

WALLA WALLA CITY COUNCIL
Regular Meeting Minutes
September 13, 2017

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 Byron Olson, Public Works Director Ki Bealey, Finance Director Jean Teasdale, Senior Planner Jon Maland, Human Resource Director Pam Taylor, CDBG Coordinator Jennifer Beckmeyer, and City Clerk Kammy Hill.

2. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

3. PRESENTATIONS AND PROCLAMATIONS

- A. Mayor Pomraning read and presented a proclamation declaring the week of September 17 to September 23, 2017 as "Constitution Week".
- B. Mayor Pomraning read and presented a proclamation declaring September 22, 2017 as "#FinishCancer Day in Walla Walla."
- C. Mayor Pomraning read and presented a proclamation declaring September 24, 2017 as "Diversity Day" and October 2017 as "Freedom from Discrimination Month" in Walla Walla.

4. PUBLIC COMMENTS

R.L. McFarland, 3731 Middle Waitsburg Road, Walla Walla, expressed concerns with the timing of a private water and sewer project on Middle Waitsburg Road.

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Jean Dolling, 208 Detour Road, Walla Walla, asked for issuance of a proclamation and promotion of a campaign regarding distracted driving and driving under the influence.

5. CONSENT AGENDA

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

- A. Resolution No. 2017-82 authorizing the purchase of traffic signal hardware and communications equipment for the 9th Avenue Traffic Signal coordination project.
- B. Ordinance No. 2017-29 amending the 2017-2018 maintenance and operations budget; and

Ordinance No. 2017-30 establishing new projects and amending the capital improvement plan budget.
- C. Resolution No. 2017-83 authorizing the purchase of a hybrid sport utility vehicle from Bud Clary Toyota for the engineering division.
- D. Approval of minutes of the regular meeting held August 23, 2017.

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.

6. ACTIVE AGENDA

- A. Public hearing for the Assessment of Fair Housing.

Community Development Block Grant (CDBG) Coordinator Beckmeyer reviewed:

- The Assessment of Fair Housing was put together with the Walla Walla Housing Authority.
- Community Development Block Grant funds are federal funds and this assessment is a required component for grant recipients.

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- One of the City's goals is to provide residents with equitable access to education, jobs, transportation, and quality housing.
- The goals of the Assessment of Fair Housing will be incorporated into the next five-year CDBG Consolidated Plan.
- The Assessment of Fair Housing is to affirmatively further fair housing through specific, measurable actions to address priority needs that are identified by analyzing HUD-provided data, local data and local knowledge.
- The purpose of this hearing is to share HUD-provided data for purposes of the Assessment of Fair Housing and gather public comments on the assessment.
- Protected classes under state and federal law include: Race; Color; National Origin; Creed/Religion; Sex; Disability; Familial Status; Marital Status; Sexual Orientation; Gender Identity; and Veteran/Military Status.
- Data by census blocks and demographic changes.
- Fair housing issues and contributing factors.
- Priorities and goals.

There was discussion on:

- Relationship between Assessment of Fair Housing and non-owner occupied short term rentals.
- Discrimination against pets versus service animals/companion animals.
- Public housing units in Walla Walla, including subsidy vouchers.

Mayor Pomraning declared the public hearing open at 7:57 p.m.

R.L. McFarland, 3731 Middle Waitsburg Road, Walla Walla, suggested combining public housing with education on how to be a responsible tenant/property owner.

Noah Leavitt, 625 Whitman Street, Walla Walla, spoke in support of ongoing discussions on ways to increase revenue for affordable housing efforts and suggested both the Northwest Justice Project and the Asset Building Coalition be interviewed for additional data for the Assessment of Fair Housing. Mr. Leavitt also suggested an overlay of census tracts when looking at the possible formation of wards or districts for Council elections.

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Christopher Jenkins, 135 Thorne Street, Walla Walla, expressed concerns that the City's planning department is not interested in helping property owners facilitate the development of more affordable housing units.

There being no further public testimony, the public hearing was closed at 8:07 p.m.

No action was taken.

- B. Resolution No. 2017-84 approving the final plat for Willow Bend Estates subdivision involving approximately 6.82 acres located on Whitney Road, east of Plaza Way, north of Wedgewood Road and south of Gemstone Drive.

Mayor Pomraning polled the City Council for any conflicts of interest, appearance of fairness, or ex-parte contacts. None were reported.

Senior Planner Maland reviewed the history of the project, the area, and reported staff recommends approval.

The property is zoned R-72 residential. It is not a planned unit development so there was no discussion with the developer regarding a density bonus or development of affordable housing.

Councilmember Cummins moved to adopt Resolution No. 2017-84. Councilmember Moss seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

- C. Resolution No. 2017-85 approving the final plat for the Blue Mountain Estates involving approximately 15 acres located north of Middle Waitsburg Road and east of Iris Lane.

Mayor Pomraning polled the City Council for any conflicts of interest, appearance of fairness, or ex-parte contacts. None were reported.

Senior Planner Maland reviewed the project history, zoning, the bonding for final completion of the required infrastructure improvements.

There was discussion on:

- Affordable housing was not an aspect of planning this subdivision.

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- The City does not have impact or development fees imposed on developers.
- Approval of the final plat allows for the sale of lots. The infrastructure improvements are bonded with a surety.
- Lack of connectivity between neighborhoods and policies the City can consider requiring connectivity in newly developing areas. This is an area that is difficult due to urban growth area boundaries.
- Traffic impact analysis and mitigation measures.
- This subdivision is creating an enclave of higher end housing that is not representative of the neighborhoods the City envisions in the future.

Councilmember Barrow moved to adopt Resolution No. 2017-85.
Councilmember Morgan seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

- D. Resolution No. 2017-86 authorizing the City Manager to enter into a lease agreement with J. Hair Farms for management of 800 acres at the Sudbury Road landfill.

City Manager Shawa reported the City had solicited proposals for the landfill property that has been leased for farming. There was discussion on the terms of the proposed lease including:

- Ten year period. The first five years will be at no rent and the last five years will be at \$10,000 annually.
- The first five years is at no rent with the tenant removing the extensive irrigation system on the prior spray farm site and controlling weeds.
- The original proposal was for four years to remove the sprinklers and four years at \$10,000 annually. The ten year lease terms were negotiated with J. Hair Farms.
- Salvage and disposal of the irrigation system will be clearly spelled out in the lease agreement.
- Staff believes that this is a good opportunity for the City to have the site cleaned and maintained. It has historically been a very difficult site to farm.
- Staff issued a request for proposals to determine interest in farming the site. Only two proposals were received.
- The last lease was for \$8,000 per year. Staff believes this lease is still a good value for the taxpayers since removal of the irrigation system will facilitate easier farming and weed control on the property.

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

Councilmember Morgan moved to adopt Resolution No. 2017-86. Councilmember Moss seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

E. Approval of minutes of the Work Session held August 14, 2017.

Councilmember Clark moved to approve the minutes of the Work Session held August 14, 2017. Councilmember Barrow seconded the motion. The motion unanimously carried with 6 yes votes, 0 no votes, and 1 abstention by Mayor Pomraning.

F. Approval of the August 31, 2017, accounts payable register covering check numbers 194434 through 194893, 990815 through 990817, and 8965 through 8977 totaling \$4,602,728.06.

Councilmember Cummins moved to approve the August 31, 2017, accounts payable register covering check numbers 194434 through 194893, 990815 through 990817, and 8965 through 8977 totaling \$4,602,728.06 with the exception of the check for Jim Barrow. Councilmember Clark seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

Councilmember Cummins moved to approve payment of the check to Jim Barrow. Councilmember Clark seconded the motion. The motion unanimously carried with 6 yes votes, 0 no votes, and 1 abstention by Councilmember Barrow.

7. COUNCIL MEMBER MEETING REPORTS

Councilmember Moss reported attendance at the open house for the "Hub on 3rd" youth center held September 8; the Affordable Housing Committee meeting held September 11; the Work Session held September 11; and the Town Hall meeting held September 12.

Councilmember Morgan reported attendance at the Historic Preservation Commission meeting held August 28; the welcome home parade for Walla Walla Little League held August 28; the Finance Committee

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meeting held September 1; the Work Session held September 11; the Blue Mountain Humane Society Board meeting held September 12; and the Town Hall meeting held September 12.

Councilmember Barrow reported attendance at the welcome home parade for Walla Walla Little League held August 28; the Finance Committee meeting held September 1; the Water Partnership Board meeting held September 5; the agenda preparation meeting held September 6; the open house for the "Hub on 3rd" youth center held September 8; the Work Session held September 11; the Town Hall meeting held September 12; the "Blue Mass" for first responders held September 13; and the Mill Creek Coalition meeting held September 13.

Councilmember Cummins reported attendance at the Housing Authority Board meeting held August 28; the Good Roads Nominating Committee meeting held September 1; the Finance Committee meeting held September 1; the Public Works Board retreat held September 7 and September 8; the Borleske Stadium Association Board meeting held September 11; the Work Session held September 11; and the Town Hall meeting held September 12.

Councilmember Clark reported attendance at the Senior Center Board meetings held August 24 and September 7; the open house for the "Hub on 3rd" youth center held September 8; the Borleske Stadium Association Board meeting held September 11; the Work Session held September 11; the Bicycle & Pedestrian Advisory Committee meeting held September 12; the LEOFF 1 Disability Board meeting held September 12; and the Town Hall meeting held September 12.

Councilmember Scribner reported attendance at the Lodging Tax Advisory Committee meeting held August 28; the Work Session held September 11; the Fort Walla Walla Board meeting held September 12; the Town Hall meeting held September 12; and the Public Library Board meeting held September 13.

Mayor Pomraning reported attendance at the welcome home parade for Walla Walla Little League held August 28; the welcoming of visitors from Sasayama, Japan on August 30; a presentation to Hayden Homes for their support of the Walla Walla Little League on August 31; the Good Roads Nominating Committee meeting held September 1; the Metropolitan Planning Organization meeting held September 6; the

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agenda preparation meeting held September 6; the open house for the "Hub on 3rd" youth center held September 8; the Work Session held September 11; the Town Hall meeting held September 12; and the Water & Wastewater Advisory Committee meeting held September 12.

8. UNFINISHED AND NEW BUSINESS

City Attorney Donaldson reported on and cautioned the City Council about providing too much direction to the Lodging Tax Advisory Committee regarding the use of lodging taxes.

There was discussion on a proposed percentage allocation of between 65 to 75 percent to Visit Walla Walla Walla with the remainder distributed to other organizations; and duration of funding agreements.

Mayor Pomraning invited public input.

The following offered comments on use of lodging tax revenues:

- Heather Unwin, Walla Walla Valley Wine Alliance.
- Bonnie Bowton, Downtown Walla Walla Foundation.
- Ron Williams, Visit Walla Walla.
- Josh McDaniels, DoubleBack Winery.
- R.L. McFarland, 3731 Middle Waitsburg Road.

Councilmember Barrow moved to leave the recommendation to the Lodging Tax Advisory Committee with support for longer funding contracts for the larger organizations. The motion died for lack of a second.

Council asked that the subject of developer impact fees be placed on a future Work Session agenda. Staff suggested this subject be combined with the work on the Comprehensive Plan update.

Support was indicated for a proclamation bringing attention to reducing drunk and distracted driving.

Council asked for a meeting of the legislative committee the last week of September.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 9:54 p.m.