

WALLA WALLA CITY COUNCIL
Regular Meeting Minutes
November 2, 2016

1. CALL TO ORDER

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

Present: Councilmembers Jim Barrow, Barbara Clark, Jerry Cummins, Dick Morgan, Steve Moss, Tom Scribner, and Mayor Allen Pomraning.

Absent: None.

City staff in attendance: City Manager Nabel Shawa, City Attorney Tim Donaldson, Deputy City Manager Troy Bell, Finance Director Jean Teasdale, Police Chief Scott Bieber, Public Works Director Ki Bealey, CDBG Coordinator Jennifer Beckmeyer, and City Clerk Kammy Hill.

2. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

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

3. PRESENTATIONS

Presentation of life-saving awards to Police Officer Paul Green and Police Officer Spencer Kelty. Police Chief Bieber reported that on September 13, 2016, Police Officers Green and Kelty saved the life of an 85-year old woman that had gone into cardiac arrest at the post office. The officers performed cardio-pulmonary resuscitation until paramedics arrived. Without the intervention of these two officers, the woman would not have survived. Officers Green and Kelty were presented with awards for their life-saving efforts.

4. PUBLIC COMMENTS

The following asked Council to have lighting installed in their alleys for safety:

- Veronica Marin, 917 W. Poplar, Walla Walla.
- Maria Marin, 917 W. Poplar, Walla Walla.
- Concepcion Batino, 434 N. 6th Avenue, Walla Walla.
- Blanca Tello, 313 N. 5th Avenue, Walla Walla.

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- Maria Bobadilla, 546 N. 6th Avenue, Walla Walla.

5. CONSENT AGENDA

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

- A. Washington State Liquor & Cannabis Board: Change of location liquor license application for Barons, 1102 Dell Avenue.
- B. Washington State Liquor & Cannabis Board: New liquor license application for Dickey's Barbecue Pit, 516 N. Wilbur Avenue.
- C. Resolution No. 2016-145 authorizing an addendum to extend the agreement with Norco, Inc. for an additional two years for the supply and delivery of liquid oxygen for the Mill Creek Water Treatment Plant.
- D. Approval of minutes of the regular meeting held October 12, 2016.

Mayor Pomraning 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 D. Councilmember Moss seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

Council asked staff to look into the concerns regarding alley lighting and safety expressed by residents in the Washington Park neighborhood.

6. ACTIVE AGENDA

- A. Ordinance No. 2016-33 establishing landfill rates, charges, and penalties.

Public Works Director Bealey reported this is a request to raise landfill rates by three percent per ton. This equates to an increase of \$2.50 per ton. This is the minimum rate increase recommended by FCS Group to keep pace with the rate of inflation. This increase correlates to a \$.70 increase per month for the residential sanitation customer. Public Works Director Bealey reviewed the planning for additional capital expenses; landfill

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tonnage; staffing; and comparison of rates with other landfills. The proposed rate is less than the City's actual cost of \$91.53 per ton.

There was discussion on:

- The proposed rate not being sufficient to meet expenses.
- The cost of service study and anticipated completion date in the fall of 2017.
- Grants from the Department of Ecology help close the gap between revenue and expenses although it is unknown if this funding source will continue at the end of the State's fiscal year on June 30, 2017.
- Causes for the reduction in the amount of tonnage.
- Construction of the Area 7, Cell 3 project is anticipated to begin in 2017. Bonds will be repaid through the landfill fund. Concerns were expressed that City residents are subsidizing landfill services for the County and College Place.
- A policy discussion will need to occur after the cost of service study is completed, analyzed, and options weighed to determine whether to accept waste from other jurisdictions.
- Rates can be amended mid-year if necessary after notice is provided to waste haulers.
- Charging a higher rate for users of the landfill outside of the City limits.
- Staff is very sensitive to the impact of rate increases on City residents which is why a three percent increase was proposed.

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

Councilmember Barrow moved to adopt Ordinance No. 2016-33 with an amendment to change the landfill rate to \$91.53 per ton. Mayor Pomraning seconded the motion.

Staff reported that there is a direct correlation between landfill and sanitation rates and time is needed to re-analyze the impact of a higher landfill rate on the sanitation fund. It is recommended that Council provide direction on the landfill rate so staff can bring back an ordinance at the next meeting and to defer action on the sanitation rate ordinance.

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There was additional discussion on the impact of a higher landfill rate on the average residential customer; notification requirements of rate increases; and other possible impacts of a higher landfill rate.

Councilmember Barrow, with the consent of Mayor Pomraning, withdrew his motion to change the landfill rate to \$91.53 per ton.

**Councilmember Cummins moved to adopt Ordinance No. 2016-23.
Councilmember Moss seconded the motion.**

Council expressed their appreciation to the sensitivity of staff towards rate increases.

Public Works Director Bealey reported the Solid Waste Advisory Committee meeting is November 3 and this will likely be a topic for discussion.

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

- B. Ordinance No. 2016-34 establishing solid waste collection rates, charges, and penalties.

Public Works Director Bealey reported this ordinance will increase sanitation rates by three percent, the minimum recommended to keep pace with inflation. This is an increase of \$.70 per residential trash bin and will generate \$164,000 in new revenue for the sanitation fund. 2015 was the first sanitation rate increase in five years. Staff is proposing a cost of service study to be done in conjunction with a landfill cost of service study; and the purchase of a mini packer that will be able to access containers in alleys in an easier and safer manner. Recyclable commodities are fluctuating so revenue is not being earned on recyclable material. The average residential utility bill in 2017 will be approximately \$157.61 for water, wastewater, stormwater, sanitation, and recycling.

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

There was brief discussion on whether less contamination in recyclable materials would generate more revenue. Staff indicated this would likely

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have a very slim impact since the recyclable material generated in the City is commingled.

Councilmember Cummins moved to adopt Ordinance No. 2016-34. Councilmember Morgan seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

Staff has a proposal from the FCS Group that will be discussed at the November 14 Work Session regarding the impact of expanding the low income discount to other ratepayers, not just seniors or disabled low income residents.

C. Public hearing on draft 2017 Community Development Block Grant (CDBG) Annual Action Plan.

Deputy City Manager Bell reported one of the requirements for the CDBG program is to go through a public hearing process on the annual action plan. This action plan is a part of the five-year plan.

CDBG Coordinator Beckmeyer reported that reasonable accommodation must be made for native Spanish speakers so she will be translating the presentation into Spanish for those in attendance.

CDBG Coordinator Beckmeyer reviewed:

- City of Walla Walla CDBG Program.
- Consolidated plan goals:
 - Promote the preservation, development and sustainability of affordable housing.
 - Promote healthy, vibrant neighborhoods.
 - Maintain and enhance the quality of life for all citizens of Walla Walla.
 - Support the retention and creation of employment opportunities.
- CDBG national objectives are activities benefitting low/moderate income persons; and prevention/elimination of slums and blight.
- CDBG eligible activities include:
 - Planning and administration (twenty percent cap).
 - Public services (fifteen percent cap).
 - Public facilities.
 - Housing.
 - Economic development.

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- Funding allocations for 2014-2016.
- Program activity accomplishments for 2014-2016.
- Proposed CDBG budget for 2017.

There was discussion on:

- Funds for lighting in alleys are included in the budget item for home repair.
- Funds for the youth center are for the sheltering of homeless teens which is a qualified expense under the program.
- Outreach has been provided to other identified census tracts.
- Providing additional funding for more lighting in qualified neighborhoods.

Mayor Pomraning declared the public hearing open at 8:55 p.m. There being no public testimony, Mayor Pomraning closed the public hearing.

No action was taken.

- D. Public hearing on 2017 property tax levy and other sources of revenue:

Resolution No. 2016-146 authorizes property tax increases for voter-approved debt; and
Resolution No. 2016-147 authorizing a regular property tax levy increase of 0.953 percent. (Amount of implicit price deflator)

City Manager Shawa reported this public hearing is required by statute. There are two resolutions proposed to provide staff with direction in preparing the ordinances to levy property taxes for the City. Staff recommends authorizing an increase in the property tax levy in the amount of the implicit price deflator (0.953 percent).

Finance Director Teasdale reviewed:

- The City can raise property taxes by one percent or the Implicit Price Deflator (IPD), whichever is less, unless a finding of substantial need is made by a supermajority of the City Council. The IPD for 2016 is 0.953 percent.
- Alternatives include:
 - Pass a resolution of significant financial need; increase property taxes by 0.953 percent (\$54,698); and bank the difference between the IPD and one percent (\$2,698).

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- Pass a resolution of significant financial need and increase property taxes by one percent (\$57,396).
- Not increase property taxes and bank the amount of \$54,698.
- The proposed 2017 budget includes an increase of \$54,698 (the IPD increase).
- The total 2017 property tax levy including the IPD, banked levy, annexations, and new construction is \$5,901.473.
- The City of Walla Walla has the lowest property tax rate in comparison to the County and City of College Place. City Manager Shawa outlined the assumptions made for the purpose of this property tax comparison.

Mayor Pomraning declared the public hearing open at 9:10 p.m.

Richard McFarland, 3731 Middle Waitsburg Road, Walla Walla, commented on the increase in assessed values for downtown commercial properties

Mayor Pomraning declared the public hearing closed at 9:15 p.m.

City Attorney Donaldson explained the total levy amount is limited by law and this amount is distributed over the total assessed value of property within the City.

Councilmember Barrow commented he is opposed to any increase in general property taxes.

Councilmember Barrow moved to adopt Resolution No. 2016-146 authorizing property tax increases for voter-approved debt. Councilmember Scribner seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

City Manager Shawa outlined the reasons staff is proposing a property tax increase in the amount of the IPD. There were comments on the impact of the City's ending fund balance on its bond rating and the need to maintain City services and infrastructure.

Councilmember Clark moved to adopt Resolution No. 2016-147 authorizing a regular property tax levy increase of 0.953 percent. Councilmember Scribner seconded the motion. The motion carried with 5 yes votes and 2 no votes by Councilmembers Barrow and Morgan.

7. COUNCIL MEMBER MEETING REPORTS

Councilmember Moss reported attendance at a meeting of the downtown work group held November 2.

Councilmember Morgan reported attendance at a meeting with Councilmember Scribner.

Councilmember Barrow reported attendance at the Blue Mountain Action Council meeting held October 27; the Cannara Sister City committee meeting held October 27; and a meeting with the Executive Director of the Chamber of Commerce held November 1.

Councilmember Cummins reported attendance at the Valley Transit Finance Committee meeting held October 28; and the Association of Washington Cities Regional meeting held October 27.

Councilmember Clark reported attendance at the Senior Center Board meeting held October 27.

Councilmember Scribner reported attendance at the Lodging Tax Advisory Committee meeting held November 2.

Mayor Pomraning reported attendance at the Association of Washington Cities Regional meeting held October 27; a meeting with the Executive Director of the Chamber of Commerce held November 2; and the Metropolitan Planning Organization Board meeting held November 2.

8. UNFINISHED AND NEW BUSINESS

Councilmember Barrow reported he would be absent from November 12 to November 27.

There was brief discussion on the lighting issues reported by the Washington Park neighborhood. Staff will research the issues and report back.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 9:56 p.m.