

City Council Workshop - Hybrid (In-Person & Electronic) (Tuesday, July 2, 2024)

Generated by Sherri St Clair on Tuesday, July 2, 2024

1. Opening Items.

Procedural: 1.01 Call To Order

Mayor Hernández called the workshop to order at 5:30 PM.

Procedural: 1.02 Roll Call

PRESENT:

Chair - Council Member, Loren Peterson

Council Members – Paul Jessup (left at 6:23 PM, back at 6:24 PM); Michael Cleveland; Tito Espinoza Jr.; Heather Schermann; Monica Boyle

Staff- City Administrator, Michael Rizzitiello; Public Works Director, Robert McAndrews; Police Chief, Troy Tomaras; City Attorney, Rea Culwell; Finance Director, Brian Carleton; City Clerk, Sherri St. Clair.

Also Present - Alex Fazzari - J-U-B Engineers

MEMBERS EXCUSED: Mayor, Norma L. Hernández; Melodie Williams

MEMBERS ABSENT:

Procedural: 1.03 Pledge of Allegiance

Information: 1.04 Public Comment - None

2. Workshop Topics.

Discussion, Information: 2.01 City Engineer Update on Wastewater Projects -

Mr. Fazzari presented an update on the City's wastewater projects including Lift Station No. 5, the Sewer Pipe Rehabilitation, and the Wastewater Treatment Plant Phase 1.

Discussion ensued.

Discussion, Information: 2.02 Approval to adopt Proposed Police Building Analysis and Register for Bond -

Police Chief Tomaras gave a presentation on the proposed College Place Police Department Facility Project. Chief Tomaras presented a possible location, example of the building design, and estimated the bond to be around \$14 million. In addition, Chief Tomaras presented the Police Departments Annual Report.

Discussion ensued.

Discussion: 2.03 Regulating Real Estate Charitable Transfer Fees -

Ms. Culwell informed the Council that the City received a complaint regarding Hayden Homes charitable transfer fee requirements and it is understood that the fee is used to fund zero interest loans for first time home buyers of Hayden Homes. Ms. Culwell informed the Council that this fee is allowed if the sole purpose is to support cultural, educational, charitable, recreational, conservation

activities benefiting the real property to being transferred. Ms. Culwell reached out to Assistant Attorney Generals (AAG) regarding the complain and was informed that the current use of the charitable fee does not comply with the guidelines in the Washington State RCW. Ms. Culwell discussed the options provided by the AAG staff to resolve the issue. In addition, it was agreed upon by the AAG's that enacting local laws to regulate the private transfer was a good solution.

Discussion ensued.

Discussion, Information: 2.04 Draft FY 2025 to 2030 Transportation Improvement Plan - Mr. Rizzitiello presented the Fiscal Year 2025-2030 Transportation Improvement Plan outlining the major plan projects.

3. Closing Items.

Discussion, Information: 3.01 Good of the Order - Council Member Peterson inquired about the police station bond.

Discussion ensued.

Procedural: 3.02 Conclusion

Mayor Hernández concluded the workshop to order at 7:39 PM.

Approved:

DocuSigned by:

Norma L. Hernández

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Norma L. Hernández – Mayor

Attest:

DocuSigned by:

Athen Reid

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Athen Reid - Interim City Clerk

The foregoing minutes are the official record of the City Council Workshop that occurred July 2, 2024. Further detail may be obtained by reviewing the actual audio recording made during this session.