

**WALLA WALLA CITY COUNCIL**  
**Regular Meeting Minutes**  
**June 8, 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: Deputy City Manager Elizabeth Chamberlain, City Attorney Tim Donaldson, Development Services Director Preston Frederickson, Public Works Director Ki Bealey, Senior Planner Jon Maland, and City Clerk Kammy Hill.

**2. PLEDGE OF ALLEGIANCE**

**3. PRESENTATIONS**

Mayor Scribner read and presented a proclamation declaring June 19, 2022, as "Juneteenth" to Andrew Dankel-Ibañez, Chair of the Walla Walla Diversity Coalition and Kaelyn Pyke, President of Color our Community on Awareness.

**4. PUBLIC COMMENTS**

Ruth Ann Broman commented on the need to rezone manufactured home parks.

Dorothy Knudson suggested making developers build to meet the needs of the community rather than determining what is allowed and building what they want.

**5. CONSENT AGENDA**

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

- A. Resolution No. 2022-79 authorizing a ten-year software and support renewal contract for the Advanced Metering Infrastructure (AMI) system with Ferguson Waterworks.

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- B. Resolution No. 2022-80 authorizing the City Manager to execute the Sleep Center expansion project and a purchase contract with Pallet Shelters.
- C. Resolution No. 2022-81 authorizing the City Manager to sign a one-year lease with the Washington Water Trust to lease 5.5 cubic feet per second of Mill Creek surface water leaving it in the stream during the months of August and September 2022.
- D. Approval of minutes of the regular meeting held May 25, 2022.

Council asked that Item B be removed from the Consent Agenda for separate consideration.

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

Staff briefly reported that the State auditors will not allow the prepayment of the software for the AMI program for the ten years to take advantage of the discount so the cost over the ten years will be \$412,385.96. There were comments on the benefits of the AMI program.

**Councilmember Moss moved to adopt Consent Agenda Items A, C and D. Councilmember Reyna seconded the motion.**

Clarification was provided on the actions being taken regarding Item C.

**The motion to adopt Consent Agenda Items A, C, and D unanimously carried with 7 yes votes and 0 no votes.**

### 6. ACTIVE AGENDA

- C. Resolution No. 2022-80 authorizing the City Manager to execute the Sleep Center expansion project and a purchase contract with Pallet Shelters.

Staff explained why the expansion is needed due to the existing sleep center continuing to be at capacity and turning away people needing shelter. Since there are no available places for people to sleep, the City is unable to enforce its no camping ordinance.

Craig Volwiler and Jordan Green, representing Alliance for the Homeless, reported on the typical clients they serve at the sleep center and the lack

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of availability of housing, even for those that receive housing vouchers. This expansion will serve as an incentive for the clients working towards independence as well as providing additional transitional housing.

Mayor Scribner invited public input.

Dorothy Knudson commented on the extremely low vacancy rate for studio and one-bedroom apartments.

There was discussion on the need for transitional housing and the new units serving as an incentive for sleep center clients to work towards the goal of permanent housing. Housing for homeless families is not available and organizations are determining how to meet this need. A letter will also be sent by the City Manager asking the City of College Place and Walla Walla County to contribute towards the expansion costs of the sleep center since homelessness is a valley-wide issue.

**Councilmember Koehler moved to adopt Resolution No. 2022-80. Councilmember Moss seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

- A. Resolution No. 2022-82 approving a grant to upgrade Well #5 to an aquifer storage and recovery (ASR) well.

Staff described the ASR program and grant opportunity to fund half of the estimated \$3.2 million dollar cost to convert Well #5 to an ASR well. Staff will continue to seek other funding opportunities for the remaining \$1.6 million for the project.

Mayor Scribner invited public input.

Dorothy Knudson asked if the City had the \$1.6 million in the budget. Staff explained capital project funding from the enterprise funds.

Council thanked staff for their proactive work on obtaining grant funds and protecting the City's water supply for the future.

**Councilmember Moss moved to adopt Resolution No. 2022-82. Councilmember Casey seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

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- B. Resolution No. 2022-83 approving the recommendation from the hearing examiner regarding the preliminary plat for Bryant Estates subdivision located north of Bryant Avenue and west of Sturm Avenue.

Mayor Scribner polled the Council for any conflicts of interest, appearance of fairness, or ex parte contacts.

Councilmember Reyna reported he lives on the south side of town and understands the challenges with the rural infrastructure, but he can remain impartial.

Councilmember Nakonieczny disclosed she grew up in this area but can remain impartial.

Councilmember Eskil reported he lives within the area but can remain impartial.

Mayor Scribner disclosed a contact made by a resident who had also written a letter contained within the record and he had spoken with Senior Planner Maland but can remain impartial.

There were no objections to any Councilmember's participation.

Staff outlined the boundaries of the six acres originally proposed for a 28-lot subdivision. After listening to the public's concerns, the developer is proposing to reduce the subdivision to 24-lots. This preliminary plat will meet all City requirements and staff recommends approval with the conditions outlined by the hearing examiner.

There was discussion on:

- Developers can only be made to pay for a proportionate share of improvements needed outside of the project area.
- The developer has addressed concerns with the SEPA documentation.
- Walla Walla County has been put on notice of the line of site obstruction on County roadway.
- Price range of the houses within the development.
- The need to address rural roadways as additional development occurs.
- The revised resolution approves a 24-lot subdivision.

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- Whether the trip generation letter adequately addresses the increased traffic.
- Consultants seldom address the impacts of local flora and fauna.

**Councilmember Moss moved to adopt the revised Resolution No. 2022-83 approving the preliminary plat for a 24-lot subdivision. Councilmember Koehler seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

- C. Approval of minutes of the joint Work Session with the City of College Place held May 18, and the Work Session held May 23.

**Councilmember Moss moved to approve the minutes of the joint Work Session with the City of College Place held May 18, and the Work Session held May 23. Councilmember Koehler seconded the motion. The motion unanimously carried with 6 yes votes, 0 no votes, and 1 abstention by Councilmember Casey.**

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

Councilmember Moss reported attendance at the agenda setting meeting; the Valley Transit audit risk assessment; a meeting with Councilmember Reyna; and the Work Session.

Councilmember Casey reported attendance at the Metropolitan Planning Organization Board meeting and the Work Session.

Councilmember Reyna reported attendance at the Historic Preservation Commission meeting, a meeting with Councilmember Moss, and the Work Session.

Councilmember Nakonieczny reported attendance at the Work Session.

Councilmember Eskil reported attendance at the Work Session.

Councilmember Koehler reported attendance at the Work Session.

Mayor Scribner reported attendance at a meeting with Deputy City Manager Chamberlain; the Work Session; and a meeting with City Manager Shawa and the independent living residents at Wheatland Village.

**8. UNFINISHED AND NEW BUSINESS**

**Councilmember Nakonieczny moved to appoint James Payne to the Lodging Tax Advisory Committee to represent organizations eligible to receive funds and Heather Arns to represent business required to collect the taxes for terms expiring December 31, 2024. Councilmember Moss seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

There were comments on recruiting a new member of the Lodging Tax Advisory Committee after the retirement of Robert Hansen.

Councilmember Moss introduced a letter of support for the Christian Aid Center for the rebuild of the men's shelter and community kitchen. This also commits the City to \$275,000 over three years, waives the permit fees, and provides the City's assistance with the NEPA process if necessary.

Jason Wicklund, Executive Director of the Christian Aid Center, explained the need for a rebuild of the men's shelter and community dining room. The Christian Aid Center is also a low-barrier shelter and works to transition people to permanent housing. The Christian Aid Center is seeking a partnership with the City. Walla Walla County has committed \$200,000 to the project.

**Councilmember Moss moved to authorize the City Manager to sign a letter of support for the Christian Aid Center project including the commitment of financial aid, a waiver of permit fees, and support of the City through the NEPA process. Councilmember Nakonieczny seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

Staff reported that the City is closed on June 20 in observation of the Juneteenth holiday so the Work Session will be held on June 21.

**9. MEETING ENDS**

**There being no further business, the meeting ended at 8:53 p.m.**