

Town of Rosalia
Regular Council Meeting
September 27, 2022
Rosalia Council Chambers
7:30pm – 10:52pm

REGULAR MEETING CALL TO ORDER: 7:30pm

ROLL CALL: Mayor Root, John Goyke, John Hale, Eric Eilertson, Judith Littleton and Ryan Diamond

APPROVAL OF MINUTES, CLAIMS, PAYROLL:

Councilman Hale stated items he feels are missing from the 9-13-22 minutes. Council and Mayor discussed. Mayor will speak to new property owner of former mfg home park and apologized for not following up. Councilman Diamond offered his assistance.

John Goyke moved to ammend and approve the September 13, 2022 minutes and transactions #1538-1630 totaling \$70,173.07 **John Hale seconded the motion**, the motion passed unanimously.

GUESTS:

Layne Merrit/Sam Mineer, JUB –

Update on equipment storage/shop. Groundwater at building site. Discussed concerns and several different possible remedies. Council voiced concerns regarding the cost of the possible remedies and whether or not project would even be able to be completed due to costs. Councilman Hale proposed shelving the project and deciding what to do with a cash payout from insurance instead. JUB suggested waiting to see what the Deer Park bids come in at for a similar building. JUB will email Deer Park bid results to council on Thursday. Council suggested placing building at a different site, perhaps the airport (would have to check with FAA), or on ground above the water tower that was deeded to the town. Council asked, and JUB agreed to provide plat maps to the town. **John Goyke moved** to approve that the town pay JUB Engineers for paper and electronic copies of plat maps of the town and airport **Ryan Diamond seconded the motion**, the motion passed unanimously. JUB also stated that all pertinent town documents (ie sewer plan, wastewater plan, etc.), are already being electronically sent to the Public Works Department.

DOE Project – Close-out by end of December 2022. As-builts and record drawings are almost complete along with update to GIS mapping. For the public outreach portion, four posters have been completed and are available at Town Hall and on town website. Public meeting (or perhaps newsletter) for close-out is optional as far as Dept. of Ecology is concerned. JUB restated that their cost to provide public meeting would be \$4,000.00, but stated town decided at last meeting to handle that themselves. Reviewed the estimated Ecology loan repayment schedule. Current loan amount is \$731,035.00 (20 years @ 1.8% annual interest), with an estimated annual payment of \$43,688.00. Town funds support an annual payment up to \$47,700.00 (maximum loan amount of \$798,100.00). JUB submitted a Request for Contract Amendment due to cost increases for Project Admin/Mgmt of \$3,651.00 and Phase 2 Construction Services of \$15,000.00 (which includes a \$10,000.00 credit to the town), for a total increase of \$18,651.00 using Ecology loan funding. Council stated their concerns regarding use of more loan funding. Discussed patterns and reasons for cost overruns along with asking if this would be the last payment to JUB. **John Goyke moved to approve** contract amendment with JUB Engineers in the amount of \$18,651.00 from Dept of Ecology loan funding and town will not approve another increase **Ryan Diamond seconded the motion**, the motion passed with 4 yes and 1 no (John Hale) vote.

CDBG Water System Emergency Power Imp. – Environmental Review Record to CDBG for review and approval. Pending release of funds to go to bid and construction. There will be additional costs on environmental review due to new requirements by funding agency. JUB will go to agency to recover additional costs.

Councilman Goyke asked if JUB is obligated to complete any work that we currently have contracts for. Layne stated any work that JUB is under contract for will be completed.

Rachel/Lauren, SCJ Alliance – Shoreline Master Program update

SCJ Alliance has been hired by Whitman County to update the Shoreline Master Program through a grant from the Dept of Ecology. Periodic updates are required every 8 years and Whitman County's is due 6/2023. These updates are required to make sure the county is compliant with state law and to be eligible for state funding. The 1st draft of update will go to Dept of Ecology in October, the 2nd Rosalia outreach will be November 15th, Notice of Intent to Adopt in January of 2023 with public hearings planned for March-April 2023.

PLANNING COMMISSION: Colbi Johnson – Stated she will be stepping down from Planning Commission. Colbi and Mayor will reach out to alternate commission member. Regarding overdue RV variances, Councilman Hale stated that he doesn't believe it is the role of the Planning Commission to enforce variances. Council consensus is to have the two residents with "overdue" RV variances come to council meeting to discuss. Colbi distributed proposed guidelines from the Planning Commission regarding "tiny homes". Councilman Eilertson would prefer to not allow tiny homes and Councilman Diamond was concerned about less tax revenue compared to a "full size" home. Council discussed ideas for a tiny homes ordinance as well as possible issues and drawbacks. Will speak with town attorney regarding any single-family residential zoning and/or rental issues and ask for rough draft of a tiny homes ordinance.

COUNCIL COMMENTS:

PUBLIC WORKS:

STREETS, WATER, SEWER:

Streets –

Water – Still working on water leak at pool/park and fire hydrant at 4th & Summit.

Sewer –

AIRPORT

Crack sealing for taxiway and tie down area will be done in the spring per Whitman County. Public Works Dept is contacting Handy Solutions to schedule hard wiring of the gate keypad. Councilman Hale asked if there has been an Airport Board meeting and if so, how come no one was notified. Mayor stated there was a meeting last Thursday and board members requested closed meetings. Mayor contacted MRSC to inquire if board meetings fall under OPMA and was told they do not. Councilman Hale stated he believes the board cannot keep council members from meetings. Mayor stated Airport Board suggestions/recommendations are brought to council and that Councilman Diamond is currently on the Airport Board. Councilman Diamond stated that the Airport Board is currently reviewing any changes that could be made to the hangar/land lease for the airport that would make it more attractive. Councilman Hale discussed getting an airport plan from the Airport Board. He also discussed previous plan for hangars that was brought to council along with airport history regarding fuel and hangars.

Park -

Website -

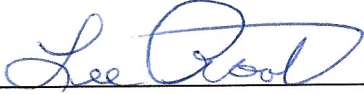
MISCELLANEOUS:

Town Hall – Discussed quote for work to be done on Town Hall windows. Quote includes; caulk, seal, prime, paint windows & fascia. Town would supply plywood for covering windows on west and north side of building. Quote is for \$8,000.00 plus tax and work will be warranted. Councilman Goyke suggested framing windows in and using tin instead of plywood. Council asked about price to frame in windows, add foam insulation and tin on west and north side, along with price for any necessary frame replacement on south side of building. **John Goyke moved** to accept bid, in lieu of plywood the town will purchase tin and foam board insulation **Ryan Diamond seconded the motion**, the motion passed unanimously.

Mayor discussed scheduling a Budget Workshop. Council consensus is to hold budget workshop on October 5th from 6:00pm to 8:00pm. Clerk will provide council with budget comparison reports and budget position reports.

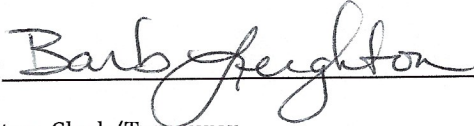
Councilman Goyke would like to have the engineering firms that submitted proposals come to the Oct. 25th meeting to answer questions from the council. Discussed dates for engineering contract with JUB and what contract specifics might be. It was suggested that council members could talk to clerks/public works departments of other towns to gain more information on engineering firms. Council to submit questions for engineering firms by next council meeting with interviews at the last council meeting of October.

John Goyke moved to adjourn the regular council meeting, **Judith Littleton seconded the motion**, the motion passed unanimously. The regular council meeting adjourned at 10:52pm.



Lee Root, Mayor

ATTEST:



Barb Leighton Clerk/Treasurer
Regular Council Meeting, September 27, 2022