City Council Meeting - Hybrid (In-Person & Electronic) (Tuesday, August 26, 2025)
Generated by Maryelizabeth Garcia on Monday, August 11, 2025

1. Opening Items.
Procedural: 1.01 Call To Order

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

Procedural: 1.02 Roll Call

PRESENT:

Mayor -	Norma L. Hernández
Council Members –	Michael Cleveland; Loren Peterson; Melodie Williams; Heather Schermann; Monica Boyle
Staff-	City Attorney, Eric Ferguson; Community Development Director, Jon Rickard; Senior Planner, Michael Maret; Finance Director, Brian Carleton; HR Manager, Shawn Doering; City Clerk, Maryelizabeth E. Garcia; Police Chief, Troy Tomaras; Prosecuting Attorney, Michael Rio;
Also Present -	Spencer Montgomer, J-U-B Engineers; E. David Lopez, Council Candidate; John Haid; Council Candidate; Jordan Green, Council Candidate;
MEMBERS EXCUSED:	Tito Espinoza;
MEMBERS ABSENT:	

Procedural: 1.03 Pledge of Allegiance

Information: 1.04 Public Comment - Written Public Comment was received regarding concerns for the pond at Lions Park as well as alleged code enforcement violations, which was distributed to Council Members as required by RCW 42.30.240.

2. Consent Agenda.
Action (Consent): 2.01 AB 25198 - Approve Agenda for August 26, 2025.
Action (Consent), Minutes: 2.02 AB 25199 - Approve Council Minutes from July 22, 2025
Action (Consent), Minutes: 2.03 AB 25200 - Approve Council Workshop Minutes from August 5, 2025
Action (Consent): 2.04 AB 25201- Surplus Equipment - Chief Winter
Action (Consent): 2.05 AB 25218 - Excusing the Absence of Council Member Espinoza
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.

Council Member Schermann made a motion to approve the Consent Agenda. Second by Council Member Boyle and the motion passed 5-0.

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

4. Presentations.
Information: 3.01 AB 25203 - 2025 Calendar Update - Ms. Garcia
Ms. Garcia announced changes to the 2025 Calendar to include both EDTEC and Historic Preservation Commission meetings taking place quarterly instead of monthly, and the transfer of the Artful Celebration event to the CoWalla Creative District group. Ms. Garcia also noted a tentatively scheduled Special Meeting on September 22 at 7PM to evaluate the qualifications of City Administrator Applicants.

Information: 3.03 AB 25204 - Interview Process - Mayor Hernández

Mayor Hernández discussed the logistics of the interview process and asked each candidate to confirm that they have the ability to attend two regular meetings and one workshop each month, pursuant to RCW 42.30.110.

5. Candidate Interviews.

Information: 5.01 AB 25205 - Random Draw Order of Interviews - Ms. Garcia

Ms. Garcia announced the order of interviews as selected by HR Director Doering prior to the meeting: Jordan Green, John Haid, then E. David Lopez. HR Director Doering escorted Mr. Haid and Mr. Lopez outside Council Chambers.

Discussion, Information: 5.02 AB 25206 - Candidate Interview #1 (Est. 7:10 - 7:30)

Mayor Hernández welcomed Jordan Green and explained that he may remain in the meeting at the conclusion of his/her interview. Mayor Hernández then turned the floor over to Council Member Cleveland for the questions. Mr. Green answered the questions and then was given three minutes to provide any additional information he would like the panel to know.

Discussion, Information: 5.03 AB 25207 - Candidate Interview #2 (Est. 7:30 - 7:50)

Mayor Hernández welcomed John Haid and explained that he may remain in the meeting at the conclusion of his/her interview. Mayor Hernández then turned the floor over to Council Member Cleveland for the questions. Mr. Haid answered the questions and then was given three minutes to provide any additional information he would like the panel to know.

Discussion, Information: 5.04 AB 25208 - Candidate Interview #3 (Est. 7:50 - 8:10)

Mayor Hernández welcomed E. David Lopez and explained that he may remain in the meeting at the conclusion of his/her interview. Mayor Hernández then turned the floor over to Council Member Cleveland for the questions. Mr. Lopez answered the questions and then was given three minutes to provide any additional information he would like the panel to know.

6. Executive Session.

Discussion, Information: 6.01 AB 25209 - Adjourn to Executive Session per RCW 42.30.110(1)(h) To evaluate the qualifications of a candidate for appointment to elective office. However, any interview of such candidate and final action appointing a candidate to elective office shall be in a meeting open to the public.

Mayor Hernández announced the Council would adjourn to a 20-minute Executive Session at 8:02 PM with the following people in attendance:

Mayor	Norma L. Hernández
Council Members	Michael Cleveland; Tito Espinoza; Loren Peterson; Melodie Williams; Heather Schermann; Monica Boyle
City Attorney	Eric Ferguson
Staff	Community Development Director, Jon Rickard; City Clerk, Maryelizabeth E. Garcia; Finance Director, Brian Carleton; HR Manager, Shawn Doering;

At 8:22 PM, Clerk Garcia announced a 5-minute extension to the Executive Session.
At 8:27 PM, HR Director Doering retrieved the Candidates who returned to Council Chambers.
At 8:30 PM, Mayor Hernández reconvened the public meeting.

7. Action Items.

Action: 7.01 AB 25210 - Council Position #1 Appointment - Mayor Hernández

Mayor Hernández opened the floor to nominations for appointment to Council Position #1 from members of the Council.

Council Member Cleveland made a motion to appoint E. David Lopez to Council Position 1 with term expiring on December 31, 2025. Second by Council Member Williams and the motion passed 5-0.
Clerk Garcia administered the Oath of Office to Mr. Lopez. Council Member Lopez took his seat in Council Chambers and participated in the meeting henceforth as City Council Member Position #1.

Action: 7.02 AB 25211 - Adopt 2025 City of College Place Comprehensive Safety Action Plan - Mr. Spencer Montgomery (JUB)
Mr. Montgomery reviewed with Council the final iteration of the Comprehensive Road Safety Action Plan. Mr. Montgomery stated that, since it was first presented at the Council Workshop on August 5, 2025, the Utilities & Transportation Advisory Commission requested only one change, which was to include the sentence, "As new data is obtained, the City may update priorities accordingly."

Discussion ensued.

Council Member Williams made a motion to adopt Resolution No. 25-049 which adopts the 2025 City of College Place Roadway Safety Action Plan. Second by Council Member Schermann and the motion passed 6-0.

Action: 7.03 AB 25212 - Contract Amendment for City Prosecutor Services: Rio Foltz PLLC - Mr. Carleton
Mr. Carleton informed the Council that City Prosecutor Michael Rio has been prosecuting more College Place cases than previous attorneys, and the City has been given two additional days for prosecution on the docket. This has resulted in the need for a new 3-year contract with Rio Foltz.

Discussion ensued.

Council Member Schermann made a motion to adopt Resolution No. 25-050 which amends the City Prosecutor Contract with Rio Foltz LLC and authorizes the Mayor to sign the agreement. Second by Council Member Peterson and the motion passed 6-0.

Action: 7.04 AB 25213 - Annexation - Handely Daniel Lynn Trust - 325 NE Della Ave - Mr. Rickard & Mr. Maret
Mr. Rickard discussed with Council a property within city limits, located at 325 NE Della Avenue, which has requested to be annexed into the City and will be zoned as Single Family Residential.

Council Member Williams made a motion to accept the geographic location of the proposed annexation as described in the annexation legal description of parcel 35-07-25-54-0008; require the simultaneous adoption of zoning regulations; require the assumptions of all City indebtedness by the area to be annexed; and set a Public Hearing date of September 23, 2025 for the annexation of 325 NE Della Avenue. Second by Council Member Boyle and the motion passed 6-0.

Action: 7.05 AB 25214 - De-Annexation - Blue Mountain Resources LLC, 329 SW 12th St - Mr. Rickard & Mr. Maret
Mr. Rickard informed the Council that Blue Mountain Land Trust/Blue Mountain Resources LLC has acquired the property at 329 SW 12th Street which currently has a zoning of Single Family Residential. Mr. Rickard stated that the property has a long term lease with Hayshaker Farms who has experienced pressure to develop the land but wishes to preserve its agricultural use by being de-annexed from the City. Zoning and indebtedness will be taken on by Walla Walla County. Mr. Rickard stated this effort will preserve re-allocation of the Urban Growth Boundary for other property with development potential.

Discussion ensued.

Council Member Boyle made a motion to set a Public Hearing date of September 23, 2025 for the de-annexation of 328 SW 12th Street. Second by Council Member Schermann and the motion passed 6-0.

Action: 7.06 AB 25215 - Amendment for Consultant Services for Mojonnier Road Reconstruction Project - Mr. McAndrews
Mr. McAndrews informed the Council that the City contract with PBS has been acquired by APEX; updates and tweaks to the project have resulted in additional costs, requiring an amendment to the contract.

Council Member Williams made a motion to authorize the Public Works Director or designee to approve and sign Washington State Department of Transportation Supplemental Agreement Number 05 increasing Apex design costs by $49,258.00, bringing the total design costs to $861,923.63. Second by Council Member Lopez and the motion passed 6-0.

Action: 7.07 AB 25216 - Condemnation Ordinance - Mr. Ferguson
Mr. Ferguson reviewed with Council the reason for and process of condemnation and eminent domain proceedings. Mr. Ferguson described City efforts to create a public road on private property for public use, which has been successful with all other property owners besides one for now. Mr. Ferguson explained that the Ordinance declares Public Use and Necessity and allows the condemnation proceedings to move forward with immediate possession and use.

Discussion ensued.

> **Council Member Peterson made a motion to adopt Ordinance No. 25-006 declaring public use and necessity regarding the use of eminent domain proceedings related to the Mojonnier Road Improvement Project, authorizing condemnation, and providing for an immediate effective date. Second by Council Member Boyle and the motion passed 6-0.**

8. Administrative Reports.
Information: 8.01 AB 25217 - Certified Local Government Grant Application - Mr. Maret
Mr. Maret reported a Certified Local Government Grant Application was submitted in partnership with Walla Walla University to pursue the designation of WWU as a National Historic District. Mr. Maret informed the Council that efforts to prepare the nomination packet will begin once funding is secured.

Discussion ensued.

9. Informational Reports.
Information: 9.01 CPPD Monthly Report
Information: 9.02 Com Dev Monthly Report

10. Closing Items.
Discussion, Information: 10.01 Good of the Order?
Mayor Hernández discussed her membership on the Valley Transit Board, which is statutorily required to have two Council Members from college Place on its board of directors. Mayor Hernández is now serving on 11 boards and chairing 3 of them, creating a time commitment and capacity problem for the Mayor, and requiring her to step down. Council Member Williams agreed to take Mayor Hernández' place on the Board.

Action: 10.02 Conclusion - Motion to Conclude the Meeting.

> **Council Member Williams made a motion to conclude the meeting at 9:36. Second by Council Member Boyle and, with no objection, the meeting adjourned.**

Approved:

Signed by:
Norma L. Hernández
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Norma L. Hernández – Mayor

Attest:

Signed by:
Maryelizabeth Garcia
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Maryelizabeth E. Garcia - City Clerk

The foregoing minutes are the official record of the City Council Meeting that occurred August 26, 2025. Further detail may be obtained by reviewing the actual audio recording made during this session.