

WALLA WALLA CITY COUNCIL
Regular Meeting Minutes
May 25, 2022

1. CALL TO ORDER

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

Present: Councilmembers Brian Casey, Rick Eskil, Ted Koehler, Steve Moss, Susan Nakonieczny, Gustavo Reyna, 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, Senior Planner Jon Maland, Utility Engineer Frank Nicholson, and City Clerk Kammy Hill.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

Dorothy Knudson expressed prayers and thoughts to the victims and families of the Uvalde, Texas school shooting and suggested phoning the offices of U.S. Senators that have accepted money from the National Rifle Association.

Jan Leonard urged the City Council to enact legislation to give mobile home park residents first right of refusal to purchase the land their mobile homes are located on.

Karen Ann Cowen, resident of Sydney Heights, expressed concerns with any additional development along Cottonwood Road due to increased traffic on substandard roads and four-way stops that are not functioning due to traffic volumes.

4. CONSENT AGENDA

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

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- A. Accepts resignation of Anne Swant from the Planning Commission.
- B. Resolution No. 2022-70 setting June 22, 2022, as the public hearing date to consider a 60% annexation petition for 700 McBeth Road.
- C. Resolution No. 2022-71 ratifying the declaration of emergency for repairs at Well #5.
- D. Resolution No. 2022-72 ratifying the declaration of emergency for repair of the wastewater treatment plant digester roof.
- E. Resolution No. 2022-73 authorizing a reimbursement agreement with Walla Walla County for the City's utility adjustments on Abbott Road.
- F. Resolution No. 2022-74 accepting a grant from the Department of Justice Patrick Leahy bulletproof vest partnership in the amount of \$8,798.
- G. Approval of minutes of the Work Session held May 9 and the regular meeting held May 11.

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

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

5. ACTIVE AGENDA

- A. Public hearing and Ordinance No. 2022-14 approving the sixty-percent annexation petition for property located at 3080 and 3082 Cottonwood Road.

Staff reviewed the proposed annexation boundaries, annexation timeline, and the City's urban growth area. This annexation petition is not a development application. That is a separate process and will address issues such as traffic, stormwater and other improvements required to meet City standards.

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Mayor Scribner declared the public hearing open.

Ben Case, representing the petitioner, commented this area has been within the City's urban growth area for many years and annexation will allow for development to proceed in a responsible manner.

RL McFarland suggested the City needs to consider all potential impacts during the annexation process. This can be achieved by requiring a development agreement to run concurrent with the annexation process.

There was discussion and Council expressed their individual opinions on the annexation and development process.

Councilmember Moss moved to adopt Ordinance No. 2022-14. Councilmember Reyna seconded the motion. The motion failed to pass with 3 yes votes by Councilmembers Koehler, Moss, and Reyna and 4 no votes by Councilmembers Casey, Eskil, Nakonieczny, and Scribner.

- B. Public hearing and Resolution No. 2022-75 approving the 2022 Community Development Block Grant (CDBG) annual action plan.

Staff reported the City is a direct entitlement City and adoption of an annual action plan is a part of the process to allocate the CDBG funds the City receives. The Federal allocation for 2022 is \$383,794 and the focus areas of the plan continue to be housing rehabilitation, economic development, neighborhood engagement, and pro bono legal services.

Mayor Scribner declared the public hearing open.

Dorothy Knudson asked for an explanation on the difference between a direct entitlement versus grants. Staff explained the difference.

There was discussion on funding for the senior center parking lot; the CDBG annual allocation process; and the benefits the CDBG funds provide to assist low-income homeowners.

Councilmember Reyna moved to adopt Resolution No. 2022-75. Councilmember Moss seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

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- C. Resolution No. 2022-76 awarding the bid for the wastewater treatment plant phase 1 improvements project to Apollo, Inc. in the amount of \$7,046,920.09.

Staff reported this phase consists of fifteen different elements of the wastewater treatment plant. This is very specialized work and staff is pleased the bid is only seven percent over the engineer's estimate in the current economic circumstances.

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

There were comments on funding for the project, necessity of the work under both state and federal regulations, and success in obtaining a low-interest Public Works Trust Fund loan. These projects would be necessary regardless if services are consolidated with the City of College Place.

Councilmember Moss moved to adopt Resolution No. 2022-76.
Councilmember Koehler seconded the motion.

There were comments on the importance of lobbying state officials for the continuation of the Public Works Trust Funds.

The motion to adopt Resolution No. 2022-76 unanimously carried with 7 yes votes and 0 no votes.

- D. Resolution No. 2022-77 approving amendment #1 to the power purchase agreement with Columbia Rural Electric Association.

Staff reported this is a two-year extension with Columbia Rural Electric Association agreement for the purchase of the City's hydropower. The power market is very volatile, and staff supports this two-year extension.

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

There was brief discussion on green credits and installing solar panels at the old landfill site.

**Councilmember Koehler moved to adopt Resolution No. 2022-77.
Councilmember Moss seconded the motion. The motion unanimously
carried with 7 yes votes and 0 no votes.**

6. COUNCIL MEMBER MEETING REPORTS

Councilmember Moss reported attendance at the Finance Committee meeting; the ad hoc housing task force meeting; the agenda setting meeting; the joint Work Session with the College Place City Council; the Valley Transit Board meeting; and the Work Session.

Councilmember Casey reported attendance at a meeting with Utility Engineer Nicholson as a follow-up to the Water & Wastewater Advisory Committee meeting he was unable to attend.

Councilmember Reyna reported attendance at the Blue Mountain Action Council Board meeting; the ad hoc housing task force meeting; the Work Session; and the joint Work Session with the College Place City Council.

Councilmember Nakonieczny reported attendance at the joint Work Session with the College Place City Council; the Valley Transit Board meeting; the Work Session; and the suicide prevention walk.

Councilmember Eskil reported attendance at the Sustainability Committee meeting; the Valley Transit Board meeting; the Visit Walla Walla Board meeting; the Work Session; and the joint Work Session with the College Place City Council.

Councilmember Koehler reported attendance at the Finance Committee meeting; the ad hoc housing task force meeting; the joint Work Session with the College Place City Council; a meeting with residents living around the Mill Creek sportsplex; and the Work Session.

Mayor Scribner reported attendance at the Finance Committee meeting; the Library Board meeting; the agenda setting meeting; the joint Work Session with the College Place City Council; the Work Session; and a meeting with Finance Director Teasdale.

7. UNFINISHED AND NEW BUSINESS

Councilmember Nakonieczny moved to reappoint Scott Rasley to the Civil Service Commission, and Tyler Anderson and Jonelle McCoy to the Historic Preservation Commission for terms to expire June 30, 2025. Councilmember Eskil seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

Resolution No. 2022-78 ratifying an emergency procurement to repair an influent pump station at the wastewater treatment plant.

Staff explained the emergency situation with the wastewater pump and its importance to the treatment plant.

Councilmember Moss moved to adopt Resolution No. 2022-78. Councilmember Koehler seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

8. EXECUTIVE SESSION

Mayor Scribner announced the City Council would be recessing to Executive Session to:

- A. Consider the minimum price at which real estate will be offered for sale or lease pursuant to RCW 42.30.110(1)(c), and to discuss with legal counsel representing the City litigation or potential litigation involving the City pursuant to RCW 42.30.110(1)(i); and
- B. Evaluate the qualifications of an applicant for public employment and/or to review the performance of a public employee pursuant to RCW 42.30.110(1)(g).

The Executive Session will last no more than one hour, and no further business will come before Council in open session. The meeting was recessed at 8:28 p.m.

9. MEETING ENDS

There being no further business, the meeting ended at 9:28 p.m.