

**City of Selah**  
**City Council Minutes**  
**August 8, 2023**  
Study Session

Mayor Raymond called the study session to order at 4:30 p.m.

Members Present: Elizabeth Marquis, Roger Bell, Michael Costello, Russell Carlson, Jared Iverson, Clifford Peterson.

Staff Present: Joe Henne, City Administrator; Rob Case, City Attorney; Daniel Christman, Chief of Police; James Lange, Fire Chief; Rocky Wallace, Public Works Director; Jeff Peters, Community Development Supervisor; and Treesa Morales, Executive Secretary.

Community Development Supervisor, Jeff Peters began the discussion by introducing the subject and presenter, Tom Beckwith. After explaining the purpose of the meeting and the reason for the housing action plan, Mr. Peters turned the meeting over to Mr. Beckwith who appeared via Zoom.

After reviewing the power point presentation provided to council, Mr. Peters notified the Council that members of the planning commission were in the audience and available to talk with the councilmembers if they had questions.

Councilmember Carlson referred to slide #30, regarding renting or owning. Mr. Carlson noted that there are a high number of residents who would prefer to own their own home, and asked Mr. Beckwith if he knew what type of home they want to own. Mr. Beckwith replied, they can only qualify that the responders want to own, not what type of home.

Councilmember Carlson then asked about the development options noted on slide #49; and asked if the Canyon Cliff's development would qualify? Mr. Peters responded possibly, or something similar, and noted the different types of options that qualify as shown in the presentation. Mr. Beckwith added that they are not trying to sell a design, just to present a concept, and suggested different options that would reduce costs to build. Mr. Beckwith stated that reducing size, or using modular or container homes, can save anywhere from 4-26% independently, or when combined, can reduce overall costs by 49-59%.

Councilmember Bell referred to the Option A vs. B, and said that based on these numbers, the City should take Option A which is based on the average income for Selah versus the average income for the county as shown in Option B. Mr. Bell stated there did not seem to be any advantage to selecting Option B, and asked Mr. Beckwith why the City would consider it? Mr. Beckwith responded that legislative mandates and the Office of Financial Management state that every city needs to try to find a balance between the income groups, and that cities should work to match the countywide numbers. Mr. Beckwith pointed out that Method A is achievable and that Method B is harder to obtain, but both should be considered. Councilmember Bell stated that if the City uses County numbers that they would be on the low end compared to Selah

numbers and that would create a disproportionate amount of lowest end homes in Selah. Mr. Beckwith responded that Cities are supposed to do their fair share to provide options at the different levels.

Councilmember Bell commented about a recent meeting he attended with a Commercial Loan Officer was talking about the availability of money for housing and indicated that if someone is not currently owner occupied, the odds of getting a loan are near zero. Mr. Bell asked Mr. Beckwith if this is considered if the developers are working to meet the requirements but the units won't be owner occupied. Mr. Beckwith stated that finances are one of the biggest determinates of what someone can afford, and with interest rates so high, the housing market is nearly frozen. Mr. Beckwith said he expects that will change over time, and between now and then, most programs are focusing on construction, not finance.

Mayor Raymond asked council if there were any other questions.

Lisa Smith, Chair of the Planning Commission, approached the podium to introduce herself to the Council and said the Planning Commission was equally overwhelmed with the information too. Ms. Smith stated the Planning Commission is more in favor of Option A, but they are not sure how the County is going to allow the City to incorporate the County numbers. Ms. Smith also pointed out that the Commission will watch for incentives and zoning changes, and thanked Mr. Peters and his staff for all their work in getting the word out regarding the surveys, and invited any Councilmember to attend the Planning Commission meetings.

Mr. Beckwith added that there was a lot of data presented, the bulk of which will go into appendices to the final plan, which will only be about 20 pages of information depending on what the Council decides to adopt.

Mayor Raymond thanked Mr. Beckwith and told Council there will be a five minute break.

**City of Selah**  
**City Council Meeting Minutes**  
**August 8, 2023**  
Regular Meeting

- 1) **Call to Order:** Mayor Raymond called the meeting to order at 5:38 pm.
- 2) **Roll Call**
  - A. Councilmembers Present: Elizabeth Marquis, Roger Bell, Michael Costello, Russell Carlson, Jared Iverson, Clifford Peterson
  - B. 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; Ron Anderson, Recreation Coordinator, and Treesa Morales, Executive Secretary.
- 3) **Registering in record of Councilmember absence(s) as excused absence(s), per SMC 1.06.070**

Councilmember Carlson moved to excuse Councilmember Wickenhagen from the meeting. Councilmember Peterson seconded. By voice vote, motion carries.

- 4) **Pledge of Allegiance**
- 5) **Invocation with Don Cline from the Church of Bible Baptist Church of Selah.**
- 6) **Announcement of changes, if any, from previously-published agenda: None**
- 7) **Getting to know local businesses, agencies and/or people**
- 8) **Comments from the public**

A. Pre-arranged oral comments

- a) Executive Secretary Morales read the single comment received by the City from community member William Longmire:

*“Item 13-E in the June 13, 2023 Council Agenda Packet was a resolution for the payment of money and needed a majority vote of all members of the council. Mr. Case stated it was a resolution for the payment of money during the meeting and then referenced a hearsay MRSC correspondence from the prior City Administrator who has since been fired. RCW 35.A.12.100 is very specific and states that the Mayor “shall have a vote only in the case of a tie in the votes of the councilmembers with respect to matters other than the passage of any “resolution for the*

*payment of money.” I challenge the legality of the tie breaking vote by the Mayor and believe this resolution should go back to council for a majority vote of all members of the council.”*

- B. Reading of received written comments – None
- C. Oral comments by people in attendance - None

**9) Proclamations/Announcements - None**

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

Councilmember Bell noted that the minutes indicated that Councilmember Wickenhagen was not present, but he was – under section 2-A.

Councilmember Bell moved to approve the consent agenda as amended. Councilmember Iverson seconded. Hearing no further discussion, Mayor Raymond called for Roll Call. Ms. Morales called roll: Councilmember Marquis – yes; Councilmember Bell – yes; Councilmember Costello – yes; Councilmember Carlson – yes; Councilmember Iverson – yes; Councilmember Wickenhagen – absent; Councilmember Peterson – yes. Motion carries.

Ms. Morales read the Consent Agenda:

- A. Treesa Morales Approval of Minutes: July 25, 2023 Council Meeting
- B. Dale Novobielski Approval of Claims and Payroll:  
Payroll Checks No. 85713-85736 for a total of \$377,956.36  
Claim Checks No. 180308-180368 for a total of \$295,846.23

**11) Public Hearings**

- A. Public Hearing to Receive Public Input Regarding the Potential Adoption of the “Selah Transit Development Plan 2024-2029 and 2022-2023 Annual Report” per Record Public Hearing to Consider Adoption of the Body Worn Camera (BWC) Redaction Cost Study Completed by the Selah Police Department and City Staff’s Proposed BWC-Specific Fee Schedule

Presented by City Administrator, Joe Henne. After presentation, Mayor Raymond opened the public hearing at 5:46 p.m. Mayor Raymond asked for council discussion. Hearing none, Mayor Raymond closed the public hearing at 5:47 p.m.

**13-G (RELOCATED) Resolution Adopting the “Selah Transit Development Plan 2024-2029 and 2022-2023 Annual Report”**

Introduced by Mayor Raymond, presented by City Administrator, Joe Henne. After presentation, Councilmember Peterson moved to approve the Resolution as presented. Councilmember Costello seconded. Mayor Raymond asked for discussion.

Councilmember Bell pointed out under 11-A on page 7, the plan says in 2029, all transit vehicles will be converted to hybrid and yet on page 11, they show an increase in fuel gallons by 2029. Mr. Bell suggested they adjust these numbers if they truly are going to have hybrid vehicles. Mr. Henne said they can look into it, and that the statement says they hope to have electric vehicles, but are unsure if it is possible and it depends on technology.

Hearing no further discussion, Mayor Raymond restated the motion and requested roll call. Ms. Morales called roll: Councilmember Marquis – yes; Councilmember Bell – yes; Councilmember Costello – yes; Councilmember Carlson – yes; Councilmember Iverson – yes; Councilmember Wickenhagen – absent; Councilmember Peterson – yes. Motion carries.

## **12) General Business**

- A. New Business: None**
- B. Old Business: None**

## **13) Resolutions**

- A. Resolution Authorizing the Mayor to Sign a Twelve-Page Janitorial Services Agreement with ABM Industry Groups, LLC, and Also Authorizing City Staff to Issue Written Notice of Termination to Operation Omni.**

Introduced by Mayor Raymond and presented by City Administrator, Joe Henne. After presentation,

Councilmember Bell moved to approve the Resolution as presented. Councilmember Marquis seconded. Mayor Raymond restated the motion and asked Council for discussion.

Councilmember Carlson mentioned that in the past, we attempted to add on services at the Civic Center, and the companies said it was too much, and wondered what ABM's opinion is on increased charges. Mr. Henne said he is going to have a sit down with them to make sure our position is clear. Mr. Henne said ABM mentioned that perhaps the contract is different than what was portrayed, but when he spoke to Spokane County and the City of Pasco, both spoke very highly of the company. City Attorney Case added that the issue of the Civic Center is if it is recurring or unexpected. Mr. Case referred to exhibit B and stated if the work is ongoing, both parties will need to come to an agreement.

Councilmember Peterson asked who determines if it is recurring or not? Mr. Case said it could go either way, and if no conclusion is reached, the two parties could separate. Mr. Case explained part of the reason the contract is structured in a month to month is so either party can get out of the deal if no conclusion can be reached.

Hearing no further discussion, Mayor Raymond restated the motion and requested roll call. Ms. Morales called roll: Councilmember Marquis – yes; Councilmember Bell – yes; Councilmember Costello – yes; Councilmember Carlson – yes; Councilmember Iverson – yes; Councilmember Wickenhagen – absent; Councilmember Peterson – yes. Motion carries.

**B. Resolution Amending Resolution No. 3029 for Additional Funding for the City's Emergency Water Well #5 Project**

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

Councilmember Bell moved to approve the resolution as presented. Councilmember Peterson seconded. Mayor Raymond restated the motion and asked Council for discussion.

Councilmember Marquis stated that this request is for a ton of extra money, and asked what else still needs to be considered, such as a new pump? Mr. Wallace stated that the well was drilled approximately in 1955, and all this work is in an effort to make the well work for another 10 years before the City might need to drill a new well. Mr. Wallace stated the current well is technically on Tree Top land, so the City may need to consider buying the land to drill a new well, or drill in another nearby location where a new well can still be on the same aquifer. Ms. Marquis asked Rocky if had any idea how much it would cost to drill a new well? Rocky replied, no. Mr. Henne stated that in order to drill a new well, the City would have to apply for a different point of location to draw from because the current water rights are tied to that section of township, but that he estimates a new well could be around \$1.5 million.

Hearing no further discussion, Mayor Raymond restated the motion and requested roll call. Ms. Morales called roll: Councilmember Marquis – yes; Councilmember Bell – yes; Councilmember Costello – yes; Councilmember Carlson – yes; Councilmember Iverson – yes; Councilmember Wickenhagen – absent; Councilmember Peterson – yes. Motion carries.

**C. Resolution Authorizing the Mayor to Sign a Transportation Improvement Board (TIB) Funding Application for the 2023 Urban Arterial Program for the East Goodlander/Lancaster Road Traffic Signal Project**

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

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

**D. Resolution Authorizing Public Works to Purchase Two Snow Plows and One Sander**

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

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

**E. Resolution Authorizing the Mayor to Sign a Contract with Ascent Foundations & More, LLC, Related to the City’s Naches Avenue and City Hall Improvements Project**

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

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

Councilmember Carlson asked Mr. Wallace about Selland Construction, and noted there are other projects they have been awarded, but the mobilization for this bid makes it seem like they do not have any equipment here. Mr. Wallace said they are here for the Fremont project. Mr. Carlson asked why they bid \$14,000 for mobilization? Mr. Wallace replied it was because they needed different equipment.

Hearing no further discussion, Mayor Raymond restated the motion and requested roll call. Ms. Morales called roll: Councilmember Marquis – yes; Councilmember Bell – yes; Councilmember Costello – yes; Councilmember Carlson – yes; Councilmember Iverson – yes; Councilmember Wickenhagen – absent; Councilmember Peterson – yes. Motion carries.

**F. Resolution Authorizing the Mayor to Sign a Contract with Ascent Foundation & More, LLC, Related to the City’s North Tennis Courts Reconstruction Project**

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

Councilmember Iverson moved to approve the resolution as presented. Councilmember Carlson seconded. Mayor Raymond restated the motion and asked Council for discussion.

Councilmember Carlson pointed out that there are two projects discussed today, and two mobilizations listed, specifically with Bidder #2 being right next door to us, and they still bid \$30,000 for mobilization for this project. Mr. Wallace said he was not sure why it was so high. Councilmember Carlson asked if there was a way to discourage it? Mr. Wallace said no because they are sealed bids.

Hearing no further discussion, Mayor Raymond restated the motion and requested roll call. Ms. Morales called roll: Councilmember Marquis – yes; Councilmember Bell – yes; Councilmember Costello – yes; Councilmember Carlson – yes; Councilmember Iverson – yes; Councilmember Wickenhagen – absent; Councilmember Peterson – yes. Motion carries.

#### **14. Ordinances - None**

#### **15. Reports/Announcements**

##### **A. Departments**

- Police Department – Chief Christman provided a department report, stating that the National Night out event was a great success and they are already making plans for next year’s event. Chief noted that the Regional Crime Lab was up and running and accepting evidence for processing. Chief also explained the benefits in data provided by the Crime Lab with regards to crime mapping around our City and how it can aid when applying for grants. Chief Christman also discussed a movement occurring around the valley to regionalize communication throughout the County, specifically with regards to dispatch services. Chief pointed out that if the current system goes down, there is no back up or automatic transfer to another county. Chief explained the benefits to having a single-radio system between fire and police and the need. Chief also explained that, right now, all 911 money received is going to SunComm, but with a regionalized dispatch system, the County could get some of the money back to build a center. Chief then told the Council that, soon, he will be bringing forward information on the regional SWAT team.

Mayor Raymond asked for an update on the Flock Cameras

Chief Christman said he thought there was supposed to be a meeting today, but it will be tomorrow, where they will look at sites where the cameras will be installed. Chief said he hopes all eight cameras will be live by next week.

- Fire Department – Chief Lange provided a department update, starting with the fact that the County Commissions said he was supposed to have an ARPA update by today, but that has not happened. Chief explained to council that a conditional offer for the Deputy Chief position has been signed so the background check is beginning, and hoping to start on September 1, 2023. Chief also told council that the Capital Improvement Plan was posted on the Fire Department website last night, and he is beginning to work on the 2024 budget for the Fire Department.
- Planning Department – Jeff Peters provided a department update, specifically regarding the City’s Housing Plan Update. Mr. Peters explained that, recently, he has a conversation with the county about the housing action plan and the two different options, and that since the County is really understaffed, they were very thankful for the information we provided them. Mr. Peters also stated that the County said they were going to work with the City on this process and if we wanted to go with Option A, they County said they would work with us on it. Mr. Peter also asked Council to decide if they wanted him to post the new survey in the local newspaper or just to Selah residents?



Mayor Raymond and Councilmember Peterson asked if we were legally bound to print it in the paper? Mr. Peters said no. Councilmember Marquis asked what the advantage was for printing it in the paper? Mr. Peters stated it would mean its available to everyone, which increases the number of results and provides a broader prospective, but that might not be what the Council wants if they only want to look as responses from Selah residents. Seeing confirmation from Council that they do not feel it necessary to print in the paper, Mr. Peters said he would only advertise to local businesses and residents. Mr. Peters then provided Council an update on the upcoming public hearing regarding the new day care in the old Bike Boys building. Mr. Peters said the hearing examiner should deliver his findings by Thursday this week, and most likely the outcome will result in a closed record public hearing for Council in either August or September.

- Parks and Recreation – Ronald Anderson provided a department update for Parks and Recreation and the Civic Center, stating that youth fall soccer will begin soon and there is already over 360 registrations. Mr. Anderson then explained the work the department is doing to encourage more programs and participation at the Civic Center.
- Public Works – Rocky Wallace provided a department update explain projects on Fremont and the work being done to manage traffic. Mr. Wallace told Council of the work on the Valleyview, 3<sup>rd</sup> Street, and Southern Avenue project and that he is excited to begin work on the sidewalks at City hall, the tennis courts, and the ballfield. Mr. Wallace noted that the lower high school parking lot and Carlon park parking lot will be closed tomorrow for seal coating, but expects it will be open by 4:00 p.m.

Councilmember Carlson asked if the Fremont project would be completed by the time school starts? Mr. Wallace said yes, mostly, though he’s not sure if the paving will be done before school starts, but the schedule shows we will be, so that’s the goal. Councilmember Carlson asked how long it takes to change a water meter. Mr. Wallace said anywhere from 30 minutes to an hour depending on leaks or how long its been there.

- Finance – Mr. Novobielski provided a department update, stating it was a little early in the month to give a tax update. Mr. Novobielski said the annula cost of living adjustment from Medstar ended up being 4.5%. Mr. Novobielski also told Council the Auditor will be on site around the middle of September.

**a. Councilmembers**

Councilmember Bell reported that the regional swim championships went fantastic and that parking extended two to three blocks from the pool.

Councilmember Carlson provided an update on behalf of the Selah Downtown Association, explaining that the B&O program is still open, and reminded council of bingo on the third Thursday of each month.

Councilmember Iverson explained he would be going to Cle Elum for the annual Basin Fish and Wildlife meeting.

**b. City Attorney – No report.**

- c. **City Administrator** – Mr. Henne told council he received a letter from WCIA regarding increases for insurance next year. And that interviews for the City Administrator Position would begin next Tuesday.

**16. Closed Session: RCW 42.30.140(4)(b) – Regarding collective bargaining negotiations**

**Mayor Raymond** introduced the Closed session regarding RCW 42.30.140(4)(b) – Regarding collective bargaining negotiations, and stated the Council will meet for one hour and be back at 7:55 p.m.

6:55 p.m.: Closed session began.

7:55 p.m.: Closed session ended. Mayor Raymond said they were back on the record, and that no decisions were made, no votes were taken. Mayor Raymond said they needed more time and would go back into closed session until 8:15 p.m.

7:55 p.m.: Closed session continued.

8:15 p.m.: Closed session ended. Mayor Raymond said they were back on the record, and that no decisions were made, no votes were taken. Mayor Raymond asked the Council if they wanted more time? Councilmember Marquis said no, Councilmember Bell said no, Councilmember Costello said no, Councilmember Carlson said no, Councilmember Iverson said if there are councilmember who still have things they need to say, they should provide them with the opportunity. Mayor Raymond agreed, and stated she wanted to make certain Mr. Henne knew what the Council wanted him to present to the union. Mayor Raymond said they were going to go back into the Closed session and be back on the record at 8:45 p.m.

8:17 p.m.: Closed session continued.

8:45 p.m.: Closed session ended. Mayor Raymond said they were back on the record, and that no decisions were made, no votes were taken.

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**17. Adjournment**

Councilmember Bell moved to adjourn the meeting. Councilmember Carlson seconded.

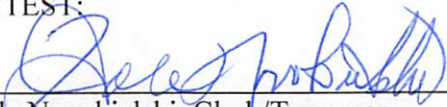
Meeting ended at 8:47 p.m.

  
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Roger Bell, Councilmember

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

  
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Clifford Peterson, Councilmember

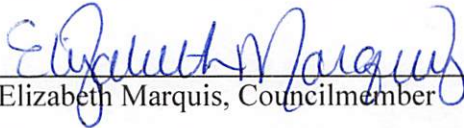
  
\_\_\_\_\_  
Michael Costello, Councilmember

ATTEST:  
  
\_\_\_\_\_  
Dale Novobielski, Clerk/Treasurer

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

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

**ABSENT**  
\_\_\_\_\_  
Kevin Wickenhagen, Councilmember

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