

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; Loren Peterson; Heather Schermann

Staff- City Administrator, Michael Rizzitiello; City Attorney, Rea Culwell; Finance Director, Brian Carleton; Public Works Director, Robert McAndrews; City Clerk, Sherri St. Clair; Deputy Clerk, Athen Reid

Also Present - Byron Gunnerson - Gunnerson Consulting and Communication Site Services, LLC
Brett Reall - Gunnerson Consulting and Communication Site Services, LLC
Luafataalae Voigt - Walla Walla University
Jordan Green - Walla Walla Sleep Center
Melodie Williams

MEMBERS EXCUSED:

MEMBERS ABSENT:

Monica Boyle

Procedural: 1.03 Pledge of Allegiance

Information: 1.04 Public Comment - None

2. Consent Agenda.

Action (Consent): 2.01 AB 24086 - Approve Agenda for April 23, 2024 meeting.

Action (Consent), Minutes: 2.02 AB 24087 - Approve Council Minutes for April 9, 2024

Action (Consent): 2.03 AB 24088 - Utility Unit Charge Protocol Code Amendment - Ms. Culwell

Action (Consent): 2.04 Excusing the Absence of Council Member Williams

Action (Consent): 2.05 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 Peterson made a motion to approve the consent agenda. Second by Member Espinoza and the motion passed 5-0.

3. Presentations.

Information: 3.01 AB 24089 - Walla Walla Sleep Center Presentation -

Mr. Green presented on the mission, logistics, and statistics of the Walla Walla Sleep Center. This included data from the past 3 years, and prospective updates and expansions.

Discussion ensued.

Information: 3.02 AB 24090 - Downtown Public Parking Lots Presentation

Luafataalae Voigt shared her Senior Project with the council members. The project analyzed benefits and logistics of 4 potential public parking lot proposals for Downtown College Place.

Discussion ensued.

Information: 3.03 AB 24091 - Engaging consultant to facilitate and administer lease of city property to private parties – Verizon use of City water tower space.

Ms. Culwell shared the proposed agreement between the City and Gunnerson Consulting in regard to taking on the management and administration of property leases of City Property, i.e. the Water Tower.

Discussion ensued.

4. Public Hearings - None

5. Action Items.

Action: 5.01 AB 24092 - Resolution Awarding Task Order under On Call City Engineer Contract for 100% Design of new East-West Rd (College to Teal) and intersection of East-West Rd/College to J-U-B Engineers

Mr. Rizzitiello recommended to award the East-West Road project to JUB Engineers under the existing On-Call Engineer Contract as JUB Engineers is already our On-Call engineer and has already surveyed the project area in the past.

Council Member Jessup made a motion to approve Resolution No. 24-025 awarding task order under On Call City Engineer Contract for \$491,500 +10% contingency equaling \$540,650 to conduct 100% design engineering of new East-West Rd and intersection of new East-West Rd with College Avenue. Second by Member Cleveland and the motion passed 5-0.

Action: 5.02 AB 24093 - Allow City Administrator to Sign Consent for Access to Property for Brownfields Assessment - Lions Park Community Center

Mr. Rizzitiello outlined that in an effort to assemble funds for the Lions Park Community Center Renovation, there is an opportunity for state funding via an assessment program. An access agreement is needed to allow Brownfields Assessment to conduct the building assessment.

Council Member Cleveland made a motion to approve Resolution No. 24-026 allowing City Administrator to sign Consent for Access to Property for Brownfields Assessment - Lions Park Community Center Second by Member Espinoza and the motion passed 5-0.

Action: 5.03 AB 24094 - Resolution of Support - Application into Federal Highway Administration Active Transportation Infrastructure Investment Program for SE 12th Street Engineering

Mr. Rizzitiello explained the Federal Highway Administration Active Transportation Infrastructure Investment Program and how it would benefit upgrades to SE 12th Street.

Discussion Ensued.

Council Member Peterson made a motion to approve Resolution No. 24-027 supporting application into the Federal Highway Administration Active Transportation Infrastructure Investment Program for SE 12th Street (College to Myra) Engineering. Second by Member Cleveland and the motion passed 5-0.

Action: 5.05 AB 24095 - Award of the Damson Ave Reconstruction & Rose Street Rechannelization Project.

Mr. McAndrews shared that while both of the bids received were over the engineer's estimate, Eastern Oregon Contracting LLC was the low Bidder for the Damson Avenue reconstruction project.

Council Member Espinoza made a motion to award the Damson Ave Reconstruction & Rose Street Rechannelization Project to Eastern Oregon Contracting LLC in the amount of

~~\$1,004,955.40, and authorize Public works Director to sign contract agreements and approve additional work during the project not to exceed a total of \$2,000,000 Second by Member Peterson and the motion passed 5-0.~~

Action: 5.06 AB 24096 - Engaging Gunnerson Consulting to administer use and leasing of City property to telecommunication companies.

Ms. Culwell referenced presentation 3.03 and the attached agreement draft proposed between the City and Gunnerson Consulting regarding the leases of City Property to telecommunication providers.

Discussion Ensued.

Council Member Jessup made a motion to approve Resolution 24-028 authorizing the Mayor to execute an agreement with Gunnerson Consulting to administer the use and leasing of City property by telecommunication companies upon satisfactory legal review of the terms and conditions of the agreement. Second by Member Espinoza and the motion passed 5-0.

Action: 5.07 AB 24097 - Chip Seal on NE Rose Street from City Limits to NE Lambert Ave

Mr. McAndrews recommended that College Place follow suite in conjunction with the City of Walla Walla on authorizing Central Washington Asphlt to place chip and fog seal on NE Rose Street.

Discussion Ensued.

Council Member Espinoza made a motion to Authorize Central Washington Asphalt to perform chip seal and fog seal on NE Rose Street from City Limits to NE Lambert Ave for an amount not to exceed \$30,000 Second by Member Peterson and the motion passed 5-0.

6. Administrative Reports.

Discussion: 6.01 AB 24098 - Regulating Private Transfer Fees

Ms. Culwell shared recent citizen concerns regarding transfer fees when homeowners sell/buy homes in particular College Place developments. The fees go towards the developers non-profit organization.

Discussion Ensued.

Action: 6.02 AB 24099 - Award of the Lift Station #5 Relocation Project

Mr. McAndrews shared an update on the award process for the Lift Station #5 Relocation Project. Opening bid has been rescheduled.

Discussion Ensued.

7. Informational Reports - None

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 Cleveland made a motion to conclude the meeting at 8:59PM. Second by Member Peterson and with no objection, the meeting concluded.

Approved:

DocuSigned by:

Norma L. Hernández

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Attest:

DocuSigned by:

Athen Reid

Athen Reid - Deputy City Clerk

The foregoing minutes are the official record of the City Council meeting that occurred April 23, 2024. Further detail may be obtained by reviewing the actual audio recording made during this session.