

City of Selah
City Council Meeting Minutes
October 10, 2023

REGULAR MEETING MINUTES

Call to Order: Mayor Raymond called the meeting to order at 5:30 p.m.

Roll Call

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

Staff Present: Joe Henne, City Administrator; Rob Case, City Attorney; Daniel Christman, Police Chief; James Lange, Fire Chief; Rocky Wallace, Public Works Director; Dale Novobielski, City Clerk/Treasurer; Jeff Peters, Community Development Supervisor; Zack Schab, Recreation Director, and Treesa Morales, Executive Secretary.

Pledge of Allegiance was said by all in attendance

Invocation

Pastor Darin Brown from Selah Harvest Church provided prayer

Getting to know local businesses, agencies, or people

Kevin McKay, Superintendent from the Selah School District spoke, and provided an update on schools. After expressing his appreciation for the positive partnership between the School District and the City, the 5-minute timer sounded. Councilmember Bell moved to allow Mr. McKay and additional 5-minutes to finish his presentation. Councilmember Iverson seconded. Mr. McKay continues and updated the Council on the plans to continue encouraging students and maintain their high graduation rate. Mr. McKay also notified the Council of the district's plan to begin working on a long-term facilities plan and increasing safety measures in the schools.

Comments from the public

Mayor Raymond read the stipulations of the rules for public comments.

Audience member Katrina Henkle spoke to provide Council with an update on the SDA and their upcoming events.

Consent Agenda (all items listed with an asterisk (*) are considered part of the consent agenda and are enacted in one motion).

Mayor Raymond presented the stipulations of the Consent Agenda. Councilmember Carlson moved to add agenda item 13-A to the consent agenda. Councilmember Wickenhagen seconded.

Mayor Raymond restated the motion and asked council for discussion. Hearing none, she requested a voice vote to approve the motion. By voice vote motion carries.

Councilmember Carlson moved to approve the consent agenda as amended. Councilmember Wickenhagen seconded. Hearing no further discussion, Mayor Raymond requested a voice vote to approve the motion. By voice vote motion carries.

Mrs. Morales read the Consent Agenda:

- A. Treesa Morales Approval of Minutes: September 26, 2023 Study Session and Council Meeting

- B. Dale Novobielski Approval of Claims and Payroll:
Payroll Checks No. 85777-85794 for a total of \$363,325.06
Claim Checks No. 180574-180638 for a total of \$642,962.89

- 13-A Rocky Wallace Resolution Authorizing the Public Works Director to Electronically Sign a Washington State Recreation and Conservation Office Funding Agreement for the Local Parks Maintenance Grant Program

General Business

12-A-i. Discussion regarding the commercial property located at 102 East Naches Ave with Property Owner, Lisa Gordon

Lisa Gordon, owner of the property in discussion, explained to council her desires to develop the property at 102 East Naches Ave, or be faced with having to fence off the property to keep people from parking in the available spaces. Ms. Gordon explained that they have a retail company who is interested in developing the building, but would want to expand it to include 10,000 - 15,000 square feet of retail space. Doing so, Ms. Gordon stated, would limit the available parking and prevent her from being able to follow the City's parking regulations.

After more discussion, Ms. Gordon ultimately requested that Council expand the parking exempt areas to the surrounding spaces over to the brick road

Councilmember Wickenhagen asked how many spots are currently available on her land? After counting, Ms. Gordon stated there are 37, but during construction, a dumpster will probably be needed. Councilmember Wickenhagen asked if there was a pathway from the adjacent city property to her lot? Ms. Gordon said no, people just walk through the brush.

Councilmember Carlson asked how many spots were between the post office and first street? Public Works Director, Rocky Wallace clarified that Mr. Carlson means the brick alley next to the post office. Mr. Wallace estimated there are 13 there.

Mayor Raymond asked Ms. Gordon if the retail company was to move into her building, how many employees would they need? Ms. Gordon said she was not sure on their staffing levels, but that they are a local company with four or five stores throughout Yakima, and they want to come to Selah now also. Community Development Supervisor, Jeff Peters, explained that the parking standard provided does not include employees, that the number of required spots includes employee parking.

Councilmember Iverson stated that the retail store would have daytime hours, and not evening, so the parking issue on Naches might not be as bad. Ms. Gordon agreed, saying it would be just like when Wells Fargo was there.

Councilmember Carlson asked if the City's 13 stalls on the brick alley could be used to stay in compliance? Mr. Peters responded that those spots cannot contribute to the business to meet the parking standard, which is part of why Ms. Gordon is asking council to expand the parking exempt areas. Ms. Gordon said she is looking for a solution so they can build out the property, but they are restricted because of the parking rule. Ms. Gordon lamented that if the parking exempt area is not expanded, she will be forced to restrict everyone from parking on the property.

Mr. Peters confirmed there are 19 spots in the brick alley.

Councilmember Wickenhagen clarified with Mr. Peters that the Council could add the spots on the other side of the street to the parking exempt areas? Mr. Peters confirmed, stating the Council could direct staff to review and proceed with expanding the parking exempt areas, or the Council could just decide and make a motion to expand the areas, as long as the motion is specific enough to understand where those areas are.

Councilmember Peterson asked about the businesses on the north side of First Avenue, and if all their lots have access to the alley? And if the council approves to expand the parking exempt areas, would it be pushing the parking problem out further? Mr. Peters said no, because doing so would give both sides of that area the same exemption. Mr. Peters then explained that businesses have to realize that parking on the street is available to anyone.

Councilmember Bell stated that he believes the parking spots in the alley are the most wasted parking areas in the City, and that if the Council can somehow use the space, it benefits everyone so there is less wastes space.

Councilmember Carlson referenced the hand out from Ms. Gordon and asked if it takes into consideration both lots? Ms. Gordon said, correct, the retail expansion would include both lots.

Councilmember Wickenhagen said he agrees with Mr. Bell regarding the brick street as not being utilized enough.

Councilmember Wickenhagen made a motion to extend the parking exempt area to the alley to include the full block. Councilmember Costello seconded. Mayor Raymond restated the motion and asked Council for more discussion.

Councilmember Peterson stated his concerns about the wording, asked for clarification on location. Mr. Peters said expanding the parking exempt area means that anyone inside it would benefit, and outside of the parking exempt area, businesses must still comply with the City code.

Councilmember Carlson asked if a bank was to lease the building as is, would the current available parking qualify, given the current requirements? After discussion, Councilmember Carlson clarified his question to say, if a bank were to tear down the current building and build a new building on the exact same footprint as the current one, would the lot meet the current parking code? Or is it grandfathered in if it doesn't? Mr. Peters responded that if the property was wiped clean, the lot would have to meet current parking standards.

Councilmember Carlson mentioned the small private owned property that could generate a parking space or two and stated that he would like to see that incorporated into the parking exempt area as well. Councilmember Wickenhagen stated his thoughts that that is an exempt area and there are no requirements. Mr. Peters said he was not sure of what property Mr. Carlson is talking about. Mr. Carlson clarified that it is the brick triangle and it could be part of the parking solution. Mr. Peters asked if Mr. Carlson wanted that area to be included? Mr. Carlson said he wanted someone to convert it. Councilmember Bell explained that the City cannot mandate that. Mr. Bell also requested clarification of what areas are being discussed for the parking exemption. Mr. Peters reminded council that if they want staff to expand the parking exempt areas, he would take the change to the Planning commission and hold a public hearing, but that staff would be happy to prepare an amendment.

Councilmember Wickenhagen stated he would like to amend his motion. Mr. Wickenhagen made a motion to move forward with directing City Staff to make that area a parking exempt area and provide identification for what areas it would include. Councilmember Carlson seconded the motion as amended. Mayor Raymond restated the motion and asked Council if there was any more discussion. Councilmember Carlson requested clarification that Mr. Peters would take the amendment to the Planning Commission. Mr. Peters confirmed.

Hearing no further discussion, Mayor Raymond requested Roll Call for the motion. Mrs. Morales called roll: Councilmember Marquis – yes; Councilmember Bell – yes; Councilmember Costello – yes; Councilmember Carlson – yes; Councilmember Iverson – yes; Councilmember Wickenhagen – yes; Councilmember Peterson – yes. Vote passes unanimously. Motion carries.

12-A-ii. Discussion regarding 2024 budget calendar

City Administrator, Joe Henne, provided the council with a briefing on the upcoming budget calendar and reminded Council of the importance of attending the budget planning meetings.

Councilmember Peterson asked where the meetings would be held, if they would be at City Hall. Mr. Henne said probably, since that is where they have been in the past.

Hearing no further discussion, Mayor Raymond moved on to Resolutions.

Resolutions

13-B. Resolution Authorizing the Mayor or Public Works Director to Sign to Agreement No. PTD0799 with the Washington State Department of Transportation

Introduced by Mayor Raymond and presented by Public Works Director, Rocky Wallace. After presentation,

Councilmember Iverson moved to approve the resolution as presented. Councilmember Peterson seconded. Mayor Raymond restated the motion and asked Council for discussion. Hearing no discussion, Mayor Raymond restated the motion and called for a roll-call vote. Mrs. Morales called roll: Councilmember Marquis – yes; Councilmember Bell – yes; Councilmember Costello – yes; Councilmember Carlson – yes; Councilmember Iverson – yes; Councilmember Wickenhagen – yes; Councilmember Peterson – yes. Vote passes unanimously. Motion carries.

Ordinances

14-A. Ordinance Amending Title 2, “Fire”, of the Selah Municipal Code; Providing for Severability; Authorizing Corrections; and Directing Publication and Establishing an Effective Date

Introduced by Mayor Raymond and presented by City Attorney, Rob Case. After presentation,

Councilmember Peterson moved to approve the Ordinance as presented. Councilmember Carlson seconded. Mayor Raymond restated the motion and asked Council for discussion. Hearing none, Mayor Raymond requested roll call. Mrs. Morales called roll: Councilmember Marquis – yes; Councilmember Bell – yes; Councilmember Costello – yes; Councilmember Carlson – yes; Councilmember Iverson – yes; Councilmember Wickenhagen – yes; Councilmember Peterson – yes. Vote passes unanimously. Motion carries.

Reports/Announcements

Departments

- Planning Department – Jeff Peters provided explanation on the Planning Commission minutes and a department update
- Police Department – Chief Christman provided a department update.
- Parks and Recreation Department – Zack Schab provided a department update.
- Public Works – Rocky Wallace provided a department update on projects.

Councilmembers

Councilmember Iverson updated the Council on his recent attendance at the Yakima Basin Fish and Wildlife Recovery Board meeting. Mr. Iverson said that Selah is now being representing and expressed is gratitude for the work the board is doing.

Councilmember Wickenhagen provided information from the Yakima Valley Tourism Board Meeting is went to, stating revenues are down 4-8% for tourism in the valley.

Hearing no further reports, Mayor Raymond notified the public that Council would take a 5-minute break before returning for the executive session.

After break, Mayor Raymond announced that the Council would go into an Executive Session according to RCW 42.30.110(1)(b) - Regarding the acquisition of real estate, and the Council would return to the record in 30 minutes, or at 7:32 p.m.

7:02 p.m. Council went into the Executive Session

7:32 p.m. Council returned to the regular meeting. Mayor Raymond stated that no vote was taken and no decisions were made in the Executive Session.

Adjournment

Councilmember Wickenhagen moved to adjourn the meeting. Councilmember Peterson seconded. By voice vote, motion carries.

Meeting ended at 7:33 p.m.



Roger Bell, Councilmember

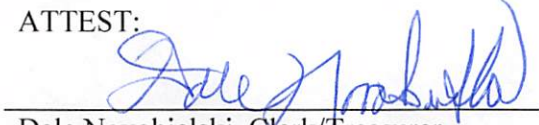


Jared Iverson, Councilmember

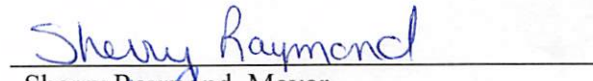


Clifford Peterson, Councilmember

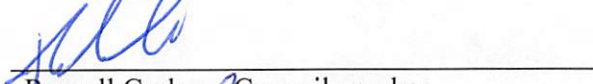
Michael Costello, Councilmember

ATTEST:


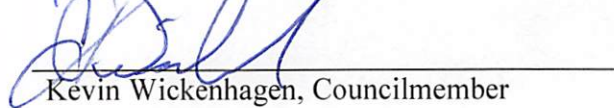
Dale Novobielski, Clerk/Treasurer



Sherry Raymond, Mayor



Russell Carlson, Councilmember



Kevin Wickenhagen, Councilmember

Elizabeth Marquis, Councilmember