



WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

128 North Second Street
Fourth Floor Courthouse
Yakima, Washington 98901

(509) 574-2300 • FAX (509) 574-2301

Date: April 24, 2020

TO: Jim Sewell, John Puccinelli, Juan Aguilar, Joseph Buchanan, Corporate Counsel, City of Selah, BOCC, Assessor, Treasurer, Elections Division, Sheriff's Office, GIS, Public Services (Director, Planning, Building & Fire Safety, Code Enforcement, Environmental Services, Water Resources Manager, Water Resources Supervisor), County Roads, Yakima Valley Libraries, YVCOG, Selah School District #119, North Yakima Conservation District, Fire District #2, WSDOT, Yakama Nation, BIA

FROM: Phil Hoge
Chief Clerk - Boundary Review Board

SUBJ: **File No.: BRB2020-00001, City of Selah – McLain Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Selah of approximately 3.3 acres (plus internal rights-of-way) having an assessed valuation of \$365,000. The annexation is known as the “**McLain Annexation**”.

The 45-day review period for this proposed annexation expires **June 8, 2020**.

Any governmental unit affected by this proposed annexation may compel the Board's review of this proposal by filing a request for review with the Chief Clerk by the expiration date in accordance with RCW 36.93.100(2). Certain registered voters and property owners may compel review in accordance with RCW 36.93.100(3) and (4).

Enclosure: Notice of Intention

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE # BRB2020-00001

1. Name of City, Town or special purpose district: **City of Selah**
2. Action Sought: Annexation
 Formation of a Special Purpose District
 Incorporation
 Other Boundary Change
 Merger/Consolidation of Special Purpose District
 Dissolution of Special Purpose District
 Water or Sewer Extension _____ Size of Water Line _____ Sewer Line _____
3. This proposal shall be known as: ***McLain Annexation***
4. Driving directions to location of proposed action: ***Entering the City of Selah from the south on SR 823 the annexation area is located .25 miles from Golf Course Loop Rd. on the east/right hand side of S. 1st St., and south of Test Drive Ln.***
5. Briefly describe proposal: ***Annexation of approximately 3.3 acres of property to the City of Selah requested by Jackie and Deborah McLain, and Frontier Country Investments located .25 miles from Golf Course Loop Rd. on the east of S. 1st St., and south of Test Drive Ln. Tax Parcel Numbers: 181301-32410, 181301-32404, 181301-32407, & 181301-32001.***
6. Method used to initiate the proposed action: Petition Election Resolution
7. State statute under which action is sought: ***RCW 35A.14.120-150***

FACTORS THE BOARD MUST CONSIDER

POPULATION AND LAND USE:

1. Provide the following information:

POPULATION OF PROPOSED AREA		POPULATION OF EXISTING ENTITY	
	EXISTING	10-YEAR PROJECTION	EXISTING
People	1	0	7,965
Residences	2	0	2,965
Businesses	0	1	Unknown

2. What source is the basis for this projection information? ***Combination of Office of Financial Management (OFM) population/housing projections and the City of Selah's 2017 Comprehensive Plan.***
3. Acres within the proposed area: **3.3** Acres within existing entity: **2,655.83**
4. Assessed valuation of proposed area **\$365,000** of existing entity: **\$812,749.68**
5. Existing land use of the proposed area: ***Predominantly vacant with a single-family home and multiple accessory structures on Tax Parcel Number: 18130132001.***

6. Existing land use of the area surrounding the proposal: *Vacant and Single-Family Residential with some agricultural buildings.*

7. Are all surrounding & interior roads included in the annexation? Yes No
If no, why not? We did not want to complicate the annexation with issues relating to access or jurisdiction with SR-823. If requested the City does not have any issue with the road being added to the annexation. However, it was envisioned that the road would be annexed at the time the property on the west side of the road was brought into the city.

8. Is there new residential, commercial, or industrial development that is associated with this proposal? Yes
If yes, describe any projects being considered or proposed: The petitioners have not submitted any applications for development at this time; however, they have indicated that a future proposed use would likely be a small commercial center.

9. If the proposal is approved, will there be land use changes within the next 18 months?

- o Land Use: *There could be land use changes within the next 18 months dependent upon submittal of petitioner development applications.*
- o Zoning: *There should not be any zoning changes within the next 18 months, as the annexation will provide zoning of General Business as required by the City of Selah 2017 Comprehensive Plan and Yakima County Interlocal Agreement.*
- o Comprehensive Plan: *Following annexation of the subject property, the subject properties Comprehensive Plan Future Land Use designation shall remain designated as Commercial in alignment with the City of Selah 2017 Comprehensive Plan.*

10. Has the proposed area been the subject of land use action by Yakima County? No
If so, please explain _____

11. a. Yakima County Comprehensive Plan designation for the proposed area: *Urban Commercial*
b. For surrounding areas: *N: Selah/General Business; E: County/Urban Industrial; W: County/Urban Industrial*
c. Yakima County Zoning for the proposed area: *Remote/Extremely Limited (R/ELDP).*
d. For surrounding areas: *Remote/Extremely Limited (R/ELDP).*

12. Is this proposal consistent with the coordinated water system plan, if any? Yes No

13. Does your jurisdiction have an adopted comprehensive plan? Yes Date Adopted: *June 27, 2017*

14. Describe how this proposal is consistent with the adopted comprehensive plan: *This proposal is consistent with the City of Selah's 2017 Comprehensive Plan for the following reasons: 1) The annexation provides for incorporation of 3.3 acres of property into the City of Selah which can be served by both public sewer and water; and 2) the annexation has a proposed zoning designation of General Business which is supported by the Yakima County and City of Selah Future Land Use designations of Urban Commercial.*

a. Proposed city zoning upon annexation: *General Business, B-2*

15. Has any portion of this area been previously reviewed by the Boundary Review Board? *Not to my knowledge.*
Explain _____

16. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:

a. Topography: *The topography of the subject property is virtually flat with a slight decrease in elevation to the east.*

b. Natural Boundaries: *Natural Boundaries have not been used with this annexation.*

c. Drainage Basins: *This annexation is not located in a known drainage basin, but is located within the Selah watershed.*

17. Is the proposed area within the Urban Growth Area for your municipality? Yes

MUNICIPAL SERVICES

1. What services will be provided in the proposed area?

	EXISTING PROVIDER	PROPOSED PROVIDER	TIME FRAME for SERVICES	HOW FINANCED
Water	City of Selah	City of Selah	Unknown	Developer
Sewer	City of Selah	City of Selah	Unknown	Developer
Fire	Yakima County Fire District #2	City of Selah	Upon Annexation	City/County Taxes
Stormwater	Yakima County	City of Selah	Unknown	Developer
Roads	City of Selah	City of Selah	No Change	Existing budget
Parks	City of Selah	City of Selah	No Change	City Taxes
Police	Yakima County Sheriff	City of Selah	Upon Annexation	Existing budget
School	Selah School District	Selah School District	No Change	City/County Taxes
Library	Yak. Regional Lib.	City of Selah	Upon Annexation	Existing budget

2. Does your jurisdiction have a current Capital Facilities Plan? **Yes**

Does it consider the proposed area? **Yes**

3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area: **Current City codes will be applicable.**

4. Describe the probable future needs for services and additional regulatory controls in the area? **The area is anticipated to be served with public sewer and water upon annexation as the City's Water and Sewer Comprehensive Plans provide for water and sewer to be extended to the subject properties. Water is available to be extended from north of the annexation in alignment with Southern Ave., and sewer is available approximately 113 ft. to the north as well. There is no need for additional regulatory controls at this time.**

5. Describe the probable effects of the proposal on the cost an adequacy of services and regulatory controls:

- In the proposed area? **None**
- In the adjacent area? **None**

6. Estimate the following to be incurred under the proposal:

- Proponent Expenditures to be incurred: **\$ Unknown**
- Proponent Revenues to be gained: **\$ 953.34**
- County Revenue Lost: **\$ 592.21**
- County Expenditure Reduction: **\$ Unknown**
- Fire District Revenue Lost: **\$ 405.15**
- Fire District Expenditure Reduction: **\$ Unknown**
- Financial Impact to Special Districts (library, parks, hospital): **\$ No Effect**

7. What is the future impact of your proposal on the school district? **Annexation does not affect the future taxation or funding of special districts such as library, parks, or hospitals.**

ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal? Yes No
If No, answer questions 2 through 5.
2. Expected impact of any proposed development to adjacent roads and highways: ***None***
3. Expected impact of any proposed development on air quality: ***None***
4. Does the area under consideration contain “critical areas”? (floodplain, wetland, steep slope wildlife habitat area, etc.): ***This annexation does not contain any “critical areas.”***
5. Please describe any potential adverse impacts that could occur upon development: ***None known.***

OBJECTIVES OF THE BOUNDARY REVIEW BOARD

Describe fully which objectives of RCW 36.93.180 this proposal meets and which objectives this proposal does not meet. Please give your reasons for each of the objectives chosen:

1. Preservation of natural neighborhoods and communities: ***The area is contiguous with the City of Selah's boundaries and is located within the Selah Urban Growth Area Boundary.***
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: ***Physical boundaries were not utilized for this annexation.***
3. Creation and preservation of logical service areas: ***The city of Selah did not utilize service area in the creation of this annexation's boundaries. However, both City of Selah public sewer and water are located north of the subject annexation and can serve the land within the annexation.***
4. Prevention of abnormally irregular boundaries: ***The annexation of this properties does not create any abnormally irregular boundaries.***
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand (10,000) population in heavily populated urban areas: ***Not applicable.***
6. Dissolution of inactive special purpose districts: ***Not applicable.***
7. Adjustment of impractical boundaries: ***Not applicable.***
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: ***Not applicable.***
9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority: ***The subject properties are not designated for long term productive agricultural and resource use by the City's or County's Comprehensive Plans and is designated as Urban Commercial.***

EXHIBITS

See attached **Notice of Intention Filing Instructions** for explanation of Exhibits A, B, C, D, E, and F. Applicable Exhibits must accompany the Notice of Intention document.

I certify that the above is true and accurate, and that I am an official or employee of the governmental jurisdiction seeking boundary change action or the proponent for the incorporation or formation.

Dated this 16th day of April 2020.



Signature:

Jeff Peters
Name of person completing this form

Community Development Supervisor
Title

(509) 698-7365
Phone Number

(509) 698-7372
Fax Number

222 S. Rushmore Rd., Selah, WA 98942
Mailing Address

Names and Addresses of other persons who should receive correspondence from the BRB in regard to this Notice:

Frontier Country Investments
c/o Cody Beebe
P.O. 309
Naches, WA 98937

Exhibit “A”

1. Legal Description



Yakima County Roads

Matt Pietrusiewicz P.E. - County Engineer

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

February 3rd, 2020

City of Selah
ATTN: Jeff Peters, Community Development Supervisor
222 S Rushmore RD
Selah, WA 98942

FEB - 7 2020
CITY OF SELAH
PUBLIC WORKS

RE: Legal Description Certification – McLain Annexation

As requested in your letter dated December 20th, 2019, the legal description of the McLain Annexation and the accompanied map has been reviewed and certified to be to and accurate for the purpose of annexing tax parcels: 181301-32410, 181301-32404, 181301-32407, and 181301-32001 presently owned by Deborah S. & Jackie R. McLain. The documents reviewed have been attached for ease and clarity.

If you need any further assistance, please contact me at (509) 574-2300.

Sincerely,

Matt Pietrusiewicz, P.E.
Yakima County Engineer

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January 29, 2020
City of Selah
HLA Project No. 20006

Legal Description for McLain Annexation

That portion of the Northwest Quarter of the Southwest Quarter of Section 1, Township 13 North, Range 18 East, W.M. and Lots 5, 6, 7, and a portion of Lot 8, Block 3, and those right of ways and alley ways as shown on the Plat of DUNCAN ADDITION, according to the Plat thereof, recorded in Volume "M" of Plats, page 46, records of Yakima County, Washington, described as follows:

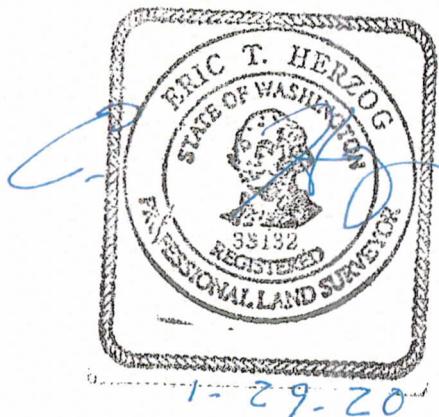
Beginning at the Northwest corner of said Lot 5;

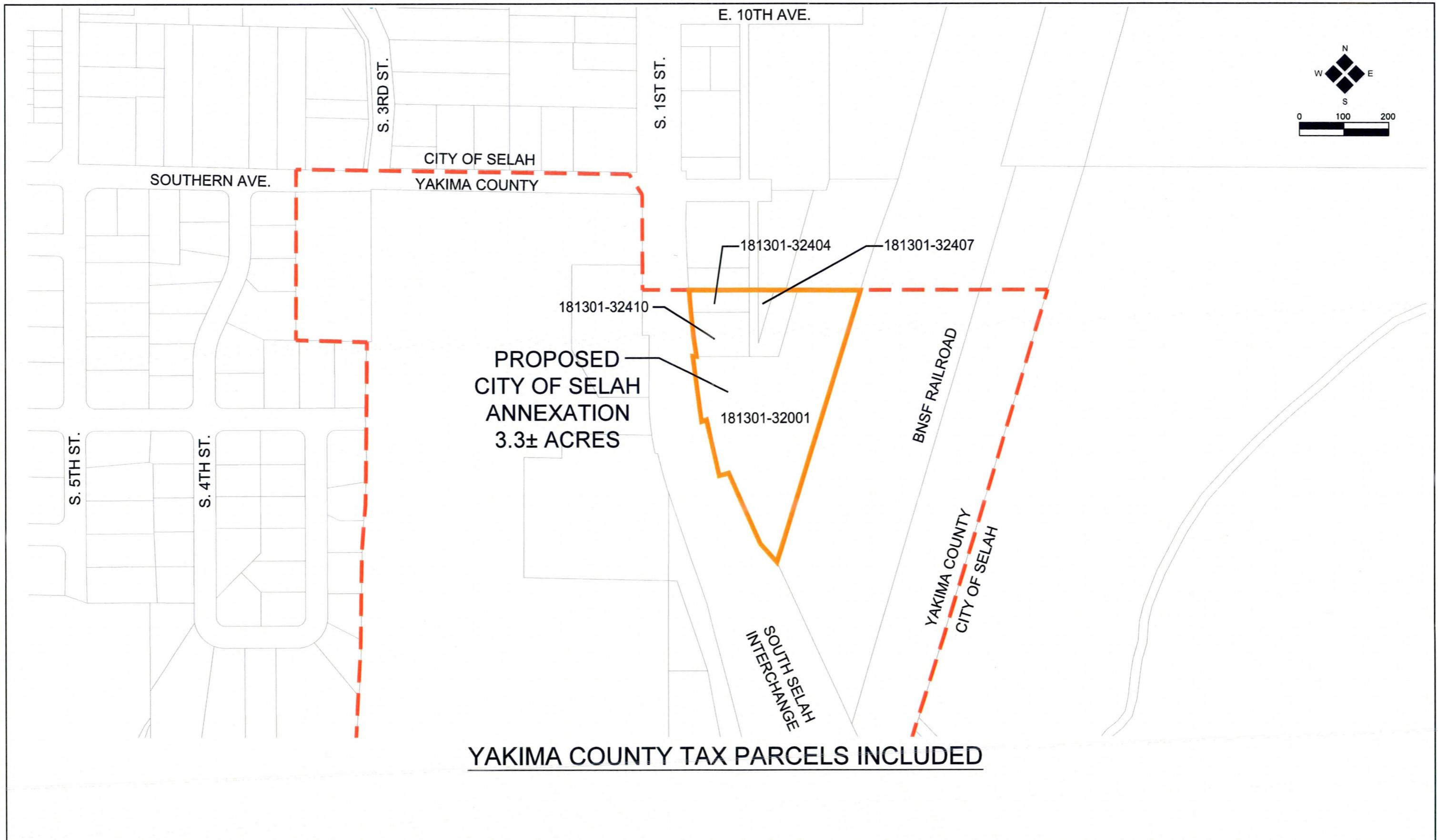
Thence Easterly along the North line of said Lot 5 and its Easterly extension to the Westerly right of way line of the Burlington Northern Santa Fe Railroad;

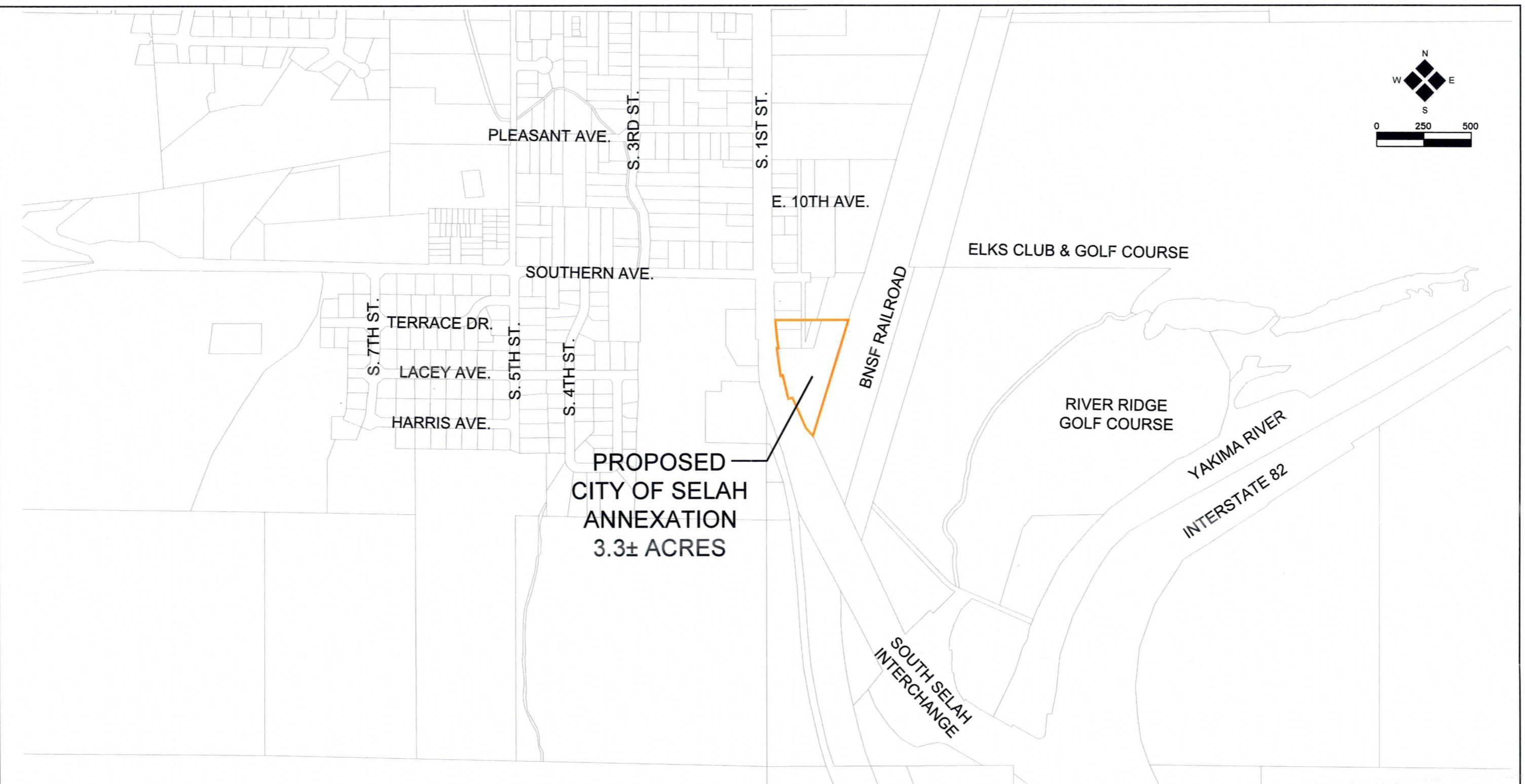
Thence Southwesterly along said Westerly right of way line to its intersection with the Easterly right of way line of South First Street, also known as State Route 823;

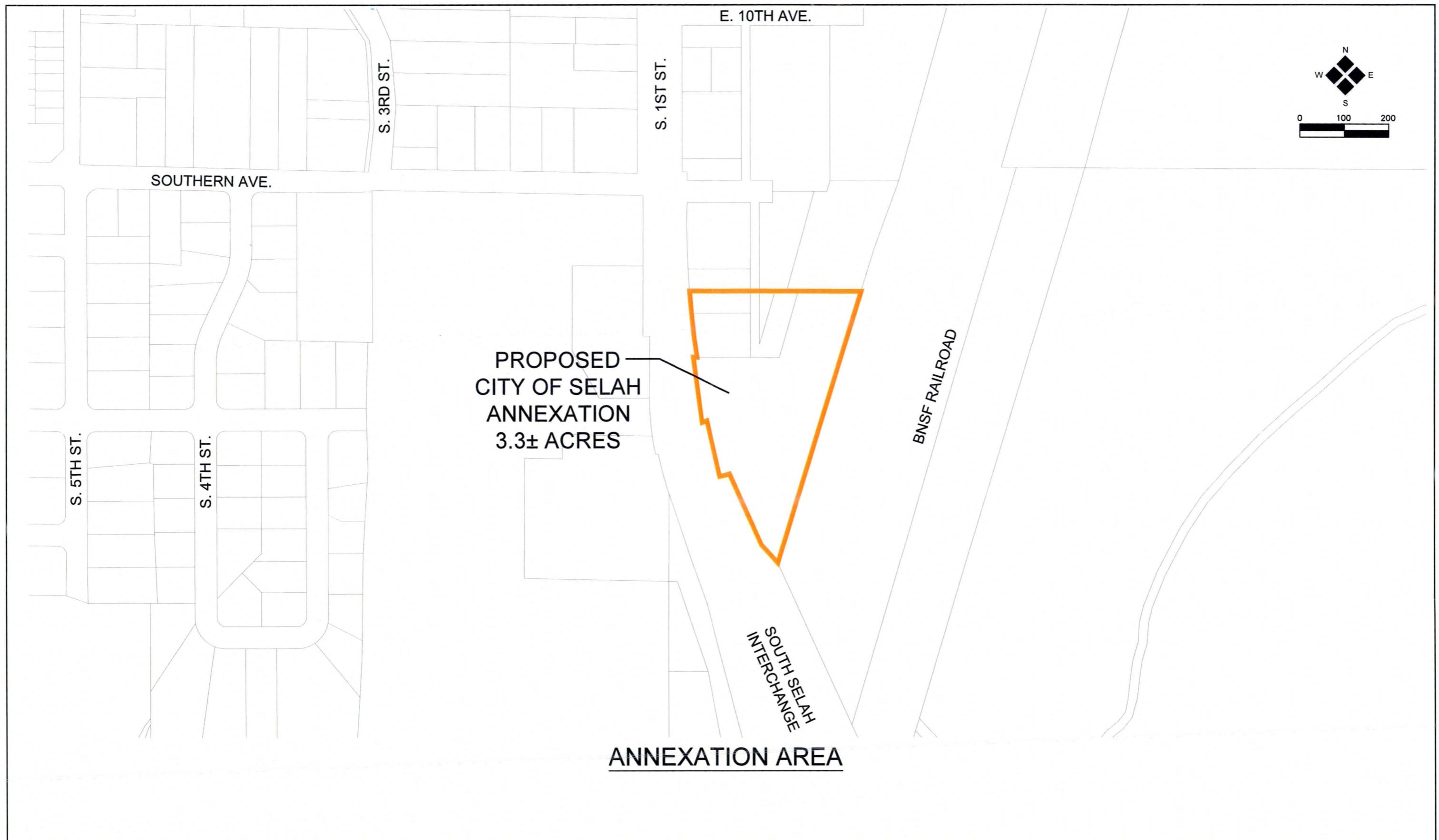
Thence Northerly along said right of way line to the Point of Beginning.

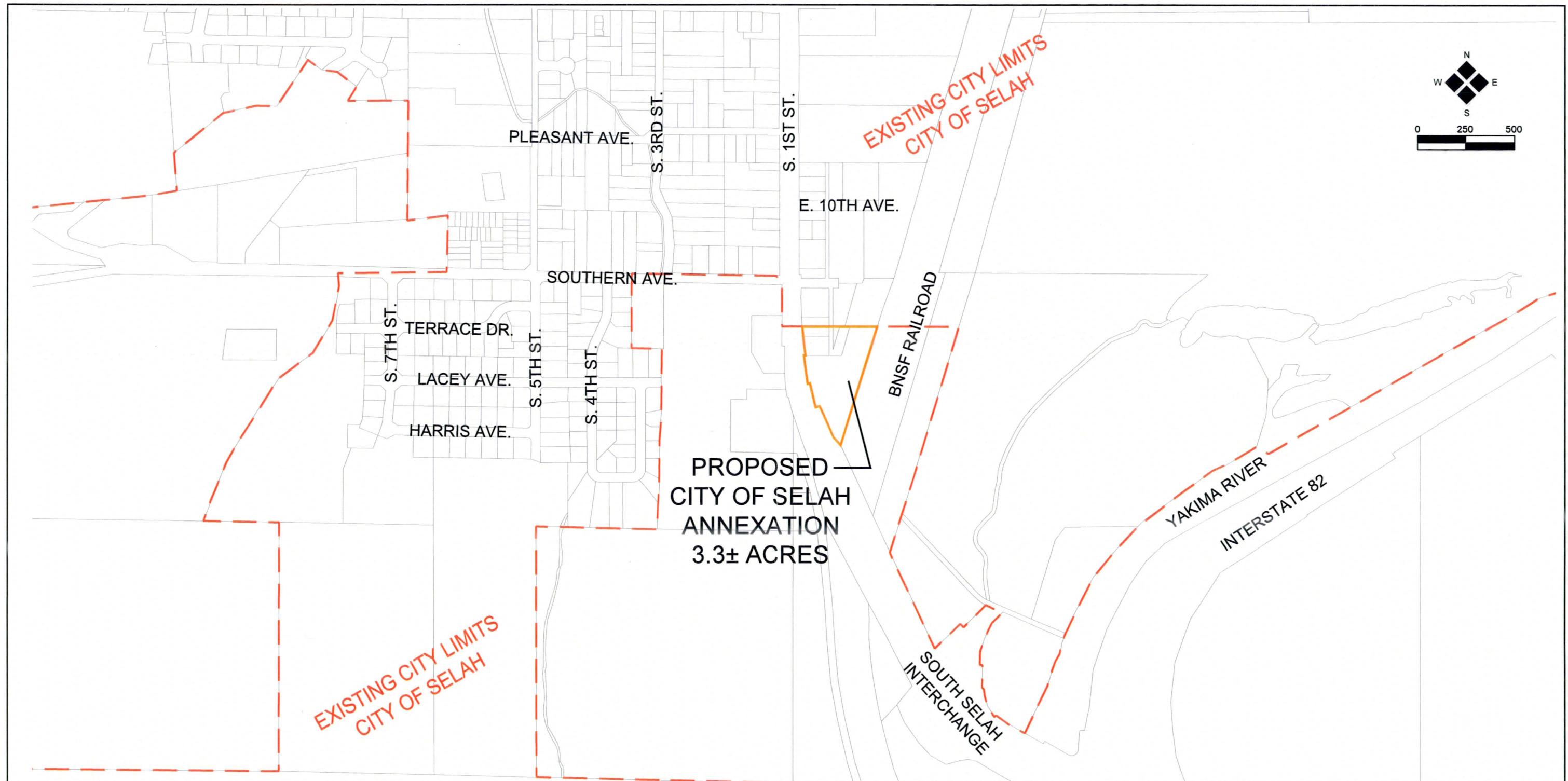
Situated in Yakima County, Washington.

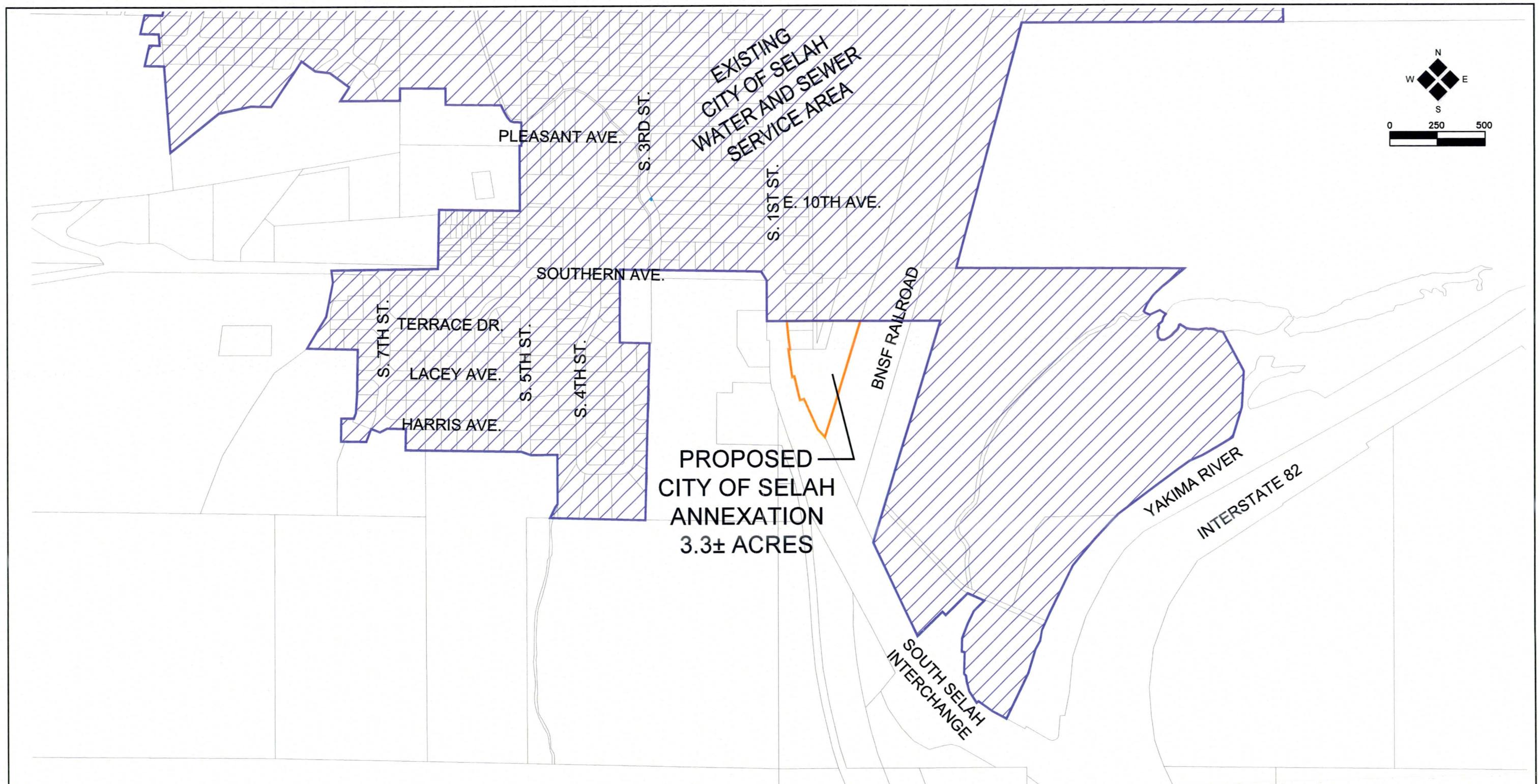






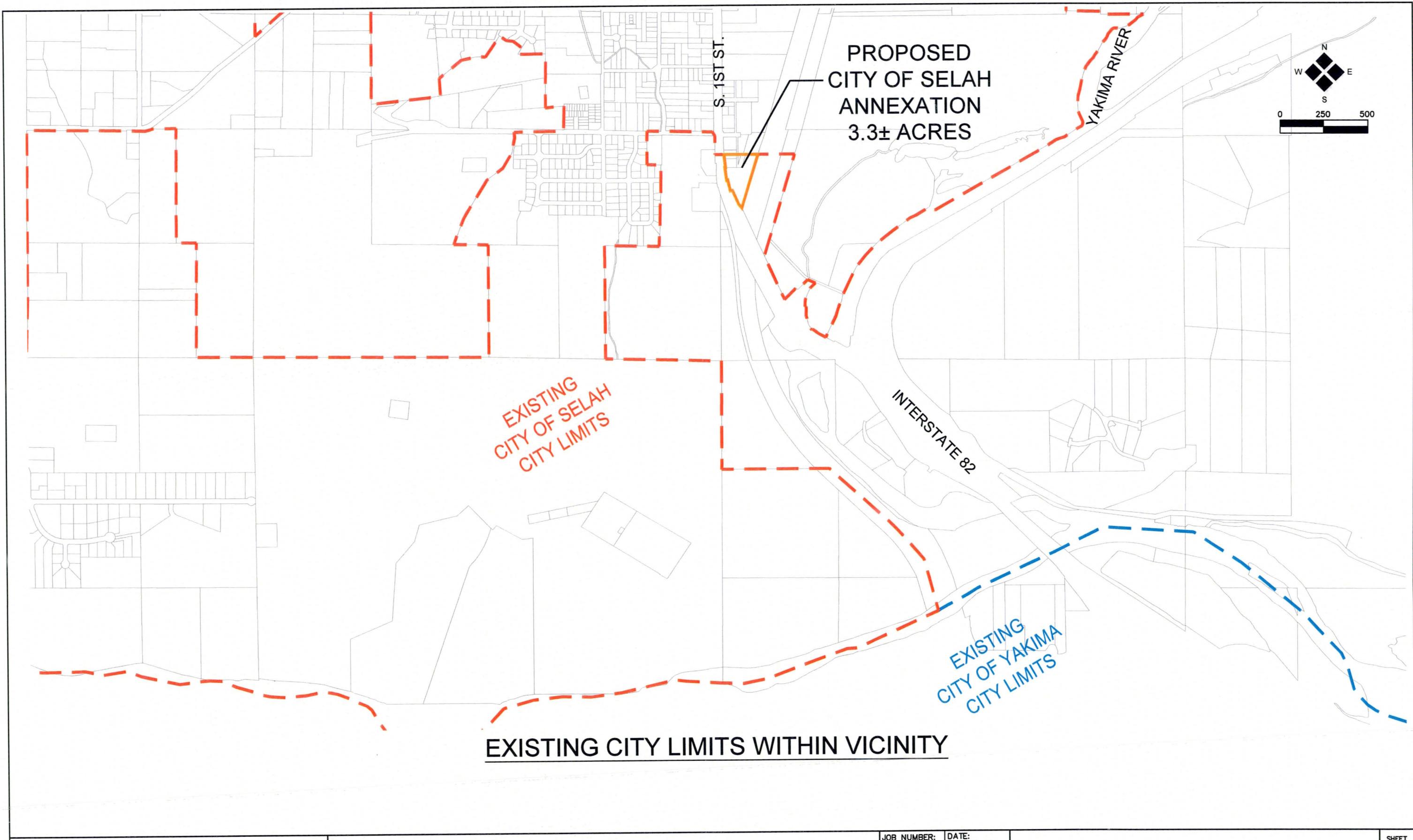


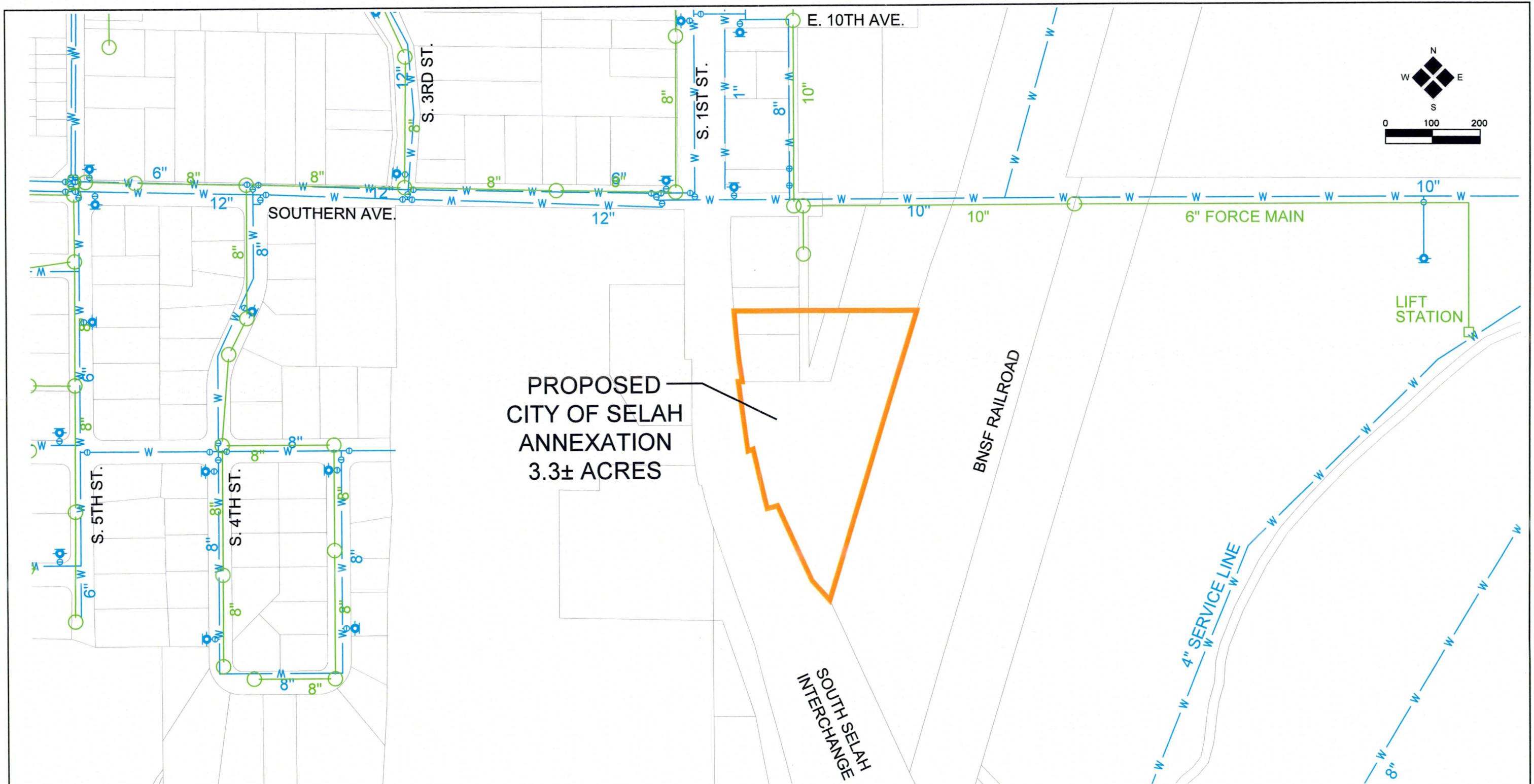






AERIAL PHOTO OF ANNEXATION AREA





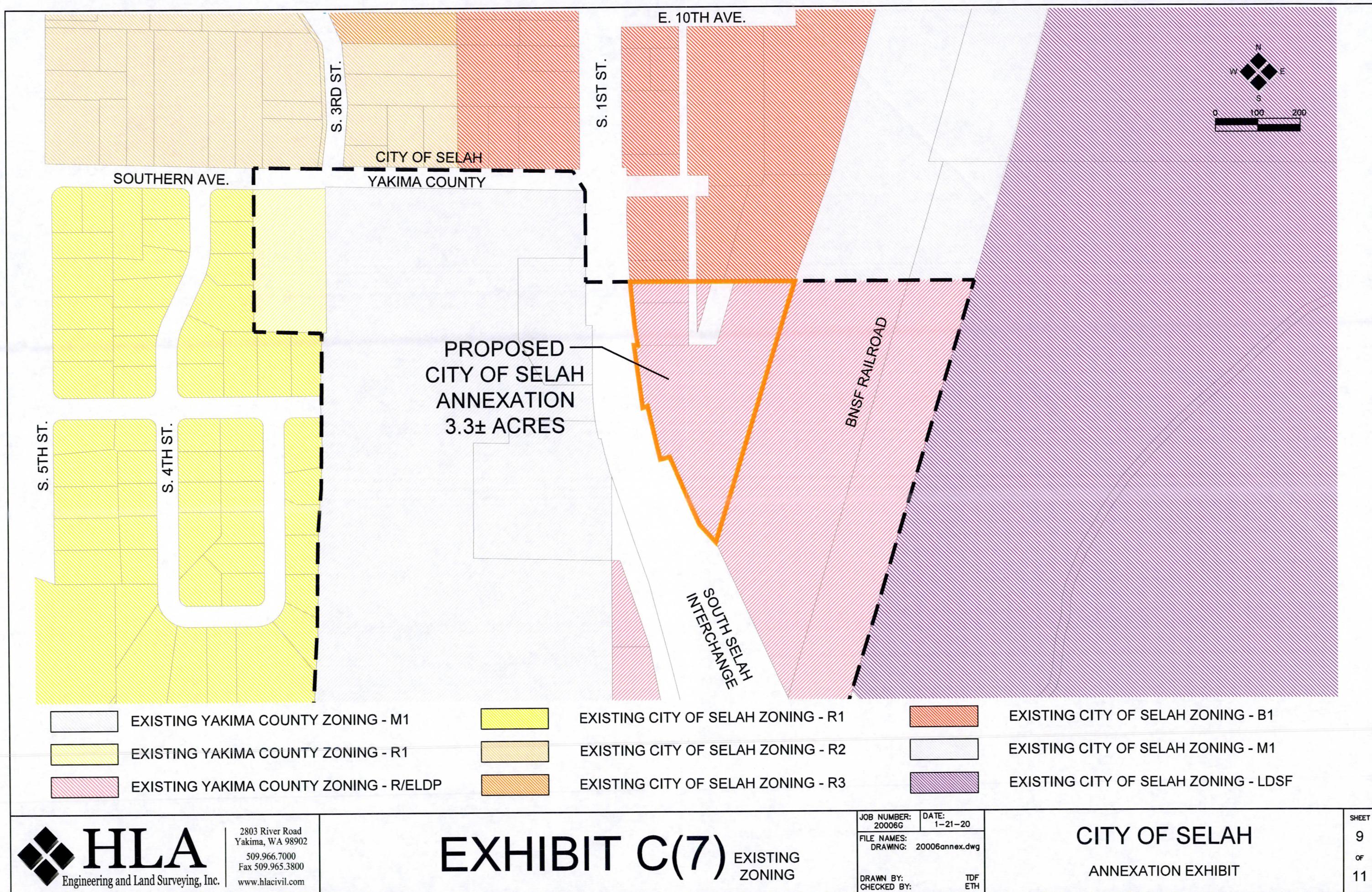
The logo for HLA Engineering and Land Surveying, Inc. It features a stylized diamond shape composed of four black squares forming an 'X' pattern. To the right of the diamond, the letters 'HLA' are written in a large, bold, black serif font. Below 'HLA', the company name 'Engineering and Land Surveying, Inc.' is written in a smaller, black, sans-serif font.

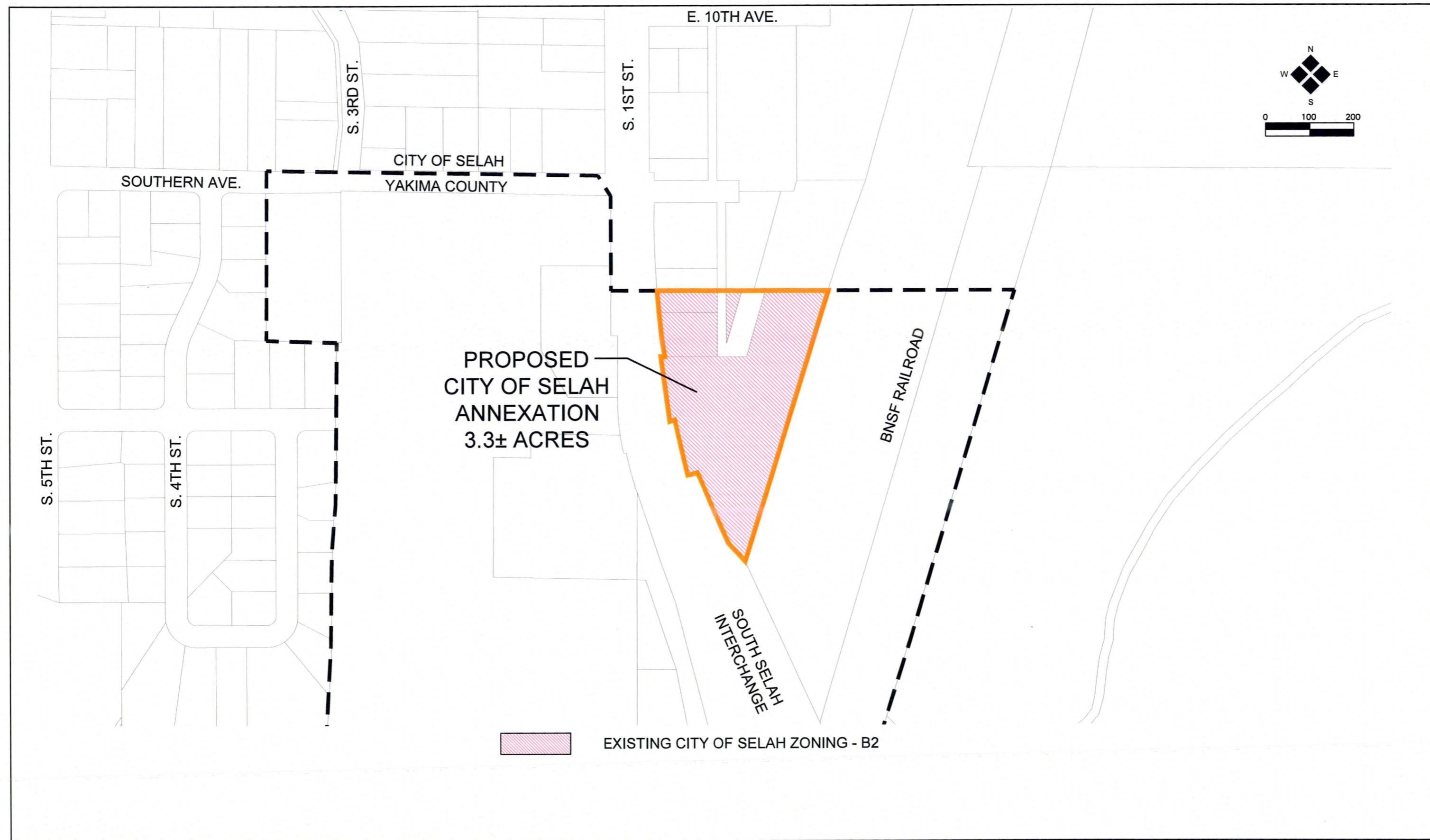
2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

EXHIBIT C(6)

	JOB NUMBER: 20006G	DATE: 1-21-20
FILE NAMES:		
DRAWING:	20006annex.dwg	
DRAWN BY:		TD
CHECKED BY:		ET

CITY OF SELAH
ANNEXATION EXHIBIT





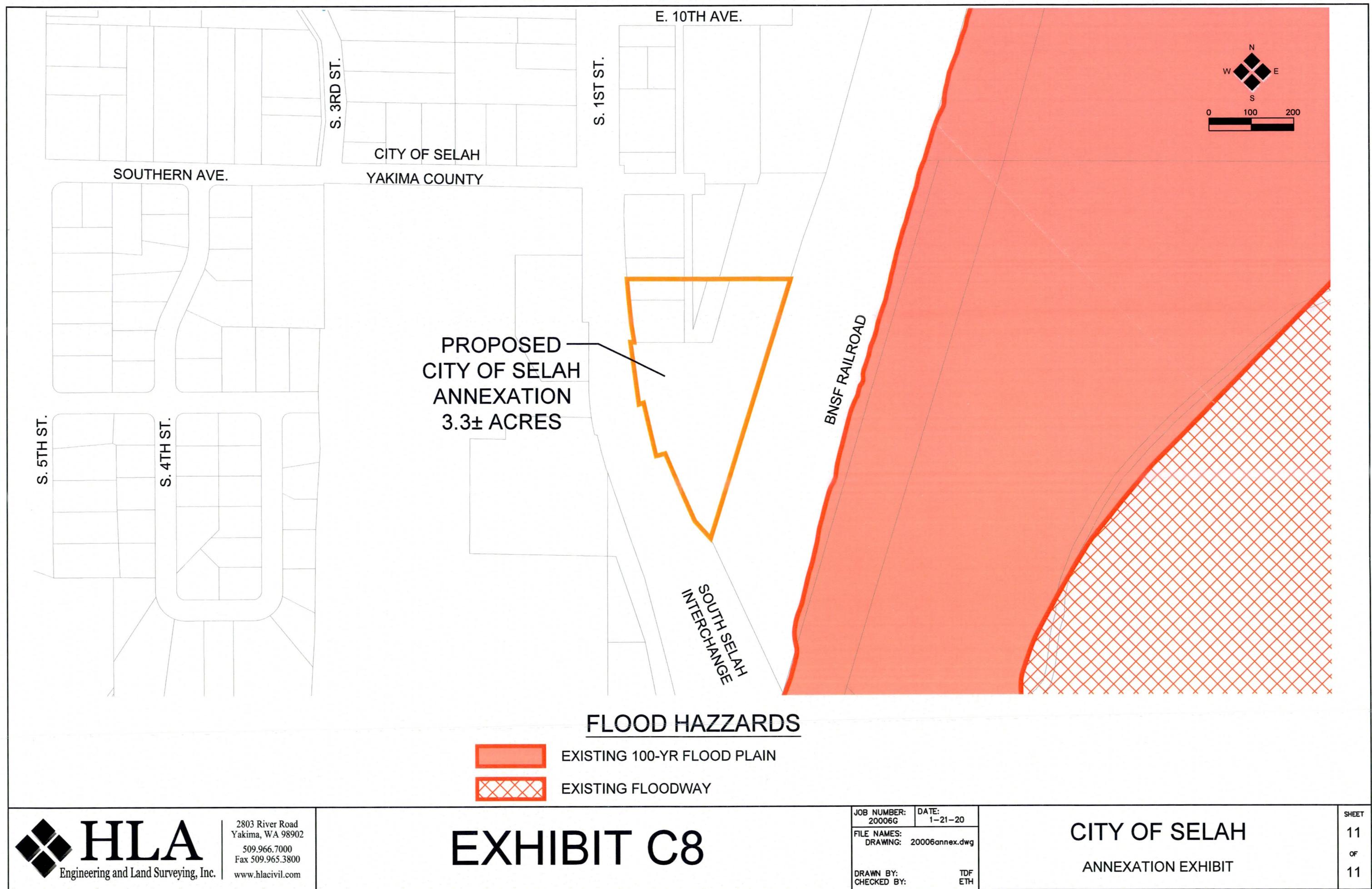


Exhibit “D”

- 1. Certified Copy of the Petitions**
- 2. Proof of Assessed Valuation**
- 3. Affidavit of Publication of Public Hearing Notice**
- 4. Copy of the Minutes of Public Hearing**
- 5. Certified Copy of the Resolution Setting the Date of Public Hearing**

PETITION FOR ANNEXATION OF UNINCORPORATED PROPERTY

**IN THE MATTER OF THE PETITION)
FOR THE ANNEXATION OF THE) PETITION FOR ANNEXATION
BELOW DESCRIBED PROPERTY)**

COMES NOW, the following named persons:

Cody Beebe, Patrick Gasseling, Joe Catron, and Josh Johnson members of:

Frontier Country Investments
c/o Cody Beebe
P.O. 309
Naches, WA 98937

and petitions the City Council of the City of Selah that the following described property situated in Yakima County, WA., to wit:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M. AND LOTS 5, 6, 7, AND A PORTION OF LOT 8, BLOCK 3, AND THOSE RIGHT OF WAYS AND ALLEY WAYS AS SHOWN ON THE PLAT OF DUNCAN ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "M" OF PLATS, PAGE 46, RECORDS OF YAKIMA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 5 AND ITS EASTERLY EXTENSION TO THE WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SOUTH FIRST STREET, ALSO KNOWN AS STATE ROUTE 823;

THENCE NORtherly along SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

SITUATED IN YAKIMA COUNTY, WASHINGTON. (TAX PARCELS: 181301-32001, 181301-32410, 181301-32404, AND 181301-32407).

be annexed to the City of Selah, and in support of said Petition, the undersigned persons representing the ownership of 100 percent of the annexation area, and (100%) in value according to the assessed valuation of said property for which annexation is petitioned; that said property is

"MCLAIN ANNEXATION"
PETITION FOR ANNEXATION

not now within the limits of any incorporated city; that said property is contiguous to the City of Selah; that a drawing of the boundaries of said property which is sought to be annexed is attached hereto as Exhibit A, "McLain Annexation Boundary"; that the City Council of the City of Selah has determined that it will accept the proposed annexation and that it will require the pro rata assumption of existing City indebtedness by the area proposed by this petition to be annexed, as referenced by the following recital from the minutes of the January 28, 2020, meeting of the Selah City Council.

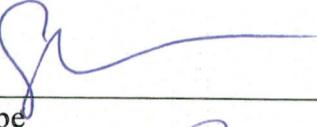
I move we accept the McLain "Notice of Intent to Annex" petition; and

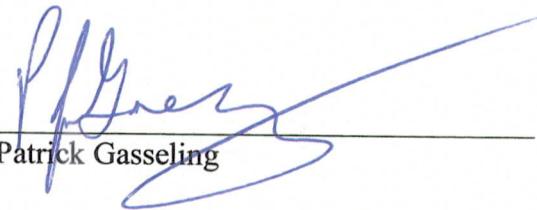
(1) Establish as the proposed annexation boundary the staff's recommended Exhibit "A"; and,

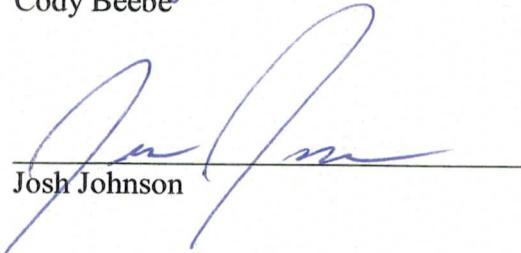
(2) If ultimately annexed the property would be zoned Business, General (B-2) on the date of annexation.

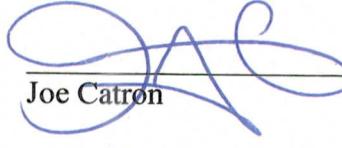
WHEREFORE, petitioner prays that the City Council make and enter this petition for annexation, fixing a time and place for a public hearing on this petition pursuant to RCW 35A.14.130; adopt a zoning classification for the property sought to be annexed as provided for in RCW 35A.14.120; and, that due notice be given of such public hearing and that at the conclusion of said public hearing that said property be annexed to the City of Selah.

The petitioner subscribing hereto agrees that all property within the territory sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Selah, including assessments or taxes for payment of any bonds issued or debts contracted prior to or existing at the date of annexation; and further that this petition constitutes a covenant granting the City of Selah a "right of first refusal" to secure ownership of any irrigation and/or domestic water rights appurtenant to the land.


Cody Beebe


Patrick Gasseling


Josh Johnson


Joe Catron

STATE OF WASHINGTON)
) ss.
County of Yakima)
"MCLAIN ANNEXATION"
PETITION FOR ANNEXATION

On this day personally appeared before me Cody Beebe to me known to be the individual described in and who executed the foregoing instrument and acknowledges that he signed the same as his free and voluntary act and deed.

GIVEN under my hand and official seal this 3 day of February, 2020.

Brandi Lee Tucker
Signature

Notary Public in and for the State of Washington
Residing at: Yakima
My Commission expires: 3-19-2023



STATE OF WASHINGTON)
) ss.
County of)

On this day personally appeared before me Patrick Gasseling to me known to be the individual described in and who executed the foregoing instrument and acknowledges that he signed the same as his free and voluntary act and deed.

GIVEN under my hand and official seal this 31st day of January, 2020.

Caprice Groo
Signature

Notary Public in and for the State of Washington
Residing at: 13145 15th Ave Yakima WA
My Commission expires: June 1, 2021



STATE OF WASHINGTON)
) ss.
County of)

On this day personally appeared before me Josh Johnson to me known to be the individual described in and who executed the foregoing instrument and acknowledges that he signed the same as his free and voluntary act and deed.

“MCLAIN ANNEXATION”
PETITION FOR ANNEXATION

GIVEN under my hand and official seal this 31 day of January, 2020.

Brandi Sattler
Signature

Notary Public in and for the State of Washington

Residing at: Yakima, WA

My Commission expires: 3-19-2023



STATE OF WASHINGTON)

) ss.

County of)

On this day personally appeared before me Joe Catron to me known to be the individual described in and who executed the foregoing instrument and acknowledges that he signed the same as his free and voluntary act and deed.

GIVEN under my hand and official seal this 31st day of January, 2020.

Caprise Groo
Signature

Notary Public in and for the State of Washington

Residing at: 1314 S 15th Ave Yakima WA

My Commission expires: Junel, 2021



"MCLAIN ANNEXATION"
PETITION FOR ANNEXATION

PETITION FOR ANNEXATION OF UNINCORPORATED PROPERTY

**IN THE MATTER OF THE PETITION)
FOR THE ANNEXATION OF THE) PETITION FOR ANNEXATION
BELOW DESCRIBED PROPERTY)**

COMES NOW, the following named persons:

Jackie and Deborah McLain
703 S. 1st Street
Selah, WA 98942

and petitions the City Council of the City of Selah that the following described property situated in Yakima County, WA., to wit:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M. AND LOTS 5, 6, 7, AND A PORTION OF LOT 8, BLOCK 3, AND THOSE RIGHT OF WAYS AND ALLEY WAYS AS SHOWN ON THE PLAT OF DUNCAN ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "M" OF PLATS, PAGE 46, RECORDS OF YAKIMA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5;
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THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SOUTH FIRST STREET, ALSO KNOWN AS STATE ROUTE 823;

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be annexed to the City of Selah, and in support of said Petition, the undersigned persons representing the ownership of 100 percent of the annexation area, and (100%) in value according to the assessed valuation of said property for which annexation is petitioned; that said property is not now within the limits of any incorporated city; that said property is contiguous to the City of Selah; that a drawing of the boundaries of said property which is sought to be annexed is

"MCLAIN ANNEXATION"
PETITION FOR ANNEXATION

attached hereto as Exhibit A, "McLain Annexation Boundary"; that the City Council of the City of Selah has determined that it will accept the proposed annexation and that it will require the pro rata assumption of existing City indebtedness by the area proposed by this petition to be annexed, as referenced by the following recital from the minutes of the January 28, 2020, meeting of the Selah City Council.

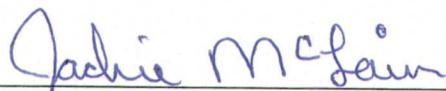
I move we accept the McLain "Notice of Intent to Annex" petition; and

(1) Establish as the proposed annexation boundary the staff's recommended Exhibit "A"; and,

(2) If ultimately annexed the property would be zoned Business, General (B-2) on the date of annexation.

WHEREFORE, petitioner prays that the City Council make and enter this petition for annexation, fixing a time and place for a public hearing on this petition pursuant to RCW 35A.14.130; adopt a zoning classification for the property sought to be annexed as provided for in RCW 35A.14.120; and, that due notice be given of such public hearing and that at the conclusion of said public hearing that said property be annexed to the City of Selah.

The petitioner subscribing hereto agrees that all property within the territory sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Selah, including assessments or taxes for payment of any bonds issued or debts contracted prior to or existing at the date of annexation; and further that this petition constitutes a covenant granting the City of Selah a "right of first refusal" to secure ownership of any irrigation and/or domestic water rights appurtenant to the land.



Jackie McLain



Deborah McLain

STATE OF WASHINGTON)
) ss.
 County of Yakima)

On this day personally appeared before me Jackie McLain to me known to be the individual described in and who executed the foregoing instrument and acknowledges that he signed the same as his free and voluntary act and deed.

"MCLAIN ANNEXATION"
PETITION FOR ANNEXATION

GIVEN under my hand and official seal this 31st day of January, 2020.

Caprise Groo
Signature

Notary Public in and for the State of Washington
Residing at: 1314 S 15th Ave, Yakima WA
My Commission expires: June 1, 2021



STATE OF WASHINGTON)
) ss.
County of)

On this day personally appeared before me Deborah McLain to me known to be the individual described in and who executed the foregoing instrument and acknowledges that she signed the same as her free and voluntary act and deed.

GIVEN under my hand and official seal this 31st day of January, 2020.

Caprise Groo
Signature

Notary Public in and for the State of Washington
Residing at: 1314 S 15th Ave, Yakima WA
My Commission expires: June 1, 2021



“MCLAIN ANNEXATION”
PETITION FOR ANNEXATION

PETITIONED PROPERTY VALUE

"MCLAIN" ANNEXATION

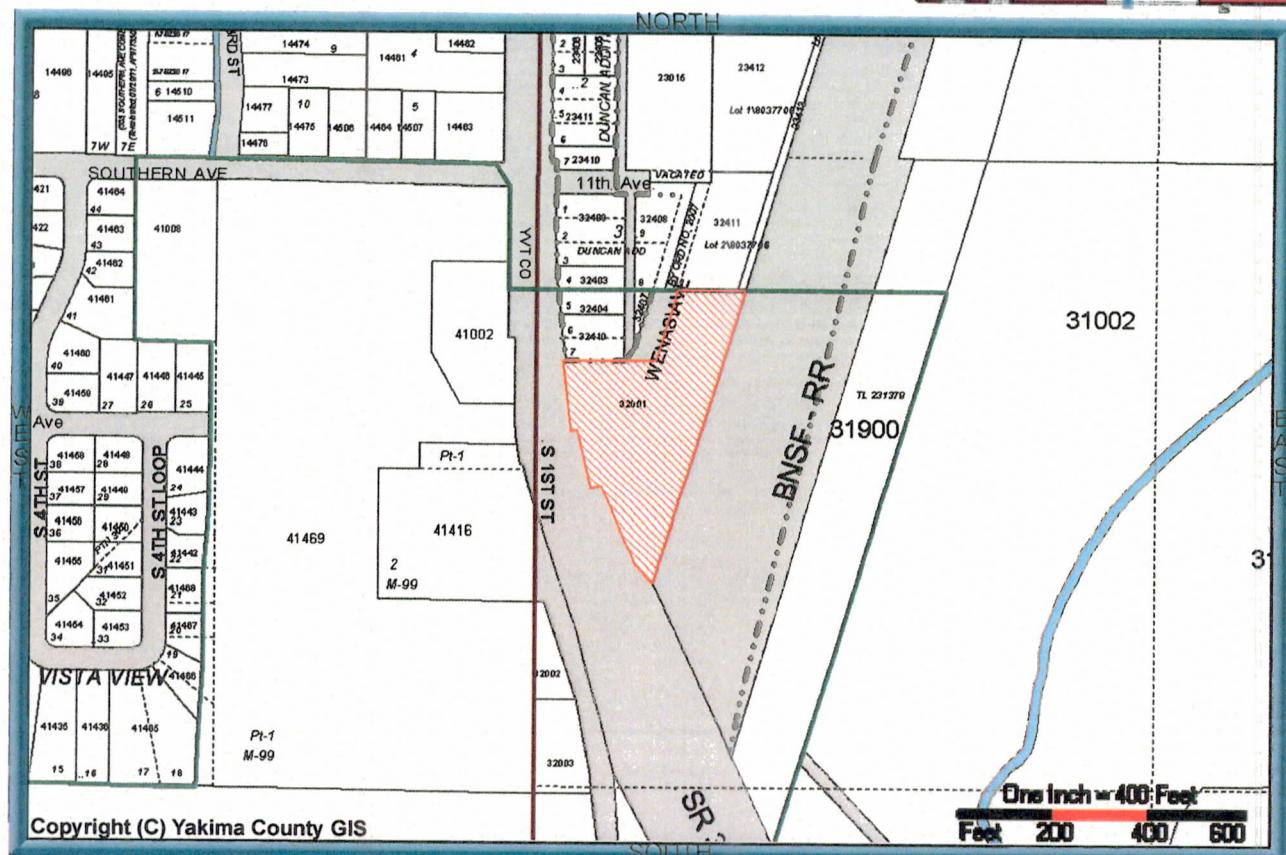
ASSESSED VALUATION:

<u>Parcel Number</u>	<u>Acreage</u>	<u>Land Val</u>	<u>Impvt's</u>	<u>Total Value</u>	<u>Petitioner</u>
181301-32410	0.29 Acre(s)	\$39,500	\$178,200	\$ 217,700	<u>YES</u>
181301-32404	6,825.00 sq. ft.	\$22,200	\$ 0	\$22,200	<u>YES</u>
181301-32407	2,135.00 sq. ft.	\$2,000	\$ 0	\$2,000	<u>YES</u>
181301-32001	2.54 Acre(s)	\$41,400	\$81,700	\$123,100	<u>YES</u>

OWNERS: DEBORAH S & JACKIE R MCLAIN
 FRONTIER COUNTRY INVESTMENTS LLC 703 S 1ST ST
SELAH, WA 98942
1280 GORE RD
SELAH, WA 98942

FOUR (4) PARCELS **TOTAL ACREAGE** **PETITIONED ACREAGE**
3.035 acres 3.035 acres

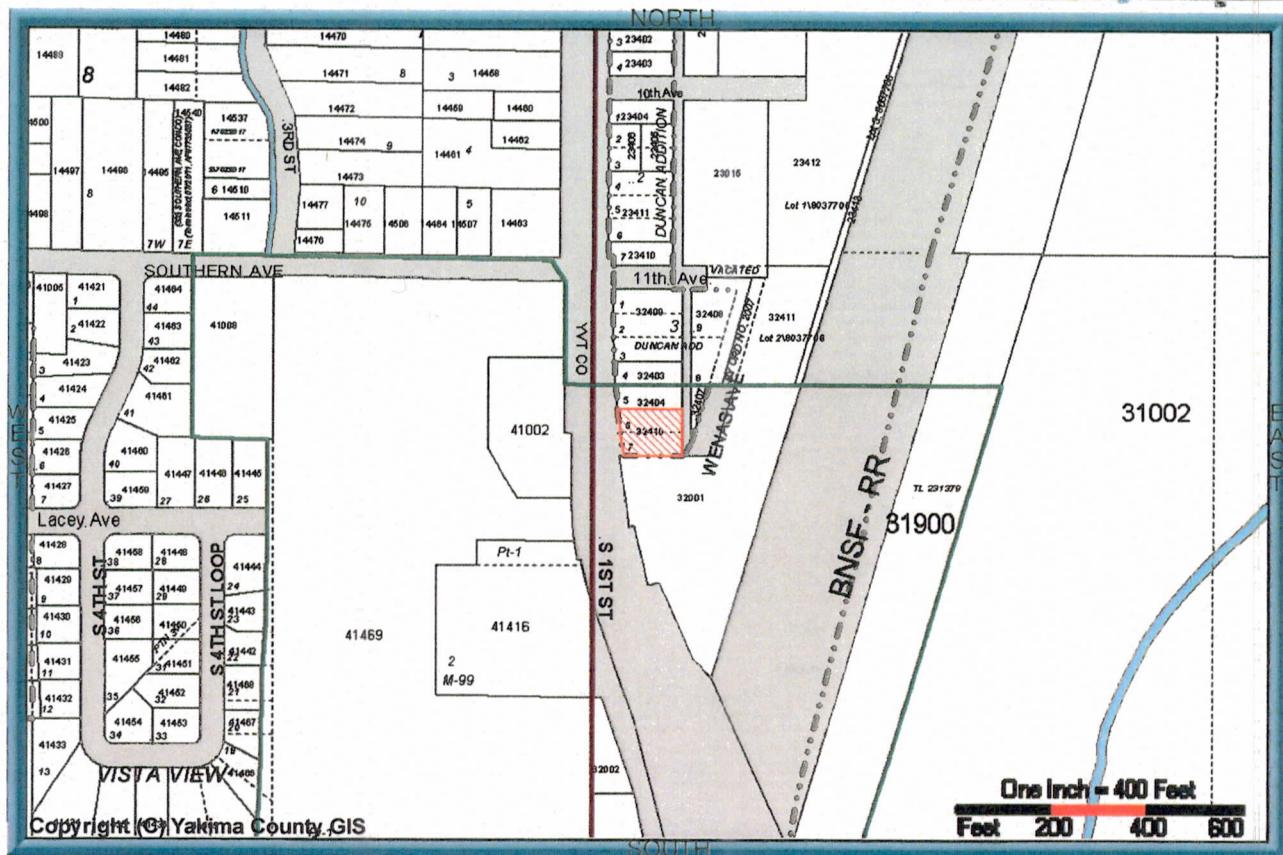
PETITIONED PARCEL REPRESENT 100.00 % OF TOTAL ACREAGE

[\[Print Map\]](#) [\[Close Map\]](#)**Yakimap.com**

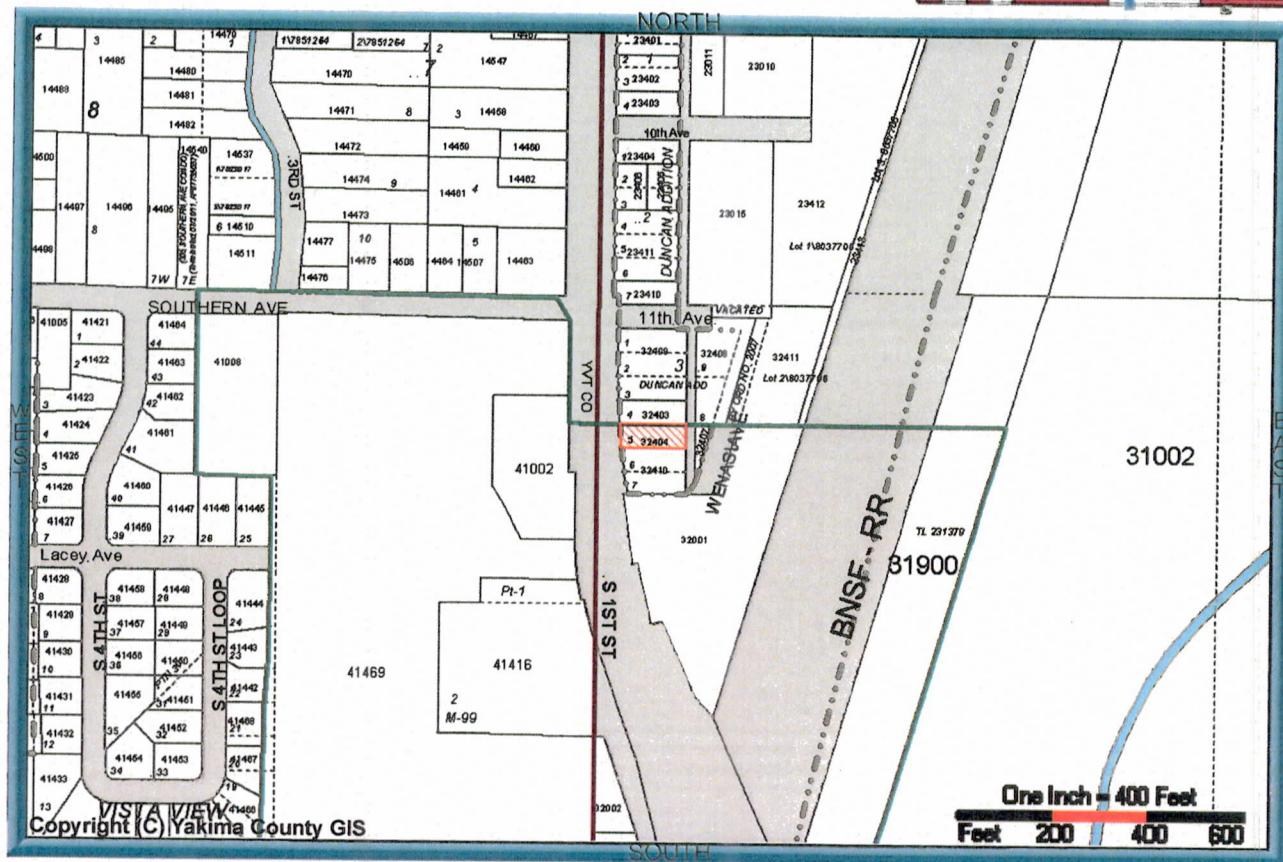
PROPERTY PHOTO		PROPERTY INFORMATION		
	Parcel Address: 703 S 1ST ST, WA			
	Parcel Owner(s): DEBORAH S & JACKIE R MCLAIN			
	Parcel Number: 18130132001	Parcel Size: 2.54 Acre(s)		
	Property Use: 18 Other Residential			
	TAX AND ASSESSMENT INFORMATION			
Tax Code Area (TCA): 403	Tax Year: 2020			
Improvement Value: \$81700	Land Value: \$41400			
CurrentUse Value: \$0	CurrentUse Improvement: \$0			
New Construction:\$0	Total Assessed Value:\$123100			
ADDITIONAL INFORMATION				
Zoning: RLDP	Jurisdiction: County			
Urban Growth Area: Selah	Future Landuse Designation: (Yakima County Plan 2015)			
FEMA:	FIRM Panel Number: 53077C0719D			
LOCATION INFORMATION				
Latitude: 46° 38' 30.018"	Longitude: -120° 31' 45.933"	Range:18 Township:13 Section:01		
Narrative Description: TH PT OF NW1/4 SW1/4 LY E OF CO.ROAD,W/LY OF R.R.R-W & S OF A LNBEG ON S LN LOT 4, BLK. 3, DUNCANADD. TH E TO R.R.R-W EX TH PT PLATTEDAS DUNCAN ADD.				
DISCLAIMER				
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION				

[\[Print Map\]](#) [\[Close Map\]](#)

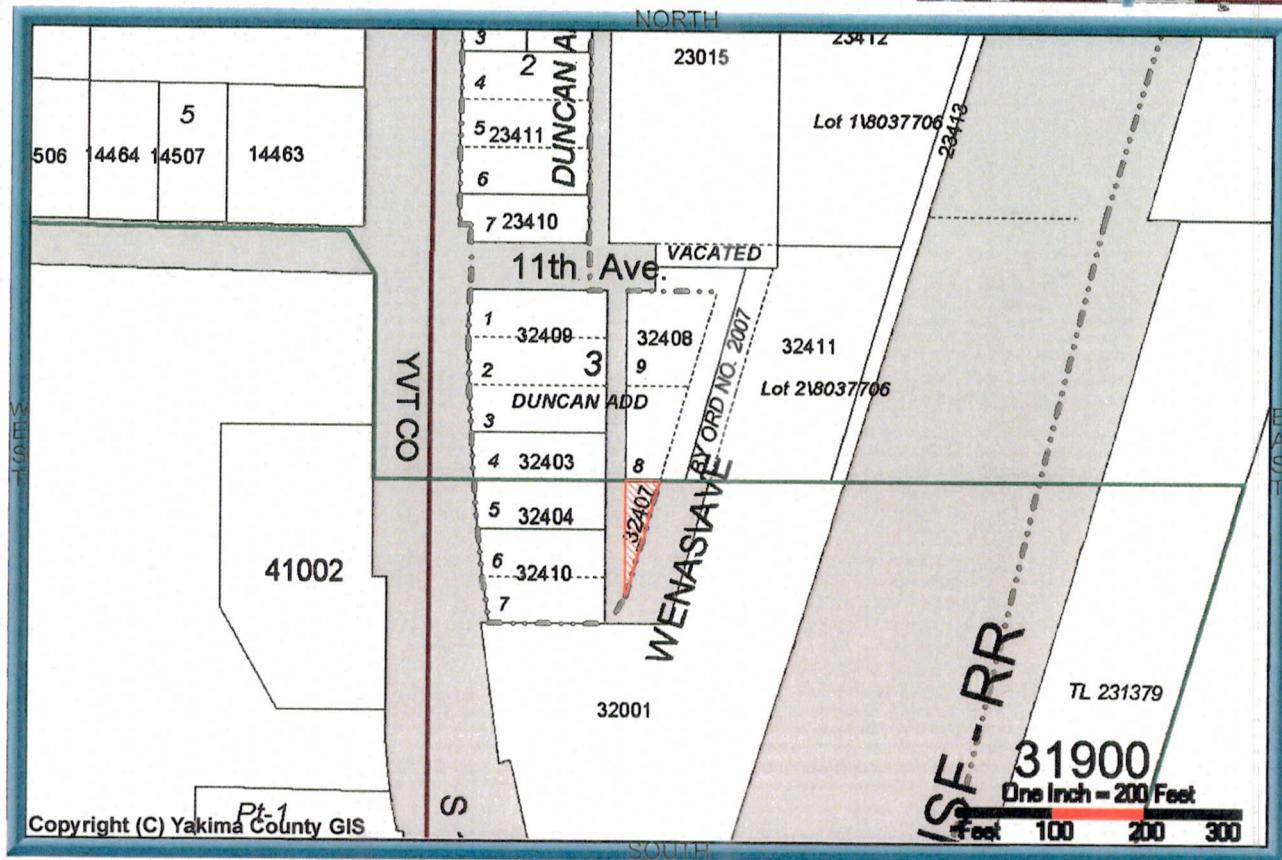
Yakimap.com



PROPERTY PHOTO		PROPERTY INFORMATION	
		Parcel Address: 703 S 1ST ST, SELAH ,WA 98942 Parcel Owner(s): FRONTIER COUNTRY INVESTMENTS LLC Parcel Number: 18130132410 Parcel Size: 0.29 Acre(s) Property Use: 11 Single Unit	
TAX AND ASSESSMENT INFORMATION			
Tax Code Area (TCA): 403		Tax Year: 2020	
Improvement Value: \$178200		Land Value: \$39500	
Current Use Value: \$0		Current Use Improvement: \$0	
New Construction: \$0		Total Assessed Value: \$217700	
OVERLAY INFORMATION			
Zoning: RLDP		Jurisdiction: County	
Urban Growth Area: Selah		Future Landuse Designation: (Yakima County Plan 2015)	
FEMA:		FIRM Panel Number: 53077C0719D	
LOCATION INFORMATION			
+ Latitude: 46° 38' 31.697"		+ Longitude: -120° 31' 47.664"	
		Range: 18 Township: 13 Section: 01	
Narrative Description: DUNCAN ADD: LOTS 6 & 7 BLK 3			
NOTICE: MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			

[\[Print Map\]](#) [\[Close Map\]](#)**Yakimap.com**

PROPERTY PHOTO		PROPERTY INFORMATION	
		Parcel Address: S 1ST ST, WA	
		Parcel Owner(s): FRONTIER COUNTRY INVESTMENTS LLC	
		Parcel Number: 18130132404	Parcel Size: 6825 Square Feet
Property Use: 91 Undeveloped Land			
TAX AND ASSESSMENT INFORMATION			
Tax Code Area (TCA): 403		Tax Year: 2020	
Improvement Value: \$0		Land Value: \$22200	
CurrentUse Value: \$0		CurrentUse Improvement: \$0	
New Construction:\$0		Total Assessed Value:\$22200	
OVERVIEW INFORMATION			
Zoning: RLDP	Jurisdiction: County		
Urban Growth Area: Selah	Future Landuse Designation: (Yakima County Plan 2015)		
FEMA:	FIRM Panel Number: 53077C0719D		
LOCATION INFORMATION			
+ Latitude: 46° 38' 32.430"	+ Longitude: -120° 31' 47.720"	Range: 18	Township: 13 Section: 01
Narrative Description: DUNCAN ADDITION LOT 5 BLK 3			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			

[\[Print Map\]](#) [\[Close Map\]](#)[Yakimap.com](#)

PROPERTY PHOTO		PROPERTY INFORMATION			
		Parcel Address: WENAS AVE, ,WA			
		Parcel Owner(s): FRONTIER COUNTRY INVESTMENTS LLC			
Parcel Number: 18130132407		Parcel Size: 2135 Square Feet			
Property Use: 91 Undeveloped Land					
TAX AND ASSESSMENT INFORMATION					
Tax Code Area (TCA): 403		Tax Year: 2020			
Improvement Value: \$0		Land Value: \$2000			
CurrentUse Value: \$0		CurrentUse Improvement: \$0			
New Construction: \$0		Total Assessed Value: \$2000			
OVERLAY INFORMATION					
Zoning: RLDP	Jurisdiction: County				
Urban Growth Area: Selah	Future Landuse Designation: (Yakima County Plan 2015)				
FEMA:	FIRM Panel Number: 53077C0719D				
LOCATION INFORMATION					
+ Latitude: 46° 38' 32.280"	+ Longitude: -120° 31' 46.281"	Range:18 Township:13 Section:01			
Narrative Description: DUNCAN ADDITION TH PT LOT 8 BLK 3 LYS OF A LN BEG AT SE COR LOT 4, TH E TOE LN LOT 8					
DISCLAIMER					
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION					

TRANSMITTAL MEMORANDUM

DATE: January 27, 2020
TO: Dave Cook, Yakima County Assessor
FROM: Jeff Peters, Community Development Supervisor City of Selah
SUBJ: Certification of Petitions for "McLain" Annexation
FILE: Selah City File: McLain

Enclosed is a photocopy of the signed petitions for the "McLain" annexation. As required by RCW 35A.14.420-450 the signed petition must be certified as valid and as representing the owner of a majority of the territory for which annexation is petitioned.

Please review the attached petition and if you concur that the signed petitions represents the owners of a majority of the territory for which annexation is petitioned, identified in Exhibit "A", then please sign this certification and email me a copy.

Signed petitions represent **NOT LESS THAN** a majority of the owners of the property petitioned for annexation.

Signed petitions represent **LESS THAN** a majority of the owners of the property petitioned for annexation.



Dave Cook, Yakima County Assessor

STATE OF WASHINGTON,)

)

COUNTY OF YAKIMA)

)

Jackie Chapman, being first duly sworn on oath deposes and says that she/he is the Accounting clerk of Yakima Herald-Republic, Inc., a daily newspaper. Said newspaper is a legal newspaper approved by the Superior Court of the State of Washington for Yakima County under an order made and entered on the 13th day of February, 1968, and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continually as a daily newspaper in Yakima, Yakima County, Washington. Said newspaper is now and has been during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper.

That the annexed is a true copy of a:

CITY OF SELAH NOTICE OF PUBLIC HEARI

it was published in regular issues (and not in supplement form) of said newspaper once each day and for a period of 1 times, the first insertion being on 02/01/2020 and the last insertion being on 02/01/2020

Yakima Herald-Republic 02/01/20

YakimaHerald.com 02/01/20

and the such newspaper was regularly distributed to its subscribers during all of the said period. That the full amount of the fee charged for the foregoing publication is the sum of \$113.85

Jackie Chapman

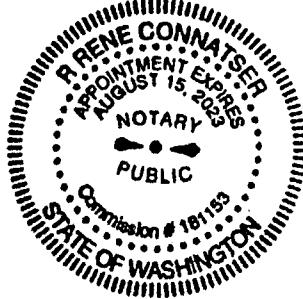
Accounting Clerk

Sworn to before me this 2nd day of, February 2020

R. Rene' Hurt

Notary Public in and for the

State of Washington,
residing at Yakima



**CITY OF SELAH NOTICE
OF PUBLIC HEARING
PROPOSED MCLAIN
ANNEXATION**

NOTICE IS HEREBY GIVEN
BY THE CITY OF SELAH,
WASHINGTON, THAT THE
SELAH CITY COUNCIL
WILL CONDUCT A PUBLIC
HEARING ON TUESDAY,
FEBRUARY 11TH, 2020,
COMMENCING AT 5:30
P.M., OR AS SOON THERE-
AFTER AS PRACTICAL, IN
THE COUNCIL CHAMBERS,
SELAH CITY HALL, 115 W.
NACHES, SELAH, WA., ON
THE PROPOSED "MCLAIN."
ANNEXATION.

THE PROPOSED ANNEXA-
TION IS 3.03 ACRES IN
AREA AND IS GENERALLY
LOCATED EAST OF SOUTH
1ST STREET, AND SOUTH
OF ELEVENTH AVENUE.
ADDITIONAL INFORMA-
TION AND ANNEXATION
MAPS ARE AVAILABLE
FOR PUBLIC INSPECTION
DURING REGULAR BUSI-
NESS HOURS AT THE
CITY OF SELAH PLAN-
NING DEPARTMENT, 222
SOUTH RUSHMORE ROAD,
SELAH, WA.

ALL PERSONS WISHING
TO OFFER COMMENTS
FOR OR AGAINST THE
PROPOSED ANNEXATION
ARE ENCOURAGED TO
ATTEND. ALL WRITTEN
COMMENTS RECEIVED
PRIOR TO THE DAY OF
THE PUBLIC HEARING
WILL BE CONSIDERED
IN THE CITY COUNCIL
DELIBERATIONS.

IF YOU HAVE ANNEXA-
TION OR PROCEDURAL
QUESTIONS PLEASE FEEL
FREE TO CONTACT JEFF
PETERS, COMMUNITY
DEVELOPMENT SUPERVI-
SOR IN PERSON AT 222
SOUTH RUSHMORE ROAD,
SELAH, WA OR BY PHONE
AT (509) 698-7365, BY FAX
AT (509) 698-7372 OR BY
E-MAIL AT jeff.peters@selahwa.gov. DATED THIS
31ST DAY OF JANUARY
2020. JEFF PETERS, COM-
MUNITY DEVELOPMENT
SUPERVISOR

(931580) February 1, 2020

Courtesy of Yakima Herald-Republic

**YAKIMA
HERALD-REPUBLIC**
WE TELL YOUR STORIES! YAKIMAPERIODICAL.COM
El Sol de Yakima
-Ad Proof-

Ad Proof

This is the proof of your ad scheduled to run on the
dates indicated below.

Please confirm placement prior to deadline,
by contacting your
account rep at (509) 577-7740.

Date:	01/31/20	Run Dates:	
Account #:	110017	Yakima Herald-Republic	02/01/20
Company Name:	CITY OF SELAH	YakimaHerald.com	02/01/20
Contact:	Jan Farley,AP		
Address:	115 W NACHES AVENUE SELAH, WA 98942		
Telephone:	(509) 698-7327		
Fax:			

Ad ID:	931580
Start:	02/01/20
Stop:	02/01/20
Total Cost:	\$113.85
# of Inserts:	2
Lines:	66.0
Ad Class:	6021
Ad Class Name:	Public Legal Notices
Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com

**CITY OF SELAH NOTICE
OF PUBLIC HEARING
PROPOSED MCLAIN
ANNEXATION**
NOTICE IS HEREBY GIVEN
BY THE CITY OF SELAH,
WASHINGTON, THAT THE
SELAH CITY COUNCIL
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COMMENCING AT 5:30
P.M., OR AS SOON THERE-
AFTER AS PRACTICAL, IN
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NACHES, SELAH, WA., ON
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PETERS, COMMUNITY
DEVELOPMENT SUPERVI-
SOR IN PERSON AT 222
SOUTH RUSHMORE ROAD,
SELAH, WA OR BY PHONE
AT (509) 698-7365, BY FAX
AT (509) 698-7372 OR BY
E-MAIL AT jeff.peters@selahwa.gov. DATED THIS
31ST DAY OF JANUARY
2020. JEFF PETERS, COM-
MUNITY DEVELOPMENT
SUPERVISOR
(931580) February 1, 2020

DATE: January 31, 2020
TO: Simon Sizer – Yakima Herald Republic
FROM: Jeff Peters, Community Development Supervisor
SUBJECT: Notice of Public Hearing
PUBLICATION DATE: SATURDAY, February 1, 2020

CITY OF SELAH NOTICE OF PUBLIC HEARING

PROPOSED MCLAIN ANNEXATION

NOTICE IS HEREBY GIVEN BY THE CITY OF SELAH, WASHINGTON, THAT THE SELAH CITY COUNCIL WILL CONDUCT A PUBLIC HEARING ON TUESDAY, FEBRUARY 11TH, 2020, COMMENCING AT 5:30 P.M., OR AS SOON THEREAFTER AS PRACTICAL, IN THE COUNCIL CHAMBERS, SELAH CITY HALL, 115 W. NACHES, SELAH, WA., ON THE PROPOSED "MCLAIN." ANNEXATION.

THE PROPOSED ANNEXATION IS 3.03 ACRES IN AREA AND IS GENERALLY LOCATED EAST OF SOUTH 1ST STREET, AND SOUTH OF ELEVENTH AVENUE.

ADDITIONAL INFORMATION AND ANNEXATION MAPS ARE AVAILABLE FOR PUBLIC INSPECTION DURING REGULAR BUSINESS HOURS AT THE CITY OF SELAH PLANNING DEPARTMENT, 222 SOUTH RUSHMORE ROAD, SELAH, WA.

ALL PERSONS WISHING TO OFFER COMMENTS FOR OR AGAINST THE PROPOSED ANNEXATION ARE ENCOURAGED TO ATTEND. ALL WRITTEN COMMENTS RECEIVED PRIOR TO THE DAY OF THE PUBLIC HEARING WILL BE CONSIDERED IN THE CITY COUNCIL DELIBERATIONS.

IF YOU HAVE ANNEXATION OR PROCEDURAL QUESTIONS PLEASE FEEL FREE TO CONTACT JEFF PETERS, COMMUNITY DEVELOPMENT SUPERVISOR IN PERSON AT 222 SOUTH RUSHMORE ROAD, SELAH, WA OR BY PHONE AT (509) 698-7365, BY FAX AT (509) 698-7372 OR BY E-MAIL AT jeff.peters@selahwa.gov.

DATED THIS 31ST DAY OF JANUARY 2020.

JEFF PETERS, COMMUNITY DEVELOPMENT SUPERVISOR

CITY OF SELAH
AFFIDAVIT OF POSTING

STATE OF WASHINGTON) MCLAIN ANNEXATION
COUNTY OF YAKIMA)

I, Jeff Peters, being first duly sworn on oath disposes and says:

I am an employee of the City of Selah, 113 West Naches Avenue, Selah, Washington; that on the 31st day of January, 2020, I caused to be posted on, or adjacent to, the property proposed for annexation a minimum of three notices at three separate locations clearly visible to the general public, a true and correct copy of **NOTICE OF PUBLIC HEARING** (attachment A).

Said locations of posting being:

1. City of Selah Public Works, 222 S. Rushmore Road, Selah WA 98942.
2. City of Selah City Hall 115 W. Naches Avenue, Selah, WA 98942.
3. Approximate center of the subject annexation property.
4. City of Selah Civic Center 216 S 1st St, Selah, WA 98942.

Jeff Peters, Community Development Supervisor

STATE OF WASHINGTON)
) ss.
County of Yakima)

On this day personally appeared before me Jeff Peters to me known to be the individual referenced herein and who caused to be posted the notices of annexation.

GIVEN under my hand and official seal this 31st day of January, 2020.

Capri and Grod

Caprise Groo

Notary Public in and for the State of Washington, residing at Yakima, WA. My term expires the 1st day of June, 2021.



CITY OF SELAH
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
COUNTY OF YAKIMA)

I, Jeff Peters, being first duly sworn on oath disposes and says:

I am an employee of the City of Selah, 113 South 2nd Street, Selah, Washington; that I did on the 21st day of January 2020, caused to be mailed, two envelopes, containing a true and correct copy of the public hearing notice for the proposal previously referenced. Said envelopes mailed from Selah, WA. with correct first class postage and addressed to the owners of property listed by the Yakima County Treasurer as being the legal owners of real property located within the proposed annexation boundary.

STATE OF WASHINGTON)
) ss.
County of Yakima)

On this day personally appeared before me Jeff Peters to me known to be the individual referenced herein and who caused to be mailed the notices of public hearing.

Given under my hand and official seal this 21st day of January, 2020.

Brandy Tucker
Brandy Tucker

Notary Public in and for the State of Washington, residing at Yakima, WA.
My term expires the 19th day of March, 2023.



City of Selah
Council Minutes
February 11, 2020

Regular Meeting
Selah Council Chambers
115 West Naches Avenue
Selah, WA 98942

- A. Call to Order Mayor Raymond called the meeting to order at 5:30pm.
- B. Roll Call
 - Members Present: Kevin Wickenhagen; Jacquie Matson; Roger Bell; Russell Carlson; Clifford Peterson; Christopher Lantz
 - Members Absent: Jeremy Burke
 - Staff Present: Rob Case, City Attorney; Dale Novobielski, Clerk/Treasurer; Rick Hayes, Police Chief; Joe Henne, Public Works Director; Ty Jones, Public Works Utility Supervisor; Jeff Peters, Community Development Supervisor; Andrew Potter, Human Resources Manager; Monica Lake, Executive Assistant
- C. Councilmember Absence – Motion to Excuse
 - Council Member Bell moved, and Council Member Wickenhagen seconded, to excuse Council Member Burke. By voice vote, approval was unanimous.**
- D. Pledge of Allegiance
 - Council Member Peterson led the Pledge of Allegiance.
- E. Invocation
 - Pastor Katie Hutchinson gave the prayer.
- F. Agenda Changes
 - Change:
 - Executive Session R – 2: 30 Minute Session – Potential Litigation RCW 42.30.110(1)(i) and Real Estate RCW 42.30.110(1)(c)
- G. Public Appearances/Introductions/Presentations
 - 1. Melissa Gorham, H&R Block – Partnering with the Selah Park & Recreation Service Area Board on the Selah Aquatic Center

Melissa Gorham approached the podium and addressed Council. She thanked Council for the opportunity to speak, then gave a brief explanation of the nonprofit referral program that H&R Block

has for 501c3, 501c4, 501c6, and 501c23 organizations, which allows them to receive twenty dollars for each new client referred to H&R Block when the client pays for their tax return. She said that they have partnered with the Selah Park Foundation to fund the Selah pool, which she felt could make such a difference to children and students. She offered flyers to Council regarding the program, adding that they handed them out at the pool auction and have mentions in the both the Selah Chamber and Selah Downtown Association newsletters.

Mayor Raymond thanked her and accepted the flyers to pass out.

H. Getting To Know Our Businesses **None**

I. Communications

1. Oral

Mayor Raymond opened the meeting. Seeing no one rise to speak, she then closed the meeting.

2. Written **None**

J. Proclamations/Announcements **None**

K. Consent Agenda

Council Member Peterson noted some Scribner errors in the minutes of the last meeting that he had passed along to Executive Assistant Lake for correction.

Executive Assistant Lake read the Amended Consent Agenda.

All items listed with an asterisk (*) were considered as part of the Consent Agenda.

- * 1. Approval of Minutes: January 28, 2020 Study Session & Council Meeting
- * 2. Approval of Claims and Payroll:

Payroll Checks Nos. 83352 – 83387 for a total of \$324,313.94
Claim Checks Nos. 74377 – 74448 for a total of \$224,743.67

Council Member Bell moved, and Council Member Carlson seconded, approval of the Amended Consent Agenda as read. By voice vote, approval was unanimous.

L. Public Hearings

1. "McLain Annexation" Public Hearing and Annexation Findings

Community Development Supervisor Peters addressed L – 1. He said that this was a public hearing regarding the McLain Annexation, and that Council considered the notice of intent to commence annexation petition at the previous Council Meeting. He read aloud the estimated geographic boundary of the proposed annexation, which is approximately three acres in size and zoned B-2, and outlined the

requirements for annexation. He went on to say that the petition represents one hundred percent of the value of the annexation area, and that he recommends holding a public hearing on the annexation.

Mayor Raymond opened the Public Hearing. Seeing no one rise to speak, she then closed the Public Hearing.

Council Member Carlson moved, and Council Member Peterson seconded, to Accept the Signed Petitions for the McLain Annexation, Approve the Annexation as identified in Exhibit "A", and Direct Staff to Submit the Required Annexation Application to the Yakima County Review Board. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Peterson – yes; Council Member Bell – yes; Council Member Lantz – yes; Council Member Carlson – yes. By voice vote, approval was unanimous.

General Business

1. New Business

a. Authorization for purchase of five (5) Panasonic Toughbook 55 laptop computers, five (5) Gamber-Johnson docking stations and one (1) Havis mounting kit, each and all for usage inside Police vehicles

Police Chief Hayes addressed M – 1a. He said that he was asking for authorization to purchase five laptops and docking stations, and one mounting kit, explaining the need was based on outdated equipment that couldn't be upgraded to Windows 10, which they needed to run the database and call system for each officer.

Mayor Raymond inquired if these were laptops for their vehicles.

Police Chief Hayes responded in the affirmative.

Council Member Bell asked if this required a competitive bid.

Police Chief Hayes replied in the negative, saying that it was a State bid on laptops and therefore didn't require competitive bids.

Council Member Matson moved, and Council Member Carlson seconded, to Approve Authorization for Purchase of five (5) Panasonic Toughbook 55 laptop computers, five (5) Gamber-Johnson docking stations and one (1) Havis mounting kit, each and all for usage inside Police vehicles. By voice vote, approval was unanimous.

2. Old Business

N. Resolutions

1. Resolution authorizing the Mayor to sign a Construction Contract between the City of Selah and Scout Lake Construction, Inc., engaging Scout Lake Construction to provide construction services for the “Well No. 6 and Zone 3 Pump Station Rebuild Project”.

Public Works Director Henne addressed N – 1. He said that the Well No. 6 pumphouse fire from a while back did damage to about half the trusses plus the ceiling and walls, so they had the City’s consultant prepare a bid package and went out to bid on it. He went on to say that the results, as provided in their packet, ranged from one hundred thirty thousand to two hundred seventy thousand, with an engineer’s estimate of two hundred eleven thousand, and that he was requesting Council approve and award the contract for repairs to Scout Lake Construction.

Council Member Carlson remarked that when it initially happened they had talked about self-insuring, which had obviously changed. He asked what had changed and why they chose to go forward with the bidding process.

Public Works Director Henne responded that he didn’t remember talking about self-insuring.

Council Member Carlson commented that they offered not to submit it as a claim originally.

Public Works Director Henne replied that they received a couple quotes, one for fifty to sixty thousand if the City paid itself and another for one hundred twenty thousand if they went out to bid, and then they filed a claim with the insurance company.

Council Member Carlson opined that when it initially happened they opted not to submit to insurance.

Public Works Director Henne responded that they put the insurance company on notice that it had happened and that we were going to proceed.

Council Member Carlson said that they hadn’t decided but had considered paying themselves.

Public Works Director Henne inquired why they would pay out of pocket.

Council Member Carlson felt that was what they were discussing in 2018.

Public Works Director Henne remarked that the City Administrator may have been concerned that a second claim in that amount might spike their rates.

Council Member Wickenhagen moved, and Council Member Carlson seconded, to Approve the Resolution authorizing the Mayor to sign a Construction Contract between the City of Selah and Scout Lake Construction, Inc., engaging Scout Lake Construction to provide construction services for the “Well No. 6 and Zone 3 Pump Station Rebuild Project”.

City Attorney Case stated that Scout Lake Construction was a client of his and his firm, and that none of them had any involvement with that bid. He went on to say that, if approved and he needs to draft a contract then he would do so do on behalf of the City, adding that there was a potentiality of conflict of interest as he had mentioned previously might happen.

Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Peterson – yes; Council Member Bell – yes; Council Member Lantz – yes; Council Member Carlson – yes. By voice vote, approval was unanimous.

O. Ordinances

1. Ordinance Amending the 2020 Budget for West Goodlander Road Improvements

Clerk/Treasurer Novobielski addressed O – 1. He said that this was a budget adjustment for the West Goodlander Road improvements. He went on to say that at the previous meeting Council accepted two fuel tax grant distribution agreements with the Transportation Improvement Board for a project to widen and improve the roadway and complete the sidewalk on the south side, of which approximately one hundred forty-nine thousand dollars would come out of Fund 115, which was reserved for street improvements.

Council Member Bell moved, and Council Member Peterson seconded, to approve the Ordinance Amending the 2020 Budget for West Goodlander Road Improvements. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Peterson – yes; Council Member Bell – yes; Council Member Lantz – yes; Council Member Carlson – yes. By voice vote, approval was unanimous.

2. Ordinance Amending the 2020 Budget for a Police Vehicle

Clerk/Treasurer Novobielski addressed O – 2. Was for a police vehicle budgeted in the 2019 budget that had been ordered but not delivered, and that this would give them the budget authority to make a payment from Fund 170. He noted that, as the money was budgeted last year, this would put it into the 2020 budget.

Council Member Peterson moved, and Council Member Matson seconded, to approve the Ordinance Amending the 2020 Budget for a Police Vehicle. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Peterson – yes; Council Member Bell – yes; Council Member Lantz – yes; Council Member Carlson – yes. By voice vote, approval was unanimous.

P. Public Appearances None

Q. Reports/Announcements

1. Departments

Police Chief Hayes said that they have had two Citizen Academy nights so far, with three Council Members in attendance as part of their full house.

Council Member Bell wanted to comment that he felt it an extremely valuable experience to attend the Citizens Academy.

Police Chief Hayes remarked that they went over two cases, one of which was also featured as a murder on a television show.

Council Member Bell commented that they have a detective force that was extremely patient and persistent to get a positive result in both cases, and that as citizens they ought to be proud of that.

Police Chief Hayes opined that if one was murdered, Sergeant Brumley would be the guy one would want investigating the crime.

Clerk/Treasurer Novobielski had no tax revenue updates but commented that he has provided the finance committee with fourth quarter highlights and proposed a meeting late some afternoon to review the report with them.

Community Development Supervisor Peters had no official report aside from a lot of different development applications coming in for review. He commented that the Planning Commission would be looking at a study session on development fees for land use applications, comparing what it costs the Planning Department and what other communities charge to get a recommendation to bring forward to Council at later date.

Public Works Director Henne said that they've been doing a lot of repairs to the effluent ditch, and have been able to increase the flow in the drain structure and fix the headwall in there. He noted that the restrooms at Wixson Park have been opened, but those at Volunteer park are still closed for the winter. He said that he and Community Development Supervisor Peters met with two consultants last week to discuss moving forward with the traffic modeling for the East Naches Avenue extension and are moving ahead with the sub area plan as far as impacts traffic-wise from extending that road to east Selah and incorporating it in the urban growth area. He expressed hope that it would improve traffic congestion and allow trucks to come in from that direction.

Council Member Matson asked if the railroad had been contacted.

Public Works Director Henne replied in the negative, saying that they would start holding some property owners and shareholders meetings once they get momentum towards either a design or an environmental review, although they have contacted local fruit processing companies. He went on to say that they looked at a two-lane roadway with ten-foot shoulders as most of it would be elevated to go over the river and they wanted to make sure that there's a place to pull into, although once they get back down they would likely try to live within the fifty-foot easement the City has with Burlington Northern Railroad.

Council Member Wickenhagen wondered if there was any damage after the flooding.

Public Works Director Henne answered in the negative, saying that they were down there several times to look at the viewing platform, but it was built soundly on good piers and has never been damaged.

City Attorney Case had no report.

2. Council Members

Council Member Carlson said that the Selah Downtown Association's grant façade program was open until the 29th, and they have three interested parties thus far. He commented that their executive director has resigned, so they will be hiring someone to fill the position, and thus far have seventeen applications for the position. He noted that the Selah Downtown Association and the Selah Chamber of Commerce would be putting on a Sip and Stroll April 17, although he had no details yet.

Council Member Lantz had no report.

Council Member Bell gave an update on the SPRSA board, saying they met with the contractor that morning and would be moving forward with corrections to the deck and coming up with a resolution for replacement of quite a few panels that have cracked, as well as completing the insulation inside. He noted that they should have everything completed prior to the summer season.

Council Member Carlson inquired if the repairs would be coming out of SPRSA funds or would be warranty work.

Council Member Bell replied that it was under the contractor's purview, with no cost to SPRSA at this point, although they might have some negotiation in that for minor things as they move forward. He added that SPRSA would be paying an additional amount to put in a dumpster enclosure.

Council Member Peterson had no report.

Council Member Matson had no report.

Council Member Wickenhagen said that AWC put out a notice today on some bills being reviewed over in Olympia, and a couple are very overreaching with regard to local government planning. He explained that one would remove any single-family residence planning ability and the other would allow for mother-in-law apartments on single family lots without local review, and that AWC was encouraging cities, council members and mayors to contact the legislature about that, as they were majorly overstepping cities' control.

- 3. City Administrator **None**
- 4. Boards **None**
- 5. Mayor **None**

Mayor Raymond reminded Council to do their annual F-1 filing and to notify Executive Assistant Lake when it was done. She thanked Council Member Wickenhagen for mentioning the AWC email.

R. Executive Session

- 2. 30 Minute Session – Potential Litigation RCW 42.30.110(1)(i) and Real Estate RCW 42.30.110(1)(c)

Council went into Executive Session at 6:10m. At 6:40pm, Council went back on the record. Mayor Raymond stated that they would be extending the Executive Session for an additional 15 minutes.

Council went back into Executive Session at 6:41pm. At 6:56pm, Council went back on the record. Mayor Raymond stated that no action was taken during the Executive Session.

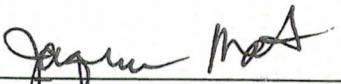
S. Adjournment

Council Member Matson moved, and Council Member Peterson seconded, that the meeting be adjourned. By voice vote, approval was unanimous.

The meeting adjourned at 6:57 pm.



Roger Bell, Council Member



Jacquie Matson, Council Member

EXCUSED

Jeremy Burke, Council Member

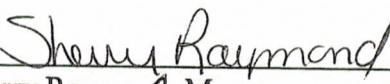


Christopher Lantz, Council Member

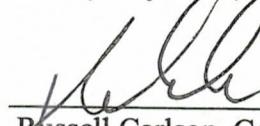
ATTEST:



Dale E. Novobielski, Clerk/Treasurer



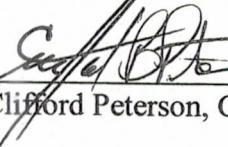
Sherry Raymond, Mayor



Russell Carlson, Council Member



Kevin Wickenhagen, Council Member



Clifford Peterson, Council Member



RESOLUTION NO. 2781

A RESOLUTION ESTABLISHING JANUARY 28, 2020, AS THE PUBLIC HEARING DATE TO CONSIDER THE "MCLAIN." ANNEXATION

WHEREAS, the City of Selah received from Jackie and Deborah McLain the owners of approximately 3.03 acres of property a "Notice of Intent to Annexation Petition" requesting annexation; and,

WHEREAS, the City Council of the City of Selah did not expand the proposed annexation area beyond the original two (4) parcel owned by the petitioners representing 3.03 acres of property; and,

WHEREAS, the Yakima County Treasurer has certified that signed and returned "McLain Petitions for Annexation" represents not less than 60% of the total assessed value of the area petitioned for annexation; and,

WHEREAS, R.C.W. 35A.14.130 requires the City by resolution fix a time, place and date of a public hearing when the annexation will be heard and determined by the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, as follows:

That January 28, 2020, at 5:30 p.m., or as soon thereafter as practical, in the Council Chambers, City Hall Bldg., 115 W. Naches Avenue, Selah, WA. is established as the date, time and place of a public hearing to hear and decide said "McLain Annexation" and that notice of said public hearing shall be provided as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, THIS 14th DAY OF JANUARY 2020.

Sherry Raymond
Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski
Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:

Rob Case
Rob Case, City Attorney

McLain Annexation

RESOLUTION SETTING DATE OF PUBLIC HEARING

FILE # Annex 2020-001



RESOLUTION NO. 2783

A RESOLUTION NEGATING AND WITHDRAWING PREVIOUS RESOLUTION NO. 2781, AND REPLACING IT WITH THE INSTANT RESOLUTION THAT SCHEDULES FEBRUARY 11, 2020, AS THE PUBLIC HEARING DATE FOR CONSIDERATION OF THE "MCLAIN ANNEXATION"

WHEREAS, the City of Selah received from Jackie and Deborah McLain, the owners of approximately 3.03 acres of property, a "Notice of Intent to Annexation Petition" that requests annexation of such property;

WHEREAS, the City of Selah, via previous Resolution No. 2781, mistakenly scheduled hearings in incorrect order, such that the required annexation hearing was incorrectly scheduled prior to the City Council initiation hearing;

WHEREAS, the City of Selah, via the instant Resolution, is correcting the prior mistake by negating and withdrawing said previous Resolution No. 2781 and replacing it with the instant Resolution which will correctly schedule the hearings;

WHEREAS, the City Council has not expanded the proposed annexation area beyond the 3.03 acres of property that are owned by Jackie and Deborah McLain;

WHEREAS, the Yakima County Treasurer has certified that signed and returned "McLain Petitions for Annexation" represent not less than 60% of the total assessed value of the area petitioned for annexation; and

WHEREAS, RCW 35A.14.130 requires the City by resolution fix a time, place and date of a public hearing when the proposed annexation will be considered and determined by the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, as follows:

February 11, 2020, at 5:30 p.m., or as soon thereafter as practical, in the Council Chambers, City Hall Bldg., 115 W. Naches Avenue, Selah, WA., is established as the (rescheduled) date, time and place of the public hearing for the City to consider said "McLain Annexation" and make a determination thereon, and that notice of said public hearing shall be provided as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH,
WASHINGTON, THIS 28th DAY OF JANUARY, 2020.

Sherry Raymond
Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski
Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:

R.C.
Rob Case, City Attorney

RESOLUTION NO. 2783



Exhibit “E”

1. No Documentation Supplied SEPA Not Required

Exhibit “F”

- 1. No Documentation Supplied. No Additional Inter-Local Agreements.**