

WALLA WALLA CITY COUNCIL
Regular Meeting Minutes
April 9, 2014

1. CALL TO ORDER

Mayor Cummins called the meeting to order at 7:00 p.m.

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, Public Library Director Beth Hudson, City Engineer Neal Chavre, Engineer Dean Abrams, and City Clerk Kammy Hill.

Also present: Tom Glover, Walla Walla Joint Community Development Agency Director, and Lauren Prentice, Walla Walla Joint Community Development Agency Senior Planner.

2. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

Boy Scout Drew Hollenbeck led the pledge of allegiance followed by a moment of silence.

3. PRESENTATIONS AND PROCLAMATIONS

Mayor Cummins read and presented the proclamation declaring the week of April 13 through April 19, 2014 as "National Library Week" to Public Library Director Beth Hudson. Ms. Hudson expressed her appreciation for the proclamation and commented on the positive impact libraries have on changing lives.

4. PUBLIC COMMENTS

Debra Callahan, 1017 Preston Avenue, Waitsburg, commented she is a medical marijuana user and operates an eastern Washington delivery business. Ms. Callahan expressed interest in opening a medical marijuana dispensary but the City's interim zoning ordinance requires a license from the Liquor Control Board. Medical marijuana licenses are not issued by the Liquor Control Board and only require a state business license. Ms.

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Callahan requested the City's zoning ordinance be amended to allow medical marijuana dispensaries with an "appropriate license."

Kevin Patterson, 223 S. Roosevelt, Walla Walla, had comments on police response to apparent drug activity at a house on Hobson Street. The neighbors want a safe, secure and drug-free neighborhood and are frustrated with the conditions at this home.

Council suggested staff review both issues raised by Ms. Callahan and Mr. Patterson.

5. CONSENT AGENDA

City Clerk Hill introduced the Consent Agenda, Items A through H, as follows:

- A. Washington State Liquor Control Board: New application for Result of a Crush, 134 W. Poplar Street.
- B. Washington State Liquor Control Board: New application for Power House Theatre, 111 N. 6th.
- C. Resolution No. 2014-32 awarding bid for the 2014 water system project to Sharp & Preszler Construction Company in the amount of \$439,698.23.
- D. Resolution No. 2014-33 awarding the contract for supply of asphalt to A & B Asphalt.
- E. Resolution No. 2014-34 authorizing the City Manager to execute an amended professional services agreement with Anderson-Perry & Associates, to execute additional amendments, modifications, and change orders thereto, and taking such further action needed therewith.
- F. Resolution No. 2014-35 awarding the bid for the Columbia IRRP project to P.O.W. Contracting in the amount of \$1,233,107.81.
- G. Resolution No. 2014-36 awarding the contract for supply of self service library equipment to Bibliotheca in the amount of \$32,659.11.

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H. Approval of minutes of the regular meeting held March 26, 2014.

Councilmember Barrow disclosed that he lives on Crestline Drive which is within the project area for Item C but he had nothing to do with the bid or contracting process.

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

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

6. ACTIVE AGENDA

A. Resolution No. 2014-37 approving Sunset Lodge North Planned Unit Development preliminary plat (P13-092) containing a total of twenty lots and 64 units, and involving approximately 7.6 acres located north of Lodge Drive and west of Stevens Street. (Closed record quasi-judicial hearing)

Mayor Cummins polled the City Council for conflicts of interest. No member of the City Council had any conflicts of interest to report.

Mayor Cummins polled the City Council for any appearance of fairness or ex-parte contacts.

Councilmember Pomraning reported he had attended the Planning Commission as the City Council liaison but this would not affect his impartiality. No one objected to participation by Councilmember Pomraning.

Senior Planner Prentice described the proposed planned unit development consisting of 19 single family residences and one lot containing 45 detached small homes ranging in size from 400 to 1064 square feet. A determination of non-significance was issued on February 13, 2014. The site plan review committee and Planning Commission reviewed the proposal and recommend approval subject to the following conditions:

- The applicant must comply with the site plan review committee letter dated February 5, 2014.

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- The property owner's association agreement/covenants must include provisions to maintain the impervious walkways as weed free.
- The applicant must pay three percent of the cost to improve the intersection of Third Avenue and Tietan Street pursuant to the traffic impact analysis.

There was discussion on:

- Planned unit development of "wise size" homes and existing availability of these size homes in Walla Walla.
- Additional screening/fencing for existing neighbors on the east side of project. The applicant has indicated their willingness to provide additional screening for these residents.
- Parking standards for the planned unit development. The applicant determined to provide two parking spaces per dwelling unit.
- Maintenance responsibility for impervious walkway. The applicant proposes to establish a homeowner's association to handle maintenance.
- Citizen concerns with impact of development on the Plaza Way/Highway 125 intersection. The traffic impact analysis concluded this development would have a three percent impact on the Third Avenue/Tietan intersection.
- Proposed green space is open to the public as this is not a gated community.

**Councilmember Pomraning moved to adopt Resolution No. 2014-37.
Councilmember Clark seconded the motion.**

Clarification was provided that the conditions of approval are made a part of the resolution.

The motion to adopt Resolution No. 2014-37 unanimously carried with 7 yes votes and 0 no votes.

- B. Approval of the March 31, 2014 accounts payable register containing check numbers 179475 through 179751, 990612 through 990615, and 8184 through 8216 totaling \$1,569,824.10.

Councilmember Plucker moved to approve the March 31, 2014 accounts payable register containing check numbers 179475 through 179751, 990612 through 990615, and 8184 through 8216 totaling \$1,569,824.10 with the exception of the checks to Blue Mountain Action Council and Walla

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Walla School District. Councilmember Barrow seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

Councilmember Barrow moved to approve payment of the checks to Blue Mountain Action Council and Walla Walla School District. Councilmember Pomraning seconded the motion. The motion unanimously carried with 5 yes votes, 0 no votes, and 2 abstentions by Councilmembers Jenkins and Plucker.

7. COUNCIL MEMBER MEETING REPORTS

Councilmember Morgan reported attendance at the VA Medical Center Task Force meeting held March 13; the funeral for College Place Mayor Rick Newby on March 15; the Finance Committee meeting held March 17; the Valley Transit Board meeting held March 20; a meeting regarding street paving overlay held March 24; the Port of Walla Walla Economic Development Committee meeting held March 25; the citizen "Rebuild Memorial Pool" committee meeting held March 25; the Tourism Walla Walla Board meeting held March 27; the Metropolitan Planning Organization meeting held April 2; the tip line for the Amber Alert issued April 3; and the citizen "Rebuild Memorial Pool" committee meeting held April 7.

Councilmember Jenkins reported attendance at the Center at the Park Senior Citizen Board meeting held March 27.

Councilmember Barrow reported attendance on the KUJ radio show held March 14; the Finance Committee meeting held March 17; the Downtown Walla Walla Foundation Board meeting held March 18; the Blue Mountain Humane Society Board meeting held March 24; the Port of Walla Walla Economic Development Committee meeting held March 25; the Blue Mountain Action Council Executive Director Succession Committee meetings held April 1 and April 9; the Citizen's police academy held April 1; and the Water Partnership Board meeting held April 1.

Councilmember Plucker reported attendance at the Finance Committee meeting held March 17; the Valley Transit Board meeting held March 20; the Historic Preservation Commission meeting held March 24; the Joint Community Development Agency Board meeting held April 7; and the citizen "Rebuild Memorial Pool" committee meeting held April 7. Councilmember Plucker also reported he took his Pioneer Middle School

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leadership class to Olympia on April 3 where they witnessed the Governor signing the bill for the State Veterans Home in Walla Walla.

Councilmember Clark reported attendance at the Blue Mountain Action Council workshop to increase social capital on March 13; the funeral for College Place Mayor Rick Newby on March 15; the Borleske Stadium Association Board meeting held March 17; the Grandmother's Roundtable meeting held March 17; a community meeting on the Georgetown contest for energy savings held March 17; the Civil Service Commission meeting held March 19; the Pioneer Middle School leadership class on March 21; the Port of Walla Walla Economic Development Committee meeting held March 25; the Public Library "mathtastic" program held March 26; the Sustainability Committee meeting held April 1; and the Bicycle & Pedestrian Advisory Committee meeting held April 8.

Councilmember Pomraning reported attendance at the Blue Mountain Action Council Commitment to Community meeting held March 13; the Grandmother's Roundtable meeting held March 17; the Water & Wastewater Advisory Committee meeting held March 19; a meeting regarding street paving overlay held March 24; the Port of Walla Walla Economic Development Advisory Committee meeting held March 25; the Metropolitan Planning Organization meeting held April 2; the ad hoc scholarship committee meetings held March 26 and April 3; the Walla Walla Valley Violence Prevention Conference held March 27; and the Public Library Board meeting held April 9.

Mayor Cummins reported attendance at the Blue Mountain Action Council Commitment to Community meeting held March 13; the VA Medical Center Task Force meeting held March 13; the funeral for College Place Mayor Rick Newby on March 15; the Borleske Stadium Association Board meeting held March 17; and the Housing Authority Board meeting held March 24.

8. UNFINISHED AND NEW BUSINESS

Councilmember Barrow asked for a report on current regulations regarding bicycles and requiring lights during evening hours to ensure visibility of cyclists. City Attorney Donaldson indicated he would check the model traffic ordinance and provide a follow-up report.

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Councilmember Pomraning suggested the City revisit the subject of LED street lighting and replacing all street lights, owned by both the City and Pacific Power, with LED lighting.

Councilmember Clark suggested looking at zoning regulations to allow mixed use developments so residents don't have to get into a car to drive to a store.

Councilmember Clark asked for a review of the Post Office's practice of locking doors to allow for only a single door exit, without crash bars or panic bars installed on other exits.

Mayor Cummins had questions regarding a recent Union Bulletin article titled "City eyes rebuilding Memorial Pool." City Manager Shawa explained that a citizen committee is still talking about the feasibility of rebuilding Memorial Pool. The City has contracted with an outside expert to evaluate and analyze the feasibility. The results of this study will be brought back to the City Council at a Work Session.

City Manager Shawa asked the City Council to authorize the Mayor to co-sign letters, with Walla Walla County and the Port of Walla Walla, to the U.S. Army Corps of Engineers asking they include Mill Creek in their 2016 work plan and budget; and to also consider undertaking an initial appraisal under the Section 216 authority using funding from their operations account.

Councilmember Barrow moved to authorize the Mayor to co-sign the letters to the U.S. Army Corps of Engineers. Councilmember Morgan seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

City Manager Shawa asked the City Council to consider a request from the Downtown Walla Walla Foundation for a letter signed by the Mayor nominating their second story residential development project for a Governor's Smart Communities award. The Downtown Walla Walla Foundation has developed a "Downtown Second Story Residential Handbook."

Councilmember Barrow moved to authorize the Mayor to sign a letter nominating the "Downtown Second Story Residential Handbook" for the Governor's Smart Communities award. Councilmember Plucker

seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

9. EXECUTIVE SESSION

Mayor Cummins announced the City Council would be recessing to Executive Session to discuss with legal counsel potential litigation to which the City is a party or is likely to become a party pursuant to RCW 42.30.110(1)(i). The Executive Session will last no more than two hours and no further action will come before Council in open session.

The meeting was recessed to Executive Session at 8:25 p.m.

9. ADJOURNMENT

There being no further business, Councilmember Barrow moved to adjourn at 9:24 p.m. Councilmember Jenkins seconded the motion. The meeting adjourned at 9:24 p.m.