City Council Meeting - Hybrid (In-Person & Electronic) (Tuesday, September 10, 2024)
Generated by Maryelizabeth Garcia on Friday, September 6, 2024

1. Opening Items.
Procedural: 1.01 Call To Order

Mayor Hernández called the meeting to order at 7:02 PM.

Procedural: 1.02 Roll Call

PRESENT:

Mayor -	Norma L. Hernández
Council Members –	Paul Jessup; Michael Cleveland; Tito Espinoza; Loren Peterson; Heather Schermann; Monica Boyle
Staff-	City Administrator, Michael Rizzitiello; City Attorney, Rea Culwell; Finance Director, Brian Carleton; Public Works Director, Robert McAndrews; Community Development Director, Jon Rickard; City Clerk, Maryelizabeth Garcia
Also Present -	
MEMBERS EXCUSED:	Council Member Williams
MEMBERS ABSENT:	

Procedural: 1.03 Pledge of Allegiance

Information: 1.04 Public Comment - Pam Baumgartner of 616 S College Avenue voiced concerns about the lack of parking and easement near her home in lieu of the imminent public parking project to be built on Lot 2 of Short Plat (Auditor's File No. 2005-16313). Baumgartner suggested that the City of College Place purchase her property and left her contact information for response.

2. Consent Agenda
Action (Consent): 2.01 AB 24203 - Approve Agenda for September 10, 2024
Action (Consent), Minutes: 2.02 AB 24204 - Approve Council Minutes from August 27, 2024
Action (Consent): 2.03 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 6-0.

3. Presentations - None

4. Public Hearings - None
Procedural: 4.01 Procedure for Public Testimony

5. Action Items

Action: 5.01 AB 24205 Lift Station No. 5 Change Order to Reinstall Pipe and Manholes and Adjust Project Contingency Funds Accordingly - Mr. McAndrews

Mr. McAndrews and Alex Fazarri from JUB Engineers provided updates and described challenges with the ongoing Lift Station No.5 project. JUB Engineers acknowledged full responsibility and will be reimbursing the City of College Place for the Sewer Grade Changes resulting from engineering errors. Mayor Hernández clarified that it is the City's priority to ensure the road will be constructed properly.

Discussion ensued.

Council Member Cleveland made a motion to increase project contingency by $300,000.00, raising the approved project total from $3,061,466.57 to $3,361,466.57 and authorizing Public Works Director or designee to approve change orders accordingly. Second by Member Jessup and the motion passed 6-0.

Action: 5.02 AB 24206 Public Records Code Update - Ms. Culwell

Ms. Culwell presented updates to Public Records Code including requesters using Next Request for public records requests as well as removing unnecessary language from the code.

Discussion Ensued.

Council Member Boyle made a motion to approve Ordinance 24-012, an Ordinance by the City Council of the City of College Place, Washington to repeal Chapter 2.10 College Place Municipal Code and enacting new Chapter 2.10 College Place Municipal Code regulating Public Records. Second by Member Peterson and the motion passed 6-0.

Action: 5.03 AB 24207 Wastewater Utility Code Update - Ms. Culwell

Ms. Culwell presented updates to Wastewater Utility Code which clarifies base fee charges for wastewater connection and modification fees.

Council Member Peterson made a motion to approve Ordinance 24-013, an Ordinance by the City Council of the City of College Place, Washington to amend College Place Municipal Code 13.08.525 regulating Connection and Modification Fees for Wastewater Services. Second by Member Schermann and the motion passed 6-0.

Action: 5.04 AB 24-200 - City Capital Project List Transmission to County Hazard Mitigation Plan Update Effort. - Mr. Rizzitiello

Mr. Rizzitiello presented on the efforts to transmit the City Capital Project List to the County Hazard Mitigation Plan, which is desirous because it will give the City of College Place to access FEMA, BRIC, and Hazard Mitigation grant dollars.

Council Member Jessup made a motion to adopt Resolution #24-063, which permits the City Administrator to transmit the capital project list to the Walla Walla County Hazard Mitigation Plan Update Effort. Second by Member Espinoza and the motion passed 6-0.

Action: 5.05 AB 24208 Purchase of Vacant Lot for Public Downtown Parking Lot- Ms. Culwell

Ms. Culwell and Mr. Rizzitiello described one of the goals in creating the tax increment financing district, which was to create opportunities for public parking which would waive the parking requirement for future development, allowing for reinvestment along the College Avenue corridor. It was noted that the property sellers have already executed their end of the Purchase and Sale Agreement.

Discussion Ensued.

Council Member Cleveland made a motion to adopt Resolution #24-064, authorizing the City Administrator to execute necessary documents for the City to purchase and acquire real property for the purpose of development of a public parking facility. Second by Member Schermann and the motion passed 6-0.

Action: 5.06 AB 24209 TIF Bond Ordinances for the LTGO Bond - Mr. Carleton
Mr. Carleton described the goals of the LTGO bond to include Mojonnier Road improvements, East-West Road Construction across McKiernan Property, Signalization at College Avenue and East-West Road, and the development of downtown parking lots.

Council Member Cleveland made a motion to adopt Ordinance #24-014 relating to issuance, sale and delivery of not to exceed $8,800,000.00 in aggregate principal amount of limited tax general obligation bonds (LTGO) to fund projects identified in respect of Ordinance # 23-007, designating the Stone Creek/Downtown College Place Tax Increment Area, and appointing the City's designated representative(s) to approve the final terms of the sale of the bonds. Second by Member Boyle and the motion passed 6-0.

Action: 5.07 AB 24210 Refunding of 2014 UTGO bond (Cars Project)- Mr. Carleton
Mr. Carleton presented the balance of the 2014 Cars Bonds, which stands at $3,950,000. The proposed Ordinance is projected to save the City $20,000 to $30,000 per year.

Council Member Cleveland made a motion to adopt Ordinance #24-015 relating to contract indebtedness; providing for the issuance, sale, and delivery of not to exceed $4,100,000.00 aggregate principal amount of unlimited tax general obligation refunding bonds to provide funds to refund certain outstanding Unlimited Tax General Obligation Bonds, 2014 of the City and to pay the costs of issuance and sale of the bonds; fixing or setting parameters with respect to certain terms and covenants of the bonds; appointing the City's designated representative(s) to approve the final terms of the sale of the bonds; and providing for related matters. Second by Member Schermann and the motion passed 6-0.

Action: 5.08 AB 24211 City Public Records Policy
Ms. Culwell presented the companion ask to the Public Records Code Update in Ordinance 24-012 which defines what the City does in response to public records requests.

Council Member Schermann made a motion to approve Resolution No. 24-065, a Resolution by the City Council of the City of College Place, Washington regarding establishing a City Public Records Act Policy. Second by Member Boyle and the motion passed 6-0.

6. Administrative Reports - None

7. Informational Reports
Information: 7.01 Development Activity - Mr. Rizzitiello

8. Executive Session - None

9. Closing Items
Discussion, Information: 9.01 Good of the Order?
Council Member Espinoza suggested the City consider building shelters at bus stops for the bus riders in partnership with Valley Transit.

Action: 9.02 Conclusion - Motion to Conclude the Meeting.

Council Member Espinoza made a motion to conclude the meeting at 8:15PM. Second by Member Peterson and with no objection, the meeting concluded.

Approved:

Signed by:

Norma L. Hernández

E7C117EE7FEC409...

Norma L. Hernández – Mayor

Attest:

Signed by:

Maryelizabeth Garcia

1E6D0AD8E90D4C2...

Maryelizabeth Garcia - City Clerk

The foregoing minutes are the official record of the City Council meeting that occurred September 10, 2024. Further detail may be obtained by reviewing the actual audio recording made during this session.