

WALLA WALLA CITY COUNCIL
Regular Meeting Minutes
March 25, 2015

1. CALL TO ORDER

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

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

Absent: Councilmember Mary Lou Jenkins.

City staff in attendance: City Manager Nabel Shawa, City Attorney Tim Donaldson, Public Works Director Ki Bealey, Finance Director Jean Teasdale, Development Services Director Elizabeth Chamberlain, Civil Engineer Monte Puymon, Senior Planner Jon Maland, Project Engineer Dean Abrams, Executive Assistant Carol Pritcher, and City Clerk Intern Sarah Donaldson.

2. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

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

3. PUBLIC COMMENTS

No one in the audience chose to address the City Council at this time.

4. CONSENT AGENDA

City Clerk Intern Donaldson introduced the Consent Agenda, Items A through K, as follows:

- A. Washington State Liquor Control Board: New Application for Bogys by the Green, 201 E. Rees Avenue; Suite A (Golf Course).
- B. Washington State Liquor Control Board: Special occasion license for Whitman College Summer Dance Lab event at the Gesa Powerhouse Theatre, 111 N. 6th Avenue on April 18.

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- C. Washington State Liquor Control Board: Special occasion license for the Downtown Walla Walla Foundation on First Avenue from Main Street to Alder Street on April 11.
- D. Washington State Liquor Control Board: Special occasion license for Walla Walla Chapter of Ducks Unlimited at Assumption Catholic Church Parish Hall, 2098 E. Alder Street on April 10.
- E. Accept letter of resignation from Public Library Board member, Janice King.
- F. Approval of a request from Jeannette Regalado, Volunteer Coordinator for the Christian Aid Center, for two letters of support from the City for the Christian Aid Center to build a new Center for Women and Children.
- G. Resolution No. 2015-30 awarding the bid for the 2015 Stormwater CIP project to Humbert Asphalt, Inc. in the amount of #196,065.22, inclusive of all additive alternatives.
- H. Resolution No. 2015-31 authorizing the City Manager to execute Supplemental agreement #3 with Anderson Perry and Associates in the amount of \$300,221 for construction management and inspection of the 2015 Rose Street project.
- I. Resolution No. 2015-32 approving the purchase of 2,500 tons of crushed surfacing top course material to Humbert Asphalt, Inc. in the amount of \$27,225.
- J. Resolution No. 2015-33 awarding the bid for the purchase of water meters to Ferguson Enterprises in the amount of \$122,314.95.
- K. Approval of minutes of the Work Session held March 9, 2015.

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 K. Councilmember Clark seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.

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5. ACTIVE AGENDA

- A. Resolution No. 2015-34 awarding the bid for the 2015 Rose Street Transportation Benefit District (TBD) project to Culbert Construction in the amount of \$2,604,108.92.

City Manager Shawa reported the City received four bids with Culbert Construction being the low bidder. The bid is below the engineers estimate and staff recommends approval.

There was discussion on:

- Project completion dates. Engineer Puymon noted the eastern portion of the project will be complete by July.
- The money for the interfund loan is anticipated to come from the Equipment Replacement Fund.
- The estimated budget for the project and increasing construction costs.
- Other city projects under contract with Culbert Construction.
- Appropriate action by the City Council without the Transportation Benefit District Board having taken action on an interfund loan for project funding.

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

Councilmember Barrow moved to adopt Resolution 2015-34.
Councilmember Morgan seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.

- B. Resolution No. 2015-35 awarding the bid for the Mountain View Cemetery Road Overlay Project to Humbert Asphalt Inc. in the amount of \$276,078.85.

City Manager Shawa reviewed the roads to be repaired within Mountain View Cemetery. These repairs are funded by a generous bequest from the Lamar estate. Humbert Asphalt Inc. is the low bidder on this project.

Council recognized the generous bequest of the Lamar estate for these improvements to the cemetery.

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

**Councilmember Plucker moved to adopt Resolution 2015-35.
Councilmember Pomraning seconded the motion. The motion
unanimously carried with 6 yes votes and 0 no votes.**

C. Ordinance No. 2015-04 amending the 2015-2016 maintenance and operations budget; and

Ordinance No. 2015-05 establishing and amending the capital improvement project budget.

Finance Director Teasdale reviewed the proposed budget amendments.

There was discussion on:

- The location of Nakomis alley is within the vicinity of Whitman College.
- This restores one hundred percent of the Federal Emergency Management Agency funds for the aviary project.

Mayor Cummins invited public input on Ordinance No. 2015-04. No one in the audience chose to address the City Council on this item.

**Councilmember Pomraning moved to adopt Ordinance 2015-04.
Councilmember Clark seconded the motion. The motion unanimously
carried with 6 yes votes and 0 no votes.**

Mayor Cummins invited public input on Ordinance No. 2015-05. No one in the audience chose to address the City Council on this item.

**Councilmember Morgan moved to adopt Ordinance 2015-05.
Councilmember Plucker seconded the motion. The motion unanimously
carried with 6 yes votes and 0 no votes.**

D. Resolution No. 2015-36 approving a Shoreline Substantial Development Permit request SHR-14-7001 by Walla Walla Mill Creek LLC for rehabilitation of the historic YMCA/Odd Fellows building located at 28 South Spokane Street, including a new adjacent building addition, with a mixed use of hotel, restaurant, bar, event,

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retail spaces and related site improvements within 200 feet of Mill Creek.

City Manager Shawa introduced Senior Planner Maland and Stephen Day, project architect.

Senior Planner Maland reviewed the history of the application process and the proposed project. The Planning Commission held a public hearing and recommends approval.

There was discussion on:

- Parking requirements for the site.
- Building restoration plans, including the original pool.

Stephen Day, project architect, expressed optimism for restoration of the building. It is currently on the national register of historic places. The demand for downtown parking is understood and the applicants are in negotiations with two separate owners to possibly lease offsite parking.

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

Councilmember Clark moved to adopt Resolution 2015-36.
Councilmember Morgan seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.

- E. Resolution No. 2015-37 determining that the City will accept and modify a proposed annexation of approximately 15.32 acres located generally west of South 3rd Avenue, north of Whitney Road, and one parcel south of Whitney Road and west of South 4th Avenue. (Hardy & Sons)

Development Services Director Chamberlain reviewed the timeline and described the area proposed for annexation. Staff recommends accepting this proposed annexation and modifying the annexation area boundary.

There was brief discussion on the verbal agreement with the owner of the additional property and impact on the annexation if the agreement is reneged.

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

**Councilmember Barrow moved to adopt Resolution 2015-37.
Councilmember Clark seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.**

- F. Public Hearing and Ordinance 2015-06 amending and increasing the tourism promotion charges on the furnishing of lodging by a lodging business located in the City's tourism promotion area.

City Manager Shawa reported the Hotel and Motel Commission met on January 22, 2015 and have recommended a \$.50 increase in the tourism promotion area fee. This will increase the fee to \$2.00 per night in the "core" zone and \$1.75 per night in the outer area for hotels over forty rooms.

There was discussion on:

- The proposed increase in the room rates and if this was a substantial amount of revenue.
- There is no impact to the existing contract with Tourism Walla Walla.
- The ordinance must be filed with the Department of Revenue prior to April 17 to be effective by July 1.

Mayor Cummins declared the public hearing open at 8:01 p.m. There being no public testimony, Mayor Cummins declared the public hearing closed.

**Councilmember Morgan moved to adopt Ordinance 2015-06.
Councilmember Clark seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.**

- G. Gentlemen of the Road Tour Stopover – Update by staff.

City Manager Shawa reported:

- Slightly over 13,000 tickets have been sold.
- An upcoming listening party of the new album is scheduled on April 8 at 6 p.m.
- The planning team works regularly to respond to questions about the event and is working with St Mary's to provide medical services.

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- Madison House Presents has paid the City upfront for the estimated costs of the event.
- The same level of City emergency medical services will be provided throughout the event.
- The City is working with the Liquor Control Board to make sure businesses adhere to laws.

City Manager Shawa also suggested the transfer of \$ 226,551.60 from the Parks and Recreation Department to the Downtown Walla Walla Foundation for online advance ticket sales. The Downtown Walla Walla Foundation was unable to get their web-based credit card system to operate correctly on the day of sales. This necessitated the use of the City's Parks and Recreation Department online system. The money was credited to the City's account instead of the Downtown Walla Walla Foundation.

There was discussion on:

- The transfer of money to the Downtown Walla Walla Foundation and ensuring the \$226,551.60 does not include any credit card transaction fees incurred by the City.
- Working with Madison House Presents to ensure St. Mary's Medical Center is reimbursed for their costs for medical services during the event.

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

Councilmember Clark moved to approve the transfer of \$226,551.60 from revenue received by the Parks and Recreation Department as a result of the online advance ticket sales to the Downtown Walla Walla Foundation. Councilmember Plucker seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.

6. COUNCIL MEMBER MEETING REPORTS

Councilmember Morgan reported attendance at the Gentlemen of the Road stopover tour preparedness meeting held March 19; the Tourism Walla Walla Board meeting held March 19; the Valley Transit Board meeting held March 19; and the Port of Walla Walla Economic Development Advisory Committee meeting held March 24.

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Councilmember Barrow reported attendance at the Downtown Walla Walla Foundation Board meeting held March 18; and the Blue Mountain Action Council Board meeting held March 18.

Councilmember Plucker reported attendance at the Fort Walla Walla Museums Director's Circle presentation held March 17; the agenda preparation meeting held March 18; the Valley Transit Board meeting held March 19; and the Historic Preservation Commission meeting held March 23.

Councilmember Clark reported attendance at the Borleske Stadium Association Board meeting held March 16; the Port of Walla Walla Economic Development Advisory Committee meeting held March 24; the Fort Walla Walla Museum Director's Circle presentation held March 17; and the webinar for low impact development on stormwater held March 24.

Councilmember Pomraning reported attendance at the Transportation Benefit District Board meeting held March 11; the Municipal Leadership Training in Lynwood held March 19; the Port of Walla Walla Economic Development Advisory Committee meeting held March 24; and the Webinar for low impact development on stormwater held March 24.

Mayor Cummins reported attendance at the Borleske Stadium Association Board meeting held March 16; the Valley Transit Board meeting held March 19; the Housing Authority Board meeting held March 23; the Port of Walla Walla Economic Development Advisory Committee meeting held March 24; and welcomed the sister city students from Sasayama, Japan on March 24.

There was discussion on:

- Potential increase of Valley Transit riders during the Gentlemen of the Road stopover event extending hours for transportation.
- Access to the downtown area for Valley Transit riders. The Valley Transit Board will be discussing these issues in April.

7. UNFINISHED AND NEW BUSINESS

Council asked for a staff report regarding the Aviary project. City Manger Shawa reported bids were opened last week and more information will be provided at the April 8 Council meeting.

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Councilmember Clark reviewed the Georgetown University Energy Prize competition and the contest to design a logo. This contest closes April 20.

Councilmember Pomraning had questions about funding for materials on upcoming streets projects.

Councilmember Plucker left Council meeting at 8:34 p.m.

City Manager Shawa discussed the Port of Walla Walla's request to adjust their high consumption sewer bill. Finance Director Teasdale has the authority to adjust changes on bills under existing Codes. Staff recommends a one month adjustment for the month of December 2014 in accordance with policy.

There was discussion on:

- Existing policy and practice in adjusting utility bills.
- Adjustment of utility bills to account for the intent of property owners to repair water leaks.
- Consistency of treating the request by the Port of Walla Walla with other utility customers.

8. EXECUTIVE SESSION

- A. Mayor Cummins announced the City Council will 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 42.30.111(1)(i). The Executive Session will last no longer than two hours and no further business will come before the City Council in open session.

The meeting was recessed to Executive Session at 8:53 p.m.

9. ADJOURNMENT

There being no further business, Councilmember Barrow moved to adjourn at 9:58 p.m. Councilmember Morgan seconded the motion. The meeting adjourned at 9:58 p.m.