

WALLA WALLA CITY COUNCIL
Work Session Minutes
January 13, 2014

1. CALL TO ORDER

Mayor Cummins called the meeting to order at 4:00 p.m.

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

Absent: Councilmember Chris Plucker.

City staff in attendance: City Manager Nabel Shawa, Deputy City Manager Tim McCarty, Public Works Director Ki Bealey, Finance Manager Jean Teasdale, City Engineer Neal Chavre, Utilities Engineer Frank Nicholson, Water Distribution Supervisor Adrian Sutor, Water Treatment Supervisor Tom Krebs, and City Clerk Kammy Hill.

2. ACTIVE AGENDA

- A. Council discussion regarding whether or not to direct staff to proceed with the alternative delivery process of operate-design-build-operate (ODBO) for the LT2 water treatment plant upgrades.

City Manager Shawa reported this discussion is focused on whether the City Council is interested in pursuing the ODBO process for the LT2 water treatment plant upgrades. If Council is not interested, then staff will pursue the General Contractor/Construction Manager (GC/CM) delivery method.

Public Works Director Bealey reviewed the various documents included in the Council packet.

There was discussion by Council on whether the ODBO offers significant advantages to the City, especially in determining whether the City should remain in control of water treatment services.

A majority of Council indicated they were not supportive in pursuing the ODBO process for the LT2 water treatment plant upgrades.

Mayor Cummins invited public input.

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Norm Osterman, 1032 Pomona, Walla Walla, commented that privatization of services removes control by the City.

Kevin Dougherty, representative for the AFSCME 1191-W employees, felt that privatization is selling off a part of the City and they are opposed to losing operation of the water treatment plant.

B. Wastewater Master Plan presentation.

Public Works Director Bealey reported that on January 22 the City Council will be asked to approve a contract with J-U-B Engineering for preparation of a sewer master plan and explained why this plan is necessary.

There was discussion on:

- The need for the plan.
- Impact of the cost to ratepayers.
- Being strategic in repairs.
- Working with property owners within IRRP projects to have their service lines replaced.
- Feasibility of incentivizing connection to City sewer for properties still on septic systems.

It was the consensus of a majority of Council to move forward with the consideration of the proposed contract with J-U-B Engineers on January 22.

Utilities Engineer Nicholson provided an overview of how existing sewer pipes are rated; and a demonstration of the "cured in place" repair of sewer pipes.

Council commended staff for their work.

Mayor Cummins invited public input. No one in the audience chose to address the City Council on this issue.

C. Lodging Tax allocation legislation impacts.

Deputy City Manager McCarty reported that changes occurred in legislation for the allocation of lodging tax revenue and described the changes. This revenue must be used for tourism marketing; marketing and operations of special events and festivals; operation of tourism-related facilities owned or operated by nonprofit organizations; and operations

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and capital expenditures of tourism-related facilities owned by municipalities or public facilities districts. Applicants must apply for use of these funds. The lodging tax advisory committee reviews the applications and recommends candidates and funding levels. The City Council may only choose recipients and funding amounts based on the lodging tax advisory committee's recommendation except for existing contracts.

There was discussion on the proposed contracts and amounts for 2014; the number of requests considered by the lodging tax advisory committee; and the requests from the Wine Alliance and Shakespeare Walla Walla that were denied.

Mayor Cummins invited public input. No one in the audience chose to address the City Council on this issue.

3. OTHER BUSINESS

There was discussion on why the Rotary Club is responsible for the City's gateway signs; the deterioration of the mural on the City's water tank; and Tourism Walla Walla's signage program.

City Manager Shawa expressed concerns with the 2014 Rose Street project. There is a great deal at risk if this project isn't designed and constructed properly. Public Works staff is being pushed too hard with the number of current projects that require construction in 2014. Bids are also more advantageous if projects are bid in the winter rather than during construction season.

There was discussion on:

- Rose Street should be the number one priority.
- Whether hiring temporary staff would be helpful in getting the project completed.
- Difficulty in getting the project designed, out to bid, and completed before a winter shut down.
- Feasibility of splitting the project into two phases.
- Limited funding available for IRRP projects.
- Impact of borrowing ahead instead of waiting for funding.
- Overlap with Alder Street project and the impact on public transportation.
- Delaying the project will put it in a better funding position.

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Staff will prepare a report for the January 22 Council meeting regarding the feasibility of splitting the Rose Street project into two phases: 13th Avenue to 9th Avenue or 9th Avenue to 2nd Avenue or some other configuration. The plan is to get out of the cycle of putting projects out to bid late in the season.

4. ADJOURNMENT

There being no further business, the meeting adjourned at 6:12 p.m.