

WALLA WALLA CITY COUNCIL
Regular Meeting Minutes
May 12, 2021

1. CALL TO ORDER

Mayor Scribner called the virtual meeting to order at 6:30 p.m.

Present: Councilmembers Yazmin Bahena, Riley Clubb, Myron Huie, Ted Koehler, Steve Moss, Susan Nakonieczny, and Mayor Tom Scribner.

Absent: None.

City staff in attendance: City Manager Nabel Shawa, City Attorney Tim Donaldson, Deputy City Manager Elizabeth Chamberlain, Development Services Director Preston Frederickson, Public Works Director Ki Bealey, Fire Chief Bob Yancey, Deputy Fire Chief Eric Wood, Senior Planner Jon Maland, and City Clerk Kammy Hill.

2. PUBLIC COMMENTS

Sharon Schiller, Walla Walla, expressed concerns with blankets being left in doorways of unoccupied buildings downtown.

3. CONSENT AGENDA

Staff introduced the Consent Agenda, Items A through G, as follows:

- A. Acceptance of resignation of Nico Parmley from the Public Library Board effective May 31, 2021.
- B. Resolution No. 2021-73 authorizing angled parking on a portion of Colville Street between Poplar and Alder Streets.
- C. Resolution No. 2021-67 authorizing an Interlocal agreement for solid waste management planning.
- D. Resolution No. 2021-68 authorizing a renewal of the contract with Systems Design West for ambulance billing.

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- E. Resolution No. 2021-69 authorizing the purchase of metal sanitation containers from WasteEquip in the amount of \$54,822.44.
- F. Approval of minutes of the special meeting held April 28, 2021.
- G. Approval of minutes of the regular meeting held April 28, 2021.

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

There was brief discussion on Items B, D, and E.

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

4. ACTIVE AGENDA

- A. Public hearing and Ordinance No. 2021-07 approving the Cottonwood Road and Ransom Road annexation of three acres.

Staff outlined the annexation timeline and boundaries. Staff recommends approval.

Mayor Scribner declared the public hearing open.

R.L. McFarland, Walla Walla, reviewed the written comments he had submitted and requested review of stormwater facilities in the area. Mr. McFarland expressed concerns with any new development on this property.

Katrina Roberts, Walla Walla, spoke in opposition to the proposed annexation due to future development on the property and environmental concerns.

There being no further public testimony, Mayor Scribner declared the hearing closed.

There was discussion on the development process, preparation and availability of reports for any proposed development, and notice to surrounding property owners. The property is not in a flood plain for flood

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insurance purposes but is within a controlled system. The SEPA process will dictate the studies necessary in addition to the required buffers under the critical areas ordinance. The developer will be required to contain a 25-year stormwater event on site. Annexation is necessary to allow for this property to be subdivided and to gain utility services. Any development will be to City standards with mitigation of any associated impacts.

Kip Kelly, applicant, reported this parcel has not had standing water on it during recent flood events.

**Councilmember Moss moved to adopt Ordinance No. 2021-07.
Councilmember Clubb seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

- B. Public hearing and Ordinance No. 2021-08 approving the Reser Road and west of Fern Road annexation of 2.3 acres.

Staff outlined the annexation timeline and boundaries. The issue regarding covenants is a civil matter between property owners and the City is not involved.

Mayor Scribner declared the public hearing open.

Rob Sargeant, real estate attorney representing Matt DeFreitas, disagreed that the City is not a party to the existing covenants between his client's property and Mr. Ashmore. The City Council is being asked to defer action on this annexation to allow the parties to work out the issue of the covenants.

Greg Flowers, Walla Walla, reported the issue is allowing an annexation of property to have access to City services. There is no application before the City Council for a boundary line adjustment for an existing parcel.

Steve Dalgliesh, petitioner, asked the Council to approve his annexation petition. Mr. Ashmore signed on to the petition after he had submitted it to the City and his petition should not be held up because of a disagreement not involving him or his property.

There being no further public testimony, Mayor Scribner declared the hearing closed.

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There was discussion on the annexation petition; inclusion of the Ashmore property on this petition; and whether approval of the annexation would result in litigation against the City.

Councilmember Moss moved to adopt Ordinance No. 2021-08. Councilmember Clubb seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

C. Public hearing and Ordinance No. 2021-09 approving the Prospect Avenue and Williams Road annexation of 7.48 acres.

Staff reviewed the boundaries of the proposed annexation.

Mayor Scribner declared the public hearing open.

Maury Fortney, Walla Walla, expressed concerns with the annexation leading to a future development and its impact on traffic in the area. This proposed annexation does not clean up irregular boundary lines and creates an irregular area. Mr. Fortney read comments prepared by Mel Gammond in opposition to the proposed annexation.

Ken Seibold, Walla Walla, spoke in opposition to the proposed annexation and density of any future development negatively affecting traffic and characteristics of the existing homes.

Debbie Fortney, Walla Walla, had comments regarding existing traffic issues in the area and spoke against the proposed annexation.

There being no further testimony, Mayor Scribner declared the public hearing closed.

There was discussion on:

- Adjacent homes are only required to hook up to City utilities if their system fails or additional development occurs.
- There are no covenants on the properties proposed for annexation.
- Williams Road is a County road. The clearview site triangle issues raised by Mr. Fortney have been referred to the County.
- Any development application for the annexed property would likely trigger a traffic impact analysis.

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- Development would occur under City standards and the developer would be required to fund their proportionate share of offsite improvements.
- No specific development application has been submitted.
- Pros and cons of entering into a development agreement prior to annexation.
- Maximum number of housing units that could be constructed on the two properties is eighteen.
- Concerns are addressed through the development process.
- Whether the City Council is required to act on the annexation petition versus delaying until development plans are submitted.
- Annexation would create irregular City boundaries and development would impact traffic and neighborhood characteristics.

Councilmember Moss moved to postpone action on the annexation petition until staff can provide details on traffic safety in the area.

Staff expressed concerns with this action since the City would not be initiating a traffic impact analysis and does not have necessary information to make a recommendation.

Councilmember Moss withdrew his motion.

There was discussion on appropriate courses of action for Council.

Councilmember Clubb moved to adopt Ordinance No. 2021-09. Councilmember Bahena seconded the motion. The motion failed with 2 yes votes by Councilmembers Bahena and Clubb and 5 no votes by Councilmembers Huie, Koehler, Moss, Nakonieczny, and Mayor Scribner.

Mayor Scribner turned the gavel over to Mayor Pro Tem Moss.

Mayor Scribner moved to deny Ordinance No. 2021-09. Councilmember Huie seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

Mayor Pro Tem Moss returned the gavel to Mayor Scribner.

The meeting was recessed for a break at 8:51 p.m. and reconvened at 8:54 p.m.

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- D. Resolution No. 2021-70 approving the issuance of a revenue bond by the Housing Authority of the City of Walla Walla in the principal amount not to exceed \$7,000,000 to finance the rehabilitation of 97 multi-family units.

Renee Rooker, Executive Director of the Housing Authority, explained this project will rehabilitate 96 units for disabled persons and seniors to improve energy efficiency. The estimated cost for the rehabilitation of each unit is \$45,000. There is no liability for the City on this bond issuance and approval does not affect the City's bonding capacity.

There was discussion on the bonds and Internal Revenue Service regulations in determining the bond amount.

Mayor Scribner invited public input.

Rick Phillips, Walla Walla, asked where people can go for more information. Mr. Phillips was advised to contact the City Clerk to obtain information for the Housing Authority.

Peter Laisure, Walla Walla, felt that the improvement cost per dwelling unit was ludicrous. Ms. Rooker commented on the increased cost in building supplies and requirements for bond issuance.

Councilmember Clubb moved to adopt Resolution No. 2021-70. Councilmember Koehler seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

- E. Resolution No. 2021-71 authorizing a utility reimbursement agreement (latecomer agreement) for a sewer extension on Durant Street.

Staff reviewed the area of the sewer extension and the amounts for direct and indirect beneficiaries of the sewer extension. Private connections are not required until septic systems fail.

Mayor Scribner invited public input.

Wally Fisher, Walla Walla, had questions on the construction process for individual extensions.

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Peter Laisure, Walla Walla, had questions on the costs to indirect beneficiaries and stubbing out services.

Staff responded to the questions raised by Mr. Fisher and Mr. Laisure.

Councilmember Clubb moved to adopt Resolution No. 2021-71. Councilmember Nakonieczny seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

- F. Resolution No. 2021-72 approving the public art mural from Innovation Charter School.

Staff explained the proposal by the Innovation Charter School to paint a mural on the retaining wall along Rose Street. Because this is the school's last year, maintenance will become the responsibility of the City. The mural will have an anti-graffiti coating.

Anne Villargas, Innovation Charter School, explained their proposal and process for the final design.

Kathryn Witherington, Executive Director of the Downtown Walla Walla Foundation, reported on the recent correspondence from their design committee expressing concerns with the proposed colors not being sensitive to the historic colors for the downtown area.

Mayor Scribner invited public input.

Jon Campbell, Downtown Walla Walla Foundation design committee member, expressed concerns with the mural colors not being consistent or within the same color palette of the downtown design standards and the delay in this issue being presented to the design committee.

There was discussion on the mural colors and representation of different cultures. The downtown design standards do not apply to public art projects.

Councilmember Moss moved to adopt Resolution No. 2021-72. Councilmember Bahena seconded the motion.

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There were additional comments on the need for improved communications between the City and the Downtown Walla Walla Foundation.

The motion to adopt Resolution No. 2021-72 carried with 6 yes votes and 1 no vote by Councilmember Clubb.

G. Approval of minutes of the Work Session held April 26, 2021.

Councilmember Moss moved to approve the Work Session minutes for April 26, 2021. Councilmember Clubb seconded the motion. The motion unanimously carried with 6 yes votes, 0 no votes, and 1 abstention by Mayor Scribner.

H. Approval of the April 30, 2021 accounts payable register containing check numbers 13822-13930, 13932-13956, 13958-14123, 167-170, and 172-180 for \$3,942,336.22.

Councilmember Moss moved to approve payment of the April 30, 2021 accounts payable register containing check numbers 13822-13930, 13932-13956, 13958-14123, 167-170, and 172-180 for \$3,942,336.22 except for the check to the Blue Mountain Action Council. Councilmember Koehler seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

Councilmember Moss moved to approve payment of the check to the Blue Mountain Action Council. Councilmember Bahena seconded the motion. The motion unanimously carried with 6 yes votes, 0 no votes, and 1 abstention by Councilmember Koehler.

5. COUNCIL MEMBER MEETING REPORTS

Councilmember Moss reported attendance at the Parks, Recreation & Urban Forestry Advisory Board meeting; the agenda setting meeting; two meetings regarding a police town hall meeting; the Solid Waste Advisory Committee meeting; the Work Session; the Valley Transit Work Session; the police outreach meeting; and two special meetings for Executive Sessions.

Councilmember Huie reported attendance at the Jim Bock radio show; the Arbor Day bronze tree limb unveiling; the Work Session; two special

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meetings for Executive Sessions; and the Fort Walla Walla Museum Board meeting.

Councilmember Bahena reported attendance at the Work Session and the two special meetings for Executive Sessions.

Councilmember Nakonieczny reported attendance at the Arbor Day bronze tree limb unveiling; the Work Session; the Valley Transit Board Work Session; and the two special meetings for Executive Sessions.

Councilmember Clubb reported attendance at the Common Roots Housing Trust Board meeting; the Metropolitan Planning Organization Board meeting; a meeting of the search committee for a new Chief Executive Officer for the Blue Mountain Action Council; the two special meetings for Executive Sessions; and the Work Session.

Councilmember Koehler reported attendance at the Transportation Benefit District Committee meeting; the Arbor Day bronze tree limb unveiling; the First Story home meeting; the Work Session; the Valley Transit Board Work Session; a progress report meeting on the Chief's Advisory Committee; another meeting of the Transportation Benefit District Committee; and the two special meetings for Executive Sessions.

6. UNFINISHED AND NEW BUSINESS

Councilmember Moss moved to extend the time of the Council meeting past 9:30 p.m. Councilmember Clubb seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

Council discussed the changes being considered by the Federal government to the population definition of an urban area and connectivity to other regions. These proposed changes could jeopardize the existence of the Metropolitan Planning Organization (MPO). The MPO Board has submitted a comment letter for consideration and is asking each jurisdiction to submit comments.

Councilmember Clubb moved to authorize the submittal of a letter from the City of Walla Walla signed by the Mayor. Councilmember Moss seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

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It was the consensus of the Council to have Councilmember Clubb work with staff to draft the appropriate letter.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 10:10 p.m.