

WALLA WALLA CITY COUNCIL
Regular Meeting Minutes
September 11, 2019

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, Public Works Director Ki Bealey, Parks & Recreation Director Andy Coleman, Arborist Kyle Clemens, 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. PRESENTATIONS

Mayor Clark read and presented a proclamation declaring September 21, 2019 as "Adam West Day in Walla Walla" to Jonathan Grant.

4. PUBLIC COMMENTS

Jon Bruhn, Walla Walla, asked that Resolution No. 2019-105 be removed from the Consent Agenda for separate consideration.

Jillece Beko, Walla Walla, began to comment on the development application submitted by Hayden Homes. Mayor Clark advised that no comments would be taken on this subject due to the quasi-judicial requirements of the land use statutes.

5. CONSENT AGENDA

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

**WALLA WALLA CITY COUNCIL MINUTES
SEPTEMBER 11, 2019
PAGE 2**

- A. Resolution No. 2019-104 rejecting bids for the Cottonwood pump station upgrade.
- B. Resolution No. 2019-105 authorizing the acquisition of property for utility purposes.
- C. Approval of Arts Commission recommendation for replacement of mural in Washington Park.
- D. Resolution No. 2019-106 awarding the bid for the Howard and Spokane Streets sewer lining projects to Columbia Pumping and Construction, Inc. in the amount of \$125,014.48.
- E. Approval of the minutes of the Work Session held August 26, 2019.
- F. Approval of minutes of the regular meeting held August 28, 2019.

Council asked that Item B, Resolution No. 2019-105, be removed from the Consent Agenda for separate consideration.

There was discussion and pictures shown of the replacement mural proposed for Washington Park.

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, C, D, E, and F. Councilmember Clubb seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

6. ACTIVE AGENDA

- B. Resolution No. 2019-105 authorizing the acquisition of property for utility purposes.

City Manager Shawa reported on:

- Benefits of looping water lines for increased water flow for firefighting; water quality; and system redundancy.
- The Cottonwood Road water system looping project has been identified and planned for several years, as evidenced in the 2006 Comprehensive Water System Plan.

WALLA WALLA CITY COUNCIL MINUTES
SEPTEMBER 11, 2019
PAGE 3

- The parcel proposed for purchase to complete the water looping project.
- Since first identifying this project, the plan has been analyzed and updated. The project was reviewed with City Council in 2011. Over the years, the City, in cooperation with private sector development, has advanced the plan. The proposed action this evening will complete a critical connection to improve water system looping.
- This is a beneficial action serving the interests of public health and safety, particularly those residents in the Table Rock, Boulders and Triple Creek developments.
- The acquisition has been kept secret because public disclosure of intended property purchases can result in speculators attempting to interfere in the transaction resulting in an increased price to the public. This is allowed by State law to minimize the cost of public property acquisitions and save the public purse.
- Discussion on the looping of water lines in this area began in 1999.

Mayor Clark invited public input.

Jon Bruhn, Walla Walla, had questions on costs, timing of project, and property proposed for purchase. Staff responded to the questions.

Colleen Myrick, Walla Walla, spoke in opposition to the resolution as she felt the cost was too high for the property.

R.L. McFarland, Walla Walla, had questions on whether this property purchase would allow Fern Street to extend south; if Hayden Homes has extended the water line under Caldwell Creek; and the lack of information contained in the resolution. Staff responded to the questions.

Staff reported the intent is to perfect the water easement and then sell the parcel for development.

Councilmember Scribner moved to amend Section 1 of Resolution No. 2019-105 to restrict the authority for the property acquisition to between Fern Avenue and Klingman Court. Councilmember Clubb seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

There were comments on:

- Timing of the project and concerns by neighbors in the area.

WALLA WALLA CITY COUNCIL MINUTES
SEPTEMBER 11, 2019
PAGE 4

- Issue was placed on the Consent Agenda since it was previously discussed by Council.
- False accusations and inappropriate rumors being spread about certain City staff members.

Councilmember Scribner moved to adopt Resolution No. 2019-105 as amended. Councilmember Huie seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

- A. Resolution No. 2019-108 awarding the bid to repaint the Mill Creek water tanks to Long Painting Company in the amount of \$336,501.

Staff reported this action would award the bid to repaint the two water tanks. One of these tanks has a mural, sponsored by the Noon Rotary Club, painted on it. Maintenance of this mural has been very problematic and costly over the years. This was a very competitive bidding climate and staff is recommending award to the lowest responsible bidder. There was discussion on the need for regular repainting of these water tanks; and the inability of the City to fund a replacement mural. The Arts Commission has been notified of the intent to paint over the mural.

Mayor Clark invited public input.

Dorothy Knudson had questions on the previous agenda item. Mayor Clark determined these questions were out of order.

Colleen Myrick, Walla Walla, commented on the involvement of her father in Rotary International when the mural was originally painted and asked it to be preserved.

Bruce Johnson, Walla Walla, suggested the painting of another mural be sent to the Arts Commission for consideration.

There was discussion on:

- Repainting the water tanks does not preclude the painting of another mural or using a vinyl medium.
- Problems with paint adhering to the tanks due to the fluctuations in temperature with the metal tanks. Saving the current mural is too costly.

**WALLA WALLA CITY COUNCIL MINUTES
SEPTEMBER 11, 2019
PAGE 5**

**Councilmember Moss moved to approve Resolution No. 2019-108.
Councilmember Cummins seconded the motion. The motion unanimously
carried with 7 yes votes and 0 no votes.**

- B. Resolution No. 2019-107 awarding the bid for the closure of the Isaacs (Burdine) inert waste landfill to Goodman & Mehlenbacher in the amount of \$533,643.76.

Staff reported the Isaacs inert waste landfill is fifteen acres adjacent to the old Tausick Way landfill and outlined the scope of the project.

There were questions on:

- Filling of the depressions in the Tausick Way landfill to avoid water pooling in areas.
- Scope of the work on the fifteen-acre property and costs.
- Ongoing maintenance requirements and costs are mowing and weed control.

Mayor Clark invited public input.

Dorothy Knudson, Walla Walla, asked if the closed landfill will eventually become buildable land. Staff responded yes, the property can be developed subject to leveling and ongoing gas venting and monitoring.

**Councilmember Moss moved to approve Resolution No. 2019-107.
Councilmember Cummins seconded the motion. The motion unanimously
carried with 7 yes votes and 0 no votes.**

- C. Ordinance No. 2019-18 amending the Municipal Code to include green infrastructure and urban forestry as part of the City's stormwater utility.

Staff reported that the City's urban canopy needs management. This ordinance will allow the Parks Department to use stormwater revenue to maintain our urban forest. The Parks, Recreation & Urban Forestry Advisory Board and Water & Wastewater Advisory Committee had a joint meeting and recommend approval. Further code amendments will be necessary to reduce the burden on property owners. Trees have an established positive impact on stormwater management.

**WALLA WALLA CITY COUNCIL MINUTES
SEPTEMBER 11, 2019
PAGE 6**

There were comments on this approved practice to fund urban forest activities through stormwater funds utilized by other cities throughout the State, while others use general fund revenues.

Mayor Clark invited public input.

Bruce Johnson, Walla Walla, commented that stormwater rates are based on impervious surfaces. He is an advocate for trees but is concerned with the diversion of funds from the stormwater fund to the general fund.

There were comments on:

- Support for a full-time arborist and maintenance of the urban forest.
- Whether these services should be funded by the general fund or the stormwater fund.
- Benefits of trees for stormwater management and the need for a full-time arborist.
- The urban forest is an important part of the stormwater collection system.

**Councilmember Moss moved to adopt Ordinance No. 2019-18.
Councilmember Huie seconded the motion.**

Councilmember Cummins indicated he would be voting no as he is concerned with the rising cost of utility rates and the transfer of costs to the stormwater fund.

The motion to adopt Ordinance No. 2019-18 carried with six yes votes and one no vote by Councilmember Cummins.

7. COUNCIL MEMBER MEETING REPORTS

Councilmember Moss reported attendance at the Work Session held September 9; the Housing Council subcommittee on community land trusts held September 10; the Community Council affordable housing implementation meeting held September 10; a meeting with the Fire Fighter's Union held September 10; and the Pioneer Park ping pong tables ribbon-cutting ceremony held September 11.

Councilmember Huie reported attendance at the Work Session held September 9; the Fort Walla Walla Board meeting held September 10; and reported the next block party is at Howard-Tietan Park on September 12.

WALLA WALLA CITY COUNCIL MINUTES
SEPTEMBER 11, 2019
PAGE 7

Councilmember Bahena reported attendance at the Work Session held September 9; and the Community Council affordable housing implementation meeting held September 10.

Councilmember Cummins reported attendance at a meeting with Senator Murray's staff on August 29; the Association of Washington Cities legislative policy committee meeting held September 5; the Borleske Stadium Association Board meeting held September 9; and the Work Session held September 9.

Councilmember Clubb reported attendance at the Metropolitan Policy Organization Board meeting held September 4; the Work Session held September 9; the Housing Council subcommittee on community land trusts held September 10; and the Community Council affordable housing implementation meeting held September 10.

Councilmember Scribner reported attendance at the Water Management Partnership Board meeting held September 3; the Arts Commission meeting held September 4; the agenda preparation meeting held September 4; a meeting with staff regarding the public works budget held September 6; the Work Session held September 9; the Bicycle & Pedestrian Advisory Committee meeting held September 10; the Community Council affordable housing implementation meeting held September 10; and the Pioneer Park ping pong tables ribbon-cutting ceremony held September 11.

Mayor Clark reported attendance at a joint agency meeting held September 4; the agenda preparation meeting held September 4; the Borleske Stadium Association Board meeting held September 9; an emergency management post mitigation plan funding training held September 9; and the Work Session held September 9.

8. UNFINISHED AND NEW BUSINESS

There was discussion on water conservation measures such as conservation pricing; time of day pricing for peak hour water use; and repair of water lines.

WALLA WALLA CITY COUNCIL MINUTES
SEPTEMBER 11, 2019
PAGE 8

9. ADJOURNMENT

There being no further business, the meeting adjourned at 9:13 p.m.