

**WALLA WALLA CITY COUNCIL**  
**Regular Meeting Minutes**  
**March 26, 2014**

**1. CALL TO ORDER**

Mayor Cummins called the meeting to order at 7:00 p.m. in the Commons at Walla Walla High School, 800 Abbott Road, Walla Walla.

Present: Councilmembers Jim Barrow, Barbara Clark, Mary Lou Jenkins, Dick Morgan, Chris Plucker, Allen Pomraning, and Mayor Jerry Cummins.

Absent: None.

City staff in attendance: City Manager Nabel Shawa, City Attorney Tim Donaldson, Parks & Recreation Director Jim Dumont, Public Works Director Ki Bealey, Fire Chief Bob Yancey, Police Chief Scott Bieber, Finance Manager Jean Teasdale, City Engineer Neal Chavre, WESCOM Manager Steve Ruley, and City Clerk Kammy Hill.

**2. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE**

Councilmember Barrow led the pledge of allegiance followed by a moment of silence.

**3. PUBLIC COMMENTS**

Mayor Cummins invited public comments on any item not on the agenda. No one in the audience chose to address the City Council at this time.

**4. CONSENT AGENDA**

- A. Washington State Liquor Control Board: Special occasion license for Shakespeare Uncork'd Walla Walla for events on April 11, April 12, April 19, and May 10 at the Power House Theatre, 111 N. 6<sup>th</sup> Avenue.
  
- B. Washington State Liquor Control Board: New application for Kubrock Family Wines, 202 E. Main Street.

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- C. Washington State Liquor Control Board: Special occasion license for Walla Walla Community College, 500 Tausick Way on May 9, 2014.
- D. Washington State Liquor Control Board: Special occasion license for Kirkman House Museum, 214 N. Colville Street on May 2, 2014.
- E. Washington State Liquor Control Board: Assumption of license from Two Bee's & Spirits (aka Log Inn Tavern) to Octane, 526 Wellington.
- F. Washington State Liquor Control Board: Special occasion license for Walla Walla Chapter of Ducks Unlimited at Assumption Catholic Church, 2098 E. Alder Street on April 5.
- G. Resolution No. 2014-29 awarding bid for supply and installation of DSM II cards to Industrial Communications for the Walla Walla Emergency Services Communication Center (WESCOM) and taking such further action needed therewith.
- H. Ordinance No. 2014-05 amending the 2013-2014 maintenance and operations budget; and  
Ordinance No. 2014-06 establishing new capital projects and amending the capital improvement project budget.
- I. Ordinance No. 2014-07 amending Sections 15.04.005 and 15.04.010 of the Municipal Code pertaining to Washington Model Building and other codes.
- J. Resolution No. 2014-30 adopting a tourism promotion area business plan and taking such further action needed therewith.

Mayor Cummins invited public input. No one in the audience chose to address the City Council on any of these items.

**Councilmember Plucker moved to adopt Consent Agenda Items A through J. Councilmember Barrow seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

**6. ACTIVE AGENDA**

- A. Resolution No. 2014-31 determining that the City will modify and accept a proposed annexation and determining other matters related thereto.

City Manager Shawa reviewed:

- Purpose of this item is for the City Council to:
  - Accept, reject, or geographically modify the proposed annexation;
  - Whether to require the simultaneous adoption of a proposed zoning regulation; and
  - Whether to require the assumption of all or any portion of existing City indebtedness by the area to be annexed.
- Next steps if Council accepts the proposed annexation are:
  - Staff will file a sixty-percent petition to annex based on recorded annexation agreements.
  - A tentative date of June 11, 2014 has been set for the required public hearing for Council to consider the sixty-percent petition and annexation ordinance.
  - If annexed, a census of the annexation area will be conducted in June/July and filed with the Washington State Office of Financial Management.
- Changes from proposed annexation in 2013:
  - Reduced size – this annexation is slimmed down to essentially follow City utility lines, “the pipeline”, serving the three populated subdivisions.
  - The failure to connect to wastewater penalty was repealed in the fall of 2013.
  - Annexation characteristics.
- In mid-March 2014, the City received requests for an additional two parcels to be included in the proposed annexation from Phil Wasser/Dennis Ledford and Douglas Bennett on behalf of Springer Development.
- Annexation review considerations:
  - Economics – slightly improved but not a windfall. Much of the City’s urban growth area will be similarly developed.
  - Non-economic considerations:
    - Growth management act identifies cities as the primary providers of urban services.

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- The City and County urban growth area plan defines the areas the City may annex and serve.
- It is the City's intent to eventually annex and provide services to all areas in the urban growth area.
- Annexation ensures that all City development standards are provided at the time of development.
- Annexation of areas served by City utilities will facilitate amending City policies to no longer provide City utilities beyond City limits. Property owners will be required to annex to the City before utilities are extended.
- Overview of estimated City financial impacts:
  - General fund: Additional revenue of \$120,477 for 2015 and \$137,592 for 2016 (property taxes and utility fees).
  - Ambulance services: \$29,200 increase in EMS levy funding.
  - Stormwater utility: \$20,617 increase in revenue with an offsetting expense of \$18,000 for an estimated net revenue increase of \$2,617.
  - Street fund: Net cost of \$22,086 per year.
  - Water fund: Decline in revenues of \$53,366.
  - Wastewater fund: Decline in revenues of \$63,458.
  - Sanitation: Basin Disposal will continue to serve the area for 11.5 years. Recycling is mandated and will be provided by BDI.
  - Landfill: Services and rates will not change.
  - Annual leaf collection: Estimated expense of \$6,500.
- Overview of financial impacts to property owners:
  - Property tax: Reduction of \$.51 per \$1,000 assessed value. For a \$211,000 home, this amounts to \$107.51.
  - City water and wastewater customers: Fifty percent surcharge is eliminated.
  - City stormwater fee increase of \$46.50 per year.
  - Mandatory recycling fee of \$4.39 per month.
  - BDI will continue to provide sanitation services for 11.5 years.
  - Private utility taxes and fees of six percent for natural gas, electricity, and telephone; seven percent for cable television; and five percent cable franchise fee.
  - Leaf collection will be provided at no charge.
  - Green waste collection is available on a subscription basis during the months of March through November.
  - Public street lighting is paid by the City.

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- Failure to connect to wastewater penalty was eliminated in the fall of 2013.
- Areas that remain the same or similar:
  - Police services will be provided at City standards. Future crime statistics may require the City to look at coverage provisions and related resource allocations.
  - Fire protection will be through a boundary-drop agreement with Fire District 4 and existing mutual aid agreements still apply.
  - Ambulance services remain the same.
  - No change in access to park facilities and recreation programs. Policies call for the acquisition of park land and open space to meet future recreational needs in growth areas.
  - Full City library services are provided to residents with no user fees.
  - Water and sewer services remain the same but non-resident surcharges are eliminated.
  - Existing wells and septic systems can remain as long as they are approved by the County Health Department.
  - Basin Disposal will continue to provide sanitation service for eleven and a half years after annexation. Curbside recycling is required.
  - Private utility services (electric, gas, phone, cable) remain the same.
  - Open burning is not permitted by State law within the incorporated or unincorporated areas of the urban growth area.
  - Building codes remain the same.
  - Existing legal uses permitted by the County may remain.
  - Zoning standards are comparable with the exception of accessory building size.
  - Animal allowance codes are comparable between City and County.
  - Permitting and inspection services are provided by the Walla Walla Joint Community Development Agency and utility connection fees are approximately \$6,700 for either City or County.
  - City building permits cost slightly more than County building permits.

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- Staff recommends:
  - Proceed with the modified annexation to include the two recently requested properties.
  - The area annexed should assume the existing County zone and City pre-zone designations.
  - The annexation area should be required to assume its pro-rata share of the City's existing indebtedness.

There was discussion on:

- Whether the City can afford the annexation and what additional resources may be necessary. Staff indicated that, financially, the annexation will not have a positive or negative impact for the City.
- A higher fire rating for homeowners should make insurance policy rates go down.
- Staff will continue to monitor and watch crime rates and data for police staffing needs.
- Biggest impact is loss of revenue to the water and wastewater funds. There has been no indication a rate increase will be necessary. The current fifty percent utility surcharge is an incentive to annex to the City. The loss of this surcharge will result in a reduction in capital reserves for projects. Staff does not anticipate any significant impact to the water or wastewater funds.

Mayor Cummins invited public input.

The following spoke in opposition to the annexation:

- Scott Morasch, 15 Austin, Walla Walla.
- Mark Fullen, 320 Reser Road, Walla Walla.
- Sandra Richardson, 2499 Cottonwood Road, Walla Walla.
- John Bleth, 2609 Cottonwood Road, Walla Walla.
- Richard Davidson, owner of undeveloped parcel off Whistling Duck Road, indicated this was a piece of a larger parcel he is currently farming.

The following spoke in support of the annexation:

- Tom Hildreth, 128 Whistling Duck, Walla Walla. Secretary-Treasurer of the Triple Creek Homeowners Association. Eighty-nine percent of their members were in favor of annexation.
- Scott Peters, 159 Austin, Walla Walla.
- Paul Jenes, 205 Coyote Ridge Drive, Walla Walla, representing the Table Rock Homeowners Association.

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- Tim Bennett, 245 Austin, Walla Walla.
- Shane Miller, 353 Austin, Walla Walla.

Don Anderson, 880 Reser Road, Walla Walla, expressed concerns with the impact of a flood in the area if Bennington Lake requires diversion; and encroachment on the wildlife/wetlands in the area.

Steve Schreck, 107 Thunder Ridge, Walla Walla, had questions regarding the City's snow plowing response and extending bus service to the area.

Mayor Cummins reported the City does not operate Valley Transit. This is a separate transit authority with its own board. A request for extension of bus service would need to be addressed by Valley Transit.

City Manager Shawa reviewed the City's snow plowing policy and routes; and indicated farming is allowed to continue within the City limits.

City Attorney Donaldson reported that Mr. Davidson has the right to determine whether the portion of his property along Whistling Duck is included in the annexation or not. If Mr. Davidson does not want his property included then staff recommends modifying the boundaries of the annexation. Mr. Davidson requested his property be excluded from the boundaries of the annexation.

There were comments and discussion on:

- The purpose of extending City utilities down Cottonwood Road was to encourage orderly development within the urban growth area to discourage sprawl and protect farmland.
- Whether there are other small portions of land that should be excluded from the annexation boundaries. City Attorney Donaldson reported that staff had reviewed and removed other small portions of larger parcels from within the annexation boundaries. This is part of the process and the removal of this parcel is easily managed.
- Any development within the wildlife/wetlands area identified by Mr. Anderson would be subject to compliance with the critical areas ordinance.
- Residents of the City have the opportunity to use the library and its services at no charge.

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**Councilmember Barrow moved to adopt the modified Resolution No. 2014-31 with a further amendment to exclude the portion of property owned by Mr. Davidson off of Whistling Duck. Councilmember Clark seconded the motion.**

There were comments on the property owned Mr. Fullen and the number of residents within the area wanting to be annexed.

**The motion to adopt the modified Resolution No. 2014-31 with a further amendment to exclude the portion of property owned by Mr. Davidson off of Whistling Duck unanimously carried with 7 yes votes and 0 no votes.**

B. Approval of minutes of the Work Session held March 10, 2014.

**Councilmember Plucker moved to approve the minutes of the Work Session held March 10, 2014. Councilmember Morgan seconded the motion. The motion unanimously carried with 5 yes votes, 0 no votes, and 2 abstentions by Councilmembers Barrow and Jenkins.**

Mayor Cummins announced a brief recess at 8:20 p.m. The meeting reconvened at 8:22 p.m.

C. Approval of minutes of the regular meeting held March 12, 2014.

**Councilmember Plucker moved to approve the minutes of the regular meeting held March 12, 2014. Councilmember Morgan seconded the motion. The motion unanimously carried with 6 yes votes, 0 no votes, and 1 abstention by Councilmember Barrow.**

**7. COUNCIL MEMBER MEETING REPORTS**

It was the consensus of Council to delay Council Member meeting reports until the next regular City Council meeting.

**8. UNFINISHED AND NEW BUSINESS**

There was no new or unfinished business reported.

**9. ADJOURNMENT**

**There being no further business, the meeting adjourned at 8:24 p.m.**