

**GOLDENDALE CITY COUNCIL
REGULAR MEETING
MAY 16, 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
 - 1. TIF Introduction – Todd Chase of FCS Group
- F. Department Reports
- G. Council Business
 - 1. Aspect Consulting Contract for Well Performance and Rehabilitation
 - 2. Five Year Reimbursable Agreement with Klickitat County
- H. Resolutions
- I. Ordinances
- J. Report of Officers and City Administrator – Larry, Council, Mayor
- 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
- M. Adjournment

NEXT REGULAR COUNCIL MEETING WILL BE ON JUNE 6, 2022 AT 7:00 PM.

AGENDA TITLE: CONSENT AGENDA

DATE: MAY 16, 2022

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION _____ X _____

RESOLUTION _____ OTHER _____

MOTION _____ X _____

EXPLANATION:

The consent agenda includes the following:

Minutes of the May 2, 2022 regular council meeting, first pay period May checks #55637 – 55645, 901431, direct deposit 5/6/2022 in the amount of \$87,707.42, May 16, 2022 claims checks #55647 – 55685, 901432 - 901436 in the amount of \$210,684.57.

FISCAL IMPACT:

Payroll checks in the amount of \$87,707.42, claims checks in the amount of \$210,684.57.

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
May 2, 2022
7:00 PM**

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

The mayor introduced new Deputy City Administrator Patrick Munyan

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 Loren Meagher, Council Member Miland Walling, Council Member Filiberto Ontiveros

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

AGENDA AND CONSENT AGENDA

Motion: I move to approve the agenda and consent agenda, **Action:** Motion, **Moved by** Council Member Steve Johnston, **Seconded by** Council Member Andy Halm.
Motion Passed Unanimously

DEPARTMENT REPORTS

Police Chief Jay Hunziker, I would like to talk about the Fire at 204 West Darland. It is still under investigation. All the agencies involved in the fire worked very well with each other. We had some volunteers from the Dalles come here from TIPNW (Trauma Intervention Program of the Northwest) to work with the families. Because we had 2 deceased people in the fire, I called Q Global Fire Investigation out of the Tri Cities. We are still waiting for the investigation reports. Next week we have an instructor coming here for Public Information Officer Training for Law Enforcement.

Fire Chief Noah Halm, I also want to talk about the structure fire at 204 West Darland. When I arrived on scene, the door to the residence had already been kicked in. The house is fully engulfed in flames. Two people did pass away from the fire and the cause of the fire is still under investigation. We all should be proud of our volunteer fire department. The first fire truck was there within 7 minutes of the call coming out. I want to thank all the Goldendale City Fire Fighters, the Goldendale Police Department, the Goldendale EMS, Rural 7 Fire District for helping and Centerville Fire district. I would also like to thank PUD and Avista for getting there so quickly to shut off the power and check to see if there was gas.

COUNCIL BUSINESS

Shorelands Shoreline Master Program Agreement by Larry Bellamy, the State of Washington requires a periodic review of the City's Shoreline Master Program consistent with requirements of the Shoreline Management Act. To that end the Department of Ecology has offered a grant to the City of Goldendale to cover the cost of this periodic review in the amount of \$11,200.00.

Steve Johnston, how does the shoreline impact the City of Goldendale? Larry Bellamy, it is to deal with the floodplain around the Little Klickitat River.

Motion: I move to authorize the mayor to sign a grant agreement with the Department of Ecology for a periodic review of the shoreline master program in the amount of \$11,200.00, **Action:** Motion, **Moved by** Council Member Miland Walling, **Seconded by** Council Member Filiberto Ontiveros.
Motion Passed Unanimously

Professional Services Agreement by Larry Bellamy, I reached out to the Watershed Company, who preformed the last periodic review of the Shoreline Master Program. They agreed to perform the required services, and, in fact they assisted the city with the grant application. The Watershed Company also agreed to perform the periodic review, as required by the Department of Ecology in the amount of \$11,200.00.

Motion: I move to authorize the mayor to execute an agreement for Professional Services to conduct a periodic review of the shoreline master program as required by Department of Ecology in an amount not to exceed \$11,200.00, **Action:** Motion, **Moved by** Council Member Steve Johnston, **Seconded by** Council Member Andy Halm.
Motion Passed Unanimously

Collectively Bargained Agreement by Larry Bellamy, a 2022-2024 collective bargaining agreement between the uniformed officers and the city has been negotiated. In accordance with the council's direction, find attached to the packet the final version of the uniformed employees' contract with the City of Goldendale.

Motion: I move to authorize the mayor to execute a 2022-2024 collective bargaining agreement between the City of Goldendale and Council 2 Washington State Council and City Employees Representing Local 1533-G Uniformed Officers, **Action:** Motion, **Moved by** Council Member Steve Johnston, **Seconded by** Council Member Ellie Casey.
Motion Passed Unanimously

ORDINANCES

Enacting GMC Chapter 8.02 by Larry Bellamy, you will find attached to the council packet the final version of the enactment of GMC Chapter 8.02 that authorizes the recovery of cost associated with responses to hazardous materials incidents.

Motion: I move to approve Ordinance Number 1518 with is the enactment of GMC Chapter 8.02 that authorizes the recovery of cost associated with responses to hazardous materials incidents, **Action:** Motion, **Moved by** Council Member Filiberto Ontiveros, **Seconded by** Council Member Dave Jones.
Motion Passed Unanimously

REPORT OF OFFICERS AND CITY ADMINISTRATOR

City Administrator Larry Bellamy, we received a letter from Mid-Columbia Economic Development District (MCEDD). They have completed their 2022 Comprehensive Economic Development Strategy (CEDS) project rankings. In those project rankings they take all the project proposals and ranks them top 10 in Washington and top 10 in Oregon. The number one project in the State of Washington is the Goldendale Pump Storage Project. That means everyone is going to be looking at that project to see how we can get that project going. The following events are happening in May: May 6th – 8th is the Home and Garden show at the Klickitat County Fair Grounds, May 14th is the annual Walk for Life, May 21st is the Oregon Trail Rally Car Display on Main Street, and May 28th is the Goldendale Community Sports at Ekone Park. June events are June 2nd – 5th is the Pickerfest at Ekone Park and June 4th- 5th is the Puget Sound Trialers on Observatory Hill on the trails. Community Days will be July 8th – 9th.

Council Member Steve Johnston, I feel that the Ordinance Committee needs to change the ordinance on the code enforcement. I think that it might have prevented some of the issue that the house was in where the fire took place. Some of their issues I heard was their living condition.

Chief Hunziker updated the council on what the family situation was at 204 West Darland.

Dave Johnson, public comment, spoke about the city providing more help to people who can't afford their water bill. He also commented about the renter's living situation at 204 West Darland. Dave was told about WAGAP and if you qualify, they have a program that will assist in paying water bills.

Council Member Steve Johnston, the ordinance committee has the biggest load to carry right now. Those ordinances need to be updated yearly to make sure we are meeting current standards. I would like to see a department report for Public Works. Larry Bellamy, Pat Munyan will make a Public Works Department report at the next meeting.

Steve Johnston would like to see regular scheduled meetings for all committee meetings and not just when we think about it.

Council Member Dave Jones, I want to make sure everyone attends the Home and Gardens show. They have sold out all their vendor spaces.

Council Member Filiberto Ontiveros would like to see the city pass a code that will require an inspection for landowners before they can re-rent their rentals. He would like to see a code that will require a minimum stand before the property can be rented.

Council Member Miland Walling, if anyone needs assistant for their water bill WAGAP is a good resource. I would also like to say what a good job the fire department and police department did on the fire. We are thankful for having them in our city.

Mayor Mike Canon, we normally don't like roaming discussions during the city council meeting, but this was one that needed to happen. We have some challenges in our city with code enforcement and water bill issues. We, as a community, need to discuss and see how we can help to make our community better. I would also like to welcome Pat Munyan to the city staff.

PUBLIC COMMENT

No Public Comment

EXECUTIVE SESSION

Personnel Matter RCW 42.30.110 (f) was cancelled until the next council meeting.

ADJOURNMENT

7:51 PM

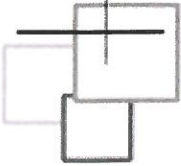
Motion: I move to approve the agenda and consent agenda, **Action:** Motion, **Moved by** Council Member Andy Halm, **Seconded by** Council Member Steve Johnston.

Motion Passed Unanimously

Michael Canon, Mayor

Sandy Wells, Deputy Clerk-Treasurer

Register



Fiscal: 2022
 Deposit Period: 2022 - may 2022
 Check Period: 2022 - may 2022 - 1st council may 2022

Number	Name	Print Date	Clearing Date	Amount
Columbia State Bank				
Check	20016310			
55647	Advanced Auto Glass	5/16/2022		\$475.00
55648	Allyns Building Center	5/16/2022		\$596.34
55649	ATI Solutions LLC	5/16/2022		\$102.80
55650	Basin Feed & Supply	5/16/2022		\$3,141.38
55651	Bishop Red Rock Inc	5/16/2022		\$1,083.60
55652	Bishop Sanitation Inc	5/16/2022		\$258.00
55653	Bohn's Printing	5/16/2022		\$276.82
55654	Browning Fire Extinguisher	5/16/2022		\$32.25
55655	Bryant Pipe & Supply Inc	5/16/2022		\$204.90
55656	Carquest Auto Parts	5/16/2022		\$410.76
55657	Clifford & Martin Inc	5/16/2022		\$57.73
55658	Crafco Inc	5/16/2022		\$13,288.54
55659	Department of Commerce	5/16/2022		\$93,769.80
55660	Ferguson Enterprises Inc #3011	5/16/2022		\$56.56
55661	Fitzjarrald Law Office	5/16/2022		\$232.50
55662	Goldendale Chamber	5/16/2022		\$2,685.68
55663	Goldendale Tire Center	5/16/2022		\$3,306.76
55664	Goldendale Veterinary Clinic	5/16/2022		\$441.41
55665	Goldendale, City of	5/16/2022		\$226.82
55666	Hattenhauer Energy Co LLC	5/16/2022		\$2,020.37
55667	Holcombs Market	5/16/2022		\$360.12
55668	Jessica Guthrie	5/16/2022		\$87.65
55669	L N Curtis & Sons	5/16/2022		\$641.06
55670	Lori Lynn Hoctor Attorney at Law	5/16/2022		\$450.00
55671	McCredy Company, The	5/16/2022		\$3.21
55672	Menke Jackson Beyer LLP	5/16/2022		\$11,202.69
55673	Mid-American Research Chemical	5/16/2022		\$112.27
55674	Norco Inc	5/16/2022		\$50.31
55675	One Call Concepts Inc	5/16/2022		\$22.47
55676	Pioneer Surveying & Engineering Inc	5/16/2022		\$4,760.00
55677	Precision Approach Engineering	5/16/2022		\$7,868.48
55678	Radcomp Technologies	5/16/2022		\$3,163.00
55679	Randco Tanks & Equipment	5/16/2022		\$374.64
55680	Republic Services Inc	5/16/2022		\$734.92
55681	US Bank	5/16/2022		\$6,501.69
55682	US Cellular	5/16/2022		\$2,601.79

Number	Name	Print Date	Clearing Date	Amount
55683	Verax Chemical Company	5/16/2022		\$388.18
55684	WA ST Dept Nat Resources	5/16/2022		\$2,285.12
55685	WA St Dept of Ecology	5/16/2022		\$42,251.32
901432	Invoice Cloud	5/16/2022		\$233.60
901433	Neopost Leasing Inc	5/16/2022		\$521.00
901434	PAYA	5/16/2022		\$1,447.23
901435	Internal Revenue Service	5/16/2022		\$1,953.30
901436	PAYA	5/16/2022		\$2.50
	Total		Check	\$210,684.57
	Total		20016310	\$210,684.57
	Grand Total			\$210,684.57

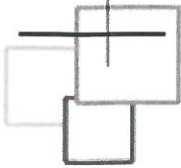
**CITY OF GOLDENDALE
CLAIMS REGISTER**

I, the undersigned, do hereby certify that the materials have been furnished, the services rendered or the labor performed as shown on Check numbers 55647 through 55685, 901432 - 901436 in the amount of \$210,684.57, and unpaid obligations against the City of Goldendale, Washington and that I am authorized to certify said claims.

DATED this 12th day of May, 2022.


Clerk-Treasurer

Register Activity



Fiscal: 2022
 Period: 2022 - may 2022
 Council Date: 2022 - may 2022 - 1st council may 2022

Reference	Date	Amount	Notes
Reference Number: 55647			
1170	Advanced Auto Glass 4/6/2022	\$475.00	replace windshield
Reference Number: 55648			
333340	Allyns Building Center 4/6/2022	\$596.34	
333614	4/12/2022	\$8.58	spray sock
333634	4/12/2022	\$238.81	galv union, valve....
333838	4/18/2022	\$24.72	galv union
333851	4/18/2022	\$13.20	hose nozzle, hose washer
333918	4/19/2022	\$42.99	fish tape
333979	4/20/2022	\$12.84	nozzle
334237	4/27/2022	\$58.01	rebar
334239	4/27/2022	\$70.93	threadout oil
334248	4/27/2022	\$30.09	rubber hose
		\$96.17	ext cord, sealant, hose
Reference Number: 55649			
D30100	ATI Solutions LLC 4/27/2022	\$102.80	pres relief val
Reference Number: 55650			
61576	Basin Feed & Supply 4/28/2022	\$3,141.38	garden fet 5 iron
Reference Number: 55651			
45636.1	Bishop Red Rock Inc 4/29/2022	\$1,083.60	sanding material
Reference Number: 55652			
112646	Bishop Sanitation Inc 5/4/2022	\$258.00	ekone park
112669	5/4/2022	\$129.00	airport
Reference Number: 55653			
84722	Bohnt's Printing 4/26/2022	\$276.82	ch
84723	4/26/2022	\$186.16	fd
84724	4/26/2022	\$44.23	pd
		\$46.43	
Reference Number: 55654			
100455	Browning Fire Extinguisher 4/6/2022	\$32.25	extinguisher maint

Reference	Date	Amount	Notes
Reference Number: 55655	Bryant Pipe & Supply Inc	\$204.90	
<u>2015358</u>	4/27/2022	\$204.90	ball valve, gate valve, hoses
Reference Number: 55656	Carquest Auto Parts	\$410.76	
<u>4993-599299</u>	4/4/2022	\$161.27	air filter, air
<u>4993-600338</u>	4/14/2022	\$9.55	brushes
<u>4993-600409</u>	4/14/2022	\$75.83	ups
<u>4993-601635</u>	4/25/2022	\$18.35	maskign tape
<u>4993-601972</u>	4/28/2022	\$58.35	air
<u>4993-602002</u>	4/28/2022	\$36.43	car wash, brush
<u>4993-602065</u>	4/28/2022	\$45.62	car wash, wash mitt
<u>4993-602194</u>	4/29/2022	\$5.36	mini blade
Reference Number: 55657	Clifford & Martin Inc	\$57.73	
<u>1004351</u>	4/12/2022	\$44.83	water
<u>1010732</u>	4/30/2022	\$12.90	cooler rental
Reference Number: 55658	Crafco Inc	\$13,288.54	
<u>9402679584</u>	4/25/2022	\$13,288.54	roadsaver
Reference Number: 55659	Department of Commerce	\$93,769.80	
<u>PWFT-259961</u>	4/29/2022	\$45,125.05	loan PW-05-691-021
<u>PWTF-253870</u>	4/29/2022	\$3,212.88	loan PW-04-691-PRE-106
<u>PWTF-260148</u>	4/29/2022	\$20,252.63	loan PW-02-691-ELP-302
<u>PWTFNT-290290</u>	4/29/2022	\$9,706.29	loan EW13-961-102
<u>PWTFNT-305522</u>	4/29/2022	\$15,472.95	loan PC13-961-030
Reference Number: 55660	Ferguson Enterprises Inc #3011	\$56.56	
<u>1096824</u>	5/2/2022	\$56.56	galv stll nip
Reference Number: 55661	Fitzjarrald Law Office	\$232.50	
<u>1a0100173</u>	4/28/2022	\$232.50	tamarra strasburg
Reference Number: 55662	Goldendale Chamber	\$2,685.68	
<u>1086</u>	4/1/2022	\$2,685.68	march
Reference Number: 55663	Goldendale Tire Center	\$3,306.76	
<u>102523</u>	4/15/2022	\$2,473.24	tires
<u>102657</u>	4/26/2022	\$833.52	tires
Reference Number: 55664	Goldendale Veterinary Clinic	\$441.41	
<u>140637</u>	4/14/2022	\$294.19	harley
<u>140638</u>	4/25/2022	\$35.00	harley
<u>141149.1</u>	4/25/2022	\$31.60	harley

Reference	Date	Amount	Notes
Reference Number: 55664 141744	Goldendale Veterinary Clinic 5/10/2022	\$441.41 \$80.62	harley
Reference Number: 55665 22-62	Goldendale, City of 4/25/2022	\$226.82 \$226.82	bulk water
Reference Number: 55666 CL03609	Hattenhauer Energy Co LLC 4/30/2022	\$2,020.37 \$2,020.37	fuel
Reference Number: 55667 001074231131 003001651458 003032871606 003095080941	Holcombs Market 5/4/2022 5/3/2022 5/9/2022 4/26/2022	\$360.12 \$280.00 \$6.97 \$52.03 \$21.12	water water apples, bananas, water.... paper towels, plate....
Reference Number: 55668 Invoice - 5/11/2022 2:35:30 PM	Jessica Guthrie 5/11/2022	\$87.65 \$87.65	travel reimbursement
Reference Number: 55669 CM31616 INV584609 INV587543 INV588869 INV588939 INV590960 INV591505	L N Curtis & Sons 4/25/2022 4/6/2022 4/18/2022 4/21/2022 4/21/2022 4/28/2022 4/29/2022	\$641.06 (\$73.10) \$228.98 \$188.40 \$54.80 \$93.84 \$61.81 \$86.33	credit pants, polo boot polo polo 3-star pin, shirt pants
Reference Number: 55670 1A0104203 2A0102325	Lori Lynn Hooctor Attorney at Law 4/28/2022 4/28/2022	\$450.00 \$225.00 \$225.00	crystal lind maria aceto
Reference Number: 55671 764531	McCredy Company, The 5/2/2022	\$3.21 \$3.21	battery
Reference Number: 55672 Invoice - 5/11/2022 2:49:00 PM Invoice - 5/11/2022 2:50:00 PM Invoice - 5/11/2022 2:50:35 PM	Menke Jackson Beyer LLP 4/30/2022 4/30/2022 4/30/2022	\$11,202.69 \$368.70 \$1,866.94 \$8,967.05	acct 51 acct 442 acct 44
Reference Number: 55673 0760551-IN	Mid-American Research Chemical 4/22/2022	\$112.27 \$112.27	tropical pineapple deod-meterd
Reference Number: 55674 34833106	Norco Inc 4/30/2022	\$50.31 \$50.31	cylinder rental

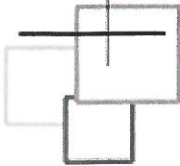
Reference	Date	Amount	Notes
Reference Number: 55675 <u>2049075</u>	One Call Concepts Inc 4/30/2022	\$22.47 \$22.47	utility notification
Reference Number: 55676 <u>21-902-12</u>	Pioneer Surveying & Engineering Inc 4/25/2022	\$4,760.00 \$4,760.00	byars st improvement
Reference Number: 55677 <u>5588</u>	Precision Approach Engineering 3/31/2022	\$7,868.48 \$7,868.48	aircraft fueling system
Reference Number: 55678 <u>92584</u>	Radcomp Technologies 4/25/2022	\$3,163.00 \$3,163.00	laptop w/dock & screens
Reference Number: 55679 <u>22334</u>	Randco Tanks & Equipment 4/26/2022	\$374.64 \$374.64	water valve, rubber diaphragm, butterfly valve
Reference Number: 55680 <u>0487-000774851</u>	Republic Services Inc 4/30/2022	\$734.92 \$734.92	garbage service
Reference Number: 55681 <u>Invoice - 5/12/2022 8:39:38 AM</u>	US Bank 5/12/2022	\$6,501.69 \$6,501.69	visa charges
Reference Number: 55682 <u>504927633</u>	US Cellular 4/24/2022	\$2,601.79 \$2,601.79	cell phone
Reference Number: 55683 <u>04284</u>	Verax Chemical Company 5/5/2022	\$388.18 \$388.18	wasp & hornet killer
Reference Number: 55684 <u>18020956</u>	WA ST Dept Nat Resources 4/14/2022	\$2,285.12 \$2,285.12	fire cache supplies
Reference Number: 55685 <u>LN-000002653</u>	WA St Dept of Ecology 5/1/2022	\$42,251.32 \$42,251.32	loan L0100021 #36
Reference Number: 901432 <u>359-2022_4</u>	Invoice Cloud 4/30/2022	\$233.60 \$233.60	biller portal fee
Reference Number: 901433 <u>Invoice - 5/11/2022 2:54:12 PM</u>	Neopost Leasing Inc 4/28/2022	\$521.00 \$521.00	postage refill
Reference Number: 901434 <u>Invoice - 5/11/2022 3:01:29 PM</u>	PAYA 4/30/2022	\$1,447.23 \$1,447.23	visa/utility

Reference **Date** **Amount** **Notes**

Reference Number: 901435
270252923761892 **Internal Revenue Service**
5/9/2022 **\$1,953.30** tax payment

Reference Number: 901436
Invoice - 5/11/2022 4:13:55 PM **PAYA**
5/11/2022 **\$2.50** visa/admin

Register



Number	Name	Fiscal Description	Cleared	Amount
55637	Johnston, Steve	2022 - may 2022 - 1st council may 2022		\$45.76
55638	Council Trust Acct.	2022 - may 2022 - 1st council may 2022		\$1,296.81
55639	Deferred Comp Program	2022 - may 2022 - 1st council may 2022		\$430.00
55640	Dept of Labor & Industries	2022 - may 2022 - 1st council may 2022		\$2,350.33
55641	Dept of Retirement	2022 - may 2022 - 1st council may 2022		\$11,070.87
55642	Employment Security	2022 - may 2022 - 1st council may 2022		\$472.00
55643	Goldendale, City of	2022 - may 2022 - 1st council may 2022		\$105.00
55644	ICMA Retirement Trust (Plan 302195)	2022 - may 2022 - 1st council may 2022		\$112.50
55645	Washington State Support Registry	2022 - may 2022 - 1st council may 2022		\$337.50
901431	City of Goldendale	2022 - may 2022 - 1st council may 2022		\$19,683.49
Direct Deposit Run -	Payroll Vendor	2022 - may 2022 - 1st council may 2022		\$51,803.16
5/6/2022				\$87,707.42

AGENDA BILL: E1

AGENDA TITLE: TIF INTRODUCTION – TODD CHASE OF
FCS GROUP

DATE: MAY 16, 2022

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION X

RESOLUTION _____ OTHER _____

MOTION X

EXPLANATION:

See attached.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

Goldendale



Infra. Funding Strategy Concept for Discussion

May 11, 2022



WA TIF Project Analysis

Before creating an increment area, the local government must complete a project analysis. The project analysis must include, but is not limited to:

1. Objectives for the increment area,
2. Duration of the increment area,
3. Identification of all parcels to be included in the increment area,
4. A description of the expected private development within the increment area, including a comparison of scenarios with and without the proposed public improvements,
5. A description of the improvements, including costs and methods of financing,
6. A discussion of how private development would not reasonably be expected to occur in the foreseeable future without these improvements,
7. An assessment of property value in the increment area and the amount expected to be generated from the increased increment assessment,
8. Job creation and private development expected from the project, and
9. An assessment of any impacts and necessary mitigation to address impacts on affordable and low-income housing; the local business community; local school districts; and local fire service (an impact of 20% of assessed valuation in the fire district or an increase in level of service to the increment area requires a negotiated mitigation plan).



WA TIF Guidelines

Local governments must adhere to the following guidelines when creating increment areas:

- The local government must prepare a project analysis (see discussion below).
- There can be no more than two active increment areas at a time and those increment areas cannot overlap.
- An increment area cannot have an assessed value of more than \$200 million or more than 20% of the total assessed valuation of the jurisdiction creating the area, whichever is less.
- Once an increment area is established, the boundaries cannot be modified.
- The local government cannot use TIF revenue for additional improvements that were not listed in the ordinance creating the increment area.
- The ordinance must include a start date for when the improvement will begin.
- The local government can only receive TIF revenues for the period required to pay the costs of the improvements.
- The increment area must be retired no more than 25 years after the adoption of the ordinance that created the increment area.

SW Hermiston Hayfields Annexation Area



Hayfields Property Development Potential

- ◆ 353-acre Hayfields property is near-term development opportunity
- ◆ Adequate site for parks, open space and planned water reservoir
- ◆ Could also be considered for future primary school location
- ◆ Market absorption likely to range from 600 to 1,350 homes over 20 years

Element	Dwellings	Buildout	Avg. Annual Absorption	Time Frame	Avg. Market Value
Single Family, Small Homes	300	25 yrs.	12	Yrs. 3-28	\$ 350,000
Single Family, Standard Homes	525	30 yrs.	18	Yrs. 3-33	\$ 475,000
Single Family, Large Homes	275	25 yrs.	11	Yrs. 3-28	\$ 600,000
Subtotal	1,100				
Apartments	150	15 yrs.	10	Yrs. 13-28	\$ 250,000
Senior Housing	80	15 yrs.	5.3	Yrs. 13-28	\$ 325,000
Commercial	<i>not included in analysis to keep forecast conservative.</i>				

Growth Assumptions

- ◆ Hermiston is now the largest city within eastern Oregon (pop. 18,775)
- ◆ Annual population growth ranges from 250 to 350 per year for Hermiston
- ◆ Regional economy (Umatilla and Morrow counties) are growing much faster than the Oregon statewide average

Population Trends

	Population			Growth Rate (AGR)	
	2000	2010	2020	2000-2020	2010-2020
Umatilla County	70,548	75,889	81,495	0.72%	0.72%
City of Hermiston	13,260	16,380	18,775	1.75%	1.37%
Morrow County	10,995	11,173	12,825	0.77%	1.39%
Oregon	3,421,399	3,831,074	4,268,055	1.11%	1.09%

Source: College of Urban and Public Affairs, Portland State University, Population Research Center.

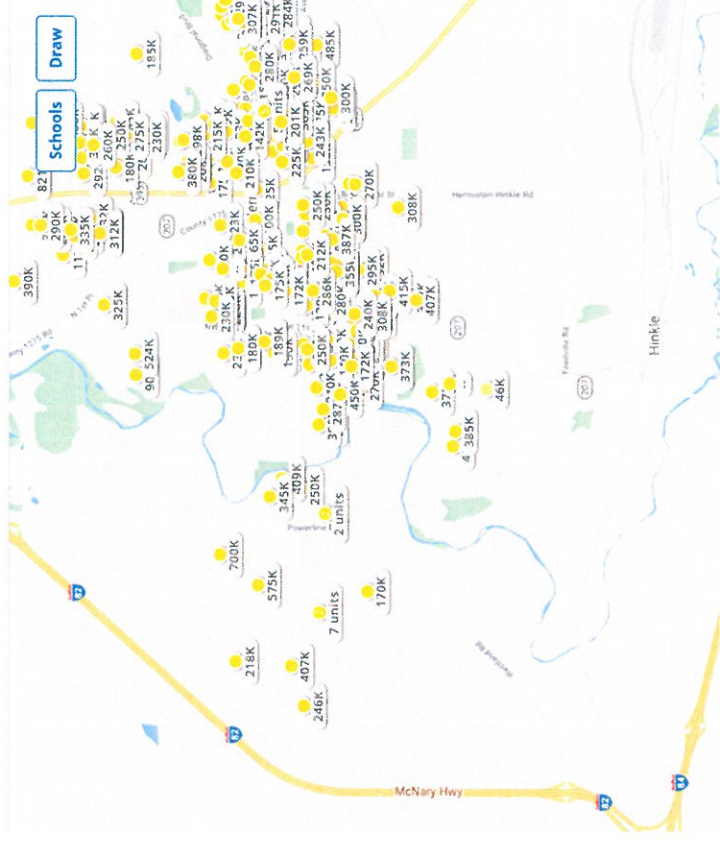
Notes: AGR = average annual growth rate.

Growth Assumptions

- ◆ A healthy job market (despite pandemic) is driving up housing demand
- ◆ Median home sales prices in Hermiston hit \$246,000 in the Fall (up 7.4%)
- ◆ Most demand is for homes priced \$250,000 to \$500,000

Median Home Sales Price in Selected Markets			
	Oct-19	Oct-20	Change %
Hermiston	\$229,000	\$246,000	7.4%
Umatilla	\$178,000	\$189,000	6.2%
Boardman	\$195,000	\$198,000	1.5%
Pendleton	\$208,000	\$222,000	6.7%

Source: Zillow.com; analysis by FCS November, 2020.



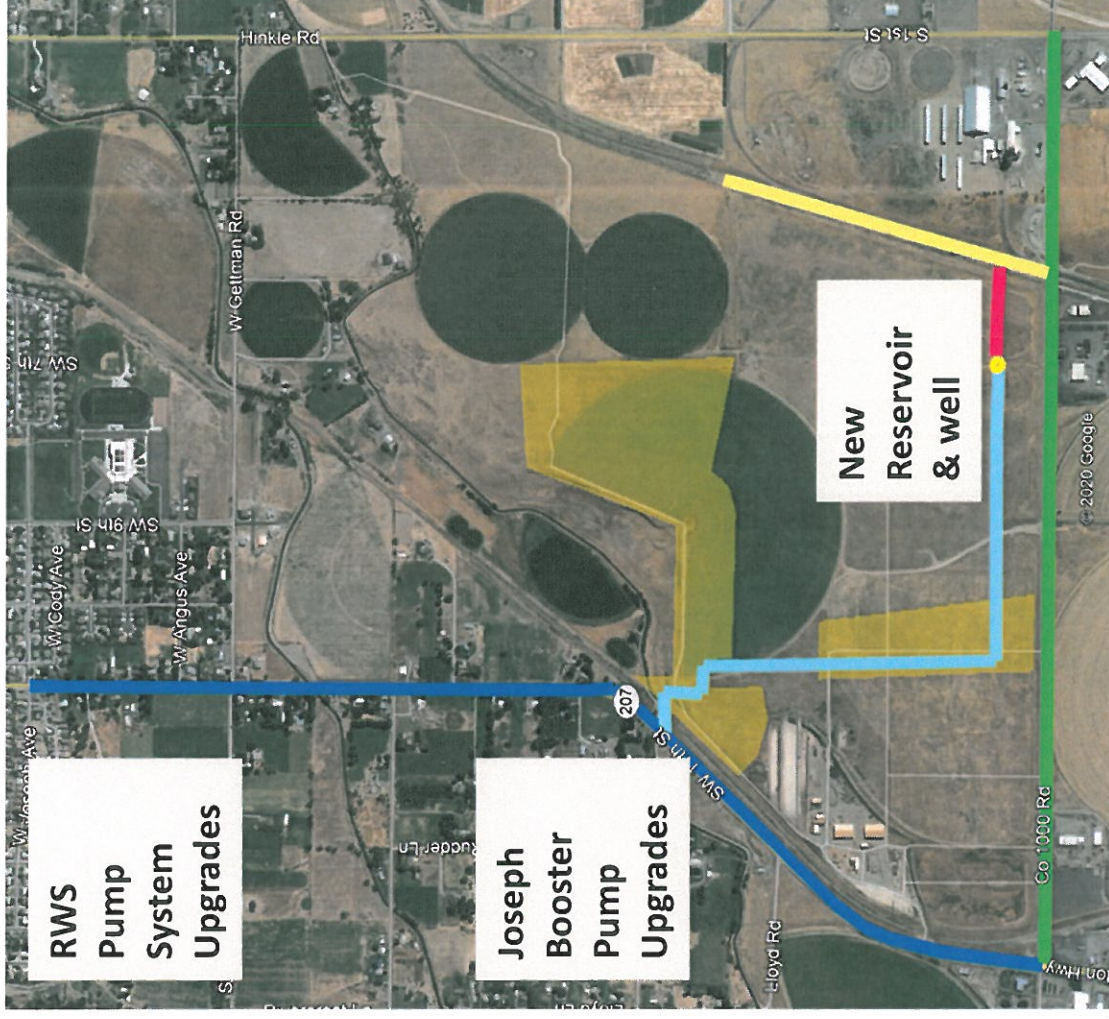
SW Hermiston Public Facility Needs: Water

City and consultant engineers (Anderson Perry and Stantec) evaluated options for providing adequate supply to serve new development (at buildout)

Preferred option is consistent with Water Master Plan (Deep Basalt Well option).

Major capital investments required:

- ◆ New 2 mg reservoir
- ◆ RWS pump upgrades
- ◆ Joseph Booster upgrade
- ◆ New 1,000 gpm well
- ◆ Water rights to serve development

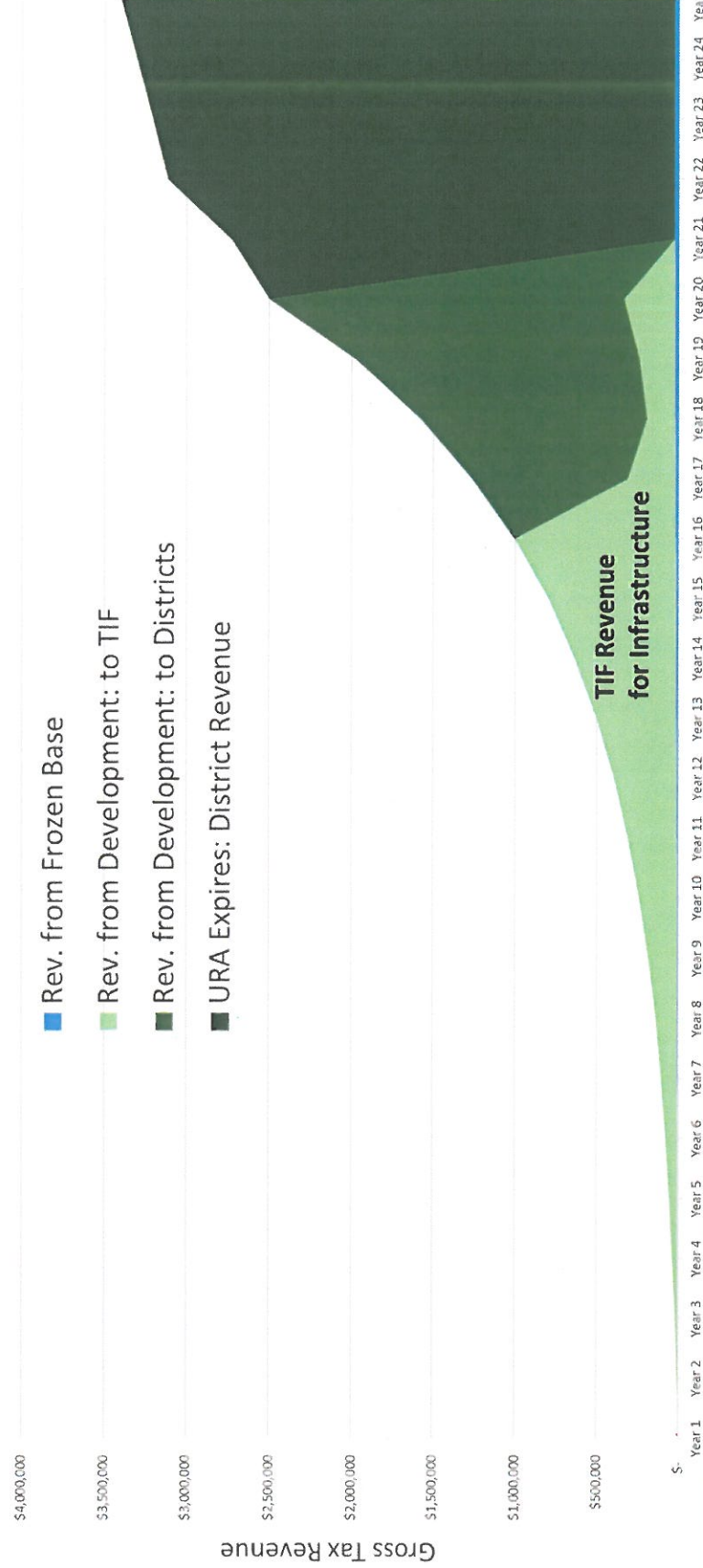




Prelim. Evaluation of TIF District

New TIF would generate significant revenue for infrastructure (\$3.8 to \$4.7M)
And
Generate net new revenue for affected districts (\$13 to \$16M over 25 yrs.)

Projected Tax Increment Revenue Over Time: SW Hermiston (Low Growth Scenario)
expressed in nominal dollars after inflation



AGENDA BILL: G1

AGENDA TITLE: ASPECT CONSULTING CONTRACT FOR WELL PERFORMANCE AND REHABILITATION

DATE: MAY 16, 2022

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION X

RESOLUTION _____ OTHER _____

MOTION X

EXPLANATION:

Jason Shira with Aspect Consulting will attend the meeting by zoom to update the City Council on the Chlorination Station and Basse Wells Project. In addition, Aspect Consulting has provided staff with Contract Order #2 amendment adding additional work needed to continue moving the project forward. The contract provides a description of the work to be performed and their associated cost for said work.

FISCAL IMPACT:

Water and Wastewater funds improvement cost impact \$43,000.00.

ALTERNATIVES:

STAFF RECOMMENDATION:

Staff recommends approval of contract.

MOTION:

I MOVE TO APPROVE THE CHLORINATION STATION AND BASSE WELL CONTRACT ORDER #2 IN THE AMOUNT OF, AND NOT TO EXCEED, \$43,000.00 AND AUTHORIZES MAYOR CANON TO SIGN ASPECT CONSULTING CONTRACT ORDER #2 TO PROCEED WITH PROJECT.

Larry Bellamy

From: Jason Shira <jshira@aspectconsulting.com>
Sent: Thursday, April 28, 2022 5:39 PM
To: Larry Bellamy; Andy O'Connor
Cc: Tim Flynn
Subject: [EXTERNAL] Chlorination Station and Basse Wells
Attachments: CC01_20220428_160331.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Larry and Andy,

Attached is our proposal to assist the City with further evaluation of the Chlorination Station Well and to develop a rehabilitation specification for Basse 1. Previously we recommended removing the pump at the Chlorination Station Well to facilitate evaluating the reason for the decrease in well yield. However, due to Andy's efforts to gather additional information we are recommending the City, with Aspect's assistance, conduct a pumping test on the well using the existing pump.

Our goal is to further deduce if the reduction in well yield is due to a decline in groundwater levels, reduction in well efficiency, and/or pump operations. Andy was able to remove the pressure transducer and collect a manual groundwater level measurement. This information he gathered suggests there may be an issue with the scaling factor programmed into the programmable logic controller that is resulting in false readings in the SCADA system. It is also possible this resulting in a low-level alarm being sent to the pump and reducing the pumping rate. Additionally, the manual water level measurement suggests there has been a 30 foot decline in groundwater levels since December 2004.

We are proposing the City remove the pressure transducer. Then we'll install a temporary sensor for the purposes of conducting a pumping test. This will allow us to collect static water levels, pumping water levels, and evaluate well performance compared to the 2004 pumping test. We will also be able to determine if the existing pressure transducer is throttling the pumping rate to protect the pump.

Concerning the Basse Well Field, we recommend moving forward with rehabilitation of Basse 1. To inform the rehabilitation plan, we recommend collecting diagnostic water quality samples. We'll coordinate with the laboratory to send you the appropriate bottles. However, to control costs we have assumed that the City will collect and submit the samples for analysis. I'll be available to talk you through the sample collection, it's straightforward.

We are also proposing that we evaluate the SCADA data to quantify well performance of both Basse 1 and 2. We'll use the well performance information and the water quality results to develop a rehabilitation plan and performance bid specification. Typically, well rehabilitation costs are such that the City may collect email bids through the Small Works Roster versus the formal bid process.

Please review the attached proposal and let us know if you have any questions.

Sincerely,

Jason

Jason Shira, LHG, RG | Senior Hydrogeologist | Direct: 509.895.5470 | Cell: 360.481.7124
Aspect Consulting LLC | 1106 N 35th Ave, Yakima, WA 98902 | www.aspectconsulting.com

This email is intended solely for the addressee(s) and may contain confidential or legally privileged information. If you are not the intended recipient, please immediately alert the sender by reply email and delete this message and any attachments without storing, copying, distributing, or using the contents.

1. Well rehabilitation is warranted to restore well yield;
2. The pump's low-level alarm is reducing discharge rate; or
3. Annual snowpack has declined, reducing recharge to the Simcoe Basalt aquifer.

To conduct the step rate pumping test, Aspect will install a temporary pressure transducer in the Chlorination Station Well and assist the City in conducting the step rate pumping test. Aspect will assess well efficiency, compare results to the 2005 pumping test, and provide a technical memorandum summarizing results of the pumping test, including evaluation of annual snowpack and recommendations for corrective actions.

Task 2 – Basse Well Field Data Analysis and Pre-Rehabilitation Assessment

\$7,500

The observed well yield decline in Basse Well 1 is a combination of a decline in well efficiency and drawdown interference during the irrigation season by neighboring wells. Aspect will compile and evaluate the existing 1-minute interval dataset to evaluate well performance of Basse Wells 1 and 2 over the previous 5 years.

In addition, Aspect recommends the City collect diagnostic water quality samples to inform well rehabilitation effort and methods. Aspect will use the results of this analysis to develop a well rehabilitation plan and specifications in Task 3. Aspect will assist the City with laboratory coordination and assumes the City will perform the sample collection and submittal of samples to the laboratory.

The diagnostic water quality sampling requires collection of a well casing and aquifer water sample. This is accomplished by collecting a sample at well startup and after a period of pumping. The City will collect sample at Basse Well 1 during a short (1-hour) period of pumping.

Task 3 – Basse Well 1 Rehabilitation Performance Bid Specification

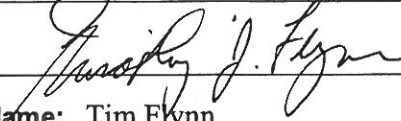
\$16,000

Aspect will incorporate performance results for Basse Well 1 and water quality information from Task 2 into a rehabilitation plan and bid performance specification for Basse Well 1.

Aspect will assist the City with solicitation of email bids from drillers by way of the City's Small Works Roster. The performance specification will request at a minimum for drillers to bid on:

- removal and inspection of the pump and motor;
- cleaning (brushing and sediment removal);
- mechanical rehabilitation (impulse generation and isolation pumping);
- video scan of the well;
- furnishing, installing, and removal of a temporary test pump;
- step rate pumping test; and
- installation of pump and motor (pending assessment of existing equipment), final disinfection, and startup.

Additionally, Aspect will assist the City with review bids based on responsiveness and costs, contractor procurement, and attend a pre-construction meeting with the selected contractor.

<p>Task 4 – On-Call Services Aspect is currently assisting the City with evaluation of neighboring water use that is resulting in interference drawdown at the Basse Well Field and with grant requests to the Department of Ecology’s Office of Columbia River (OCR) to implement an aquifer storage and recovery (ASR) pilot project. This task is for on-call services on a time and materials basis to assist the City in these matters. Aspect anticipates on-going technical assistance with evaluation of the neighbors metering data, water use practices, and water rights.</p>	<p>\$5,000</p>	
<p>Total Authorized Budget</p>		<p>\$43,000</p>
<p>This change amends <u>Contract Order #2</u> between Aspect Consulting, LLC and Client signed November 3, 2021. Except as amended above, all terms and conditions of contract apply to this contract change.</p>		
<p>ASPECT CONSULTING, LLC <i>a limited liability company</i></p>	<p>By: </p>	
	<p>Printed Name: Tim Flynn Principal Hydrogeologist</p>	
<p>CLIENT</p>	<p>By:</p>	
	<p>Printed Name/Date:</p>	

V:\160331 City of Goldendale\Contracts\Proposal Material\CC01_20220428_160331.docx



SCHEDULE OF CHARGES

Effective January 2022

Unless otherwise stated in the proposal or services agreement, current rates are as follows:

PERSONNEL CHARGES: ENGINEERS, SCIENTISTS, AND ANALYSTS Hourly Rate

Principals and Associates

Principal Scientist/Engineer/Analyst 2	\$290
Principal Scientist/Engineer/Analyst 1	\$275
Sr. Associate Scientist/Engineer/Analyst	\$254
Associate Scientist/Engineer/Analyst	\$238

Technical Professionals

Senior Scientist/Engineer/Analyst 3	\$238
Senior Scientist/Engineer/Analyst 2	\$224
Senior Scientist/Engineer/Analyst 1	\$209
Project Scientist/Engineer/Analyst 3	\$192
Project Scientist/Engineer/Analyst 2	\$178
Project Scientist/Engineer/Analyst 1	\$166
Staff Scientist/Engineer/Analyst 3	\$153
Staff Scientist/Engineer/Analyst 2	\$138
Staff Scientist/Engineer/Analyst 1	\$128

PERSONNEL CHARGES: TECHNICAL AND PROJECT SUPPORT STAFF Hourly Rate

Field/Construction Staff

Field/Construction Supervisor	\$140
Field Technician 2	\$114
Field Technician 1	\$105

Design, CAD, and Graphics Staff

Engineering Designer	\$166
Sr. CAD Technician/Specialist	\$148
CAD Technician	\$130

Technical Editing and Project Operations

Sr. Technical Editor	\$132
Technical Editor / Project Coordinator 3	\$120
Project Coordinator 2	\$112
Project Coordinator 1	\$105

PERSONNEL CHARGES: TECHNOLOGY AND SOFTWARE DEVELOPMENT Hourly Rate

Sr. Technology Project Manager	\$246
Technology Project Manager	\$228
Senior Software/Database Architect/ Developer	\$234
Software/Database Architect/ Developer	\$207

OTHER DISBURSEMENT CHARGES

Legal Testimony (4-hour minimum)	\$350/hr
Mileage	Federal Gov Rate Plus 15%
Subcontractors and Miscellaneous Expenses	Cost Plus 15%

Other equipment, rentals, and expenses will be provided on a per job basis.

Client acknowledges that Aspect will adjust the Schedule of Charges annually, and that the Agreement will remain valid for any and all annually adjusted Schedule of Charges.

AGENDA BILL: G2

AGENDA TITLE: FIVE YEAR REIMBURSABLE AGREEMENT
WITH KLICKITAT COUNTY

DATE: MAY 16, 2022

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION _____ X _____

RESOLUTION _____ OTHER _____

MOTION _____ X _____

EXPLANATION:

From time to time the city may require the services of the Klickitat County Public Works Department. If services are requested, the reimbursable series agreement will apply.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

Recommended for approval by Pat Munyan.

MOTION:

I MOVE TO AUTHORIZE THE MAYOR TO EXECUTE THE REIMBURSABLE AGREEMENT WITH THE KLICKITAT COUNTY PUBLIC WORKS DEPARTMENT.



KLICKITAT COUNTY
PUBLIC WORKS DEPARTMENT



115 WEST COURT STREET, MS-303, GOLDENDALE WASHINGTON 98620 • FAX 509 773-5713 • VOICE 509 773-4616
GORDON J. KELSEY; PE: PUBLIC WORKS DIRECTOR

April 26, 2022

City of Goldendale
1103 S. Columbus Avenue
Goldendale, WA 98620

RE: Reimbursable Work Agreement

To Whom It May Concern:

As of February 9, 2021, the Reimbursable Agreement with Klickitat County and your agency has expired. An agreement is required prior to Klickitat County providing service or materials. A new Reimbursable Agreement is enclosed for your review and signature. This agreement will remain in effect for five (5) years unless you specify otherwise.

Once your agency has executed this agreement, please return to our department for processing. A copy of this agreement will be returned to you as soon as it is executed by the Board of County Commissioners.

If you have any questions, please do not hesitate to call.

Very truly yours,

A handwritten signature in blue ink, reading "Tracy L. Hoctor".

Tracy L. Hoctor
Office Manager II

Enclosure

KLICKITAT COUNTY PUBLIC WORKS DEPARTMENT
REIMBURSABLE WORK AGREEMENT

Agreement No. _____

This agreement, made and entered into this _____ day of _____, 20_____, by and between Klickitat County (hereinafter "County"), Washington, a political subdivision of the State of Washington and City of Goldendale, (hereinafter "Public Agency") 1103 South Columbus Avenue, Goldendale, WA 98620 (address), the requesting agency, and shall remain in force for no longer than five years following the date of this agreement, or to terminate on _____, 20_____, whichever comes sooner.

In consideration of the mutual covenants and promises contained herein, the parties to this agreement hereby agree as follows:

1. Public Agency hereby requests the County to perform through the Road Division of the Public Works Department, the following work at a time and in a manner convenient to County: construction (not exceeding ten thousand dollars for cities per RCW 35.77.030), repair or maintenance of Public Agency streets, bridges, drainage facilities, sidewalks, curbing, traffic control devices, and further miscellaneous services on an individual basis. Upon written request from Public Agency made upon a form ("Work Task Request") supplied by the County, the County agrees to perform work requested by Public Agency, reserving however, the right to the County Engineer to deny or approve each request on an individual basis.
2. The County shall not be responsible for assuring that a request for work complies with bidding laws, and other Federal, State and local regulations governing the performance of such work. The County assumes that any request for work is lawful and assumes no liability should there be irregularities or illegalities in the request for work.
3. The Public Agency hereby agrees to reimburse the County for the costs of the work performed by the County and its workers, based on the actual cost of labor, equipment rental, and materials used in the construction, repair, or maintenance work involved, including costs for overhead, indirect costs, and fringe benefits to labor. The County shall submit to the Public Agency a statement of the costs incurred in performance of the work. The Public Agency shall pay to the County the amount of the statement within thirty (30) days.
4. It is understood and agreed between the parties to this agreement that the rights and duties under this agreement shall not be assigned, transferred, delegated, or any portions subcontracted by either party without first obtaining written permission of the other.
5. No liability shall attach to the County by reason of entering into this agreement, except as expressly provided herein. The Public Agency agrees to defend, indemnify and hold the County, its appointed and elected officers, agents and employees harmless from and against all loss or expense, including but not limited to judgments, settlements, attorneys' fees and costs by reason of any and all claims and demands upon the County, its elected or appointed officials or agents or employees for damages because of personal or bodily injury, including death at any time resulting therefrom, sustained by any person or persons, and on account of damage to property including loss of use thereof, whether such injury to persons or damage to property is due to the negligence of the Public Agency, its

subcontractors, its successor or assigns, or its or their agent, servants, or employees, the County, its appointed or elected officers, employees or agents, provided that nothing herein shall require the Public Agency to indemnify the County against claims, suits, or demands based wholly upon the sole negligence of the County, its appointed or elected officials or agents or employees.

6. There is no guarantee the work will meet the satisfaction of the Public Agency, nor that unsatisfactory work will be repaired without additional compensation to the County. The County charges no profit to cover guarantees and does not have total control over traffic, soils, weather, and other factors that might affect the work.

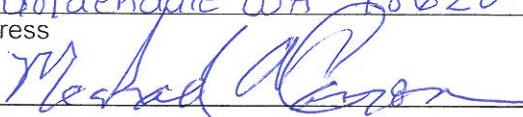
7. With respect to the performance of this Agreement and as to claims against the County, its appointed and elected officers, agents and employees, the Public Agency expressly waives its immunity under Title 51 of the Revised Code of Washington, the Industrial Insurance Act, as now or hereafter amended, for injuries to its employees and agrees that the obligations to indemnify, defend and hold harmless provided in this Agreement extend to any claim brought by or on behalf of any employee of the Public Agency. This waiver is mutually negotiated by the parties to this Agreement.

8. If the other party to this agreement is a city, the County, in its performance of the work under this agreement shall abide by the provisions of RCW 35.77.020, .030, and 040.

9. If the other party to this Agreement is an Indian tribe recognized by the Federal Government, said Tribe agrees to waive its sovereign immunity for the limited purpose of enforcement of, and collection on this Agreement. As well as all legal actions, in law or equity, and costs incurred by the county associated with and/or as a consequence, result, or derived from this Agreement. Any such suit shall be brought before the Court of the State of Washington and the United States.

Approved as to Form:

Public Agency Attorney

City of Goldendale
Name of Public Agency
1103 S Columbus Ave
Address
Goldendale WA 98620
Address
By: 
Mayor
Title

Approved as to Form:

BOARD OF COUNTY COMMISSIONERS
Klickitat County, Washington

David Quesnel
Klickitat County Prosecuting Attorney

Chairman

ATTEST:

Commissioner

Clerk of the Board
Klickitat County, Washington

Commissioner



Jeff Hunter <jeffh@klickitatcounty.org>

PA Request

3 messages

Jeff Hunter <jeffh@klickitatcounty.org>

Thu, Apr 21, 2022 at 5:12 PM

To: PAopinions@klickitatcounty.org

Attached is a PA Request for a Reimbursable Work Agreement with the City of Goldendale. This is the same agreement form that has been used in the past.

 1438_001.pdf
204K

David Quesnel <davidq@klickitatcounty.org>

Fri, Apr 22, 2022 at 10:44 AM

To: Jeff Hunter <jeffh@klickitatcounty.org>

Cc: PA Opinion Request <PAopinions@klickitatcounty.org>

I approve as to form.

Best regards,

David R. Quesnel
Klickitat County Prosecuting Attorney
205 S. Columbus Ave, Room 106
Goldendale, WA 98620
Office: (509) 773-5838
Direct: (509) 773-2411
Cell: (509) 261-0791
Fax: (509) 773-6696
davidq@klickitatcounty.org

***Public Records:** All e-mail sent to this address will be received by the Klickitat County e-mail system and is subject to Public Disclosure under Chapter 42.56 RCW. Messages may be viewed by parties other than the intended recipient.*

[Quoted text hidden]

Jeff Hunter <jeffh@klickitatcounty.org>

Tue, Apr 26, 2022 at 8:03 AM

To: David Quesnel <davidq@klickitatcounty.org>

Thanks David

[Quoted text hidden]