
CITY OF MILTON-FREEWATER GOVERNING BODY

Vacant At Large, Position 1
Steve Irving - Council President At Large, Position 2
Edwin E. Chesnut At Large, Position 3

Lewis S. Key Mayor
John Lyon Ward 1
Bradley J. Humbert Ward 2
Jose Garcia Ward 3

**CITY OF MILTON-FREEWATER
CITY COUNCIL MINUTES****February 8, 2021**

The Council of the City of Milton-Freewater met Monday, February 8, 2021 at 7:00 p.m. via virtual platform “Zoom” due to Coronavirus (COVID-19) pandemic and practicing social distancing to stay in compliance with the Executive Orders Issued by Governor Kate Brown.

The following City Council members participated: Mayor Lewis Key, Councilors Steve Irving, John Lyon and Ed Chesnut.

Councilors Brad Humbert and Jose Garcia were absent.

City Council At Large, Position 1 is vacant.

Staff members participating were: City Manager Linda Hall, City Recorder Leanne Steadman, Finance Director Dave Richmond, Police Chief Doug Boedigheimer, City Planner Laurel Sweeney, Public Works Superintendent Brian Steadman, Police Sergeant Joe Shurtz, Engineering Technician Tina Kain, Emergency Communication Specialist Lead Luz Garcia and Emergency Communication Specialists Debra Stack and Tracy Legore.

Guests and citizens participating were: Wes Koklich, Paul Seaquist, Damien Reino, Dan Kilmer John Pete, Ian Gelbrich, Matthew Donahue and Gulgun Mersereau.

Representing the news media were: Sherrie Widmer of the Valley Herald and Sheila Hager of the Walla Walla Union Bulletin.

CONSENT CALENDAR ITEMS:

The consent calendar items consisted of:

- Council Minutes from January 11, 2021
- Accounts payables from January 6, 2021 through January 20, 2021
- Accounts payables from January 21, 2021 through February 2, 2021

Councilor Chesnut motioned to adopt the consent calendar items. Councilor Irving seconded the motion which passed unanimously.

BUSINESS ITEMS:**CONSIDERATION OF CANDIDATE TO COUNCIL VACANCY AT LARGE POSITION #1**

Manager Hall reported that last fall Verl Pressnall passed away after a long battle with cancer. He represented an At Large Council position and his term was a full term as he was just re-elected. At the December 2020 council meeting, Council chose to advertise the vacancy and accept applications for the seat. Three applications were received within the deadline period. All three met the requirements to live within the city limits; however, one candidate did not meet the requirement to be a registered elector as required by the City Charter. This is a mandatory requirement so this applicant was eliminated from being eligible for consideration. The two remaining candidates were Wes Koklich and Damien Reino. Both candidates participated on the Zoom meeting.

Mayor Key asked each candidate to introduce themselves, which they both did.

Councilor Chesnut stated as the meeting approached, it was clear to him that he was old fashioned and he wasn't comfortable making a decision of this importance over a Zoom meeting. He suggested delaying the decision and arrange for a face to face, socially distanced, meeting. He also suggested reopening the position and accepting additional applications.

Councilor Lyon asked if an in person meeting would even be possible with the Governor's mandate.

A discussion ensued regarding an in person meeting, current Governor's executive orders and when or how such meeting might happen.

A brief discussion ensued between Councilor Chesnut and Wes Koklich regarding the address location of where Mr. Koklich is registered to vote.

Councilor Chesnut motioned to hold the next council meeting face to face possibly at the Community Building and to suspend the regular recording requirement of that meeting in order to make a decision on the appointment to the Councilor At Large Position #1 seat. Councilor Irving seconded the motion which passed unanimously.

Dan Kilmer offered the hand held recording devices the Ambulance District Board uses.

Manager Hall thanked him for the offer.

PRESENTATION BY FFA ARCHITECTURE AND INTERIORS INC. ON THE POLICE STATION CONCEPTUAL DESIGN

John Pete and Ian Gelbrich with FFA Architecture and Interiors Inc. presented a conceptual design and layout of the proposed new police station. The building site is a 16,500 square foot lot on Columbia Street, across the street from City Hall parking lot that the City already owns. The proposed building square footage is 7,200 which includes a public lobby, a records room, police administration, investigation and patrol rooms, evidence and property room, suspect processing and holding cells, shared collaboration spaces and police support spaces. The site would include three covered parking spaces and the ADA (American with Disabilities Act) parking would be on Columbia Street at the entrance of the building. The site would retain a fifteen foot easement along the north side of the property for one property's back entrance. The proposed project cost is \$7.7 million dollars which includes a 4% escalation cost due to the possible differences in materials and labor between now and when it's actually bid and built. During the presentation Mr. Gelbrich commended city staff for not asking for the "moon" when giving their input on the necessities of a new building or working space. Mr. Pete and Mr. Gelbrich both shared their thought process as of the design and flow of the building and rooms.

A discussion ensued regarding the parking, evidence storage room, safety measures, soft costs such as security cameras, how many employees the new building would house, impact of light pollution to surrounding neighbors and the roof design.

Mr. Gelbrich clarified that the conceptual drawing being presented was not the final drawing and there are items that could be changed if requested prior to the final design.

Manager Hall introduced Matt Donahue and Gulgun Mersereau of D.A. Davidson who are the financial consultants she has been working with on the sewer loan refinance and the General Obligation bond finance for the proposed new police station.

Mr. Donahue stated there have been very few times in recorded history where borrowing money has been cheaper. Interest rates are at 3% for a 30 year term for general obligation bonds and that was with a half a percent cushion in case interest rates change before the rate gets locked in.

Manager Hall stated with the estimated cost of the bond it would cost \$0.87 per \$1,000 of assessed value to the tax payers. This equaled a cost of \$7.25 per month on a \$100,000 assessed property.

Mayor Key thanked them for their presentation.

Manager Hall stated that Mr. Pete, Mr. Gelbrich, Mr. Donahue and Ms. Mersereau have all been a pleasure to work with on these projects.

CONSIDERATION OF RESOLUTION NO. 2445, APPROVING BALLOT MEASURE FOR GENERAL OBLIGATION BOND FOR MAY 18, 2021 PRIMARY ELECTION FOR A NEW POLICE STATION

Manager Hall stated with the conceptual design, cost estimate and bond measure amount of the new police station project it was time for the council to decide whether or not to adopt a resolution and send the question to the voters to decide. Staff's recommendation was to move forward with the adoption of the resolution.

Councilor Irving asked when the property of the proposed site location was purchased by the City.

Manager Hall stated approximately 2001 and it was paid off shortly after that time. She said by the City already owning the site property it would save money on the total project cost.

Councilor Chesnut stated there was never an ideal time to go out for a bond but it's never going to get any cheaper either.

Councilor Chesnut motioned to Adopt Resolution No. 2445, Resolution Approving Ballot Measure for General Obligation Bond to be considered at the May 18, 2021 election. Councilor Irving seconded the motion which passed unanimously.

MANAGERS REPORT

Manager Hall thanked the Council for moving forward on the council goal of a new police station. She reported the refinance of the sewer treatment loan closed February 5, 2021 which will save \$200,000 over the life of the loan. Well #2 has been put back together and Doyle Electric will be finishing up some electrical before it can be put back into operation. The crews are busy getting ready for the extreme weather predicted in the next few days and into the weekend.

Councilor Irving suggested getting some new siding and paint on Well #2 building.

There being no further business the meeting was adjourned at 8:25 p.m.

Lewis S. Key, Mayor