

**GOLDENDALE CITY COUNCIL
REGULAR MEETING
JULY 5, 2022
7:00 PM**

NOTE: THIS MEETING IS BEING HELD IN PERSON OR CAN BE ACCESSED REMOTELY BY TELEPHONE AND ZOOM VIDEO. TO PARTICIPATE VIA ZOOM, YOU WILL NEED TO CALL 415-762-9988. THE MEETING ID NUMBER IS 373 290 5204. YOU WILL BE ABLE TO CALL IN AT 6:45. YOU CAN FIND THE INSTRUCTIONS FOR ZOOM ON THE WEBSITE.

- A. Call to Order
 - 1. Pledge of Allegiance
- B. Roll Call
- C. Public Hearing
- D. Agenda
 - 1. Approval of Agenda
 - 2. Consent Agenda
 - a. Approval of Minutes
 - b. Claims
 - c. Payroll
 - d. Other
- E. Presentations
- F. Department Reports
- G. Council Business
 - 1. WSU Weather Station Land Temporary License Agreement
 - 2. M & M Construction Request to Reassign
 - 3. TIF Proposal by FCS Group
 - 4. Hot Rods Public Property Use Request
- H. Resolutions
- I. Ordinances
- J. Report of Officers and City Administrator – Larry, Council, Mayor
 - 1. Mayor – Proclamation of Sesquicentennial
- K. Public Comment – 3 Minute Limit (If you are going to be more than 3 minutes, please request a presentation for the following council meeting)
- L. Executive Session
 - 1. Union Negotiations RCW 42.30.140
- M. Adjournment

NEXT REGULAR COUNCIL MEETING WILL BE ON JULY 18, 2022 AT 7:00 PM.

AGENDA TITLE: CONSENT AGENDA

DATE: JULY 5, 2022

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION _____ X
RESOLUTION _____ OTHER _____
MOTION _____ X

EXPLANATION:

The consent agenda includes the following:

Minutes of the June 21, 2022 regular council meeting, second pay period June checks #55791 – 55799, 55801, 901459 – 901459 – 901460, 901463 – 901464, direct deposit 6/22/2022, direct deposit 6/27/2022 in the amount of \$149,062.25, July 5, 2022 claims checks #55786 – 55790, 55800, 55802 - 55837 in the amount of \$49,248.12.

FISCAL IMPACT:

Payroll checks in the amount of \$149,062.25, claims checks in the amount of \$49,248.12.

ALTERNATIVES:

Approve the consent agenda.

Remove certain items from the consent agenda for further discussion.

STAFF RECOMMENDATION:

Approve the consent agenda

MOTION:

I MOVE TO APPROVE THE CONSENT AGENDA.

**GOLDENDALE CITY COUNCIL
REGULAR MEETING
June 21, 2022
7:00 PM**

Mayor Michael Canon called to order the regular meeting of the Goldendale City Council followed by the Pledge of Allegiance.

ROLL CALL

Council Present: Mayor Michael A Canon (Not voting), Council Member Andy Halm, Council Member Ellie Casey, Council Member Steve Johnston, Council Member Dave Jones, Council Member Miland Walling

Staff Present (Not Voting): City Administrator Larry Bellamy, Fire Chief Noah Halm, Police Chief Jay Hunziker, Deputy Clerk Treasurer Sandy Wells, Deputy City Administrator Patrick Munyan

Motion: I move to excuse Council Member Loren Meagher and Council Member Filiberto Ontiveros, **Action:** Motion, **Moved by** Council Member Steve Johnston, **Seconded by** Council Member Ellie Casey
Motion Passed Unanimously

AGENDA AND CONSENT AGENDA

Motion: I move to approve the agenda and consent agenda, **Action:** Motion, **Moved by** Council Member Miland Walling, **Seconded by** Council Member Andy Halm.
Motion Passed Unanimously with discussion.

DEPARTMENT REPORTS

Police Chief Jay Hunziker, informed the council about the hiring process the police department is starting to replace the two officers that they lost. Right now, the police department is at 1472 call for the year. Council Member Steve Johnston would like the calls broke down in type of calls. Chief will bring in a report at the next council meeting.

Fire Chief Noah Halm, the burn ban is in effect. The 4th of July is coming up. We are encouraging residents to mow their tall grass and weeds. The 4th of July is the only day you can set off fireworks in the city limits. They are allowed from 6:00 pm to Midnight 12:00 am. Council Member Miland Walling would like to see more residents mow their tall grass and weeds.

Deputy City Administrator Pat Munyan, currently the staff is low on Public Works. The Dino Mart sewer line has separated from the service line and staff is investigating. The low bid contractor for the Airport is unable to preform the work. Currently we are

working with legal counsel on both sides of the contract. At the next council meeting we will present our options to you for the council to decide how we are going to proceed.

Pat gave the council an update on the Byers Street project.

COUNCIL BUSINESS

Outside City Limits Water Service Connection by Pat Munyan, at the prior City Council meeting the legislative body raised concerns with authorizing outside city limits water service connect and their potential impacts. City Council requested staff to review and/or provide a method of review for each outside City limits service connection to ensure that the allowance of said connections will not have a significant impact on the water distribution system. The city staff recommend that each outside City limits service connection request be submitted with an engineer report addressing potential impacts.

NO MOTION, City council concurs to hold abeyance on future water connections outside of City limits, subject to an affirmative engineering report indicating impacts to the city water supply and system would be minimal. Pending the outcome of an engineering report the City Council hold the right to make their decision with or without bias.

Council Member Steve Johnston would like to see regular Public Works committee meetings

ORDINANCES

Air Ambulance Service as a Benefit by Larry Bellamy, this matter was discussed at the last council meeting. No changes were made, and it is ready for its second reading.

Motion: I move to approve the ordinance which provides air ambulance service as a benefit to city employees, volunteers, council members, and the mayor for its second reading **Action:** Motion, **Moved by** Council Member Miland Walling, **Seconded by** Council Member Ellie Casey.
Motion Passed Unanimously

REPORT OF OFFICERS AND CITY ADMINISTRATOR

City Administrator, Larry Bellamy, gave an update to the council on his REDS committee meeting. Goldendale is collecting information on the rates study performed by FCS Group. That rate study is part of the Wastewater Treatment Plant project. We had a discussion with the Office of the Columbia River regarding water supply. They have a grant program that they are trying to develop and get ready for the 2023 budget cycle. They are looking for projects the city might have that they can put some grant money towards.

The Goldendale Energy Storage Project is presenting a draft environment impact statement. A Public Hearing in Goldendale is scheduled for June 28, 2022 at 6:30 pm. That project is opened for comments and all comments will be accepted until July.

Council Member Andy Halm, I wanted to wish everyone happy pride month. We are having an annual pride event on July 23rd.

Council Member Miland Walling, Miland gave an update and comment on the airport project.

Council Member Dave Jones, I would like to address the letter that all the council received. We received a letter from Mr. Harris regarding community days hours of music. Larry Bellamy, we had a meeting the chief regarding this topic, and we agreed that outside bands can play until 11:00 pm. Dave Jones, that sounds good. It's not too late to get your ideas in the time capsule. If anyone has anything they would like to put in the time capsule, drop your items or ideas off to me.

Council Member Steve Johnston, I think a good idea for the time capsule would be a high school annual. Steve thinks the REDS group is a good opportunity for us to utilize.

Mayor Mike Canon, wanted to thank the time capsule committee for all their hard work.

PUBLIC COMMENT

John Enright 212 E Main, voiced his concern about the 4th of July fireworks and life flight. We would like the city to have a warning to stop all fireworks when life flight is coming in.

Gary Anderson 875 Maple Drive, spoke against receiving a code enforcement letter regarding his RV and where it was parked.

ADJOURNMENT

7:45 PM

Motion: I motion to Adjourn the meeting, Action: Motion, Moved by Council Member Andy Halm, Seconded by Council Member Ellie Casey.

Motion passed unanimously with discussion on RV Parking.

Michael A Canon, Mayor

Sandy Wells, Deputy Clerk-Treasurer

Register

Fiscal: 2022

Deposit Period: 2022 - jun 2022

Check Period: 2022 - jun 2022 - 2nd council jun 2022

Number	Name	Print Date	Clearing Date	Amount
Check	20016310			
55786	Eleonore Casey	6/17/2022		\$66.10
55787	Goldendale Chamber	6/17/2022		\$796.26
55788	US Bank	6/17/2022		\$4,104.51
55790	Life Flight Network Foundation	6/22/2022		\$2,340.00
55800	US Post Office	6/22/2022		\$1,479.66
55802	Aspect Consulting LLC	7/5/2022		\$5,569.00
55803	AT&T Mobility	7/5/2022		\$67.73
55804	Avista Utilities	7/5/2022		\$143.16
55805	Casey Shafer	7/5/2022		\$39.86
55806	Centurylink AZ	7/5/2022		\$104.66
55807	Centurylink NC	7/5/2022		\$5.13
55808	Class 5	7/5/2022		\$765.63
55809	Clifford & Martin Inc	7/5/2022		\$50.26
55810	Code Publishing Inc	7/5/2022		\$675.00
55811	Ferguson Enterprises Inc #3011	7/5/2022		\$2,376.31
55812	Goldendale Sentinel	7/5/2022		\$502.75
55813	Goldendale, City of	7/5/2022		\$166.98
55814	Gorge Networks	7/5/2022		\$806.79
55815	Grainger	7/5/2022		\$2,616.70
55816	Gwendolyn L Grundei	7/5/2022		\$5,500.00
55817	Hattenhauer Energy Co LLC	7/5/2022		\$3,981.17
55818	IBS Incorporated	7/5/2022		\$182.70
55819	John Deere	7/5/2022		\$292.44
55820	Klickitat CO Health Dept	7/5/2022		\$315.00
55821	Klickitat County PUD	7/5/2022		\$3,938.58
55822	Krystal L Smith	7/5/2022		\$1,275.00
55823	MES Northwest	7/5/2022		\$3,999.00
55824	Optimist Printers	7/5/2022		\$126.85
55825	Radcomp Technologies	7/5/2022		\$860.00
55826	RH2 Engineering Inc	7/5/2022		\$753.63
55827	Richard Orthmann	7/5/2022		\$60.60
55828	Riley Brothers Inc	7/5/2022		\$667.21
55829	STAC	7/5/2022		\$1,022.00
55830	Swissphone LLC	7/5/2022		\$85.45
55831	The Watershed Company	7/5/2022		\$317.50
55832	Total Energy Management	7/5/2022		\$1,095.85

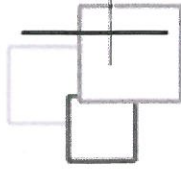
Number	Name	Print Date	Clearing Date	Amount
<u>55833</u>	Tucker Road Animal Hospital	7/5/2022		\$24.00
<u>55834</u>	USP United States Plastic Corporation	7/5/2022		\$108.96
<u>55835</u>	Verax Chemical Company	7/5/2022		\$495.04
<u>55836</u>	Verizon Wireless	7/5/2022		\$477.62
<u>55837</u>	Vision Municipal Solutions LLC	7/5/2022		\$993.03
	Total		Check	\$49,248.12
	Total		20016310	\$49,248.12
	Grand Total			\$49,248.12

**CITY OF GOLDENDALE
CLAIMS REGISTER**

I, the undersigned, do hereby certify that the materials have been furnished, the services rendered or the labor performed as shown on Check numbers 55786 – 55790, 55800 through 55802 - 55837 in the amount of \$49,248.12, and unpaid obligations against the City of Goldendale, Washington and that I am authorized to certify said claims.

DATED this 28th day of June, 2022.


Clerk-Treasurer



Register Activity

Fiscal: 2022

Period: 2022 - jun 2022

Council Date: 2022 - jun 2022 - 2nd council jun 2022

Reference	Date	Amount	Notes
Reference Number: 55786	Eleonore Casey	\$66.10	
<u>Invoice - 6/17/2022 10:16:15 AM</u>	6/17/2022	\$66.10	Time Capsule Supplies
Reference Number: 55787	Goldendale Chamber	\$796.26	
<u>1134.1</u>	6/1/2022	\$796.26	discrepancy in May Reimbursement
Reference Number: 55788	US Bank	\$4,104.51	
<u>June 2022 Statement</u>	6/3/2022	\$4,104.51	Visa Payment
Reference Number: 55790	Life Flight Network Foundation	\$2,340.00	
<u>Invoice - 6/22/2022 2:26:48 PM</u>	6/22/2022	\$2,340.00	city of goldendale group membership
Reference Number: 55800	US Post Office	\$1,479.66	
<u>Invoice - 6/22/2022 3:16:27 PM</u>	6/22/2022	\$1,479.66	CCR
Reference Number: 55802	Aspect Consulting LLC	\$5,569.00	
<u>46753</u>	6/27/2022	\$5,569.00	well analysis assemssment
Reference Number: 55803	AT&T Mobility	\$67.73	
<u>287258483135X06182022</u>	6/10/2022	\$67.73	chlorication station
Reference Number: 55804	Avista Utilities	\$143.16	
<u>Invoice - 6/28/2022 10:55:46 AM</u>	6/28/2022	\$143.16	utilities
Reference Number: 55805	Casey Shafer	\$39.86	
<u>Invoice - 6/28/2022 10:58:49 AM</u>	6/28/2022	\$39.86	reimbursement acct 3427.0
Reference Number: 55806	Centurylink AZ	\$104.66	
<u>Invoice - 6/28/2022 11:01:57 AM</u>	6/28/2022	\$104.66	fax/dsl
Reference Number: 55807	Centurylink NC	\$5.13	
<u>Invoice - 6/28/2022 11:08:12 AM</u>	6/28/2022	\$5.13	long distance
Reference Number: 55808	Class 5	\$765.63	
<u>142049</u>	6/15/2022	\$765.63	land lines
Reference Number: 55809	Clifford & Martin Inc	\$50.26	
<u>1012647</u>	5/10/2022	\$37.36	water

Reference	Date	Amount	Notes
Reference Number: 55809 <u>1019197</u>	Clifford & Martin Inc 5/31/2022	\$50.26 \$12.90	cooler rent
Reference Number: 55810 <u>GC00117263</u>	Code Publishing Inc 6/21/2022	\$675.00 \$675.00	annual web hosting
Reference Number: 55811 <u>1110684</u>	Ferguson Enterprises Inc #3011 6/17/2022	\$2,376.31 \$2,376.31	supplies
Reference Number: 55812 <u>155070</u> <u>155085</u>	Goldendale Sentinel 6/15/2022 6/23/2022	\$502.75 \$150.00 \$352.75	utility main worker county fair
Reference Number: 55813 <u>22-107</u>	Goldendale, City of 5/23/2022	\$166.98 \$166.98	bulk water
Reference Number: 55814 <u>1-1847982</u>	Gorge Networks 6/16/2022	\$806.79 \$806.79	dsl
Reference Number: 55815 <u>9339080930</u>	Grainger 6/8/2022	\$2,616.70 \$2,616.70	stands
Reference Number: 55816 <u>Invoice - 6/28/2022 11:29:45 AM</u>	Gwendolyn L Grundei 6/28/2022	\$5,500.00 \$5,500.00	june services
Reference Number: 55817 <u>CL04351</u>	Hattenhauer Energy Co LLC 6/15/2022	\$3,981.17 \$3,981.17	fuel
Reference Number: 55818 <u>785662-2</u>	IBS Incorporated 6/14/2022	\$182.70 \$182.70	drill index set
Reference Number: 55819 <u>P98054</u>	John Deere 6/15/2022	\$292.44 \$292.44	tractor parts
Reference Number: 55820 <u>INV00021-0622</u>	Klickitat CO Health Dept 6/1/2022	\$315.00 \$315.00	testing service
Reference Number: 55821 <u>Invoice - 6/28/2022 11:37:23 AM</u>	Klickitat County PUD 6/28/2022	\$3,938.58 \$3,938.58	utilities
Reference Number: 55822 <u>346692</u>	Krystal L Smith 6/17/2022	\$1,275.00 \$1,275.00	june services

Reference	Date	Amount	Notes
Reference Number: 55823	MES Northwest		
<u>IN1722530</u>	6/9/2022	\$3,999.00	portable pump
		\$3,999.00	
Reference Number: 55824	Optimist Printers		
<u>54609</u>	4/12/2022	\$126.85	correction notice
<u>55055</u>	6/22/2022	\$62.35	bus cards/munyan
		\$64.50	
Reference Number: 55825	Radcomp Technologies		
<u>93577</u>	6/16/2022	\$860.00	firewall renewal
		\$860.00	
Reference Number: 55826	RH2 Engineering Inc		
<u>86408</u>	6/17/2022	\$753.63	wwtp improvements
		\$753.63	
Reference Number: 55827	Richard Orthmann		
<u>7735897-03/18/22</u>	3/18/2022	\$60.60	meds
<u>7735897-04/14/22</u>	4/14/2022	\$4.00	meds
<u>7735897-05/12/22</u>	5/12/2022	\$4.00	meds
<u>7743746-03/18/22</u>	3/18/2022	\$3.86	meds
<u>7743746-04/14/22</u>	4/14/2022	\$3.86	meds
<u>7743746-05/12/22</u>	5/12/2022	\$3.86	meds
<u>7743749-04/14/22</u>	4/14/2022	\$1.32	meds
<u>7743749-05/12/22</u>	5/12/2022	\$1.32	meds
<u>7743751-03/18/22</u>	3/18/2022	\$4.00	meds
<u>7743751-04/14/22</u>	4/14/2022	\$4.00	meds
<u>7743751-05/12/22</u>	5/12/2022	\$4.00	meds
<u>7764343-04/14/22</u>	4/14/2022	\$2.87	meds
<u>7764343-05/12/22</u>	5/12/2022	\$2.87	meds
<u>7764345-04/14/22</u>	4/14/2022	\$4.00	meds
<u>7764345-05/12/22</u>	5/12/2022	\$4.00	meds
<u>7768524-03/18/22</u>	3/18/2022	\$2.88	meds
<u>7768524-04/14/22</u>	4/14/2022	\$2.88	meds
<u>7768524-05/12/22</u>	5/12/2022	\$2.88	meds
		\$667.21	
Reference Number: 55828	Riley Brothers Inc		
<u>0016667</u>	5/31/2022	\$667.21	top course
		\$667.21	
Reference Number: 55829	STAC		
<u>6965</u>	6/27/2022	\$1,022.00	ride inspection
		\$1,022.00	
Reference Number: 55830	Swissphone LLC		
<u>SL-309422</u>	6/27/2022	\$85.45	repair
		\$85.45	
Reference Number: 55831	The Watershed Company		
<u>2022-1041</u>	6/20/2022	\$317.50	shoreline master plan
		\$317.50	

Reference	Date	Amount	Notes
Reference Number: 55832 <u>1172247</u>	Total Energy Management 6/7/2022	\$1,095.85 \$1,095.85	2022 wwtp flowmeter callibration
Reference Number: 55833 <u>177308</u>	Tucker Road Animal Hospital 5/25/2022	\$24.00 \$24.00	harley
Reference Number: 55834 <u>685490</u>	USP United States Plastic Corporation 6/15/2022	\$108.96 \$108.96	supplies
Reference Number: 55835 <u>04573</u>	Verax Chemical Company 6/16/2022	\$495.04 \$495.04	wipes
Reference Number: 55836 <u>9908029352</u> <u>9908150497</u>	Verizon Wireless 6/4/2022 6/6/2022	\$477.62 \$360.09 \$117.53	police vehicles chlorication station
Reference Number: 55837 <u>09-10850</u>	Vision Municipal Solutions LLC 6/15/2022	\$993.03 \$993.03	utility bill mailing

Register

Number	Name	Fiscal Description	Cleared	Amount
55791	Johnston, Steve	2022 - jun 2022 - 2nd council jun 2022		\$45.76
55792	American Family Life	2022 - jun 2022 - 2nd council jun 2022		\$623.21
55793	Deferred Comp Program	2022 - jun 2022 - 2nd council jun 2022		\$480.00
55794	Dept of Labor & Industries	2022 - jun 2022 - 2nd council jun 2022		\$2,345.16
55795	Dept of Retirement	2022 - jun 2022 - 2nd council jun 2022		\$11,722.71
55796	Employment Security	2022 - jun 2022 - 2nd council jun 2022		\$162.02
55797	ICMA Retirement Trust (Plan 302195)	2022 - jun 2022 - 2nd council jun 2022		\$112.50
55798	Vimly Benefit Solutions Inc	2022 - jun 2022 - 2nd council jun 2022		\$34,435.28
55799	Washington State Support Registry	2022 - jun 2022 - 2nd council jun 2022		\$337.50
55801	Employment Security	2022 - jun 2022 - 2nd council jun 2022		\$36.46
901459	City of Goldendale	2022 - jun 2022 - 2nd council jun 2022		\$22,376.33
901460	Employment Security - PFML	2022 - jun 2022 - 2nd council jun 2022		\$359.56
901463	City of Goldendale	2022 - jun 2022 - 2nd council jun 2022		\$5,692.04
901464	Employment Security - PFML	2022 - jun 2022 - 2nd council jun 2022		\$80.09
Direct Deposit Run -	Payroll Vendor	2022 - jun 2022 - 2nd council jun 2022		\$56,400.60
6/22/2022	Payroll Vendor	2022 - jun 2022 - 2nd council jun 2022		\$13,853.03
Direct Deposit Run -				
6/27/2022				\$149,062.25

AGENDA BILL: G-1

AGENDA TITLE: WSU Weather Station Land Temporary License Agreement

DATE: JULY 5, 2022

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION _____ X _____

RESOLUTION _____ OTHER _____

MOTION _____ X _____

EXPLANATION: Washington State University is requesting to utilize an approximately 1024 square feet of land located at the Goldendale Wastewater Treatment to install a weather station (see exhibit A of the License Agreement for location). The agreement provides and “Indemnification and Hold Harmless” to protect the City against a cause of action against Licensees, their regents, officers, agents, students, and employees for any and all claims, demands, damages, fines, penalties, losses, expenses, liabilities, costs, and fees of any nature (e.g., attorney’s fees) including, but not limited to, bodily injury, illness, product liability and property damage arising from Licensees’ use of Licensor’s land as depicted in Exhibit A.

FISCAL IMPACT: None

ALTERNATIVES:

STAFF RECOMMENDATION: Staff has reviewed the request and see no potential negative impacts. The City of Goldendale will have access to weather information provided by the equipment. Staff recommends approval of the request.

MOTION: I MOVE TO AUTHORIZE THE MAYOR TO ENTER INTO THE WSU WEATHER STATION TEMPORARY LICENSE AGREEMENT FOR THE USE OF A WEATHER STATION

REID # _____
WSU Contract # _____

TEMPORARY LICENSE AGREEMENT

LOCATION

GOLDENDALE, KLUCKITAT, WASHINGTON

WASHINGTON STATE UNIVERSITY

an institution of higher education and agency of the State of Washington
by and through its College of Agricultural, Human and Natural Resource Sciences

as Licensee

LANDOWNER

As Licensor

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EXHIBITS

A Premises

TEMPORARY LICENSE AGREEMENT

This Temporary License Agreement ("Agreement") is made and deemed effective as of July 1ST, 2022 between the undersigned, **Washington State University**, an institution of higher education and agency of the State of Washington, by and through its College of Agricultural, Human and Natural Resource Sciences ("Licensee"), and City of Goldendale, Washington (Licensor) for purposes of specifying terms and conditions applicable to Licensee's use of Licensor's property and/or facilities.

1) Premises.

Approximately 1024 square feet of land located at the Goldendale Wastewater Treatment, as described in Exhibit A.

(b) Licensee acknowledges and agrees the area described in Exhibit A may change depending on the needs of the Parties, in which case an alternate location may be provided.

2) **Permitted Use.** The Licensor hereby grants a license to Licensee to occupy, install and maintain weather and soil/hydrology related monitoring equipment (the "Equipment"). The Property shall be used for no other purpose whatsoever, other than to access the Equipment for regular servicing and occasional emergency repairs as needed. Licensee shall not use or allow the Property to be used for any purpose that is objectionable or offensive in the Licensor's reasonable judgment or is unlawful. Licensee shall comply with all regulations and best management practices to prevent illicit discharge of non-storm water. No heavy equipment cleaning, maintenance, fueling, or storage will be performed on the Property.

3) **Term.** The term of this Agreement shall commence on or about 01 July 2022 and shall continue until terminated by either Party with at least one hundred eighty (180) days prior written notice

4) Consideration.

(a) **Consideration for Temporary Use.** In consideration for the temporary use described in this Agreement, the Licensor shall be allowed access to weather information provided by the Equipment.

(b) **Expenses.** Licensee shall be responsible for any expenses the Licensor incurs related to Licensee's use of the Property. Expenses may include, but are not limited to:

- i. Cement pad
- ii. Ground leveling

5) General Terms and Conditions.

(a) **Acceptance of Property.** Licensee is familiar with the Property described and Licensee has determined, based on Licensee's sole evaluation that the subject Property is suitable for Licensee's intended purpose. Licensees' right to occupy and use property includes the rights of ingress and egress to the described tract in Exhibit A, on, and over any contiguous or adjacent land owned by Licensor. Further, it is Licensee's sole responsibility to properly secure any property in such a manner that there will be no damage to any property, including without limitation property of the Licensor.

(b) **Access to Property.** Licensee shall be given any gate code or key for access to the Property.

1. Primary Route Access
2. Alternate Route Access

(c) **Safe Operations within Airport Operational Area.** At such times when Licensee's operations require accessing the adjacent secured airport operational area, all vehicles and personnel shall use caution to ensure their own personal safety as well as that of all airport users and tenants, particularly when traveling through active aircraft apron areas. Under no circumstances shall Licensee be granted access to the active taxiways and runway. Licensee's operations shall not interfere in any way with aircraft operations. Licensee shall prevent any operation which would produce electromagnetic radiations of a nature which would cause interference with any air navigational or communications aid now or in the future to be installed to serve the Anacortes Airport, or which would create any interfering or confusing light or cause any restrictions to visibility at the airport

(d) **Maintenance of Property and Termination.** Maintenance and repair of the Property is the sole responsibility of the Licensee. Licensee agrees to construct and maintain creditable and sufficient fence around the station. Licensee further agrees to leave the property in a similar condition to which was found upon termination, apart from the concrete slab installed for the weather station. Removal of said concrete could cause additional damage to the Property.

(e) **Compliance with Laws.** Licensee and any agent, contractor, subcontractor, visitor, invitee, or guest of Licensee shall always, observe all laws, statutes, ordinances, and governmental rules and regulations and policies whether of the Port or other applicable jurisdiction. Without limiting the generality of the foregoing requirements, Licensee shall comply with all applicable air and water pollution control and prevention laws, regulations and state and federal air pollution and water pollution control agencies' recommendations in the maintenance of the Property used

(f) **Hazardous and Toxic Substances.** Licensee represents, warrants and covenants that throughout the term of this Agreement, no chemical, substance, material or waste or component thereof which is now or hereafter listed, defined or regulated as a hazardous or toxic chemical, substance, material or waste or component thereof by any federal, state or local governing or regulatory body having jurisdiction ("Hazardous Substances") will be improperly generated, treated, released, stored or disposed of, or otherwise deposited in or on the Property, and there will be no Hazardous Substances or hazardous conditions in or on the Property which may support a claim or cause of action under any federal, state or local environmental laws.

Licensee has confirmed the lack of toxicity of weed spray that will be used for ongoing plant control, i.e., weeds, grasses, etc.

(g) **Indemnification and Hold Harmless.** To the extent permitted by Washington law and the limitations of coverage under the Washington State Agency Self-Insurance Program, Licensor shall hold harmless a cause of action against Licensees, their regents, officers, agents, students, and employees for any and all claims, demands, damages, fines, penalties, losses, expenses, liabilities, costs, and fees of any nature (e.g., attorney's fees) including, but not limited to, bodily injury, illness, product liability and property damage arising from Licensees' use of Licensor's land as depicted in Exhibit A. Licensor shall not be responsible for any inspection, maintenance, replacement or repair of said land or equipment, machinery, facilities and/or

fixtures of Licensees. Provided, should Licensor discover damage or loss to such equipment, machinery, facilities, and/or fixtures, or when they appear to be in danger of damage or loss, Licensor will immediately notify Licensees of same.

This duty to defend, indemnify, and hold harmless specifically excludes any damage or injury or death caused by the negligence of the Licensor, its employees, agents, or representatives.

6) **Insurance.** Licensee and its officers, employees, and agents, while acting in good faith within the scope of their official duties, are covered by the State of Washington Self-Insurance Program and the Tort Claims Act (RCW 4.92.060 et seq.), and successful claims against Licensee and its employees, officers, and agents in the performance of their official duties in good faith under this Agreement will be paid from the tort claims liability account as provided in RCW 4.92.130. Coverage includes limits of Five Million Dollars (\$5,000,000) per occurrence for bodily injury, property damage, and personal injury. Evidence of coverage will can be provided to Licensor prior to execution of this agreement.

7) **Assignment.** This Agreement is personal to the Licensee and may not be transferred, assigned, subleased, or shared with any third party.

8) **Amendment.** No modification, termination or amendment of this Agreement may be made except by written agreement signed by all parties, except as provided herein.

9) **Not an Interest in the Property.** This Agreement is not a lease, nor does it assign any interest whatsoever in the Property to Licensee. This Agreement shall not be recorded with the County Auditor's Office and shall not be considered a lien or encumbrance on title.

10) **Notices.** All notices, demands, requests, consents and approvals which may, or are required to be given by any party to any other party hereunder, shall be in writing and shall be deemed to have been duly given if delivered personally, sent by facsimile, sent by a nationally recognized overnight delivery service, or if mailed or deposited in the United States mail and sent by registered or certified mail, return receipt requested, postage prepaid to:

LICENSOR: City of Goldendale
Attn: Patrick Munyan
1103 S. Columbus Ave.
Goldendale, WA. 98602

LICENSEE: Washington State University
Attn: AgWeatherNet
16650 State Route 536
Mount Vernon, WA 98273

With copy to: Washington State University
Attn: Real Estate and Business Operations
2425 E. Grimes Way, PO Box 641045
Pullman, WA 99164-1045

or to such other address as the foregoing parties hereto may from time-to-time designate in writing and deliver in a like manner. All notices shall be deemed complete upon actual receipt or refusal to accept delivery. Facsimile transmission of any signed original document and

retransmission of any signed facsimile transmission shall be the same as delivery of an original document.

11) **Captions.** The captions of this Agreement are for convenience and reference only and in no way define, limit, or describe the scope or intent of this Agreement.

12) **Severability.** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

13) **Governing Law.** This Agreement and the right of the parties hereto shall be governed by and construed in accordance with the laws of the State of Washington and the parties agree that in any such action venue shall lie exclusively in Klickitat County, Washington.

14) **Attorneys' Fees.** In the event any proceeding is instituted to interpret or enforce any provision or resolve any dispute under this Agreement, including, without limitation, any action in which a declaration of rights is sought or an action for rescission, each party shall bear their own costs and attorney fees.

15) **Time of Performance.** Time is specifically declared to be of the essence of this Agreement and of all acts required to be done and performed by the parties hereto.

16) **Entire Agreement.** The entire agreement between the parties hereto is contained in this Agreement and the exhibits hereto; and this Agreement supersedes all their previous understandings and agreements, written and oral, with respect to this transaction. This Agreement may be amended only by written instrument executed by the parties after the date hereof.

17) **Counterparts.** This Agreement may be executed in two or more counterparts, and by electronic signatures, each of which, when taken together, shall constitute the executed original of the Agreement.

WASHINGTON STATE UNIVERSITY

Approved By:

By: Shawna Thompson
Its: Manager, Real Estate and Business
Operations

Date: _____

By: Mike Canon
Its: Mayor, City of Goldendale

Date: _____

Recommended By:

By: Patrick Munyan

Its: Public Works Director

Date: _____

EXHIBIT A

Approximate Location of Property

1024 square feet to be utilized in southeastern portion of Goldendale Sewage Treatment property. Weather station will be located within red triangle shown below.



AGENDA BILL: G-2

AGENDA TITLE: M&M Construction Request to Reassign

DATE: JULY 5, 2022

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION _____ X _____

RESOLUTION _____ OTHER _____

MOTION _____ X _____

EXPLANATION: M&M Construction is unable to fulfill their contractual obligations as provide for in the aircraft fueling system site development and electrical improvements contract with the City of Goldendale. Pursuant to the terms of the contract M&M Construction is requesting, for City Councils consideration and authorization, to reassign the Contract to Beam Excavating. Legal Counsel has reviewed the contract and confirmed that reassignment can occur with Authorization of the City Council.

FISCAL IMPACT:

ALTERNATIVES: Rebid project

STAFF RECOMMENDATION: In consideration of the timeline to complete the project, staff recommends the reassignment option over re-bid.

MOTION: I MOVE TO AUTHORIZE M&M CONSTRUCTION AND CITY STAFF TO PROCEED WITH THE REASSIGNMENT OF THE AIRCRAFT FUELING SYSTEM SITE DEVELOPMENT AND ELECTRICAL IMPROVEMENTS CONTRACT TO BEAM EXCAVATING.

AGENDA BILL: G-3

AGENDA TITLE: TIF Proposal By FCS Group

DATE: July 5, 2022

ACTION REQUIRED:

ORDINANCE_____ COUNCIL INFORMATION_____X_____

RESOLUTION_____ OTHER_____

MOTION_____X_____

EXPLANATION: The council directed staff to negotiate a tax increment financing proposal to assist the city with identifying feasibility of establishing a tax increment financing area. Attached is a letter agreement and a scoop of work to development a feasibility analysis.

FISCAL IMPACT: \$30,000

ALTERNATIVES:

STAFF RECOMMENDATION: The Public Works Committee has reviewed the proposal and recommends its approval

MOTION: I MOVE TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH FCS GROUP FOR A TAX INCREMENT FINANCING FEASIBILITY ANALYSIS IN AN AMOUNT NOT TO EXCEED \$30,000.00

June 21, 2022

Larry Bellamy, City Manager
City of Goldendale
1103 S. Columbus Avenue
Goldendale, Washington

Subject: Tax Increment Financing Value Capture Study

Dear Mr. Bellamy:

FCS GROUP is pleased to provide this proposal to assist the city with identifying the feasibility of establishing a tax increment financing area.

A proposed task plan and associated project schedule and budget are provided in Exhibit A.

Related Experience

FCS has over 34 years of experience with public finance in Washington State. During this time, we have assisted many cities with implementing various forms of value capture revenue programs, such as Local Infrastructure Finance Tools (LIFT), Benefit Districts, Rate Surcharges, and Tax Revenue Sharing Intergovernmental agreements. We also have experience in evaluating Tax Increment Financing programs and implementing them in Oregon (in cities of Bend, Hermiston, Phoenix, Portland, etc.). For additional qualifications please visit www.fcsgroup.com

Management Plan

For this work, I will provide overall project guidance with support from internal staff. Our recent experience in Goldendale includes leading a CERB-funded Incubator Feasibility Study, Telecommunications Plan (market/finance elements), and Klickitat County Buildable Lands, Housing Needs and Economic Opportunities Analysis. Once underway, I will arrange check-in meetings with you and all key project team members to ensure that work is completed in a timely manner.

Thank you for the opportunity to work with the City of Goldendale on this effort. If you have any questions, please call me at (503) 313-6360.

Your signature below can serve as an official authorization to proceed.

Yours very truly,



Todd Chase, AICP, LEED
Principal

**CITY OF GOLDENDALE
AUTHORIZATION to PROCEED:**

Signature

Name, Title

Date

Exhibit A

Goldendale Tax Increment Financing Feasibility Analysis

Scope of Work

Objective: Determine the RCW 39.114.020 regulatory requirements for establishing a tax increment area within the City of Goldendale. Identify draft increment area(s) and evaluate potential value creation and supportable debt, impacts on affected taxing districts, and potential use of funds.

Task 1. Key Assumptions

At the beginning of the project, FCS GROUP will attend an initial “kickoff” video conference with the City’s project team. Ideally, this meeting would include representatives from departments that address financial, engineering, planning and administrative issues. This meeting will establish a foundation for the project, focusing the efforts of the project team. It will cover the project scope, objectives, deliverables, schedule, and appropriate lines of communication.

The initial meeting will discuss and identify baseline assumptions regarding:

- Preliminary Boundaries for the Increment Area
- Current and Future Anticipated Development Conditions withing the Increment Area
- Public Improvements Needed and Related Capital Cost Assumptions

Deliverables

- Updated project schedule with task completion and key milestone review points.
- Meeting Notes that describe initial project assumptions.

Task 2. Alternatives Analysis

The alternatives analysis enables the City to plan for the future proactively by evaluating and quantifying the sensitivity associated with changes in the underlying assumptions. It is a tool that the City can use to craft a TIF district to meet its short and long-term objectives, including (but not limited to) fiscal sustainability and affordability.

As part of this task, FCS will conduct research and interviews of other jurisdictions in WA state and compile/review supporting ordinance findings. We will summarize lessons learned from these jurisdictions in a Task 2 Memorandum.

FCS will prepare a multi-year financial analysis that addresses the following RCW 39.114.020 regulatory requirements:

- The increment area(s) may not have an assessed valuation of more than \$200,000,000 or more than 20 percent of the City's total assessed valuation, whichever is less, when the ordinance is passed;
- The public improvements proposed to be paid or financed with tax allocation revenues are expected to encourage private development within the increment area and to increase the assessed value of real property within the increment area;
- Private development that is anticipated to occur within the increment area as a result of the proposed public improvements will be permitted consistent with the permitting jurisdiction's applicable zoning and development standards;
- The private development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future without the proposed public improvements; and

- The increased assessed value within the increment area that could reasonably be expected to occur without the proposed public improvements would be less than the increase in the assessed value estimated to result from the proposed development with the proposed public improvements.

Deliverables

- Memorandum identifying increment area alternatives analysis and lessons learned from other jurisdictions.
- Project Review Video Conference with City representatives.

Task 3. Draft Feasibility Report Findings

FCS will prepare a report that documents key project assumptions, analysis results, findings and next steps. The report will address RCW 39.114.020 regulatory requirements for establishing a tax increment area within the City of Goldendale, including:

- (a) A statement of objectives of the local government for the designated increment area;
- (b) A statement as to the property within the increment area, if any, that the local government may intend to acquire;
- (c) The duration of the increment area;
- (d) Identification of all parcels to be included in the area;
- (e) A description of the expected private development within the increment area, including a comparison of scenarios with the proposed public improvements and without the proposed public improvements;
- (f) A description of the public improvements, estimated public improvement costs, and the estimated amount of bonds or other obligations expected to be issued to finance the public improvement costs and repaid with tax allocation revenues;
- (g) The assessed value of real property listed on the tax roll as certified by the county assessor under RCW 84.52.080 from within the increment area and an estimate of the increment value and tax allocation revenues expected to be generated;
- (h) An estimate of the job creation reasonably expected to result from the public improvements and the private development expected to occur in the increment area; and
- (i) An assessment of any impacts and any necessary mitigation to address the impacts identified on the following:
 - Affordable and low-income housing;
 - The local business community;
 - The local school districts; and
 - The local fire service.

Deliverables

- Draft Tax Increment Feasibility Report
- Project Review Video Conference with City representatives.

Task 4. Documentation and Presentation

Based on the input received from city review of the draft report, FCS will revise the report and prepare a summary presentation that highlights key findings along with a action steps/schedule for proceeding with implementation and adoption.

Deliverables

- Final Tax Increment Feasibility Report
- Project Summary Presentation
- In-person Presentation (to City Council or Advisory Board)

Project Schedule and Budget

This work program shall be completed over a 4-5-month time frame from notice to proceed, with all work starting not later than August 1 and completing no later than December 15, 2022. FCS will complete this scope of work for a total not-to-exceed budget of \$30,000. An estimate of budget by work task is provided below.

Project Budget

Work Task	T. Chase, Principal \$280	T. Wood, Deputy PM \$185	Analyst \$145	Support \$90	Total Estimated Hours	Labor Budget
Task 1. Key Assumptions	8	16	4	4	32	\$6,140
Task 2. Alternatives Analysis	16	24	24	2	66	\$12,580
Task 3. Draft Findings	16	8	4	4	32	\$6,900
Task 4. Documentation and Presentation	8	8	0	4	20	\$4,080
Total Labor:	48	56	32	14	150	\$29,700
Expenses						\$300
TOTAL LABOR & EXPENSES	48	56	32	14	150	\$30,000

AGENDA BILL: G4

AGENDA TITLE: Hot Rods Public Property Use Permit

DATE: July 5, 2022

ACTION REQUIRED:

ORDINANCE_____ COUNCIL INFORMATION_____ X _____

RESOLUTION_____ OTHER_____

MOTION_____

EXPLANATION: Hot Rods Bar and Restaurant is requesting use of the sidewalk area for a beer garden, leaving a pathway for pedestrians use and allow the outdoor entertainment from 6:00 pm – 12:00 am on Community Days weekend.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

City of Goldendale Public Property Use Application

The permit review process will take approximately **10 – 14 days**. A permit will be mailed upon approval. You will be notified in writing if your request is declined.

Facility requested: Portion of 100 Block of West Main

Applicant's Name: Hot Rods

Applicant's Address: 108 W. Main

Contact Phone: 509-281-1873

Intent: Open up additional space on sidewalk for outside seating

Days/Dates: 7/9/2022 Community Days Weekend

Hours Requested: 6 pm to 12:00 Am

Give a brief statement of the proposed use of facilities: _____

Use 3-4 parking spaces for the Band and
Allow outside seating on the sidewalk in front of
Hot Rods

Additional Requests: Use 3 to 4 barricades to reserve
parking spaces for Band setup and use.

Approved by the following;

City Administrator

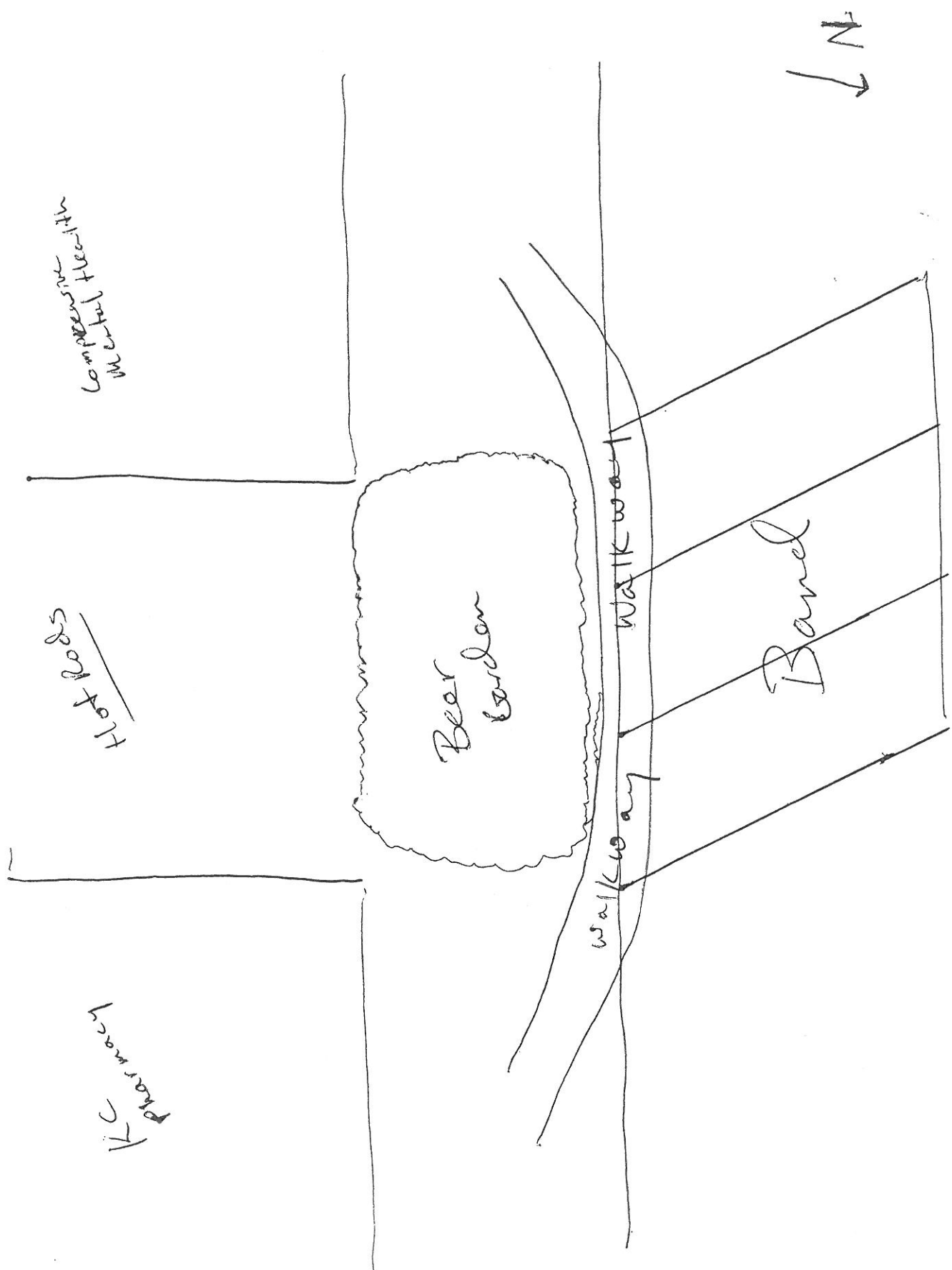
Public Works Director

Public Safety Director

Clerk-Treasurer

Date Issued: _____

NOTE: All requests must be in writing. Requests are on a first come first serve basis.



Larry Bellamy

To: Michael Canon; halm742000@gmail.com; Filiberto Ontiveros; cm.meagher5@gmail.com;
Miland Walling; Dave Jones; Ellie Casey; Steve Johnston
Cc: Jay Hunziker; Fire Chief; Pat Munyan
Subject: Outdoor Bands

FYI

1. At the last council meeting, there was discussion about the extent of time that bands could play music outdoors during the Community Days event. The council members were sent a letter requesting the time limit be 11:00 pm.
2. Since that time, two requests were made, 1) by Honky Tonk Bar and Restaurant for 4th of July weekend on Friday and Saturday night, in the vacant lot east of the restaurant, and 2) by Hot Rods for Saturday night of Community Days and they both wanted to play music outdoors until 12 midnight.
3. Last year, a band played at Hot Rods until 2 am. KC Dispatch received two noise complaints, one at 1:17 am and one at 1:59 am
4. The proprietor of the Honky Tonk Bar and Restaurant contacted Mr. Harris to see if he would compromise his request from 11:00 pm to 12 midnight.
5. Mr. Harris and Mr. Kallio compromised to the 12 midnight on Friday and Saturday night for a band playing outdoors.
6. The City, using GMC, Chapter 9.10 regarding noise, as a guide, the police department will monitor whether or not the electronic noise is excessive.

Sesquicentennial 150-year Celebration

Proclamation

WHEREAS, the townsite of Goldendale was established, surveyed platted and named in 1872 by John J. Golden, and

WHEREAS, on November 14, 1979, Washington's Territorial Legislature incorporated the city of Goldendale,

WHEREAS, the year of 2022 is the Sesquicentennial, the 150th Anniversary of the founding of the city of Goldendale, and

WHEREAS, the Mayor of the city of Goldendale, appointed a time capsule committee to unveil the time capsule during Community Days in 2022, that was buried during Community Days in 1972, the 100th anniversary of the establishment of the city of Goldendale, and

WHEREAS, the time capsule committee will place memorabilia in the newly designed time capsule and replace it in the Klickitat County Courthouse lawn,

WHEREAS, the time capsule will be set in the ground only to be opened on the city of Goldendale's Bicentennial Anniversary which will occur in 2072,

NOW, THEREFORE, I, MICHAEL CANON, Mayor of the City of Goldendale, do hereby proclaim July 8, 2022 to be City of Goldendale Sesquicentennial Day and the official start of the Sesquicentennial Community Days Celebration,

And I transfer responsibility to the future leaders of Goldendale to ensure that the capsule we bury now will be opened on Goldendale's 200th year anniversary in 2072,

And I urge all citizens of the community to join me on the courthouse lawn on Friday, July 8 at 6:30 pm to start the Sesquicentennial Community Days Celebration,

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Goldendale to be affixed this 8th day of July, 2022.

Michael Canon, Mayor