

**WALLA WALLA CITY COUNCIL**  
**Regular Meeting Minutes**  
**September 8, 2021**

**1. CALL TO ORDER**

Mayor Scribner called the 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, Public Works Director Ki Bealey, Parks & Recreation Director Andy Coleman, Senior Planner Jon Maland, and City Clerk Kammy Hill.

**2. PLEDGE OF ALLEGIANCE**

**3. PRESENTATIONS AND PROCLAMATIONS**

- A. Mayor Scribner read the proclamation declaring the week of September 17 through September 23 as "Constitution Week."

**4. PUBLIC COMMENTS**

Sharon Schiller, Walla Walla, had comments on perceived bias shown by the Union Bulletin.

Suzy Kunda, Walla Walla, expressed her concerns with an abandoned property in her neighborhood and lack of response through Code Enforcement.

**5. CONSENT AGENDA**

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

- A. Resolution No. 2021-121 authorizing a professional services contract with Anderson Perry & Associates for design and construction management of the landfill road and compost pad improvements project in the amount of \$121,890.

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- B. Resolution No. 2021-122 authorizing payment of permit fees and capital facility charges for the Walla Walla Housing Authority project for affordable and supportive housing from the Housing fund, in an amount not to exceed \$57,406.
- C. Approval of minutes of the August 23, 2021, Work Session and August 25, 2021, regular meeting.

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

Staff explained the origin of the money in the housing fund and its use to pay permit and capital facilities fees for the Housing Authority for an affordable housing project.

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

**6. ACTIVE AGENDA**

- A. Public hearing and Ordinance No. 2021-26 adopting amendments to the Comprehensive Plan land use map and text amendments and amendments to the Land Use Map and Zoning Map for 2021.

Staff outlined the Comprehensive Plan amendment process. The land use map amendments include:

- CPA-21-0002 – Irene Street and Cherry Street. North: Land Use Map amendment from Public to Industrial and a Municipal Code (Zoning Code) Map amendment from Public Reserve (PR) to Heavy Industrial (IH). South and East: Land Use Map amendment from Industrial to Public and Municipal Code (Zoning Code) Map amendment from Heavy Industrial (IH) to Public Reserve (PR). Both staff and the Planning Commission recommend approval.
- CPA-21-0003 – Ice Burg - 604 and 608 West Birch Street. Current Land Use Map Designation: Residential. Proposed Land Use Map Designation: Commercial. Current Zoning Map Designation: Neighborhood Residential (RN). Proposed Zoning Map Designation: Highway Commercial (CH). Planning Commission recommends approval of change only

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for 608 West Birch due to concerns with loss of housing unit. Staff recommends approval change to both properties.

- CPA-21-0004 – 922 Bonsella. Current Land Use Map Designation: Public. Proposed Land Use Map Designation: Residential. Current Zoning Map Designation: Public Reserve (PR). Proposed Zoning Map Designation: Neighborhood Residential (RN). Both staff and the Planning Commission recommend approval.
- The Community Council proposed Comprehensive Plan text amendments were reviewed. Staff is proposing minor changes to the text that was submitted, mostly for clarity.

Mayor Scribner declared the public hearing open.

Suzy Kunda remarked on the inclusion of neighborhood blight in the Comprehensive Plan policies.

Rachel Elfenbein commented on the text amendments proposed by a Community Council subcommittee and the multi-year process in studying affordable housing.

Dorothy Knudson reported she is a resident of the Rancho Villa mobile home park and would like the City to preserve the property as a mobile home park to ensure the continuance of affordable housing.

Bill Fleenor felt that property owner rights should be protected, and the zoning of the property owned by the Ice Burg should be changed as requested.

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

There was discussion on why all the amendments were brought together as one ordinance. Staff explained that amendments are to be considered contemporaneously under the Growth Management Act. A vote can be taken separately on the amendment for the Ice Burg.

**Councilmember Moss moved to adopt Ordinance No. 2021-26 except for the amendment for the Ice Burg. Councilmember Clubb seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

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There was discussion on the intent of the property owner to remove the two residential homes at 604 and 608 Birch Street to improve circulation for the two commercial businesses located adjacent to the properties. The owner, Mr. Coleman, has offered relocation assistance to his current tenants. Multi-family housing is also allowed in a highway commercial zone.

**Councilmember Moss moved to approve the rezone for both 604 and 608 Birch Street for the Ice Burg application. Councilmember Huie seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

- B. Mayor Scribner read Resolution No. 2021-124 regarding the preservation of the Veterans Memorial Golf Course. This resolution commits to preserving the golf course as an 18-hole, par 72, 6,400-yard public golf course.

Mayor Scribner invited public input.

Chris Repass, current partner in the Veterans Memorial Golf Course, asked if this resolution could include a time frame for requiring no changes to the golf course. Council and Staff explained there is no mechanism for binding future City Councils to an action made by the current City Council.

**Councilmember Huie moved to adopt Resolution No. 2021-124. Councilmember Nakonieczny seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

Resolution No. 2021-123 authorizing a lease agreement with W3 Entertainment for operation and maintenance of the Veterans Memorial Golf Course.

Staff reported there is no intent to change the golf course from eighteen holes to nine holes and outlined:

- Reasons for a 25-month lease due to the early termination of the existing lease agreement.
- Future capital projects at the golf course competing with limited general fund dollars.
- Request for proposal and selection process.
- "Repurposing" means finding compatible uses with golf.

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- The W3 Entertainment proposal was the only one to identify the staff that will be handling the actual operation of the golf course; the only proposal to include creating and marketing a youth outreach program; and the only proposal for engaging the Walla Walla Community College to create a collaborative teaching environment.
- W3 Entertainment's corporate status.
- Written permission by the City is required before the use of premises for any special events not related to golf.
- Requirements within the lease agreement for any extension beyond the initial 25-months.
- The big picture including the potential additional use of the golf course for music events. These events are important to Walla Walla residents and to draw in new visitors. In addition, there will be imposed a five percent "ticket tax" for music events to add revenue to the City's general fund.
- City expectations of W3 Entertainment include:
  - Operate a well-run golf course, with the key personnel they've identified. The golf course will at least be maintained to the current level.
  - Create and market a youth program to expand access to golf at a young age.
  - Work with WWCC to provide students the opportunity to apply new skills in a real-world setting.
  - Sell out the concerts, generate revenue, grow tourism, and increase the joy of our residents and golfers.

Mayor Scribner invited public input.

Chris Repass asked if the revenue from the concerts will be dedicated to the golf course. Staff clarified that this revenue would go into the City's general fund.

Jay Babbitt felt that W3 Entertainment is not qualified to operate and manage the golf course.

Joe Roberts spoke in support of leasing the golf course to W3 Entertainment and commented on the character of Mr. Daggatt and expertise of existing personnel.

Sharon Schiller spoke in opposition to the lease agreement with W3 Entertainment.

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Bill Fleenor expressed concerns with the lack of experience by W3 Entertainment in running a golf course.

Greg Loney spoke in opposition to leasing the golf course to W3 Entertainment and suggested the proposal require a Class A professional to run the golf course.

Corbin Ketelson spoke in support of the lease agreement with W3 Entertainment.

Scott Daggatt, W3 Entertainment Inc., commented on their intent to retain the services of Merle Pearse to continue with the course management and Bill Howard who understands management, finance, and golf to enhance the current operation.

Bill Howard outlined his expectations to represent the golfers at Veterans Memorial Golf Course and outlined his qualifications.

RL McFarland expressed appreciation for the comments offered by Bill Fleenor and Greg Loney; the importance of honoring the legacies of the Harvey's; and lack of information on Highway 12/Rees intersection. The stress on the City's general fund should be alleviated by the grants received by Public Works.

Council expressed their opinions on whether the golf course operations and maintenance should be leased to W3 Entertainment.

**Councilmember Clubb moved to adopt Resolution No. 2021-123. Councilmember Moss seconded the motion. The motion carried with 5 yes votes and 2 no votes by Councilmembers Huie and Nakonieczny.**

- C. Approval of the August 2021 accounts payable register containing check numbers 15167 through 15173; 15175 through 15265; 15367 through 15552; 15554 through 15712; and 238 through 254 totaling \$5,876,911.02.

**Councilmember Moss moved to approve payment of the August 2021 accounts payable register containing check numbers 15167 through 15173; 15175 through 15265; 15367 through 15552; 15554 through 15712; and 238 through 254 totaling \$5,876,911.02 except for the checks 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 checks to the Blue Mountain Action Council. Councilmember Clubb seconded the motion. The motion unanimously carried with 6 yes votes, 0 no votes, and 1 abstention by Councilmember Koehler.**

## **7. COUNCIL MEMBER MEETING REPORTS**

Councilmember Moss reported attendance at the Chief's Advisory Committee meeting; the ad hoc housing committee meeting; the agenda setting meeting; the Valley Transit agenda setting meeting; the Solid Waste Advisory Committee meeting; a tour of the Veterans Memorial Golf Course; and the Work Session.

Councilmember Huie reported attendance at the Jim Bock radio show.

Councilmember Bahena reported attendance at the Work Session.

Councilmember Nakonieczny reported attendance at the Work Session.

Councilmember Clubb reported attendance at a lunch meeting with City Manager Shawa; the Metropolitan Planning Organization Work Session; the ad hoc housing committee meeting; the Metropolitan Planning Organization Board meeting; the Work Session; and a Common Roots Housing Trust Board meeting.

Councilmember Koehler reported attendance at the ad hoc housing committee meeting; a meeting with the City Manager, Deputy City Manager and Councilmember Moss regarding the golf course; and the Work Session.

Mayor Scribner reported attendance at the dedication of the Confederated Tribes of the Umatilla Indian Reservation fish hatchery; the Arts Commission meeting; a lunch meeting with Parks & Recreation Director Coleman; the Work Session; and the Public Library Board meeting.

**8. UNFINISHED AND NEW BUSINESS**

There was discussion on the formation of a transition team of five to seven people to oversee the transfer of the Veterans Memorial Golf Course from Early/Repass to W3 Entertainment. Mayor Scribner asked Councilmember Nakonieczny to serve on the transition team. The details will be brought back later.

Staff reported on:

- This is the last weekend for live music at the plaza downtown.
- The City is partnering with the Department of Community Health for a vaccine clinic at the library on September 11.
- The final block party of 2021 will be held at Washington Park on September 16 from 5:00 to 7:00 p.m.

**9. ADJOURNMENT**

**There being no further business, the meeting adjourned at 9:09 p.m.**