

**WALLA WALLA CITY COUNCIL**  
**Work Session Minutes**  
**July 11, 2016**

**1. CALL TO ORDER**

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

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

Absent: Councilmember Dick Morgan.

City staff in attendance: City Manager Nabel Shawa, Public Works Director Ki Bealey, Development Services Director Elizabeth Chamberlain, Police Chief Scott Bieber, Police Captain Terry Heisey, and City Clerk Kammy Hill.

**2. ACTIVE AGENDA**

A. Sudbury Road economic development discussion.

City Manager Shawa reported the City, at the request of the Port of Walla Walla, had changed approximately 100 acres of property at the Sudbury Landfill adjacent to Highway 12 from public reserve to light industrial. The Port of Walla Walla has a potential business for the location, but they are only interested in the site if they can purchase the property rather than lease it. Before staff spends time, direction from Council is necessary on whether there is any interest in a sale of land.

Pat Reay, Executive Director; Paul Gerola, Economic Development Director; and Mike Fredrickson, Commissioner, Port of Walla Walla reviewed:

- Proposed project is a production mushroom and composting farm. This is a year-round effort employing approximately 65 people.
- Use is compatible with landfill operations.
- This is a value-added agricultural project.
- Proponent is seeking to purchase 75 acres and 100 acre feet of the City's 1600 agricultural water right at the landfill.
- Benefits to the City and community include:
  - Approximately 65 new full-time jobs.

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- Agricultural employment with benefits that is year round and assists in the diversification of employment for the valley.
- Proposed business operation is a compatible land use for the Sudbury Road landfill area.
- The City will receive one-time revenue for the sale of property and water right.
- 100-acre feet of the City's agriculture water right will be used in a value added process that will create jobs and an agriculture product.
- Potential synergy with existing operations at the landfill that may help offset annual operating costs.
- Potential opportunity to use the area's bio solids in the composting operation which could benefit the City and ratepayers.
- New property taxes with the private capital investment of approximately \$13 million. Estimated new property taxes to the City are approximately \$34,000 annually.
- Increase in City's utility tax revenue from the proposed development for electric and natural gas usage. Based on preliminary usage data, the City would collect approximately \$40,000 annually in additional utility taxes.
- Area wheat farmers will have a local market to sell their wheat straw.
- Questions for the City are:
  - Is the City interested in pursuing this economic development project at the Sudbury Road landfill?
  - Is the City willing to sell approximately 75 acres at the landfill including 100 acre feet of their agriculture water right?
  - What is the City's selling price per acre for the land with the 100 acre feet water right?
  - What is the selling process and timeline to proceed forward?
  - Is the City willing to partner with the Port on some of the public infrastructure improvements at the site?

There was discussion on:

- Extension of potable water; natural gas; and roads to the area.
- Cost estimate for improvements is not yet known. The roadway extension will be the most expensive; followed by the costs for extension of potable water.

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- Potential benefits for the compost facility at the landfill.
- Local culinary use for the mushrooms and synergy with tourism.
- Impact on future use of landfill property.
- Life of the landfill is estimated at approximately 200 years. The perceived impacts to the landfill are negligible.
- Nuisances associated with compost and mushroom farming.
- Placing conditions on the property for a particular purpose if the City agrees to sell.
- Wastewater processing would be on a closed loop except for employee restrooms.
- Assurance that the property will be used for the stated intent for food production as a light industrial use within a required time frame.
- The number of the proposed 65 employees that will be family wage jobs.
- Potential for structuring as a sale of the property to the Port with the Port responsible for the infrastructure improvements.
- Responsibility for infrastructure improvements on residential versus commercial/light industrial properties.
- Odors from the operation and impact on properties downwind.
- Life of landfill will not likely be 200 years if the population in the area grows.
- Straw debris on roadways if it is necessary to truck it to the site.
- The project proponent is not interested in a lease agreement. They are only interested if the property can be purchased.

It was the consensus of a majority of Council to have staff explore the potential sale of 75 acres of landfill property and 100 acre feet of agriculture water right for a compost and mushroom production farm.

B. Interlocal agreement for the Special Investigations Unit.

City Manager Shawa reported there had been quite a bit of interaction and discussion at an earlier Work Session.

Police Chief Bieber reviewed responses to some of the issues raised at the last Work Session on this topic:

- Estimated cost for staff hours spent on specialized training is approximately \$5600 annually.
- Both Kennewick and Richland now have computer forensics labs and would likely perform the forensics for the special investigative unit.

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- The Washington Cities Insurance Authority (WCIA) has reviewed the agreement and protocols. The cost/benefit analysis is a local policy issue. WCIA did state "This operation's value is being able to provide unbiased investigative services after a critical or high profile incident occurs and receive that service in return should the incident occur within your jurisdiction. No agency should ever be placed in the position or consider investigating their own department when a high profile/critical incident occurs."
- The Washington State Patrol also uses a special investigative unit.

Staff recommends joining the special investigative unit and hope that the City never needs to use its services. The specialized training received by detectives would be transferable to any investigation. This item is on the July 13 City Council agenda for consideration.

There was discussion on:

- Determination on whether staff is available to assist during an investigation.
- There is no reimbursement for costs under the agreement but there is also no charge if services are needed.
- Training and the transfer of knowledge to other City detectives.
- There is currently approximately \$300,000 budgeted for overtime in the Police Department. The projected costs for staff time does not include overtime. It is just the time for the required training.
- The Walla Walla County Sheriff's office is also looking at joining the special investigative unit.
- If there is an officer involved shooting, there may be a review by the Department of Justice but they do not do an investigation.
- The proposed agreement allows for termination upon ninety days notice.
- Expenses for participation can be tracked.

### **3. OTHER BUSINESS**

No other business was discussed.

### **4. ADJOURNMENT**

There being no further business, the meeting adjourned at 5:23 p.m.