

City of Selah
City Council Meeting Minutes
January 23, 2024

Call to Order:

Mayor Bell called the meeting to order at 5:30 p.m.

Roll Call:

Councilmembers Present: Councilmember Monaghan, Clifford Peterson, Michael Costello, Kevin Wickenhagen, William Longmire, Jared Iverson

Absent Member: Elizabeth Marquis

Staff Present: Rich Huebner, City Administrator; Rob Case, City Attorney; James Lange, Fire Chief; Rocky Wallace, Public Works Director; Kimberly Grimm, 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 Josiah Shenk from Harvest Church, Selah provided prayer

Agenda Changes:

Mayor Bell stated that Appendix-A and B regarding the Housing Action Plan, and provided to Council tonight, is to be included with Resolution 13-A and considered for approval.

Comments from the Public:

One prearranged comment from Selland Construction. Mayor Bell requested the Council approve 10 minutes for her to present. Councilmember Wickenhagen moved to approve Ms. Flowers to have 10 minutes for presentation. Councilmember Costello seconded. Motion carries.

Stephanie Flowers, from Selland Construction, presented information on Selland Construction and their support of the Housing Action Plan.

Next, Jason Williams, representative of the Selah Food Bank spoke to the Council regarding the new food bank, completed construction, new hours, and success in receiving donations.

Proclamations and Announcements:

Mayor Bell recognized four Selah High School students for their success in FFA and the "Horsing Around" event. Mayor Bell presented Natalie Barnett, Myranda Bellotti, Gabrielle Felix, and Isabella Hovorka with a certificate of recognition and a Selah coin.

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

Mayor Bell presented the stipulations of the Consent Agenda. Councilmember Wickenhagen moved to approve the Consent Agenda as presented. Councilmember Peterson seconded. Mayor Bell restated the motion and asked council for discussion. Hearing none, Mayor Bell requested a voice vote to approve the motion. By voice vote motion carries.

Approved Consent Agenda:

- A. Treesa Morales * Approval of Minutes from January 9, 2023 Study Session and Council Meeting
- B. Kimberly Grimm * Approval of Claims & Payroll
Payroll Checks No.: 85962 – 86045 for a total of \$744,899.31
Claim Checks No.: 180958 – 181029 for a total of \$1,151,381.99
- C. Rocky Wallace * Resolution Authorizing the Mayor to Sign “Task Order No. 2” with Gray & Osborne, Inc., for Professional Services Related to the City’s East Orchard Avenue Sidewalk Project
- D. Rocky Wallace * Resolution Adopting the City’s Local Road Safety Plan
- E. Rocky Wallace * Resolution Authorizing the Mayor to “Task Order No. 2024-02” with HLA Engineering and Land Surveying, Inc., for Professional Services Related to the City’s Lyle Avenue Water Main Improvements Project

Public Hearing:

Mayor Bell called on Community Development Supervisor, Jeff Peters, or introduce and present the Open Record Public Hearing to Consider Approval and Adoption of the City of Selah’s 2023 Housing Action Plan (HAP). After presentation, Mayor Bell opened the public hearing.

5:48 p.m. – Public Hearing Opened.

Councilmember Wickenhagen asked a question regarding page 14 of the HAP, where is lists implementation of accessory dwelling units (ADUs). Mr. Wickenhagen noted that the HAP indicated that they are not popular with the public, so why are they are listed as an important task? Mr. Peters replied that House Bill 1220 requires that Cities include ADUs in the plan and requires that Cities allow them. Councilmember Wickenhagen asked if that was for the population of Selah or for a higher population? Mr. Peters replied no, the bill includes lower populations like Selah.

Councilmember Wickenhagen asked Mr. Peters what his plan is to complete the list of tasks? Mr. Peters said the HAP gives the rules of the road, but asked Tom Beckwith to provide the answer to Mr. Wickenhagen’s question. Mr. Beckwith came to the podium and explained that

middle housing parameters will be completed by the end of this year. And then the Council and City will have to look at Tier-3 requirements for feasibility. Councilmember Iverson asked if other departments would still be required to approve any new buildings or add-ons? Mr. Peters said yes. Mr. Iverson asked how it is determined who owns what on the property if something like an ADU is purchased? Mr. Peters explained that the original property owner could do a financial segregation to carve off the area of the ADU and provide ownership to the new buyer.

Hearing no further comments from the council, Mayor Bell asked for any comments from the public.

Lisa Gordon, local property owner, spoke during the public hearing and expressed her major concern with the emergency housing permissions on page 14 regarding the permission to allow housing for homeless in the middle part of town. Ms. Gordon said she has a major concern about this and would like to see something solved so the integrity of the downtown area is not diminished. Councilmember Monaghan asked if her concern was regarding accessibility for the homeless or where the buildings housing homeless would be allowed? Ms. Gordon said the location is a big concern – based on what it says in the packet. Mr. Peters explained that this is related to 1437, and that he believes it is a requirement. Mr. Beckwith clarified that it is a requirement that permanent structures for housing for homeless must be approved where ever hotels are allowed.

Hearing no further comments, Mayor Bell closed the public hearing.

6:05 p.m. – Public Hearing Closed.

Resolutions.

Resolution 13-A. Resolution approving and adopting the City of Selah’s 2023 Housing Action Plan.

Introduced by Mayor Bell. Presented by Community Development Supervisor, Jeff Peters. After discussion,

Councilmember Costello moved to approve the resolution as presented. Councilmember Wickenhagen seconded. Mayor Bell restated the motion and asked Council for any more discussion.

Councilmember Iverson asked about Ms. Gordon’s comment of homeless housing. Mr. Iverson said there is not much open land to be purchased for building, but asked if the HAP would allow someone to purchase property to do so. Mr. Peters said if there is a vacant building, someone could redevelop it into a housing shelter. Councilmember Peterson asked where Selah currently has this type of zoning? Mr. Peters pointed to the red area on the map on the wall. Mr. Peterson asked if this was something that could be looked at during a rezoning discussion? Mr. Peters said yes, with the State changes, Mr. Beckwith will be looking at how this will affect the current zoning ordinance and making recommendations to Council and the Planning Commission

regarding different parts of the HAP and address them separately. Mr. Beckwith added that the City will be updating the comprehensive plan and housing regulations next year and the HAP will provide insights and the ability to incorporate it in the updated comprehensive plan.

Hearing no further discussion, Mayor Bell requested roll call from Mrs. Morales. Executive Assistant Morales called roll. Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – absent; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries.

Resolution 13-B. Resolution Declaring that an Emergency Exists Due to Unexpected Failure of the Influent Screen at the City's Wastewater Treatment Plant; Waiving all Typically-Applicable Competitive Bidding Requirements; Authorizing the Public Works Director to Sign One or More Contracts to Purchase all Necessary Replacement Equipment and to Obtain all Necessary Planning and/or Installation Services Without Delay or Further Approval; Authorizing All Necessary Work to Commence Without Delay or Further Approval; And Providing for Publication of Summary and Financial Estimate

Introduced by Mayor Bell. Presented by Public Works Director, Rocky Wallace. After discussion,

Councilmember Monaghan confirmed a new screen would have more guarantees? Mr. Wallace said yes, a new one would be better.

Councilmember Iverson moved to approve the resolution as presented. Councilmember Longmire seconded. Mayor Bell restated the motion and asked Council for any discussion.

Councilmember Costello asked if there was something that needed to be fixed immediately, would still need to wait to come to council for approval? City Administrator Huebner answered that if something needed to happen immediately, Mayor Bell could issue a declaration of emergency, which would allow a waiver of bidding requirements, and then Staff could come to the next Council meeting to ratify actions taken up to that point, and request they approve anything needed beyond that point.

Hearing no further questions, Mayor Bell requested roll call from Mrs. Morales. Executive Assistant Morales called roll. Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – absent; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries.

Ordinances – None

Staff Updates:

The following staff members provided a department update.

Community Development Supervisor, Jeff Peters
Public Works Director, Rocky Wallace
Community Services Supervisor, Zack Schab

City Administrator, Rich Huebner

Councilmember Wickenhagen provided an update on behalf of the SDA. And informed council of the recent action taken by LTAC.

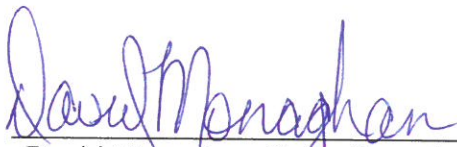
Councilmember Peterson updated Council on his attendance from the SPRSA meeting.

Mayor Bell announced that the City has preliminary agreements on the new collective bargaining agreements with the Union. And reminded Council that the City is moving forward on the purchase of the police station building.

Adjournment

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


Meeting ended at 6:41 p.m.




David Monaghan, Councilmember

ABSENT

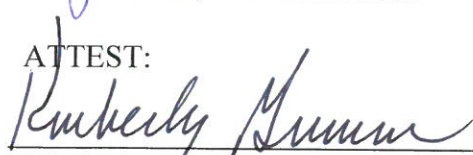
Elizabeth Marquis, Councilmember



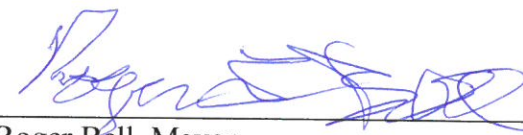
Kevin Wickenhagen, Councilmember



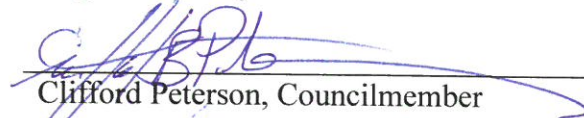
Jared Iverson, Councilmember

ATTEST:


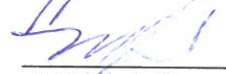
Kimberly Grimm, Clerk/Treasurer



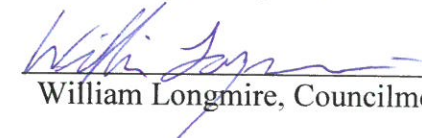
Roger Bell, Mayor



Clifford Peterson, Councilmember



Michael Costello, Councilmember



William Longmire, Councilmember