

WALLA WALLA CITY COUNCIL
Work Session Minutes
November 26, 2018

1. CALL TO ORDER

Mayor Clark called the meeting to order at 4:00 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, Finance Director Jean Teasdale, Police Chief Scott Bieber, Parks & Recreation Director Andy Coleman, Development Services Director Elizabeth Chamberlain, and City Clerk Kammy Hill.

2. ACTIVE AGENDA

Mayor Clark reported an item would be added after Item B to discuss the City's draft legislative priorities.

A. Continued Crawford Park lease discussion.

Staff reviewed the Crawford Park area proposed for lease to Valley Transit and the calls for service by the Police Department from 2012 to the present time.

Dick Fondahn, Valley Transit General Manager, reported on the benefits of a proposed 36-month lease of the existing Crawford Park area along with the expectation of curbing some of the anti-social behaviors occurring in the area.

There was discussion on:

- Eliminating the area where people with anti-social/undesirable behavior congregate will simply relocate these people to another area.
- The proposed lease will also allow for an electric charging station.
- The number of police calls for service to the area versus the number of calls that are for criminal behaviors.
- Trees proposed to be removed and feasibility of replanting with appropriate species.

WORK SESSION MINUTES

NOVEMBER 26, 2018

PAGE 2

- Impact to other transit providers.
- Private security hired by Valley Transit will likely help deter anti-social behaviors.
- Maintenance of amenities for Farmer's Market and sculpture.
- Having a plan of action to address anti-social behavior when it turns up in an alternate area.

It was the consensus of a majority of Council to put the proposed lease agreement on the December 19 City Council agenda for consideration.

B. Continued 2019-2020 budget discussion.

City Manager Shawa provided an update on:

- The urban forestry program, funded by the stormwater utility, will not be included in the proposed budget due to more work on the program being necessary before it can be brought before the City Council.
- A funding request has been received from the Power House Theater. A non-profit has been formed to take over the operation of the theater from the current limited liability corporation. To make it financially feasible for the non-profit organization to operate the theater, existing debt on the property of approximately \$1.6 million must be retired. The non-profit organization is seeking \$150,000 each from the City, Walla Walla County, and the Port of Walla Walla. The Lodging Tax Advisory Committee has determined they do not have sufficient funds for this request, so the money would have to come from the General Fund.

There was discussion on:

- The finance committee met with representatives of the Power House Theater and is favorably inclined towards approval of the request in the amount of \$25,000 in each of the two years of the biennium budget.
- The Lodging Tax Advisory Committee is concerned with the limitation in the statute for funding the acquisition of property that will not be owned by the City. Since projected revenues have already been allocated, they are also concerned with taking money from the projected fund balance.
- Establishing a precedent for funding non-profit organizations and whether this will open doors for a funding request from the Little Theater.
- Using the money toward the City's own infrastructure needs.

WORK SESSION MINUTES

NOVEMBER 26, 2018

PAGE 3

- Including language in any funding agreement regarding the return of City funds if the non-profit organization ceases to operate.
- Whether this is a bailout for the Power House Theater private investors.
- Viewing this as an investment in tourism for the future.

Mark Anderson, investor in the Power House Theater, reported the Little Theater is a community theater primarily run by volunteers. The Power House Theater pays performers and is a completely different type of theater. Theaters are not profit-making entities and the owners are turning over the operation and assets to the non-profit organization. The owners have invested millions of dollars in the facility and are only seeking to have the mortgage paid off, so the non-profit organization can be successful. The limited liability corporation and the non-profit organization are two completely separate entities and the owners will not be on the board of the non-profit.

It was the consensus of a majority of Council to include \$25,000 in funding for the Power House Theater in the budget for each year of the 2019-2020 biennium.

C. Legislative priorities.

There was discussion on whether it was necessary to incorporate or reference the Washington State Housing Finance Commission's legislative priorities in Resolution No. 2018-124. It was the consensus of a majority of Council that the resolution as drafted is sufficient for consideration on November 28.

D. Overview of impact fees.

Development Services Director Chamberlain gave an overview on impact fees for parks, transportation, fire and schools.

There was discussion on:

- Structuring the fees.
- Capital facilities planning.
- Prioritizing projects.
- Negative effect of impact fees on affordable housing development.
- Exempting particular projects and requirement for the City to contribute the funds from exempted projects.

WORK SESSION MINUTES
NOVEMBER 26, 2018
PAGE 4

There was no interest by a majority of Council in having staff develop further information on implementing impact fees for new development.

3. OTHER BUSINESS

No other business was discussed.

4. ADJOURNMENT

There being no further business, the meeting adjourned at 6:04 p.m.