

City Council Meeting - Hybrid (In-Person & Electronic) (Tuesday, July 11, 2023)*Generated by Sherri St Clair on Tuesday, July 11, 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, Loren Peterson, Monica Boyle

Staff- City Administrator, Michael Rizzitiello; City Attorney, Rea Culwell; Finance Director, Brian Carleton; Community Development Director; Jon Rickard; City Clerk, Sherri St. Clair

Also Present - Drew Davis, Tarragon

MEMBERS EXCUSED: Tito Espinoza Jr.; Melodie Williams; Heather Schermann

MEMBERS ABSENT:

Procedural: 1.03 Pledge of AllegianceInformation: 1.04 Public Comment -

Ms. St. Clair informed the Council that the City received five public comments in regards to various public hearings on the agenda. Stanley Green at PO Box 95 in College Place submitted a public comment in regards to the Transportation Improvement Plan that is included in Item 4.02 on the agenda. Jim Fry of College Place Public Schools submitted a public comment in regards to the Martin Airport Annexation included in Item 4.04. Phillip Martin of Lumen in Tulsa Oklahoma submitted a public comment in regards to the Martin Airport Annexation and Martin Airport Zoning hearings included in Items 4.04 and 4.05. Brent and Thyra Hinshaw of 397 Martin Field Lane in College Place submitted a public comment in regards to the Martin Airport Annexation and Martin Airport Zoning hearing included in Items 4.04 and 4.05. In addition, Patricia Johnston of 1410 SW Greeley Street in College Place submitted a public comment in regards to the Martin Airport Annexation hearing included in Item 4.04.

2. Consent Agenda.Action (Consent): 2.01 AB 23161 - Approve Agenda for July 11, 2023Action (Consent), Minutes: 2.02 AB 23162 - Approve Council Workshop Minutes from June 6, 2023Action (Consent), Minutes: 2.03 AB 23163 - Approve Council Minutes from June 27, 2023Action (Consent): 2.04 AB 23164 - Cancellation of the August 1, 2023 Council Workshop and the August 8, 2023 Council MeetingAction (Consent): 2.05 AB 23165 - Appointment of Norman Thiel to the Parks, Arbor, and Recreation BoardAction (Consent): 2.06 Excuse Absences of Council Members Schermann and Espinoza

Action (Consent): 2.07 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 Boyle made a motion to approve the consent agenda. Second by Member Jessup and the motion passed 4-0.

3. Presentations - None

4. Public Hearings.

Procedural: 4.01 Procedure for Public Testimony

Discussion, Information: 4.02 AB 23166 - 2024 to 2029 Transportation Improvement Plan -

Mr. Rizzitiello informed the Council that Washington State Department of Transportation and Federal Department of Highways require that municipalities submit a six-year Transportation Improvement Plan (TIP) with Washington State. The six-year plan outlines street, chip seal, pedestrian projects, as well as the road resurfacing program. Within the TIP, first year projects are more concrete due to budgeted funding whereas future year's projects often require funding opportunities to arise.

Discussion ensued.

Mayor Hernández opened the public hearing at 7:16 PM

Testimony:

Stanley Green at PO Box 95 in College Place submitted a public comment with concerns regarding the description of Project 17 on the map including a signalized intersection at the Taumarson/Peppers Bridge intersection. Mr. Green also recommended addressing several deficiencies in the area along Taumarson Road between SR 125 and Larch Avenue as well as continuing the addition of sidewalks in areas that are lacking.

Council Member Cleveland made a motion to close the public hearing at 7:17 PM. Second by Council Member Peterson and the motion passed 4-0.

Discussion, Information: 4.03 AB 23167 - USDA-RD Grant/Loan Program Public Meeting: Lions Park Community Center Architectural Plans and Construction -

Mr. Rizzitiello informed the Council that the United States Department of Agriculture - Rural Development is offering a community facilities grant and loan program. The City would like to replace the Community Center as phase two of the Lions Park renovation. There are also other options for funding that may be available to help fund the construction of a new community center.

Discussion ensued.

Mayor Hernández opened the public hearing at 7:22 PM

Testimony: None.

Council Member Jessup made a motion to close the public hearing at 7:23 PM. Second by Council Member Boyle and the motion passed 4-0.

Discussion, Information: 4.04 AB 23168 - Martin Airport Annexation -

Mr. Rickard informed the Council that Eben Corliss of Martin Airport LLC had applied to annex approximately 235 acres. There are also two properties included in the annexation that are not owned by Martin Airport LLC. The method of annexation used is the sixty percent petition as Martin Airport's assessed value meets this method requirement.

Discussion ensued.

Mayor Hernández opened the public hearing at 7:32 PM

Testimony:

Alan Fisher of 857 Covey Court in College Place gave an in-person public comment in favor of the Martin Airport Annexation. Fisher is a user of the airport and noted an interest in learning more about the annexation.

RL McFarlane of 3731 Middle Waitsburg Road in Walla Walla gave an in-person public comment on the annexation application and submitted the comment into the record. McFarlane provided public comment in regards to Martin Airfield LLC's pre-existing Airport Overlay District zoning amendment filed with Walla Walla County. In addition, McFarlane encouraged the College Place City Council to review a Growth Management Act workshop available on the City of Walla Walla's website.

Nicole of 710 Balm Street in Walla Walla provided a public comment virtually via Zoom on behalf of the family at 1827 W. Whitman Drive in College Place. Nicole noted that the family has lived at the residence for 40 years and is not in favor of the Martin Airport annexation and zoning. Nicole outlined several reasons the family is against the annexation and zoning.

Jim Fry of College Place Public Schools submitted a public comment in regards to the potential effects on the College Place Public Schools educational facilities and their ability to serve the children of College Place if the Martin Airport Annexation was approved.

Phillip Martin of Lumen in Tulsa Oklahoma submitted a public comment in regards to Lumen facilities in the proposed construction area.

Brent and Thyra Hinshaw of 397 Martin Field Lane in College Place submitted a public comment in regards to their opposition of the annexation of Martin Airport. The Hinshaws operate a farm and feel that annexation will negatively impact their land value and potential farm income. In addition, the Hinshaws request that the City require a buffer as part of any urban growth plans to reduce conflicts between dissimilar land uses and that their property be zoned agricultural if possible or dually zoned light-industrial and single family residence in lieu of agricultural.

Patricia Johnston of 1410 SW Greeley Street in College Place submitted a public comment regarding Johnston's reason for purchasing the home near Martin Airport as it was positioned near farmland. In addition, Johnston requested that all environment and ecological concerns be addressed thoroughly including water issues and in the preservation of the wildlife habitat.

Mr. Rickard provided clarification on SEPA checklist items that were prepared by the City.

Discussion ensued.

Council Member Boyle made a motion to close the public hearing at 7:58 PM. Second by Council Member Peterson and the motion passed 4-0.

Discussion, Information: 4.05 AB 23169 - Martin Airport Zoning -

Mr. Rickard informed the Council that the City prepared an Environmental Checklist that is under review; it is anticipated to be a Determination of Non-Significance (DNS). The zoning proposal is for 143 acres of light industrial and 91 acres as residential with the split of the two zoning categories falling along the boundaries of Doan Creek. Mr. Rickard noted that this is the first of two public hearings regarding the zoning of Martin Airport, the second will take place in September. At the September meeting, it is likely there will be action on the Martin Airport annexation and zoning.

Discussion ensued.

Mayor Hernández opened the public hearing at 8:06 PM

Testimony:

Phillip Martin of Lumen in Tulsa Oklahoma submitted a public comment in regards to Lumen facilities in the proposed construction area.

Brent and Thyra Hinshaw of 397 Martin Field Lane in College Place submitted a public comment in regards to their opposition of the annexation of Martin Airport. The Hinshaws operate a farm and feel that annexation will negatively impact their land value and potential farm income. In addition, the Hinshaws request that the City require a buffer as part of any urban growth plans to reduce conflicts between dissimilar land uses and that their property be zoned agricultural if possible or dually zoned light-industrial and single family residence in lieu of agricultural.

Nicole at 710 Balm Street of Walla Walla asked a question virtually via Zoom regarding a drive that is located in the Martin Airport area. Mayor Hernández informed Nicole that questions are not addressed during public comment, only comments for Council consideration.

Mayor Hernández informed the public for any further questions, please contact Mr. Rickard at the City.

Council Member Cleveland made a motion to close the public hearing at 8:09 PM. Second by Council Member Boyle and the motion passed 4-0.

Discussion, Information: 4.06 AB 23170 - Rowe Annexation -

Mr. Rickard informed the Council that 414 and 421 of NE Lambert and 835 NE Spitzenberg have been connected to City sewer since the 1970's. The City code allows the City to back bill for up-to-six years of utility payments or, if the property is not within the municipal boundary, the City may offer forgiveness in exchange for annexation into the City. The owner of the three properties has applied to be annexed into College Place.

Mayor Hernández opened the public hearing at 8:12 PM

Testimony: None

Council Member Peterson made a motion to close the public hearing at 8:13 PM. Second by Council Member Cleveland and the motion passed 4-0.

5. Action Items.

Action: 5.01 AB 23171 - 2024 to 2029 Transportation Improvement Plan -

Mr. Rizzitiello acknowledged that this item was previously described earlier in the agenda in Public Hearing item 4.02. Mr. Rizzitiello informed the Council that the TIP is due at the end of the month.

Council Member Cleveland made a motion to adopt Resolution No. 23-039 which authorizes the FY 2024-2029 Transportation Improvement Plan. Second by Member Jessup and the motion passed 4-0.

Action: 5.02 AB 23172 - USDA-RD Grant/Loan Program Public Meeting: Lions Park Community Center Architectural Plans and Construction -

This item was previously described earlier in the agenda in Public Hearing item 4.03.

Council Member Jessup made a motion to adopt Resolution #23-040 which supports application into the USDA-RD Community Facility Program for the Lions Park Community Center Replacement Project. Second by Member Peterson and the motion passed 4-0.

Action: 5.03 AB 23173 - Rowe Annexation -

This item was previously described earlier in the agenda in Public Hearing item 4.06.

Council Member Boyle made a motion to approve Ordinance No. 23-008 Annexing 414 NE Lambert Ave, 421 NE Lambert Ave, and 835 NE Spitzenburg St into the municipal boundaries of the City of College Place. Second by Member Cleveland and the motion passed 4-0.

Action: 5.04 AB 23174 - CERB Martin Airfield Area Planning Study- Resolution of Support -

Mr. Rizzitiello informed the Council that the Community Economic Revitalization Board (CERB) offers a grant that will cover 80 percent of the costs to plan the infrastructure needs of the Martin Airfield area annexation. The City would like to apply for the CERB grant to conduct a study of the sites infrastructure and planning needs.

Discussion ensued.

Council Member Peterson made a motion to approve Resolution No. 23-041 authorizing and supporting Community Economic Revitalization Board (CERB) application for the Martin Airfield Area Conceptual Planning & Site Readiness Study. Second by Member Boyle and the motion passed 4-0.

Action: 5.05 AB 23175 - Resolution of Support for Federal Department of Transportation PROTECT Grants related to Reconstruction of SW Mojonner Rd & SE 12th Street -

Mr. Rizzitiello informed the Council the City can apply for Federal Protect grants to assist in the reconstruction costs of SW Mojonner Road and SE 12th Street as these are designated as federal evacuation routes and therefore eligible for this grant.

Council Member Cleveland made a motion to approve Resolution #23-042 which supports pursuing and accepting Federal Department of Transportation PROTECT grant funds for reconstruction of SW Mojonner Rd (College Ave to Bluvue) and SE 12th Street (College Ave to Myra Rd) - College Place East-West Connector Project. Second by Member Peterson and the motion passed 4-0.

Action: 5.06 AB 23176 - FY 2023 Federal Legislative Agenda Revision -

Mr. Rizzitiello informed the Council that there are opportunities to apply for additional monies to assist in the costs of potential projects. Revisions to the 2023 Federal Legislative agenda include the Lions Park Community Center, the replacement of the police department, Phase eight of Highway 12, Broadband, and water system improvements in addition to childcare services, CDBG programming, and mental health support.

Discussion ensued.

Council Member Jessup made a motion to approve Resolution #23-043 which adopts 2023 Federal Legislative Priority Revision for the City of College Place. Second by Member Boyle and the motion passed 4-0.

Action: 5.07 AB 23177 - Contract Amendment with JUB Engineers for 6th St Water Main Replacement -
Mr. Rizzitiello informed the Council that it was realized that there is a sanitary sewer main along SE Birch Avenue between SE 6th Street and SE 4th Street. The City currently has a contract with JUB engineers to design the 6th Street water main replacement and would like to amend the contract with JUB to include the discovered sanitary sewer main. This amendment will add an additional \$37,500.00 to the contract.

Council Member Boyle made a motion to authorize City Administrator to sign contract amendment increasing the 6th Street Water Main Replacement contract with JUB engineers by \$37,500. Second by Member Peterson and the motion passed 4-0.

Action: 5.08 AB 23178 - Resolution of Support for US Department of Energy Solar Energy Improvements in Rural or Remote Areas Community Solar Project -

Mr. Rizzitiello informed the Council that there is a grant opportunity for solar arrays from US Department of Energy that requires no local match. The grant could fund the installation of solar arrays on the rooftops of the Lion's Park Community Center, the College Place Fire Station, and an array on the grounds of the Wastewater Treatment Plant.

Council Member Peterson made a motion to adopt Resolution No. 23-044 which support's the City's grant application into the US Department of Energy Solar Energy Improvements in Rural or Remote Areas Community Solar Project. Second by Member Cleveland and the motion passed 4-0.

Action: 5.09 AB 23179 - Resolution of Support for State Recreation Conservation Office Local Park Maintenance Grants - Autumn Meadows Park -

Mr. Rizzitiello informed the Council that there is a grant opportunity through the State Recreation Conservation Office Local Park Maintenance Program that the City would like to apply for to assist in maintenance activities of the City's newly acquired Autumn Meadows park.

Discussion ensued.

Council Member Boyle made a motion to adopt Resolution No. 23-045 which support's the City's grant application into the State RCO Local Parks Maintenance Program for Autumn Meadows Park Rehabilitation Activities. Second by Member Jessup and the motion passed 4-0.

Action: 5.10 AB 23180 - Resolution of Support for TIB Arterial Preservation Program - SE 12th Street (College to Sky Avenue) -

Mr. Rizzitiello informed the Council that the City would like to apply for the TIB Arterial Preservation Grant to help pay for the overlay on SE 12th Street in the event that the City is not awarded the Department of Transportation Protect grant.

Discussion ensued.

Council Member Cleveland made a motion to adopt Resolution No. 23-046 which support's the City's SE 12th Street (College to Sky) Project application into the TIB Arterial Preservation Grant Program. Second by Member Boyle and the motion passed 4-0.

Action: 5.11 AB 23181 - Resolution of Support for TIB Active Transportation Program - SE 8th Street (Birch to Larch) -

Mr. Rizzitiello informed the Council that 8th Steet is now federally classified. The City would like to apply for the TIB Active Transportation Grant to fund install a sidewalk on the south side of the road in areas that it is

missing and add a rapid flashing beakin at the intersection of 8th Street and Larch Ave.

Council Member Jessup made a motion to adopt Resolution No. 23-047 which support's the City's SE 8th Street (Birch to Larch) Active Transportation Project application into the TIB Active Transportation Grant Program. Second by Member Boyle and the motion passed 4-0.

Action: 5.12 AB 23182 - Resolution of Support for TIB Urban Arterial Grant Program - SW Mojonnier Rd (College to Bluvue) Reconstruction -

Mr. Rizzitiello informed the Council that the City would like to apply for the TIB Urban Arterial Grant to help fund the SW Mojonnier Road reconstruction from College to Bluvue.

Council Member Peterson made a motion to adopt Resolution No. 23-048 which support's the City's SW Mojonnier Rd (College to Bluvue) Reconstruction Project into the TIB Urban Arterial Grant Program. Second by Member Boyle and the motion passed 4-0.

6. Administrative Reports.

Discussion, Information: 6.01 AB 23183 - Draft Cybersecurity Plan -

Mr. Rizzitiello asked the Council review the Draft Cybersecurity Plan. Mr. Rizzitiello informed the Council that the City must have a cybersecurity plan to apply for grant funding.

Discussion ensued.

Discussion, Information: 6.02 AB23184 - City Local Road Street Tree Urban Forestry Management Plan -

Mr. Rizzitiello asked the Council to review the Urban Forestry Management Plan.

7. Informational Reports.

Information: 7.01 AB 23185 - WSDOT Pedestrian & Bike Post Office Crosswalk

Information: 7.02 AB 23186 - FEMA Water Tower Retrofit Project

Mr. Rizzitiello informed the Council that the City applied for FEMA Hazard Mitigation funds five years ago for cross-bracing and new paint on the water tower. Mr. Rizzitiello noted that the City's application was recently discovered, however, costs have increased since the application was submitted and Mr. Rizzitiello is waiting for a response regarding the issue.

Information: 7.03 AB 23187 - Recognition - Yard of the month recipients for June 2023 - 512 Whitman

8. Executive Session - None

9. Closing Items.

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

Action: 9.02 Conclusion - Motion to Conclude the Meeting.

Council Member Boyle made a motion to conclude the meeting at 8:44 PM. Second by Member Cleveland and with no objection, the meeting concluded.

Approved:

DocuSigned by:

Norma L. Hernández

Norma L. Hernández – Mayor

Attest:

DocuSigned by:

Sherri St. Clair

Sherri St. Clair – City Clerk

The foregoing minutes are the official record of the City Council meeting that occurred July 11, 2023. Further detail may be obtained by reviewing the actual audio recording made during this session.