

City Council Meeting - Hybrid (In-Person & Electronic) (Tuesday, May 23, 2023)

Generated by Sherri St Clair on Tuesday, May 23, 2023

1. Opening Items.

Procedural: 1.01 Call To Order

Mayor Hernández called the meeting to order at 7:01 PM.

Procedural: 1.02 Roll Call

PRESENT:

Mayor - Norma L. Hernández

Council Members – Paul Jessup, Michael Cleveland, Tito Espinoza Jr., Loren Peterson, Melodie Williams, Heather Schermann, Monica Boyle

Staff- Administrator, Mike Rizzitiello; City Attorney, Rea Culwell; Finance Director, Brian Carleton; Robert McAndrews, Public Works Director; Kevin Wolpert, Water Quality Operator; Community Development Director; Jon Rickard; City Clerk, Sherri St. Clair

Also Present - Bob Stowe - Stowe Development & Strategies
Alex Fazzari - JUB Engineers
Connie Kruger - Stonehenge Development & Government

MEMBERS EXCUSED:

MEMBERS ABSENT:

Procedural: 1.03 Pledge of Allegiance

Information: 1.04 Public Comment - None

2. Consent Agenda.

Action (Consent): 2.01 AB 23124 - Approve Agenda for May 23, 2023

Action (Consent), Minutes: 2.02 AB 23125 - Approve Council Minutes from May 9, 2023

Action (Consent): 2.03 AB 23126 - Cancellation of the June 13, 2023 Council Meeting.

Action (Consent): 2.04 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Council by a single motion. Most of the items listed under the consent agenda have gone through previous review either during the budget process, at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Council Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Council Member.

Council Member Schermann made a motion to approve the consent agenda. Second by Member Boyle and the motion passed 7-0.

3. Presentations.

Discussion, Information: 3.01 AB 23127 - Juneteenth Proclamation -

Mayor Hernández presented the Juneteenth Proclamation noting the park needs to be changed to Washington Park.

Discussion, Information: 3.02 AB 23128 - LGBTQIA+ Proclamation - Mayor Hernández presented the LGBTQIA+ Proclamation.

4. Public Hearings - None

5. Action Items.

Action: 5.01 AB 23129 - Tax Increment Financing Ordinance -

Rea Culwell informed the Council that the City is in the last stage of the Tax Increment Financing (TIF). Ms. Culwell explained the the TIF will allow the City to borrow funds for public infrastructure and improvements and in turn the City will be able to capture a portion of the tax revenue increase. Ms. Culwell informed the Council that the City has recieved the Project Analysis review from the Washington State Tresurers Office with comments and suggestions. Ms. Culwell informed the Council that the City has either already done what has been suggested or will do what is suggested as the City moves forward which is monitoring the costs of the development and in ensuring that the developments are being assessed accurately.

Discussion ensued.

Council Member Peterson made a motion to approve Ordinance No. 23-007, an ordinance designating the Stone Creek/Downtown College Place Tax Incremenet Area, setting a sunset date for the increment area, identifying the public improvements to be financed, indicating the City's intent to issue bonds to finance public improvement costs in a maximum principal amount not to exceed \$8,186,000.00, providing that the increment area will take effect on June 1, 2023, imposing a deadline for commencement of construction, and providing for related matters. Second by Member Schermann and the motion passed 7-0.

Action: 5.02 AB 23130 - Interlocal Agreement with City of Walla Walla to Develop Equitable Rate to Send Treated Wastewater to Walla Walla -

Mr. McAndrews informed the Council that at the February 14, 2023 Council Meeting this Interlocal Agreement (ILA) was tabled pending more information. Furthermore, FCS group presented more information on the differences between a renter, customer, and partner models as well as examples at the Joint College Place and Walla Walla Council Meeting on April 19, 2023. The City is requesting that the Council approve an interlocal agreement with the City of Walla Walla to have FCS group conduct a study and prepare a memorandum of their findings regarding sending treated wastewater to Walla Walla, with Walla Walla and College Place each paying half of the \$46,600.00 cost of the study.

Discussion ensued.

It was recommended that FCS Group change the terminology for customer and renter models. In addition, it was noted that the statement that regionalization would be more expensive is incorrect as actual costs of regionalization are still unknown.

Council Member Espinoza made a motion to adopt Interlocal Agreement to share in costs to determine rates and/or charges for Walla Walla to accept treated wastewater from College Place. Second by Member Boyle and the motion passed 7-0.

Action: 5.03 AB 23131 - Resolution of Support for College Place Safety Action Plan application into the Federal Safe Streets and Roads for All Grant Program -

Mr. Rizzitiello informed the Council that the City applied for the Implimentation grant last year but due to a lack of required elements in the City's Local Road Safety Plan, the City was not approved the grant. This year, the City would like to apply for a grant to complete a Safety Action Plan. If the City is awarded the Safety Action Plan grant, the City could apply for the Federal Department of Transportation in 2024 and 2025 for the Impementation grant.

Council Member Boyle made a motion to adopt Resolution #23-033 which is a resolution of support for Federal Department of Transportation Safe Streets and Roads for All Grant Application for College Place Safety Action Plan. Second by Member Jessup and the motion passed 7-0.

Action: 5.04 AB 23132 - Resolution of Support for College Place Urban Forestry Grant for Tree & Irrigation Installation Throughout Community -

Mr. Rizzitiello informed the Council that the Federal Government is offering a one-time grant program funded by the Inflation Reduction Act. Based upon the City's demographics, the grant program offers a match waiver that could be applied to the installation of trees and irrigation along SW Mojonnier, the installation of trees and irrigation along new east-west road near the Stone Creek development, the installation of trees near key intersections along SE 12th, and the instalation of trees along the Whitman Drive multi-use path.

Discussion ensued.

Council Member Peterson made a motion to adopt Resolution #23-034 which is a resolution of support for grant application into the USDA Forest Service Urban Forestry Grant Program for installation of trees and irrigation throughout the community. Second by Member Boyle and the motion passed 7-0.

Action: 5.05 AB 23133 - Resolution Declaring Water System Emergency -

Mr. McAndrews informed the Council that the City is still waiting for components to get Well No. 6 running. H&N Electric performed electric tests on the City's wells and determined that Well No. 2 is showing signs of power transmission cord failer and should not be used unless neccessary. In addition, H&N Electric informed the City that Well No. 3 is showing signs of insulation failure on the windings on the motor and may stop working without notice. H&N has informed the City that they can repair the Well No. 3 motor and have it reinstalled in about two weeks. Meanwhile, Walla Walla has indicated that they are able to provide water to the City's interties if an emergency is declared in writing.

Council Member Schermann made a motion to approve Resolution #23-035 Declaring a Water System Emergency and authorizing the City Administrator and/or Public Works Director to allocate funds and resources accordingly. Second by Member Williams and the motion passed 7-0.

Action: 5.06 AB 23134 - 2023 Sewer CIPP -

Mr. McAndrews informed the Council that JUB Engineers identified a section of the City's existing sewer system that is in poor condition and in need of repair. The City has selected Curved in Place Piping (CIPP) to repair the sewer project. The City has utilized the CIPP method in the past. In addition, JUB Engineers has assisted the City in obtaining grant funds to finance most of the poject. The City would like to sign the contract with JUB engineers to continue the design and construction phase engineering services for the 2023 CIPP Project.

Discussion ensued.

Council Member Jessup made a motion to authorize City Administrator to sign Agreement for Professional Services with JUB engineers for design and construction phase engineering services for the 2023 CIPP Project. Second by Member Boyle and the motion passed 7-0.

Action, Information: 5.07 AB 23135 - Mojonner Road Contract Amendment for Final Design -

Mr. McAndrews informed the Council that PBS Engineering has reached the 75 percent design for the Mojonner Road Reconstruction Project and it ready to move forward with the final design and right-of-way aquisition. This project was approved in the 2023-2028 Capital Facilities Plan, funded by a Federal MPO grant, Transportation embark grant, TIB grant, and local TIF.

Council Member Boyle made a motion to allow the Public Works Director to sign supplemental agreement number 02 for PBS Engineering to complete design and right of way acquisition services for the Mojonner Road Reconstruction Project. Second by Member Schermann and the motion passed 7-0.

Action, Information: 5.08 AB 23136 - SW 6th and SW 8th Sidewalk Improvement Project -

Mr. McAndrews informed the Council that the City was awarded a Community Block Development Grant (CDBG) for sidewalk improvement and water valve replacement on SW 6th Street and sidewalk improvements on SW 8th Street. The City has been working with Anderson Perry & Associates. However, the bids received were higher than expected. Therefore, the City and Anderson Perry reached out to the Washington State Department of Commerce regarding the bid tabulations and was offered an additional \$276,816 from the department to complete both sidewalk projects.

Discussion ensued.

Council Member Schermann made a motion to award the sidewalk improvements for SW 6th St, SW 8th St, and 6th St water valve replacement to Nelson Construction in the amount not to exceed \$718,000. Second by Member Peterson and the motion passed 7-0.

Action: 5.09 AB 23137 - Martin Airport Annexation -

Mr. Rickard informed the Council that Martin Airport LLC has submitted an application to annex approximately 235 acres into the City of College Place. There are four parcels of land included in the Martin Airport property and two other parcels owned by other individuals. The annexation method being used is referred to as the 60 percent method in which the petitioner of the annexed area must own at least 60 percent of the property value in the area being proposed for annexation. The other two parcel owners have not agreed to annexation.

Discussion ensued.

Council Member Peterson asked Mr. Rickard read the motion on his behalf.

Council Member Peterson made a motion to geographically modify the annexation to include the right-of-way of Whitman Drive; require the simultaneous adoption of zoning regulations; require the assumption of all or any portion of existing city indebtedness by the area to be annexed; and set a public hearing date of July 11, 2023. Second by Member Jessup and the motion passed 7-0.

Action: 5.10 AB 23138 - Rowe Annexation -

Mr. Rickard informed the Council that the City discovered three properties that have been connected to City sewer since the 1970's but have not received a bill. The state law allow the City to bill back six years and

City policy is to bill back three years. However, if in instances where the property is not within the municipal boundary, the City will can offer forgiveness of back-billing in exchange for annexation. Ms. Rowe, the owner of the three properties, has applied to annex the properties.

Council Member Boyle made a motion to require the simultaneous adoption of zoning regulations; require the assumption of all or any portion of existing city indebtedness by the area to be annexed; to set a public hearing date of July 11, 2023, and to accept the annexation as proposed. Second by Member Schermann and the motion passed 7-0.

6. Administrative Reports.

Discussion, Information: 6.01 AB 23139 - Water Quality Report -

Mr. McAndrews introduced Mr. Wolpert, the City's Water Quality Controller. In response to a Council Member's question regarding the Water Quality Report, Mr. Wolpert informed the Council that the State Department of Health found that the City's water is safe according to state guidelines. However, in early 2022 the City did not meet its monitoring requirements as there were some water samples that were missed. Mr. McAndrews informed the Council that the employee that missed the samples is not longer employed with the City. Mr. McAndrews also clarified that because the water samples were missed, the City is required to include in the Water Quality Report that some water sample tests were missed and the City cannot positively confirm there was no contamination at that time.

Discussion ensued.

7. Informational Reports.

Information: 7.01 AB 23140 - CPPD Monthly Report

Information: 7.02 AB 23141 - Metropolitan Planning Organization (MPO) Grant Announcement

Information: 7.03 AB 23142 - Proposed Decennial MPO Boundary Update

Information: 7.04 AB 23143 - Senate Bill 5336 - Blake Fix Bill

8. Executive Session - None

9. Closing Items.

Discussion, Information: 9.01 Good of the Order? - None

Council and Mayor Hernández commented on the success of the Spring Block Party and commended the hard work of the City staff, Walla Walla University, and all those who participated and came to the event.

Action: 9.02 Conclusion - Motion to Conclude the Meeting.

Council Member Espinoza made a motion to conclude the meeting at 9:04 PM. Second by Member Williams and with no objection, the meeting concluded.

Approved:

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Norma L. Hernández

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Norma L. Hernández – Mayor

Attest:

DocuSigned by:

Sherri St. Clair

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Sherri St. Clair – City Clerk

The foregoing minutes are the official record of the City Council meeting that occurred May 23, 2023. Further detail may be obtained by reviewing the actual audio recording made during this session.