

WALLA WALLA CITY COUNCIL
Regular Meeting Minutes
November 7, 2018

1. CALL TO ORDER

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

Present: Councilmembers Yazmin Bahena, Riley Clubb, Jerry Cummins, Myron Huie, Steve Moss, Tom Scribner, and Mayor Barbara Clark.

Absent: None.

City staff in attendance: City Manager Nabel Shawa, City Attorney Tim Donaldson, Finance Director Jean Teasdale, Fleet Services Manager Matt Edwards, CDBG Coordinator Jennifer Beckmeyer, and City Clerk Kammy Hill.

2. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

Councilmember Scribner 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 Hill introduced the Consent Agenda, Items A through G, as follows:

- A. Resolution No. 2018-117 authorizing staff to apply for a FEMA Hazard Mitigation Assistance Grant for two generators and wiring for three wells and the main service center building.
- B. Resolution No. 2018-112 authorizing the City Manager to execute an agreement with Empire Roof Coating for the repair of Fire Station No. 1 roof in the amount of \$24,992.55.

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- C. Resolution No. 2018-113 declaring items surplus and authorizing their disposal.
- D. Ordinance No. 2018-40 vacates a public utilities and services easement reserved by Ordinance A-2351 for property located at 351 East Rose Street.
- E. Accept resignation of Brandon Bishop from the Sustainability Committee.
- F. Approval of minutes of the Work Session held October 22, 2018.
- G. Approval of minutes of the regular meeting held October 24, 2018.

There was discussion on whether there had been work performed on the Fire Station No. 1 roof within the last five years and any potential remaining warranty. Staff indicated the contract will not be signed until the question of any remaining warranty is answered.

Mayor Clark invited public input. No one in the audience chose to address the City Council on any of these items.

Councilmember Cummins moved to adopt Consent Agenda Items A through G. Councilmember Moss seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

5. ACTIVE AGENDA

- A. Resolution No. 2018-114 authorizing the execution of a Housing and Urban Development agreement for the Community Development Block Grant program 2019-2023 consolidated plan and 2019 action plan.

CDBG Coordinator Beckmeyer reported the consolidated plan had previously been reviewed with the City Council at the September 24 Work Session and a public hearing had been held before the City Council on September 26. The public comment period ran through October 26 with no additional comments received. This resolution will allow the continuation of services through the Community Development Block Grant program focused on low income areas. The consolidated plan also

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establishes a Neighborhood Revitalization Strategy Area designation for Census Tracts 9205 and 9206.

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

Councilmember Scribner moved to adopt Resolution No. 2018-114. Councilmember Moss seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

B. Public hearing on 2019-2020 biennium budget.

City Manager Shawa reported this is a statutorily required public hearing to gain citizen input on the City's proposed budget.

Finance Director Teasdale reviewed the PowerPoint presentation.

There was discussion on:

- Proposed ambulance utility, subsidizing ambulance services outside of the City limits, limiting services outside of the City would result in an even greater financial deficit, how businesses will be assessed an ambulance utility fee, and potential for establishing a regional fire authority.
- Reduction in recycling surcharge.
- General fund revenue from the utility excise tax and transfers from the utility funds to the general fund for goods and services. These transfers are indirect charges to the utilities for services such as administration, finance, human resources, legal services, etc.
- Property tax rates.
- Proposed revenues in the budget and how staff closely monitors with quarterly budget adjustments to Council.
- Projected sales tax increases of seven percent for both 2019 and 2020. Sales tax projections are very conservative because of the volatility of this revenue stream.
- Budget process.
- Utility administrative fees are based on the full and fair value of the services provided. These administrative fees are audited by the State Auditor's office to ensure they are fair and equitable. The utility excise tax must be reasonable or could be subject to a challenge by ratepayers.

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Mayor Clark declared the public hearing open at 8:08 p.m.

Gayle Bodorff, 537 Bryant Avenue, Walla Walla, encouraged support of funding for the City's urban forest.

R.L. McFarland, 3731 Middle Waitsburg Road, Walla Walla, commented on the rate of growth of trees around his property and also suggested looking at different metrics for tipping fees at the landfill with changes in the weight of material but not volume.

There being no further testimony, Mayor Clark declared the public hearing closed at 8:20 p.m.

There was no action by Council.

C. 2019 Ad Valorem property tax levy.

Finance Director Teasdale reviewed:

- The public hearing on the property tax levy was held October 24.
- The proposed regular property tax levy is an increase of one percent (\$61,260), the banked levy amount of \$73,584, new construction, and annexations for a total levy amount of \$6,419,400.
- Comparison of property tax rates with Walla Walla County and City of College Place.
- Breakdown on property taxes and voted bond debt.
- Unrestricted general fund recap.

There was discussion on:

- How the levy rate is determined by the County Assessor based on the dollar amount levied by the City divided by the assessed value of property within the City.
- Statutory need for resolutions stating the increase in dollars and percentages in addition to the ordinances actually levying taxes.
- Importance of understanding how property within the City is assessed by the County.
- The City Council levies a total amount and the County Assessor calculates the rates. The rates calculated by staff are only for demonstration purposes.
- Scheduling a time for the County Assessor to attend a Work Session and explain how property taxes are calculated, with visual aids.

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- Taxes pay collectively for services that would be too costly to pay for individually.

Councilmember Cummins moved to adopt Resolution No. 2018-115 approving the property tax increases for the City's debt service on voter approved bonds. Councilmember Moss seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

Councilmember Scribner moved to adopt Ordinance No. 2018-41 approving the excess ad valorem property tax levy for the City's debt service obligation associated with the Fire Station improvements. Councilmember Cummins seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

Councilmember Clubb moved to adopt Ordinance No. 2018-42 approving the excess ad valorem property tax levy for the City's debt service obligation associated with the Police Station facilities. Councilmember Moss seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

Councilmember Scribner moved to adopt Ordinance No. 2018-43 approving the excess ad valorem property tax levy for the City's debt service obligation associated with the Veterans Memorial Pool improvements. Councilmember Bahena seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

City Attorney Donaldson reported that Ordinance No. 2018-44 will impose a refund levy in an amount set by the County Assessor and County Commissioners.

Councilmember Cummins moved to adopt Ordinance No. 2018-44 fixing the amount of the tax levy necessary to raise the amount needed for funding tax refunds paid or to be paid. Councilmember Huie seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

City Attorney Donaldson reported that Resolution No. 2018-116 authorizes imposition of a one percent increase plus the banked levy amount for the 2019 property tax levy.

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Councilmember Moss moved to adopt Resolution No. 2018-116 authorizing a regular property tax increase. Councilmember Scribner seconded the motion.

Councilmember Cummins moved to amend Resolution No. 2018-116 by eliminating the one percent and banked levy increases. Councilmember Huie seconded the motion.

Councilmembers expressed their individual opinions on whether the property tax levy amount should be raised by the allowable one percent and use of the banked levy capacity.

The motion to amend Resolution No. 2018-116 by eliminating the one percent and banked levy increases failed with 3 yes votes by Councilmembers Clubb, Cummins and Huie, and 4 no votes by Councilmembers Bahena, Moss, Scribner and Mayor Clark.

The motion to adopt Resolution No. 2018-116 carried with 5 yes votes and 2 no votes by Councilmembers Clubb and Cummins.

Councilmember Moss moved to adopt Ordinance No. 2018-45 fixing the amount of the regular ad valorem tax levy to raise the additional amounts needed between estimated revenues from sources other than ad valorem taxes. Councilmember Scribner seconded the motion. The motion carried with 5 yes votes and 2 no votes by Councilmembers Clubb and Cummins.

- D. Approval of the October 31, 2018 accounts payable register containing check numbers 1999863 through 200292, 9900896 through 990899, and 9266 through 9305 totaling \$3,700,038.10.

Councilmember Cummins moved to approve payment of the October 31, 2018 accounts payable register containing check numbers 1999863 through 200292, 9900896 through 990899, and 9266 through 9305 totaling \$3,700,038.10 except for the checks to Jerry Cummins, Myron Huie and Alliance for the Homeless. Councilmember Clubb seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

Councilmember Scribner moved to approve payment of the checks to Jerry Cummins, Myron Huie and Alliance for the Homeless. Councilmember Moss seconded the motion. The motion unanimously

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carried with 4 yes votes, 0 no votes, and 3 abstentions by Councilmembers Cummins, Huie, and Mayor Clark.

6. COUNCIL MEMBER MEETING REPORTS

Councilmember Moss reported attendance at the Finance Committee meeting held November 5; and the Work Session held November 5.

Councilmember Huie reported attendance at the Work Session held November 5.

Councilmember Bahena reported attendance at a meeting with City Manager Shawa held November 1.

Councilmember Cummins reported attendance at a meeting held October 30 with Valley Transit regarding the search for a new director; a Good Roads nomination committee meeting held November 5; the Finance Committee meeting held November 5; the Work Session held November 5; the Valley Transit Finance Committee meeting held November 6; and a tour of properties owned by the Housing Authority.

Councilmember Clubb reported attendance at the Blue Mountain Action Council annual luncheon held October 25; the Work Session held November 5; and the Metropolitan Planning Organization Board meeting held November 6.

Councilmember Scribner reported attendance at the agenda preparation meeting held October 31; a lunch with Parks & Recreation Director Coleman held October 30; the Finance Committee meeting held November 5; the Work Session held November 5; and the Water Partnership Board meeting held November 6.

Mayor Clark reported attendance at a food security forum held October 26; the continuity of operations planning meeting held October 26; a Habitat for Humanity ground-breaking held October 26; a meeting with the Washington State Trust for Historic Preservation held October 26; the agenda preparation meeting held October 31; and the Work Session held November 5.

7. UNFINISHED AND NEW BUSINESS

Councilmember Moss moved to authorize the Mayor to sign and submit a letter to the Army Corps of Engineers regarding the scoping for the Mill Creek feasibility report/environmental assessment with a correction to amend a sentence to read "The existing stormwater outfall into Mill Creek...". Councilmember Scribner seconded the motion.

There was discussion on the proposed letter, scope of project study for flood control, and whether there will be an opportunity for public input at another point in the process. It was suggested that an additional sentence be added requesting that the final design not be incompatible with other amenities that others may fund.

Councilmember Moss, with approval by Councilmember Scribner, amended the motion to include the addition of an Item 6 under "Other Comments" to read "Final design should provide flexibility to allow for future habitat enhancement and aesthetic improvements." The motion unanimously carried with 7 yes votes and 0 no votes.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 9:58 p.m.