

City Council Meeting - Hybrid (In-Person & Electronic) (Tuesday, October 24, 2023)

Generated by Sherri St Clair on Tuesday, October 24, 2023

1. Opening Items.

Procedural: 1.01 Call To Order

Mayor Hernández called the meeting to order at 7:00 PM.

Procedural: 1.02 Roll Call

PRESENT:

Mayor - Norma L. Hernández

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

Staff- Finance Director, Brian Carleton; Community Development Director, Jon Rickard; City Clerk, Sherri St. Clair

Also Present -

MEMBERS EXCUSED: Melodie Williams

MEMBERS ABSENT:

Procedural: 1.03 Pledge of Allegiance

Information: 1.04 Public Comment -

Chris Keller of 622 SW 1st Street in College Place made a public comment referring to his family's participation in city government in College Place, the development of College Place, property values, and inflation.

Ms. St. Clair informed the Council that the Community Development Director, Jon Rickard, received four written comments regarding the Hodgins - Konen Annexation. These comments are included in Action Item 5.05. These comments include:

- Kim Sams on behalf of her mother in opposition to being annexed.
- Attorney Lenard L Wittlake on behalf of Julio and Silvia Barbosa objecting to the expansion of easements for Aufty Lane.
- Kayla Zimmer of 1954 S. College Ave asking to have their names/property removed from the petition.
- Paul Gonseth of the Washington State Department of Transportation commented that no direct access to I-82 will be allowed.

2. Consent Agenda.

Action (Consent): 2.01 AB 23242 - Approve Agenda for October 24, 2023

Action (Consent), Minutes: 2.02 AB 23243 - Approve Council Minutes from October 10, 2023

Action (Consent): 2.03 AB 23244 - Cancellation of All Future November City Council Workshops

Action (Consent): 2.04 AB 23245 - Appointment Confirmation of Youth Advisory Commission Members for the 2023-2024 Academic Year

Action (Consent): 2.05 - Excuse Absence of Council Member Williams

Action (Consent): 2.06 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.

Clerk note: Excusing the absence of Council Member Williams was not included in the consent agenda at the time of the vote. Council voted to amend the motion to include the absence of Council Member Williams in the consent agenda.

Council Member Schermann made a motion to approve the consent agenda. Second by Member Boyle and the motion passed 6-0.

3. Presentations.

Information: 3.02 AB 23246 - Proclamation for College Place Arbor Day -
Mayor Hernandez read the College Place Arbor Day Proclamation.

Information: 3.03 AB 23247 - Proclamation for Veterans Day -
Mayor Hernandez read the Veterans Day Proclamation.

4. Public Hearings.

Procedural: 4.01 Procedure for Public Testimony

Discussion, Information: 4.02 AB 23248 - 2024 Revenue and Property Tax Levy Presentation and Public Hearing -

Mr. Carleton informed the Council that the State allows for a one percent increase in property taxes. However, the City is recommending a zero percent increase in property taxes. Mr. Carleton presented the 2024 Property Tax Levy Presentation and the 2024 Revenues Presentation.

Discussion ensued.

Mayor Hernández opened the public hearing at 7:35 PM

Testimony:

- **Chris Keller of 622 SW 1st Street inquired about the amount of property tax that goes to the City and City bonds.**
- **Kai Cater of 88 1st Street made a comment regarding how property taxes are spent.** Clerk note: this attendee joined via Zoom and this comment is believed to be spam.
- **Mary of 412 SE 5th Street made a comment regarding property taxes.** Clerk note: this attendee joined via Zoom and this comment is believed to be spam.

Council Member Schermann made a motion to close the public hearing at 7:44 PM. Second by Council Member Peterson and the motion passed 6-0.

Discussion ensued.

Mayor Hernandez noted that Council Member Williams was not excused in the consent agenda. The Council amended the motion of the consent agenda before moving forward.

5. Action Items.

Action: 5.01 AB 23249 - Resolution to Accept Washington State Military Department Grant for College Place Water Tower Seismic Retrofit: Phase 1 -

Mr. Carleton informed the Council that the City had submitted a grant application to the State five years ago for seismic retrofitting of the water tower located in the Public Works Yard. The City's lobbyist worked with the State to find the City's application. The water tower dates back to 1947 and was not designed for seismic events. The grant would cover the phase 1 of the project which is to complete the engineering.

Discussion ensued.

Council Member Jessup made a motion to adopt Resolution #23-059 which accepts Washington State Military Department Hazard Mitigation Grant for College Place Seismic Retrofit Phase 1 totaling \$207,000 and directing City Administrator to sign necessary documents to implement. Second by Member Cleveland and the motion passed 6-0.

Action: 5.02 AB 23250 - Engineering Services Agreement with RH2 Engineering for College Place Water Tower #1 Seismic Retrofit Project -

Mr. Carleton informed the Council that the City would like to sign an agreement with RH2 Engineering to complete the engineering for the water tower retrofit that was presented in the Action Item 5.01. Mr. Carleton informed the Council that 90 percent of the engineering would be covered by the grant while the other 10 percent is funded by the water utility. Furthermore, RH2 Engineering was chosen based on their previous involvement in City projects.

Council Member Boyle made a motion to adopt Resolution #23-060 allowing City Administrator to enter into Engineering Services Agreement with RH2 Engineering for College Place Water Tower #1 Seismic Retrofit (Phase 1). Second by Member Peterson and the motion passed 6-0.

Action: 5.03 AB 23251 - Adoption of College Place Right of Way Procedures -

Mr. Rickard informed the Council that the City has not update its Right of Way (ROW) Procedures since 2013. Mr. Rickard informed the Council that before the City can receive funds for ROW on the Mojonner Road Reconstruction project, the City must update the ROW procedures in accordance with the Washington State Department of Transportation guidelines.

Council Member Cleveland made a motion to approve Resolution No. 23-061 adopting Right of Way procedures for real property acquisition and relocation activities on projects administered by the City of College Place. Second by Member Schermann and the motion passed 6-0.

Action: 5.04 AB 23252 - Amendment No. 3 for Lions Park Improvements (Kiwanis Upgrades for Farm Market) -

Mr. Rickard provided a brief update on Lions Park. Mr. Rickard informed the Council that due to public feedback, the City would like to hold the College Place Farmers Market at Kiwanis Park while Lions Park is under construction next year. Mr. Rickard informed the Council that to support the farmers market at Kiwanis Park, the park will need additional electrical outlets. Furthermore, this electrical upgrade would be useful for other City events.

Discussion ensued.

Council Member Schermann made a motion to authorize City Administrator to sign Amendment No. 3 to the Agreement for Professional Services with Anderson Perry Engineers for improvements to Kiwanis Park so it can accommodate Farm Market during construction of Lions Park. Second by Member Boyle and the motion passed 6-0.

Action: 5.05 AB 23253 - Hodgins - Konen Annexation -

Mr. Rickard informed the that the City received an annexation application on August 25, 2023. However, the application contained two errors regarding an individual that was not authorized to sign the petition on behalf of the property owner and a resident that signed the petition under the impression that they had to. The property owners of these properties have requested to be removed from the application. The remaining applicant's property makes up over 60 percent of the proposed annexation area. Failure to annex in the two properties that do not want to be annexed into the City will result in an island in the annexation area.

Discussion ensued.

Council Member Peterson made a motion to 1) Modify the Boundary to include parcels 350602140056, 350602140057 as depicted on the draft annexation area map. 2) Require the simultaneous adoption of zoning regulations of General Commercial for parcels 350602140056, 350602140057, 350602140058, and 350602140059. 3) Require the simultaneous adoption of zoning regulation of Single Family Residential for parcels 350602410060, 350602410061, and 350602420040. 4) Require the assumption of all or any portion of existing city indebtedness by the area to be annexed; and 5) Set a public hearing date of November 28, 2023. Second by Council Member Cleveland and the motion passed 6-0.

Action: 5.06 AB 23254 - Contract Amendment to Add Survey Services to the 2023 Sewer CIPP Project -
Mr. Carleton informed the Council that the City is under contract with JUB to design the Cured in Place Piping project. JUB has identified the need to verify pipe, manhole locations, diameters, and access for construction which would be an additional \$17,000 in time and materials. Completing the survey would will help the City provide better bid documents and avoid potential change orders during construction.

Council Member Jessup made a motion to authorize City Administrator to sign contract amendment to the 2023 Sewer CIPP Agreement with JUB Engineers to provide survey services to locate and identify pipes and manholes for the project. Second by Member Boyle and the motion passed 6-0.

6. Administrative Reports - None

7. Informational Reports.

Discussion, Information: 7.01 Draft Fiscal Year 2024 State & Federal Legislative Agenda

Discussion, Information: 7.02 Draft FY 2024 to 2029 Capital Facility Plan

Discussion, Information: 7.03 Draft FY 2024 to 2029 Equipment Replacement Plan

Discussion, Information: 7.04 Draft FY 2024 to 2029 Information Technology Plan

Discussion, Information: 7.05 Transportation Benefit Districts

8. Executive Session - None

9. Closing Items.

Discussion, Information: 9.01 Good of the Order?

Mayor Hernández apologized to the Council and meeting guests for having had to experience the incidents that took place during the Property Tax Levy hearing, from the attendees comments that are believed to be spam.

Action: 9.02 Conclusion - Motion to Conclude the Meeting.

Council Member Schermann made a motion to conclude the meeting at 8:20 PM. Second by Member Espinoza 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 October 24, 2023. Further detail may be obtained by reviewing the actual audio recording made during this session.