	3	3	3		0	0	0
Investigations   Detectives		1	2	3	5		973	1,123	1,353
Evidence		0	0	0	0		2,985	2,985	2,985
Patrol		13	14	19	23		2,063	2,426	2,473
Records		1	2	3	3		550	595	595
Common Areas							8,404	8,404	9,524
SUBTOTAL (POLICE):		18	24	31	37	0	15,769	16,327	17,722
TOTAL (POLICE + COURT):		20	26	33	39	0	19,216	19,775	21,171
Exterior Requirements									
							28,486	31,686	33,286
Total Site Requirements							47,702	51,461	54,457









1.



2.



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7.



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26.









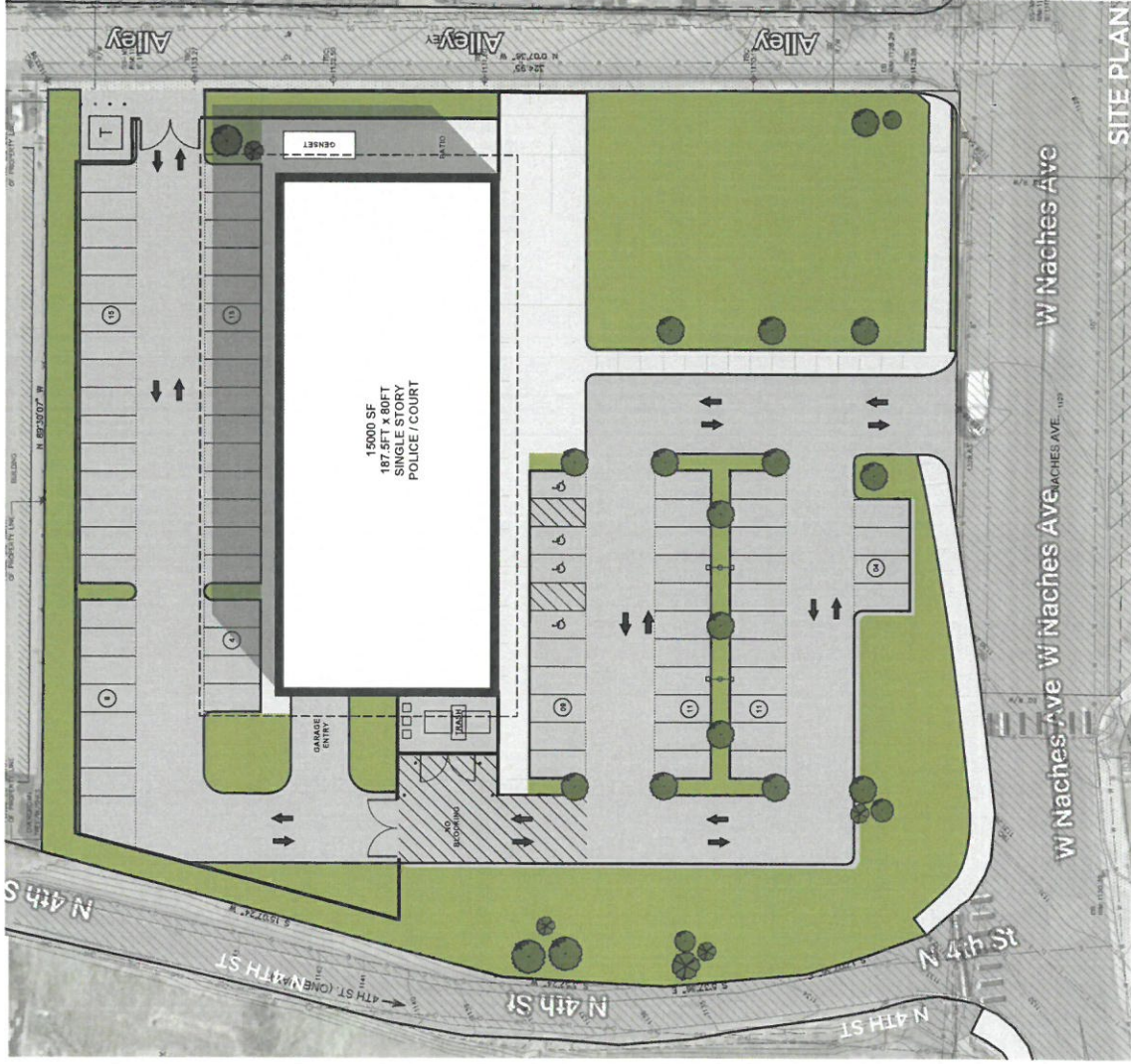




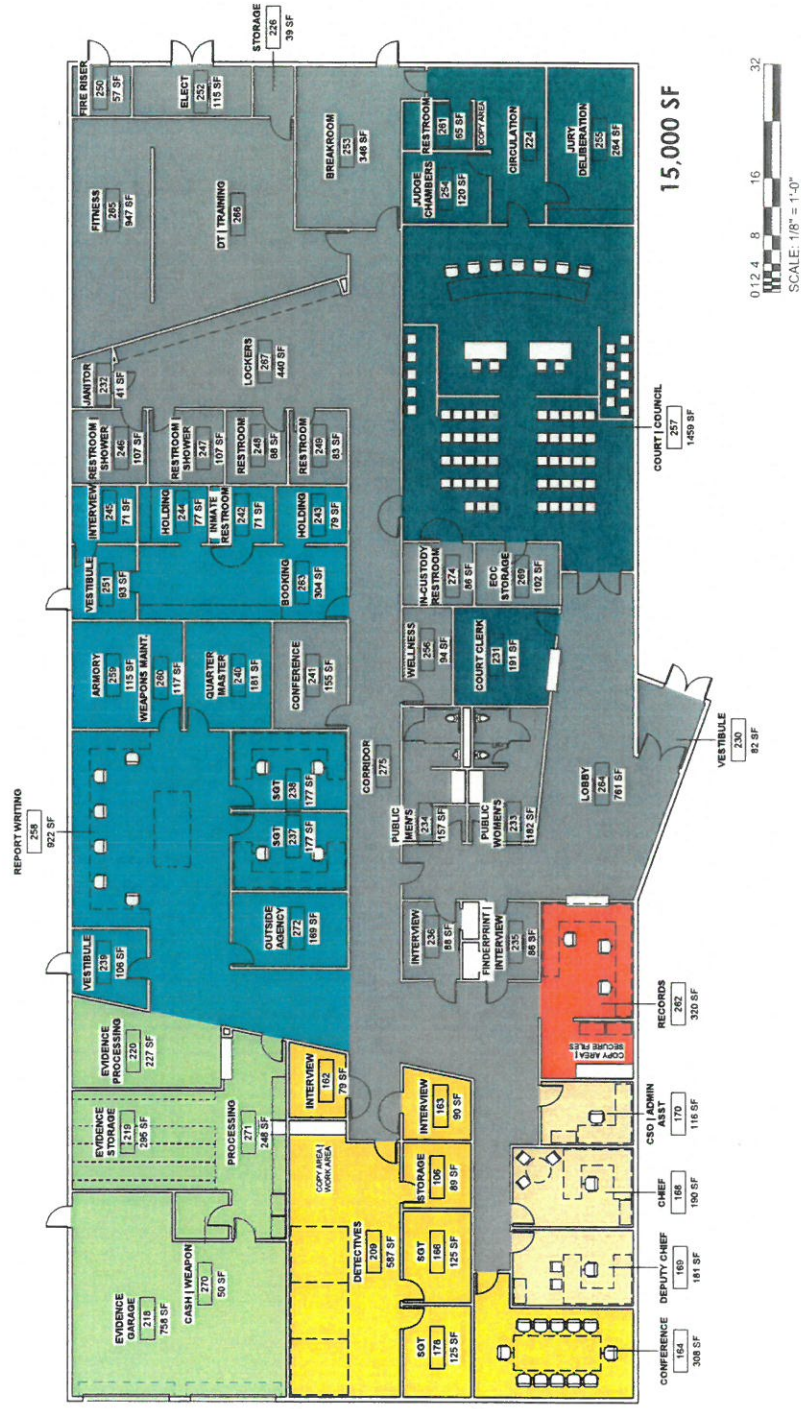
SELAH LAW & JUSTICE CENTER  
10.21.2021

CONCEPT C - PERSPECTIVES  
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**MACKENZIE.**









- Municipal Court
- Administration
- Records
- Common Area
- Evidence
- Investigation
- Patrol



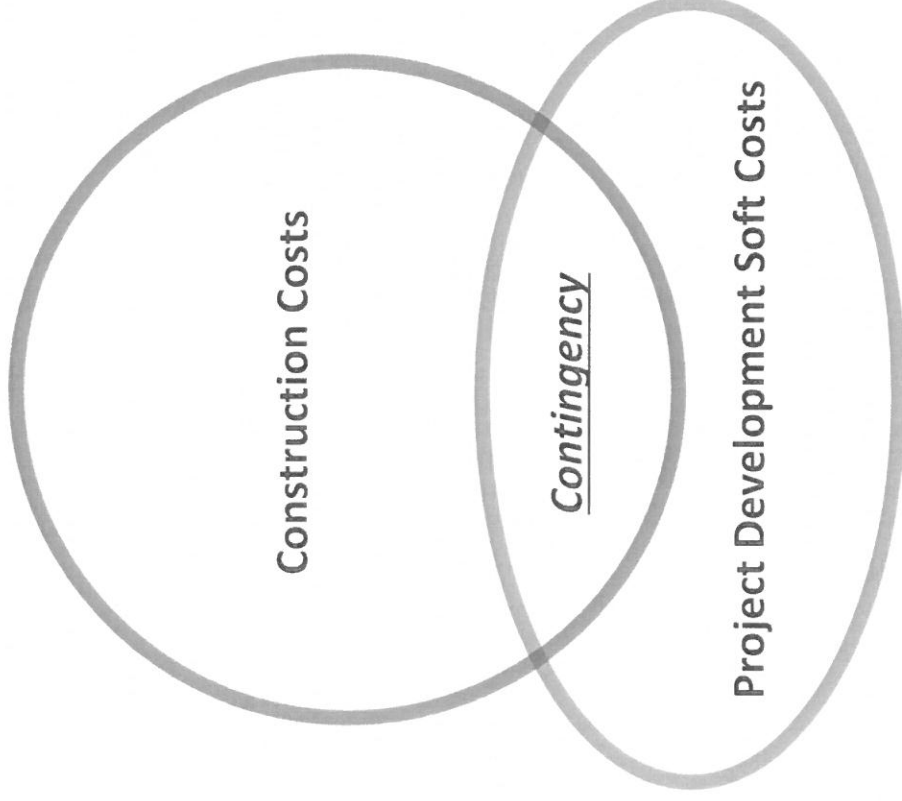
## **What key contributors are taken into account in the cost estimate:**

- Cost estimates are reflective of a "mid-bid" not high or low bid
- Project Location | Market Conditions
- Project Comparables

## **What is driving the historically high cost of construction in our market:**

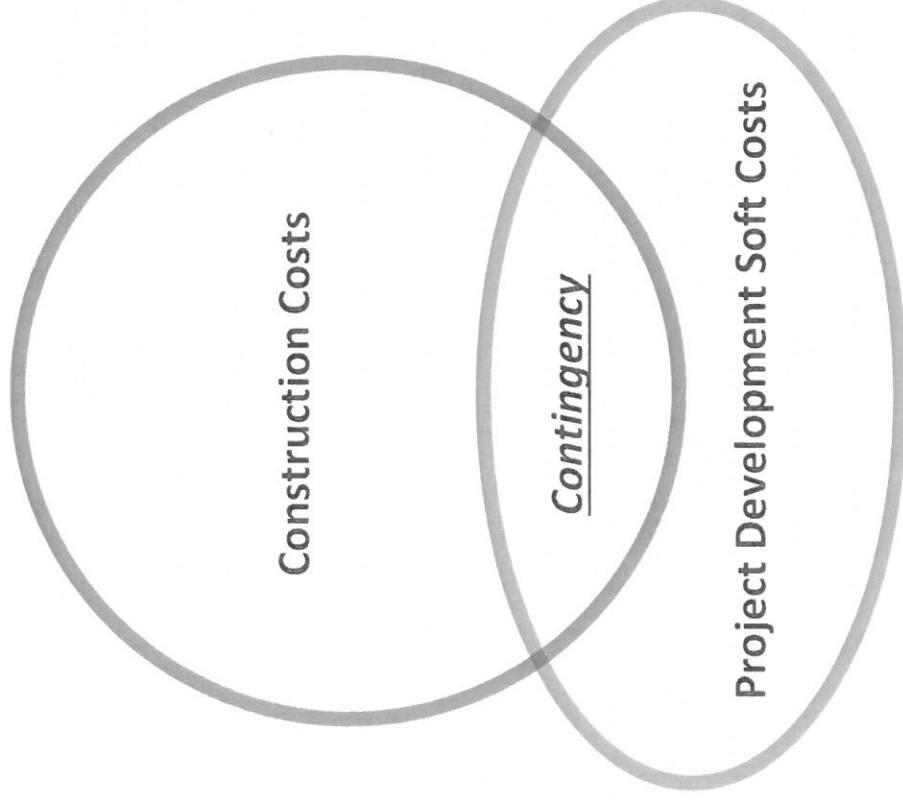
- + Limited General Contractor Interest in Competitive Public Projects
  - + Limited Sub Contractors | Labor Shortages
  - + Increased Material Costs and Availability
  - + Labor and Industries Prevailing Wage Requirements
- 
- = Historically High Construction Escalation

## What makes up the Construction Cost of a project?



- On-site Construction Costs
- Off-site Construction Costs
- Building Construction Costs
  - *General Conditions*
  - *GC Fee, Bonds, Insurance*
  - *Estimators Contingency*
  - *Escalation*

## What makes up the Soft Cost of a project?



- A/E Basic Design Services
- A/E Expanded Design Services
- Reimbursables
- Owner's Project Manager
- Special Inspections
- Geotechnical Engineering
- Topo/Boundary Survey
- Hazardous Materials Survey
- Fixtures, Furniture, Equip. (FF&E)
- Shelving and Lockers
- Specialty Security / AV / Telephone
- Specialty Moving
- Permit Fees
- *Sales Tax*
- Contingency

Project Construction Cost Summary:

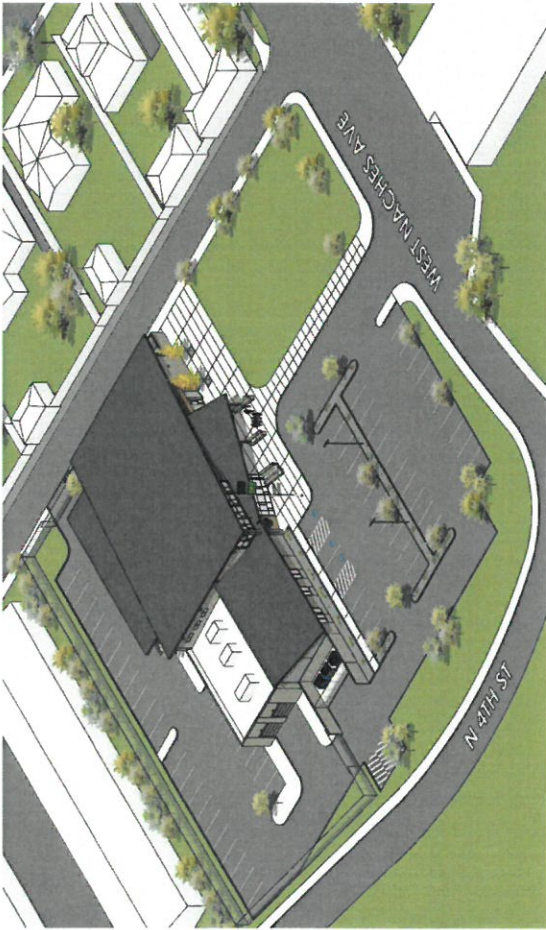
CONCEPT A

Phase	Description	QTY	UOM	\$ / UOM	Cost
1	Building	15,000	BGSF	\$409.07	\$6,136,030
2	Sitework	90,000	GSF	\$12.48	\$1,122,819
3	General Conditions & Support Services	12	MO	\$45,000	\$540,000
Total Estimated Construction Cost					\$7,798,849
4	Escalation to Midpoint (Q4, 2023 @ 5%/Year)	8.75%	on	\$7,798,849	\$682,399
Total Escalated Construction Cost					\$8,481,248

CONCEPT A - REDUCED

Phase	Description	QTY	UOM	\$ / UOM	Cost
1	Building	15,000	BGSF	\$385.23	\$5,778,485
2	Sitework	90,000	SGA	\$12.48	\$1,122,819
3	General Conditions & Support Services	12	MO	\$45,000	\$540,000
Total Estimated Construction Cost					\$7,441,304
4	Escalation to Midpoint (Q4, 2023 @ 5%/Year)	8.75%	on	\$7,441,304	\$651,114
Total Escalated Construction Cost					\$8,092,418





### Option A Summary

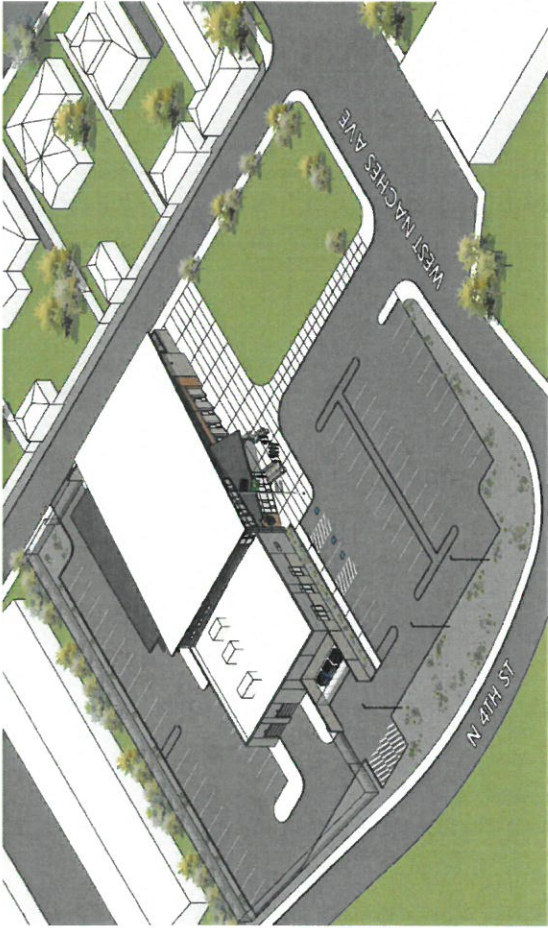
Design/Bid/Build delivery method  
Q2/2023 construction start / 12 month construction schedule  
15,000 square foot facility

- Design character as reflected in rendering
- Reinforced masonry exterior walls
- Steel structural framing
- Concealed fastener metal panels / exposed CMU exterior cladding
- Standing seam metal roofing / limited low slope roofing
- Higher level of interior finish (i.e. epoxy flooring)
- Rear Police carport canopy

### Cost Summary

<u>Project Construction Cost</u>	
Building Direct Costs	\$6,136,030
Site Direct Costs	\$1,122,819
General Conditions	\$540,000
Escalation	\$682,399
Alternate / VE Adjustment	\$245,644
<b>Sub Total Construction Costs</b>	<b>\$8,726,892</b>
<u>Project Soft Cost</u>	
Soft Costs	\$1,835,627
Sales Tax	\$767,077
Project Contingency	\$1,132,960
<b>Sub Total Project Soft Costs</b>	<b>\$3,735,664</b>
<b>Total Project Budget</b>	<b>\$12,462,556</b>





## Option A (Reduced) Summary

### Design/Bid/Build delivery method

Q2/2023 construction start / 12 month construction schedule  
15,000 square foot facility

- Design character as reflected in rendering
- Building massing/form reduced by approximately 15%
- Reinforced masonry exterior walls removed for wood framing
- Steel structural framing changed to wood framed structure
- Cement board panels, exposed fastener metal siding, limited CMU veneer
- Standing seam metal roofing removed for primarily low slope roofing
- Public entry canopy reduced by 25%
- Reduced level of interior finish (i.e. sealed concrete vs epoxy flooring)
- Rear Police carport canopy maintained
- Public parking islands eliminated
- Frontage and side lot grass and irrigation eliminated for 1 1/2"-2" basalt rock
- Parking island, frontage and side lot trees and irrigation eliminated

## Cost Summary

### Project Construction Cost

Building Direct Costs	\$5,778,485
Site Direct Costs	\$1,122,819
General Conditions	\$540,000
Escalation	\$651,114
Alternate / VE Adjustment	\$161,235

### **Sub Total Construction Costs**

**\$8,253,653**

### Project Soft Cost

Soft Costs	\$1,777,887
Sales Tax	\$727,798
Project Contingency	\$1,075,934

### **Sub Total Project Soft Costs**

**\$3,581,619**

### **Total Project Budget**

**\$11,835,272**

**City of Selah**  
**Council Meeting Minutes**  
**March 8, 2022**  
Regular Meeting  
Electronically Via Zoom

### A. Call to Order

Mayor Raymond called the meeting to order at 5:30 pm.

### B. Roll Call

Members Present: Kevin Wickenhagen; Jared Iverson; Elizabeth Marquis; Clifford Peterson; Roger Bell; Michael Costello; Russell Carlson

Staff Present: Joe Henne, City Administrator; Rob Case, City Attorney; Dan Christman, Police Chief; Mickey Gillie, Deputy Fire Chief; Rocky Wallace, Public Works Director; Dale Novobielski, City Clerk/Treasurer, Zack Schab, Community Services Manager; Jeff Peters, Community Development Supervisor; Treesa Morales, Public Records Manager.

C.	Councilmember Absence	None
----	-----------------------	------

#### D. Pledge of Allegiance

## Councilmember Peterson led the Pledge of Allegiance

### E. Invocation

Councilmember Wickenhagen lead the prayer

## F. Agenda Changes

Mayor Raymond added an AIS for an update on the Law and Justice Center to the agenda under Old Business.

### G. Public Appearances/Introductions/Presentations

Katrina Henkle from the Selah Downtown Association gave a report

H.	Getting To Know Our Businesses	None
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I.	Communications	None
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J.	Proclamations/Announcements	None
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- K. Consent Agenda (all items listed with an asterisk (\*) are considered part of the consent agenda and are enacted in one motion).

Councilmember referenced item N-3 lists Councilman Carlson as one who made the motion, but he was absent. It should be corrected to Councilman Costello.

Councilmember Peterson moved to approve the Consent Agenda, with the changes as listed above. Councilmember Wickenhagen seconded. A show of hands was unanimous in favor of the Consent Agenda.

Public Records Manager, Treesa Morales, read the Consent Agenda:

Treesa Morales\* 1. Approval of Minutes: February 22, 2022 Council Meeting  
Dale Novobielski\* 2. Approval of Claims and Payroll:  
Payroll Checks No. 84758-84773 for a total of \$314,252.83  
Claim Checks No. 177769-177833 for a total of \$232,597.21  
Dale Novobielski 3. O-1: Ordinance Amending the 2022 Budget for the  
Expenditure of Lodging Taxes

- L. Public Hearings **None**

- M. General Business

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

Update the City Council on the progress of the Law & Justice Center and request the Law & Justice Center Committee to be allowed to move forward and bring back funding options

Introduced by Mayor Raymond and Presented by City Administrator Joe Henne. After Discussion, Councilmember Carlson moved, and Councilmember Costello seconded, for staff to move forward on the progress of the Law & Justice Center.

Councilmember Bell suggested that the motion be amended to ask the Committee to bring information back to the Council after making amends under Option A.

Councilmember Iverson asked if the council will have another opportunity to view the design again, or if this is the final time Council will see anything on the design. City Administrator Henne stated that they layout and design in largely finalized and only for phase 1. City Administrator Henne discussed different ways the building could be paid for.

After More discussion, Mayor Raymond asked Councilmember Carlson to repeat his motion with the amendment to it.

Councilmember Carlson stated his motion to direct the Law and Justice Center Committee to proceed with Option A - the building proposal, and evaluate funding scenarios for the building. Councilmember Costello second.

Councilmember Bell clarified that he meant they bring back building options with Option A as the guideline, and requested Councilmember Carlson to amend his motion

Councilmember Carlson agreed to amend his motion as follows: to direct the Law and Justice Center Committee to proceed with the building proposal chosen by the City Council to evaluate funding scenarios and build options for Option A.

Mayor took vote by asking councilmembers for all those in favor of the motion, raise their hands. By show of hands, motion passes unanimously.

N. Resolutions **None**

O. Ordinances

**O-1\* Ordinance Amending the 2022 Budget For the Expenditure of Lodging Taxes**

This ordinance was passed unanimously with the passing of the consent agenda.

P. Public Appearances **None**

Q. Reports/Announcements

1. Departments

- Chief Lange gave report
- Chief Christman gave report
- Public Works Director, Rocky Wallace gave report
- City Planner, Jeff Peters - No report
- Recreation Director, Zack Schab gave report

2. Councilmembers

- Councilmember Wickenhagen – Gave report
- Councilmember Carlson – Gave report
- Councilmember Bell – No report
- Councilmember Costello – No report
- Councilmember Peterson – Gave report
- Council had discussion based on a report Peterson provided regarding YVCOG and a proposal for a Regional Crime Center.
- Councilmember Marquis – No report
- Councilmember Iverson – No report

3. City Attorney Report No report

4. City Administrator Report Gave report

5. Mayor Report Gave report

6. Boards **None**

R. Executive Session **None**



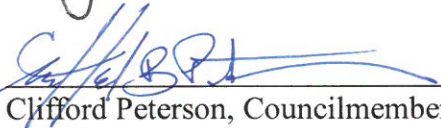
S. Adjournment

Councilmember Peterson moved to adjourn the meeting. Councilmember Bell seconded.  
By show of hands vote was unanimous. Meeting was adjourned.

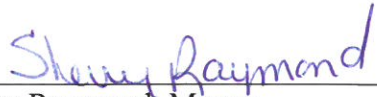
The meeting adjourned at 6:23 pm.

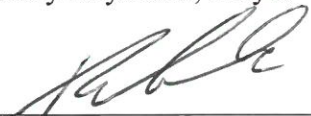
  
\_\_\_\_\_  
Roger Bell, Councilmember


  
\_\_\_\_\_  
Jared Iverson, Councilmember

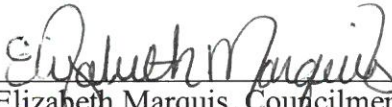
  
\_\_\_\_\_  
Clifford Peterson, Councilmember

  
\_\_\_\_\_  
Michael Costello, Councilmember

  
\_\_\_\_\_  
Sherry Raymond, Mayor

  
\_\_\_\_\_  
Russell Carlson, Councilmember

  
\_\_\_\_\_  
Kevin Wickenhagen, Councilmember

  
\_\_\_\_\_  
Elizabeth Marquis, Councilmember

ATTEST:

  
\_\_\_\_\_  
Dale E. Novobielski, Clerk/Treasurer





**Selah City Council**  
Regular Meeting  
***AGENDA ITEM SUMMARY***

Meeting Date: 3/22/2022

Agenda Number: K-2

Action Item

**Title:** Approval of Claims and Payroll

**From:** Dale Novobielski, City Clerk/Treasurer

**Action Requested:** Approval

**Staff Recommendation:** Approval

**Board/Commission Recommendation:** N/A

**Fiscal Impact:** See claims and payroll registers

**Funding Source:** See claims and payroll registers

**Background/Findings/Facts:** N/A

**Recommended Motion:** I move to approve the Consent Agenda in the form presented (This item is part of the consent agenda).

*Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).*

**Date:**            **Action Taken:** None



**Selah City Council**  
Regular Meeting  
***AGENDA ITEM SUMMARY***

Meeting Date: 3/22/2022

Agenda Number: I-2

Informational Item

**Title:** Public Comments

**From:** Treesa Morales, Public Records Officer

**Action Requested:** Informational - No Action Needed

**Staff Recommendation:** N/A

**Board/Commission Recommendation:** N/A

**Fiscal Impact:** N/A

**Funding Source:** N/A

**Background/Findings/Facts:** N/A

**Recommended Motion:** N/A

*Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).*

**Date:**            **Action Taken:** None

---

**From:** Selah Webmaster  
**Sent:** Saturday, March 12, 2022 12:44 PM  
**To:** Morales, Treesa  
**Subject:** New Public Comment Submission

**Meeting Type / Tipo de Reunión**

council meeting

**Meeting Date / Fecha de la Reunión**

03/22/2022

**Topic / Tema**

utv side by side

**How would you like to provide your comment? / ¿Cómo le gustaría dar su comentario?**

I will submit my comment below for the City Clerk to read aloud at the meeting. / Presentaré mi comentario a continuación para que la secretaria de la ciudad lo lea en voz alta en la reunión.

**How will you attend the meeting? / ¿Cómo te unirás a la reunión virtual?**

I will not be attending. / No voy a asistir.

**First & Last Name / Nombre y Apellido**

Peggy Riel

**Registered Voter?**

Yes

**Residency / Residencia**

Selah 98942  
United States  
[Map It](#)

**Phone Number / Número de Teléfono**

(509) 945-2542

**Email Address / Correo Electrónico**

[peggyriel@yahoo.com](mailto:peggyriel@yahoo.com)

**Written Comment / Comentario Escrito Público**

How is the subject of legalizing UTVs (side by sides) allowed on city streets in Selah coming? My husband and I have one and it is totally street legal with both on road and off tabs. Hoping this will be allowed, please let us know, thank you Peggy Riel.



**Selah City Council**  
Regular Meeting  
***AGENDA ITEM SUMMARY***

Meeting Date: 3/22/2022  
Agenda Number: M-2

Action Item

**Title:** Discussion on Funding Options for the Proposed Law and Justice Center

**From:** Joe Henne, City Administrator

**Action Requested:** Approval

**Staff Recommendation:** Approval

**Board/Commission Recommendation:** N/A

**Fiscal Impact:** None

**Funding Source:**

**Background/Findings/Facts:** The City Council created a committee to evaluate the needs for a new Law & Justice Center and select an Architect that would create a preliminary floor & site plan and cost estimate. The preliminary cost estimate is \$12,600,000.00. The proposed facility will be constructed at 303 West Naches Avenue. The question before Council is how to fund the facility, by ***General Obligation Bonds (Voted and Non-voted)***. There is general information attached to this packet.

**Recommended Motion:**

*Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).*

**Date:**            **Action Taken:**



# Limitation of Indebtedness

## 3.10 Compliance

### 3.10.5 Limitation of Indebtedness

3.10.5.10 The amount of debt a government may incur is limited by the State constitution (Article VIII, Section 6) and individual statutes. Debt limits are based on total taxable property value and vary by type of government. Each government should calculate its available debt capacity each time it is considering issuing additional debt.

3.10.5.20 The following information is needed to complete the calculation:

1. Total taxable property value
2. Total amount of general obligation debt; nonvoted and voted
3. Amount of assets available to pay debt

3.10.5.30 Use the appropriate government type spreadsheet in the Calculation of Limitation of Indebtedness to automatically perform the calculation. If the specific entity type is not available, use the general spreadsheet. With the proper adjustments, this spreadsheet can be used by any municipality to compute its debt limit. Calculate both the constitutional and statutory debt limits.

**3.10.5.40 What is the difference between the constitutional debt limit and the statutory debt limit?**

Although state law (RCW 39.36.060) allows cities and counties to exclude public loans from the statutory debt limit, these loans are **not** excluded from the constitutional limit (RCW 39.69.030).

Example – Assume a city has taken out Public Works Trust Fund loans that are considered to be general obligation debt and equal to 1 percent of its assessed

valuation. These loans are excluded from the statutory debt limit calculation (1.5 percent), but not from the constitutional debt limit calculation (also 1.5 percent). Its statutory margin of indebtedness without a vote would still be 1.5 percent. However, it could only issue an additional 0.5 percent of non-voted debt because to issue any more would exceed the constitutional limit.

Note that many government loans (including some of the Public Works Trust Fund loans) are not considered a *debt* because utility revenues will pay the debt service. [1] Therefore, they are outside both the statutory and constitutional debt limit calculations.

#### 3.10.5.50 What is *debt* for the purpose of calculating my debt limit?

Debt has been broadly interpreted to mean all borrowed money payable from taxes. This includes all **general obligation debt**, but not obligations payable from nontax revenue sources, such as revenue bonds. Also, obligations that can be discharged from funds currently available, such as warrants and accounts payable, are not considered *debt* for purposes of these statutes.

3.10.5.60 General obligation debt includes the following:

- **General Obligation Bonds (Voted and Non-voted)**, including bond anticipation notes which are to be paid off with the proceeds of the bonds. Include interest only if it has matured and is due and payable.
- Deep discount debt (e.g., zero coupon bonds). Report the face amount of the bond less the unamortized portion of the discount.
- Registered warrants issued against the general (current expense) or other **tax supported funds**.
- Lines of Credit, to the extent they are drawn upon.
- Executory conditional sales or installment sales contracts pledging the full faith and credit of the taxing district. (RCW 39.30.010)

- Other obligations of the general or other ***tax supported funds***, except for loan agreements with agencies of the state of Washington or the U.S.A. dated on or after April 3, 1987. (RCW 39.36.060 and RCW 39.69.020)
- Capital leases, principal only (RCW 35.42.200)

**Note:** Counties should not include the debt of junior taxing districts.

3.10.5.70 The following obligations do not constitute debt for debt limitation purposes:

- Outstanding warrants or checks (except for registered warrants)
- Accounts payable and other obligations that will be paid from funds currently available
- Obligations payable from special funds and solely from unanticipated service revenue
- Accrued interest that has not matured
- Refunded or revenue debt
- Special assessment debt
- Interfund loans
- Pension and OPEB obligations
- Pollution remediation liabilities
- Compensated absences
- Contingent liabilities (unless the contingency has been triggered and a liability is recognized)

3.10.5.80 **What is the difference between non-voted and voted debt?**

Non-voted debt is issued without a vote of the taxpayers. The debt service on non-voted debt is paid out of general government revenues. Voted debt is authorized by the taxpayers at an election. The debt service on voted debt is paid from excess property tax levies under RCW 84.52.056.

3.10.5.90 **What is the government's total taxable property value?**

It is the assessed value of taxable property in the county, city or town, ascertained by the last assessment for state or county purposes. Incorporated cities should also include the timber value as defined in RCW 84.33.035.

For purpose of calculating the debt limit, local governments should use the last assessed valuation of taxable property. The ***last assessed valuation*** is the valuation placed on the last completed and balanced tax rolls of the county preceding the date of contracting the debt (RCW 39.36.010, RCW 39.36.015 and RCW 84.52.080).

#### 3.10.5.100 **What assets are available to pay debt?**

Include all applicable cash and cash equivalents available for the payment of general obligations. This includes cash in debt service funds that are reserved for the payment of general obligation debt. Generally, cash outside of debt service funds is used to meet current obligations. Do not include cash or investments that are restricted for other than debt payment purposes. Do not include cash or investments that will be used to make interest payments during the initial months of the subsequent fiscal year prior to property tax collections. Also, do ***not*** include uncollected taxes from prior years except taxes specifically levied for debt redemption.

#### 3.10.5.110 **What is the government's debt limit?**

See the table below for constitutional, general and entity specific limits. If the entity type is not listed, use the general (for all other taxing districts) limits. Also, review the RCW's for the specific entity type to identify any additional requirements.



<b>Debt Limits</b>	<b>Non-Voted</b>	<b>Voted</b>
<b><i>Cities/Towns</i></b> additional for utilities additional for open space/facilities (RCW 39.36.020)  capital leases – principal (RCW 35.42.200)	1.50%    1.50%	2.50% 2.50% 2.50%  2.50%
<b><i>Counties</i></b> additional for counties that have assumed powers of metropolitan municipal corporation (Chapter 36.56 RCW) (RCW 39.36.020)	1.50%  0.75%	2.50%  2.50%
<b><i>Fire Districts</i></b> (RCW 52.16.061, RCW 52.16.080)	0.375%	0.75%
<b><i>Public Hospital Districts</i></b> (RCW 39.36.020)	0.75%	2.50%
<b><i>Library Districts</i></b> (RCW 27.12.222)	0.10%	0.50%
<b><i>Metropolitan Municipal Corporation</i></b> (RCW 35.58.450)	0.75%	5%
<b><i>Metropolitan Park Districts</i></b> (RCW 35.61.100, RCW 35.61.110)	0.25%	2.50%
<b><i>Ports – general</i></b> additional for airport capital improvements (RCW 53.36.030)  additional for foreign trade zone (RCW 53.08.030)  additional for construction (RCW 39.28.030)	0.25% 0.125%   0.1875%	0.75% 0.375%  1.00%  no change
<b><i>Public Utility Districts – for property acquisition</i></b> (RCW 54.24.018)	0.75%	
<b><i>School Districts</i></b> additional for capital outlay (RCW 39.36.020)	0.375%	2.50% 2.50%
<b><i>Transits</i></b> (RCW 35.110.120)	1.50%	5%

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## Footnotes

**[1]** *Debt* is defined as borrowed money payable from taxes (State ex rel. Witter v. Yelle, 65 Wn.2d 660, 339 P.2d 319 (1965); Troy v. Yelle, 36 Wn.2d 192, 217 P.2d 337 (1950). Because most of the Public Works Trust Fund loans are utility infrastructure loans in which user fees payable into special funds are pledged for repayment, these loans fall under the *special fund doctrine* and are considered revenue bond debt, rather than a *debt* of the municipality. (Municipality of Metropolitan Seattle v. Seattle, 57 Wn.2d 446, 357 P.2d 863 (1960)).

*Return to Reference 1*

**This section was last edited by SAO on 12/17/20**

## Passing an excess tax levy

The Washington State Constitution Article 7 Section 2 establishes the requirements for passing an excess levy. ... "the number of persons voting 'yes' on the proposition shall constitute three-fifths of a number equal to 40% of the total votes cast in such taxing district at the last preceding general election..."

To validate, levies must pass with a 60% favorable majority. They must win a *minimum* number of 'yes' votes based on the number of people within the taxing district who voted in the previous November General Election. That minimum number of 'yes' votes is determined by calculating 60% of 40% of the people who voted in the most recent General Election.

### validation formula:

10,000	number of people voting in the jurisdiction at the last General Election
<u>x 40%</u>	
4,000	minimum participation needed to validate
<u>x 60%</u>	
2,400	minimum 'yes' vote required to pass

To pass the levy using the validation formula above, there must be at least

2,400	2,400	Yes votes	96%
-------	-------	-----------	-----

'yes' votes even if only a total of 2,500 people vote on the levy. A levy can still

<u>100</u>	No votes	4%
------------	----------	----

pass even if the issue does not receive the 40% voter turnout, but still receives the 2,500 total votes 100% minimum number of 'yes' votes.

### example:

1,800	Yes votes	60%	Using the validation formula above, this levy fails --
even though the 'yes' vote is 60%,			
<u>1,200</u>	No votes	40%	because the participation did not validate with a
minimum of 4,000 people voting, the			
3,000	total votes	100%	minimum 'yes' vote of 2,400 needed to be achieved.

### example:

4,050	Yes votes	57.86%	Using the validation formula above, this levy fails -- the
participation validated with over			
<u>2,950</u>	No votes	42.14%	4,000 total votes cast, but the proposition must have at
least a 60% favorable majority			
7,000	total votes	100%	to pass.

## Passing a school district levy

In November 2007, Washington State voters passed Engrossed House Joint Resolution

4204 (50.61%) and changed the constitutional requirement as it relates to school district tax levy elections. A school district levy requires a simple majority to pass. (50%+1 favorable vote)

## Passing a bond

Bond propositions must receive a turnout equal to 40% of the total ballots cast in the district at the previous General Election and receive a 60% favorable majority calculated upon the turnout figure stated above.

### validation formula:

10,000	number of people voting in the jurisdiction at the last General Election
<u>x 40%</u>	
4,000	minimum participation needed to validate
<u>x 60%</u>	
2,400	minimum 'yes' vote required to pass

To pass the bond using the validation formula above, the district must have at least 4,000 voters participating in the election and at least 2,400 'yes' votes.

### example:

2,730	Yes votes	70%	Using the validation formula above, this bond fails - regardless of the percentage of 'yes' votes, the minimum participation was not met.
<u>1,170</u>	No votes	30%	
3,900	total votes	100%	

### example:

3,000	Yes votes	60%	Using the validation formula above, this bond passes - both the participation and supermajority requirements were met.
<u>2,000</u>	No votes	40%	
5,000	total votes	100%	





**Selah City Council**  
Regular Meeting  
***AGENDA ITEM SUMMARY***

Meeting Date: 3/22/2022  
Agenda Number: N-1

Action Item
-------------

**Title:** Resolution approving the Purchase of Cell Phones for City Council Members

**From:** Joe Henne, City Administrator

**Action Requested:** Approval

**Staff Recommendation:** Approval

**Board/Commission Recommendation:** N/A

**Fiscal Impact:** \$2,650.41

**Funding Source:**

**Background/Findings/Facts:** To acquire Seven (7) Cellular Phones for the City Council.

**Recommended Motion:** To Approve

*Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).*

**Date:**            **Action Taken:** NONE

RESOLUTION NO. 2904

RESOLUTION AUTHORIZING THE CITY TO PURCHASE CELLULAR PHONES FOR  
COUNCIL MEMBERS

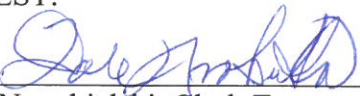
WHEREAS, the City of Selah is wishing to provide City Council members with Cellular Phones; and


WHEREAS, providing these phones provides a communication device that will allow the Council members to voice communicate, email, text and send photos for city business and not count towards their personal plans; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, that cellular phones be provided to City Council members.

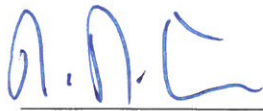
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, this 22<sup>th</sup> day of March, 2022.

ATTEST:

  
\_\_\_\_\_  
Dale Novobielski, Clerk Treasurer

  
\_\_\_\_\_  
Sherry Raymond, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Rob Case, City Attorney



**Selah City Council**  
Regular Meeting  
**AGENDA ITEM SUMMARY**

Meeting Date: 3/22/2022

Agenda Number: O-1

Action Item
-------------

**Title:** Ordinance Amending Ordinance No. 2151 Establishing the 2022 Base Salary and Wage Schedule for Management, Confidential and Unrepresented Employees

**From:** Dale Novobielski, Clerk/Treasurer

**Action Requested:** Approval

**Staff Recommendation:** Recommend approval.

**Board/Commission Recommendation:**

**Fiscal Impact:** immaterial

**Funding Source:** Fund 001 General

**Background/Findings/Facts:** It was determined that the 2022 hourly wage rate for a Recreation program Sports Referee I, or Scorekeeper, was set at a rate lower than the prescribed Department of Labor & Industries level of \$14.29, which was effective January 1, 2022. Accordingly, the attached amendment to Ordinance No. 2151 revises the hourly wage rates for the Recreation program Referees, Scorekeepers and Supervisor.

**Recommended Motion:** Move to approve the Ordinance Amending Ordinance No. 2151 establishing the 2022 Base Salary and Wage Schedule for Management, Confidential and Unrepresented Employees.

*Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).*

**Date:**                      **Action Taken:**

12/14/2021	City Council approved Ordinance No. 2151 Establishing the 2022 Base Salary and Wage Scale for Management, Confidential and Unrepresented Employees.
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ORDINANCE NO. 2160

ORDINANCE AMENDING ORDINANCE NO. 2151 ESTABLISHING THE 2022 BASE  
SALARY AND WAGE SCHEDULE FOR MANAGEMENT, CONFIDENTIAL AND  
UNREPRESENTED EMPLOYEES

THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, does amend the following  
"2022 Base Salary and Wage Schedule" for management, confidential and unrepresented  
employees, as follows:

**PART-TIME AND SEASONAL**

**HOURLY WAGE (gross)**

Recreation Sports Supervisor	\$15.78	\$16.00 hr.
Recreation Programs: Sports Referee III	\$14.79	\$15.00 hr.
Recreation Programs: Sports Referee II	\$14.49	\$14.75 hr.
Recreation Programs: Sports Referee I or Scorekeeper	\$14.23	\$14.49 hr.

The effective date of this Ordinance is January 1, 2022.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF SELAH,  
WASHINGTON this 22<sup>nd</sup> day of March, 2022.

Sherry Raymond  
Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski  
Dale E. Novobielski, Clerk Treasurer

APPROVED AS TO FORM:

A.A.L.  
Rob Case, City Attorney





**Selah City Council**  
Regular Meeting  
**AGENDA ITEM SUMMARY**

Meeting Date: 3/22/2022  
Agenda Number: O-2

Action Item

**Title:** Ordinance Amending the 2022 Budget for the Replacement of a Vehicle in the Code Enforcement/Storm Water Departments

**From:** Dale Novobielski, Clerk/Treasurer

**Action Requested:** Approval

**Staff Recommendation:** Approval

**Board/Commission Recommendation:** Approval

**Fiscal Impact:** \$ 27,000

**Funding Source:** Fund 170 CE Equipment Reserve \$ 13,500 and Fund 415 Sewer \$ 13,500

**Background/Findings/Facts:** The 2021 budget provided for the replacement of a vehicle for the Code Enforcement/Storm Water departments, however the manufacturer could not provide one. For 2022 the City decided to change vehicle models which enabled the manufacturer to complete the order.

**Recommended Motion:** I move to approve an Ordinance amending the 2022 budget for the replacement of a vehicle in the Code Enforcement/Storm Water departments.

*Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).*

**Date:**            **Action Taken:**

ORDINANCE NO. 2161

AN ORDINANCE AMENDING THE 2022 BUDGET FOR THE REPLACEMENT OF A  
VEHICLE IN THE CODE ENFORCEMENT/STORM WATER DEPARTMENTS

WHEREAS, the City desires to replace a vehicle in the Code Enforcement/Storm Water  
departments;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON,  
does ordain as follows: that the Clerk-Treasurer be authorized to amend the 2022 Budget as  
follows:

**001 General**

**Non-Departmental**

001.000.098.397.00.00.00	Interfund Transfers-In – F170 CE Equip Res	\$ 13,500
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001.000.094.594.58.64.00	Machinery & Equipment	\$ 13,500
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**170 CE Equipment Reserve**

170.000.097.597.00.01.00	Operating Transfers-Out – F001 General	\$ 13,500
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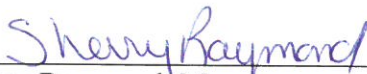
170.000.008.508.10.00.00	New Ending Reserved Cash & Investments	\$ 530,730
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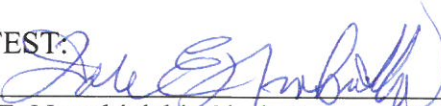
**415 Sewer**

415.000.094.594.35.64.20	Machinery & Equipment	\$ 13,500
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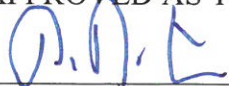
415.000.999.508.80.00.00	New Ending Unreserved Cash & Investments	\$ 989,521
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PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF SELAH,  
WASHINGTON this 22<sup>nd</sup> day of March 2022.

  
Sherry Raymond, Mayor

ATTEST:   
Dale E. Novobielski, Clerk-Treasurer

APPROVED AS TO FORM:

  
Rob Case, City Attorney



**Selah City Council**  
Regular Meeting  
**AGENDA ITEM SUMMARY**

Meeting Date: 3/22/2022

Agenda Number: O-3

Action Item

**Title:** Ordinance Amending the 2022 Budget for a WWTP Facility Plan and Crusher Canyon WW Collection System Improvements

**From:** Dale Novobielski, Clerk/Treasurer

**Action Requested:** Approval

**Staff Recommendation:** Approval

**Board/Commission Recommendation:** Approval

**Fiscal Impact:** \$ 174,474

**Funding Source:** Fund 415 Sewer

**Background/Findings/Facts:** The 2022 budget needs to be increased for WWTP Facility Plan and Crusher Canyon WW Collection System improvement costs which had been budgeted for expenditure in 2021, but not incurred.

**Recommended Motion:** I move to approve an Ordinance amending the 2022 budget for a WWTP Facility Plan and Crusher Canyon WW Collection System improvements.

*Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).*

**Date:**                      **Action Taken:**

ORDINANCE NO. 2162

AN ORDINANCE AMENDING THE 2022 BUDGET FOR A WWTP FACILITY PLAN AND  
CRUSHER CANYON SEWER COLLECTION SYSTEM IMPROVEMENTS

WHEREAS, the City desires to adjust the 2022 Budget for a WWTP facility plan and Sewer collection system improvements on Crusher Canyon;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, does ordain as follows: that the Clerk-Treasurer be authorized to amend the 2022 Budget as follows:

**415 Sewer**

415.000.035.535.80.41.03	WWTP Facility Plan	\$ 80,472
415.000.094.594.35.63.71	Crusher Canyon Collection System Improv	94,002
415.000.999.508.80.00.00	New Ending Unreserved Fund Balance	\$ 1,015,356

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF SELAH,  
WASHINGTON this 22<sup>nd</sup> day of March 2022.

Sherry Raymond  
Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski  
Dale E. Novobielski, Clerk-Treasurer

APPROVED AS TO FORM:

Rob Case  
Rob Case, City Attorney



# COUNCIL ROLL CALL LIST

Meeting Date: 3/22/22

YES	ATTENDANCE	NO
✓	Kevin Wickenhagen	
✓	Jared Iverson	
✓	Elizabeth Marquis	
✓	Clifford Peterson	
✓	Roger Bell	
✓	Michael Costello	
✓	Russell Carlson (MAYOR)	

YES	AIS: 0-3	NO
✓	Kevin Wickenhagen 1	
✓	Jared Iverson	
✓	Elizabeth Marquis	
✓	Clifford Peterson	
✓	Roger Bell	
✓	Michael Costello 2	
✓	Russell Carlson	

UNAN.

YES	AIS: CONSENT	NO
✓	Kevin Wickenhagen	
✓	Jared Iverson	
✓	Elizabeth Marquis	
✓	Clifford Peterson	
✓	Roger Bell	
✓	Michael Costello	
✓	Russell Carlson	

YES	AIS:	NO
	Kevin Wickenhagen	
	Jared Iverson	
	Elizabeth Marquis	
	Clifford Peterson	
	Roger Bell	
	Michael Costello	
	Russell Carlson	

YES	AIS: M-2	NO
✓	Kevin Wickenhagen 1	
✓	Jared Iverson	
✓	Elizabeth Marquis 2	
✓	Clifford Peterson	
✓	Roger Bell	
✓	Michael Costello	
✓	Russell Carlson	

YES	AIS:	NO
	Kevin Wickenhagen	
	Jared Iverson	
	Elizabeth Marquis	
	Clifford Peterson	
	Roger Bell	
	Michael Costello	
	Russell Carlson	

UNAN.

YES	AIS: <del>0-1</del> N-1	NO
✓	Kevin Wickenhagen 2	
✓	Jared Iverson	
✓	Elizabeth Marquis	
✓	Clifford Peterson	
✓	Roger Bell	
✓	Michael Costello	
✓	Russell Carlson 1	

YES	AIS:	NO
	Kevin Wickenhagen	
	Jared Iverson	
	Elizabeth Marquis	
	Clifford Peterson	
	Roger Bell	
	Michael Costello	
	Russell Carlson	

YES	AIS: 0-2	NO
✓	Kevin Wickenhagen	
✓	Jared Iverson	
✓	Elizabeth Marquis	
✓	Clifford Peterson 2	
✓	Roger Bell 1	
✓	Michael Costello	
✓	Russell Carlson	

YES	AIS:	NO
	Kevin Wickenhagen	
	Jared Iverson	
	Elizabeth Marquis	
	Clifford Peterson	
	Roger Bell	
	Michael Costello	
	Russell Carlson	

UNAN.