

WALLA WALLA CITY COUNCIL
Regular Meeting Minutes
April 12, 2023

1. CALL TO ORDER

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

Present: Councilmembers Brian Casey, Rick Eskil, Ted Koehler, Susan Nakonieczny, Gustavo Reyna and Mayor Pro-Tem Steve Moss.

Absent: Mayor Tom Scribner

City staff in attendance: City Manager Elizabeth Chamberlain, Deputy City Manager Robert Francis, City Attorney Tim Donaldson, Parks and Recreation Director Andy Coleman, Development Services Director Preston Frederickson, Senior Planner Jon Maland, Public Works Director Ki Bealey, CDBG Coordinator Lydia Caudill, Accounting Manager Liz Moeller and Deputy City Clerk Jodi Stephens.

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS

A. 2023 Arbor Day Proclamation

Mayor Pro-Tem Moss read a proclamation declaring April 13, 2023 as Arbor Day in Walla Walla.

B. Holocaust Remembrance Day Proclamation

Mayor Pro-Tem Moss read a proclamation declaring April 18, 2023 as Holocaust Remembrance Day.

4. PUBLIC COMMENTS

Sybil Barrier – Revisions at Whitman and Division, she would like to see an in-person meeting where the public can ask questions about the three alternatives and to the consultants, bring awareness to hearing and visually impaired people.

David Gibson – Expressed opposition to the Sturm St. cell tower, doesn't feel able to communicate with church owners. He read a letter from Connie & Doug DeMers.

Barbara Knudson and Liz McClellan also expressed their opposition to the mono-pine cell tower.

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Norma Hernandez – Housing and safety is the main concern, all additions to housing are impactful.

Vicki McClellan – Appreciates Arbor Day proclamation supports our trees and expressed her opposition to the cell tower.

5. CONSENT AGENDA

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

- A. Resolution 2023-038: Setting a public hearing for May 10, 2023 to consider an amendment to the designation of the Residential Targeted Areas for purposes of qualifying for multi-family housing tax exemptions under Walla Walla Municipal Code 2.28.
- B. Approves the minutes of the 03/20/2023 Work Session.

Mayor Pro-Tem Moss invited public input.

Shawna Mosley expressed concerns about giving developers tax breaks and stated that she believes this plan is unfair to property owners paying 100 percent of their property taxes while the developers get huge tax breaks. She would like solutions that have immediate relief for current tenants and expressed the need for options and solutions that benefit citizens.

Councilmember Reyna moved to adopt Consent Agenda Items A through B. Councilmember Eskil seconded the motion. The motion carried with 6 yes votes and 0 no votes.

6. ACTIVE AGENDA

- A. Ordinance 2023-05 Amending the 2023-24 Biennium Maintenance & Operations Budget and Ordinance 2023-06 Amending the Capital Improvement Project (CIP) budget.

Staff gave a power point presentation on the proposed budget amendments.

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Mayor Pro-Tem Moss invited public input. No one in the audience chose to address the City Council on this matter.

There was discussion on:

- No changes to the budget, only reallocation of funding.
- This is a regular process, done on a quarterly basis.

**Councilmember Koehler moved to adopt Ordinance No. 2023-05
Councilmember Nakonieczny seconded the motion. The motion carried with 6 yes votes and 0 no votes.**

**Councilmember Eskil moved to adopt Ordinance No. 2023-06
Councilmember Nakonieczny seconded the motion. The motion carried with 6 yes votes and 0 no votes.**

- B. Resolution 2023-039: Determines that the City will accept the proposed ten percent annexation petition for the Narum and Burseth Properties at 3080 and 3082 Cottonwood Road.

Staff gave a power point presentation on the location. The proposed annexation boundary is contiguous to the City limits. The future land use designation of the properties is Residential with implementing zoning designation of Neighborhood Residential. Early notice was provided to the Board of County Commissioners, other County Departments, Fire District #4, the Rural Library District, and Utilities providers and franchisees on March 9, 2023 by mail.

Mayor Pro-Tem Moss invited public input.

Wayne Narum – Property owner stated that he doesn't understand why people are contesting the annexation. He stated that he is working with the City and following all the city requirements.

Nancy Mitchell of Wolf Fork Place expressed concerns regarding traffic on cottonwood and believes it needs to be addressed prior to any further development in the area.

RL McFarland expressed his opinion that the city is responsible for doing the right thing for infrastructure improvements as growth happens.

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There was discussion on:

- Large housing gap as expressed in the Comprehensive Plan.
- High water table in the area.
- Possibility of a Local Improvement District.
- Opinions of what constitutes patchwork annexations.
- This action is regarding annexation rather than development which would be addressed if/when that is proposed.
- Remaining process and timeline for owner to begin a development for the land.
- Estimate of how many housing units are needed in the near future ~3700 units.
- Developer pays impact fees of proportionate share for improvements.
- Plan for infrastructure improvements up to city standards in the area as development occurs.

Councilmember Koehler moved to adopt Resolution No. 2023-039

Councilmember Reyna seconded the motion. The motion carried with 5 yes votes and 1 no vote (Eskil).

- C. Resolution 2023-040: Determines that the City will accept and geographically modify the proposed ten percent annexation petition for property near Woodlawn and Chestnut Streets and Bryant Ave.

Staff gave a power point presentation on the proposed annexation showing the boundary is contiguous to the City limits. The future land use designation of the properties is Residential with an implementing zoning designation of Neighborhood Residential.

The proposed boundary area, which would achieve the following:

1. Provide for a uniform city limit boundary. The request would remove the peninsula of unincorporated area bound by the City limits. This is benefit to Fire, Police and Emergency Medical Services response.
2. Include the last sections of Fern Avenue and Home Avenue into the City Limits. This is a benefit to the Public Works and Engineering Departments for operations, maintenance, and future projects.
3. The map area has been reviewed and would achieve the 60% Petition threshold.

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Mayor Pro-Tem Moss invited public input.

Barbara Knudson who owns property abutting the annexation area. She expressed concern of extreme fire hazard, only one fire hydrant on Chestnut and the cell tower being proposed there.

Staff provided some additional clarification on the boundary of the annexation and notice process.

There was discussion on:

- Reduction of patchwork boundary lines.
- 10% petition, will meet the 60% threshold.

**Councilmember Reyna moved to adopt Resolution No. 2023-040
Councilmember Koehler seconded the motion. The motion carried with 6
yes votes and 0 no votes.**

D. Resolution 2023-041: Regarding the use of Lodging Tax Revenues and allocating \$250,000 for the Mill Creek Sportsplex improvements.

Staff reported \$250,000 lodging tax grant award recommended by the Lodging Tax Advisory Committee to the Parks and Recreation Dept. Including information showing there is sufficient budget to support the Mill Creek Sportsplex capital project and maintain above a 15% estimated ending fund balance.

Mayor Pro-Tem Moss invited public input.

The following people spoke in favor of pickleball courts and the sport:

- David Gibson
- Barbara Knudson
- Vicki McClellan

There was discussion on:

- \$300k donation by Pickleball Association towards project

**Councilmember Koehler moved to adopt Resolution No. 2023-041
Councilmember Nakonieczny seconded the motion. The motion carried
with 6 yes votes and 0 no votes.**

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- E. Resolution 2023-042: Authorizes a contract with ESF Development, LLC in the amount of \$1,494,233.10 for construction of pickleball courts and parking lot at Mill Creek Sportsplex.

Staff reported on the contract for the construction of eight pickleball courts, four with lighting, and a parking lot for 80 cars at Mill Creek Sportsplex. It was noted that Pickleball play in the community has outgrown the six courts that exist at Pioneer Park. Parking at Mill Creek Sportsplex is needed to accommodate current programming along with the addition of pickleball courts. The apparent low bid is \$1,494,233.10 to ESF Development LLC.

Mayor Pro-Tem Moss invited public input.

Flynn Espe – Supports pickleball courts, concerned with future parking lot entrance/exits.

Aaron Grim – The developer on the project, a local resident, thanked the council and staff for the opportunity to work with the community.

There was discussion on:

- Timeframe on construction, begin this month and finish by September.

**Councilmember Reyna moved to adopt Resolution No. 2023-042
Councilmember Casey seconded the motion. The motion carried with 6
yes votes and 0 no votes.**

- F. Resolution 2023-043: Construction bid award for the Hydroelectric Controls Upgrade Project at the Water Treatment Plant to EC Company in the amount of \$977,467.89.

Staff reported on the new Hydroelectric Control

Mayor Pro-Tem Moss invited public input. No one in the audience chose to address the City Council on this matter.

There was discussion on:

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- The project will pay for itself, a great investment.
- Downtime/Installation 12-18 months
- Supply chain challenges

**Councilmember Koehler moved to adopt Resolution No. 2023-043
Councilmember Nakonieczny seconded the motion. The motion carried
with 6 yes votes and 0 no votes.**

G. Resolution 2023-044: Resolution adopting the 2023 Community Development Block Grant Annual Action Plan.

Staff gave a power point presentation on the 2023 Annual Action Plan which includes a nonprofit-owned rental improvement project, public services, public infrastructure improvements (Jefferson Park shelter project), and setting aside funds for sidewalk improvement that will be used in conjunction with 2024 funding.

Mayor Pro-Tem Moss invited public input. No one in the audience chose to address the City Council on this matter.

The council gave their support and expressed their opinion that this is a great program and is managed well.

**Councilmember Reyna moved to adopt Resolution No. 2023-044
Councilmember Nakonieczny seconded the motion. The motion carried
with 6 yes votes and 0 no votes.**

H. Public Hearing for CDBG: 2022 Consolidated Annual Performance Evaluation Report (CAPER) and the 2024-2028 Consolidated Plan.

Staff gave a power point presentation on the Consolidated Annual Performance Evaluation Report (CAPER) which reviews the 2022 CDBG program year, consolidating qualitative and quantitative results and progress within the current 5-year Consolidated Plan.

Mayor Pro-Tem Moss opened the public hearing at 8:42 p.m.

Eiledon McClellan expressed support for the program and would like the program to continue to consider micro lending and financing to local

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businesses even in the absence of Mercy Corps. Also funding for child and family well-being.

The public hearing closed at 8:46 p.m.

It was noted that this is the first public hearing and there is not any action being taken tonight. Staff stated that public comments are welcome at any time during the year.

- I. Resolution 2023-045: Ratifies emergency declaration for repairs at Well #2.

Staff reported on the control panel fire on Well #2

Mayor Pro-Tem Moss invited public input. No one in the audience chose to address the City Council on this matter.

There was discussion on:

- Age of panel
- Not arson or intentional

**Councilmember Casey moved to adopt Resolution No. 2023-045
Councilmember Reyna seconded the motion. The motion carried with 6
yes votes and 0 no votes.**

- J. Approves the minutes of the 03/06/2023 Work Session and
03/08/2023 Regular Meeting (Councilmember Reyna to abstain).

Mayor Pro-Tem Moss invited public input. No one in the audience chose to address the City Council on this matter.

**Councilmember Koehler moved to approve the minutes as presented.
Councilmember Reyna seconded the motion. The motion carried with 6
yes votes and 0 no votes and 1 abstention, Reyna.**

- K. Approves the minutes of the 03/22/2023 Regular Meeting
(Councilmember Koehler to abstain).

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Mayor Pro-Tem Moss invited public input. No one in the audience chose to address the City Council on this matter.

Councilmember Nakonieczny moved to approve the minutes as presented.

Councilmember Reyna seconded the motion. The motion carried with 5 yes votes and 0 no votes and 1 abstention, Koehler.

- L. Approves March 2023 Accounts Payable Register checks 22052-22132; 22134-22324; 22326-22435; 522-533 totaling \$4,089,356.

Councilmember Moss moved to approve payment of the March 31, 2023 check register containing check numbers 22052 through 22132; 22134 through 22324; 22326 through 22435; 522 through 533 totaling \$4,089,356. except for the checks to Blue Mountain Action Council. Councilmember Koehler seconded the motion. The motion unanimously carried with 6 yes votes and 0 no votes.

Councilmember Moss moved to approve payment of the checks to the Blue Mountain Action Council totaling \$27,236.37. Councilmember Nakonieczny seconded the motion. The motion unanimously carried with 5 yes votes, 0 no votes, and 1 abstention by Councilmember Koehler.

7. COUNCIL MEMBER MEETING REPORTS

Councilmember Moss reported attendance at the following:

The work session, Planning Commission, the Elks grand opening, Chiefs Advisory Committee on Body Worn Cameras, agenda setting meeting, finance committee meeting, and the Ad-hoc Housing committee meeting.

Councilmember Casey reported attendance at the following:

The work session

Councilmember Reyna reported attendance at the following:

The work session

Councilmember Nakonieczny reported attendance at the following:

The work session

Councilmember Eskil reported attendance at the following:

The work session, served soup on April 12th.

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Councilmember Koehler reported attendance at the following:

The work session, the Planning Commission, the Finance Committee, the Ad-hoc Housing Committee, and the Infrastructure Improvement Committee

8. UNFINISHED AND NEW BUSINESS

City Manager Elizabeth Chamberlain gave updates on

- Walla Walla Conservation regarding Caldwell Creek at Klingman Court restoration meeting invite set for April 28th at 11 am.
- The Council Chamber artwork reception is scheduled for May 5th from 3:00 to 5:00.
- Joint Work Session with City of College Place on April 19th at 4:00, the topic is regionalization of wastewater.
- On April 26th Ki Bealey and Elizabeth Chamberlain to attend American Public Works Conference.

Ms. Chamberlain provided legislative updates on

- Highway 12 – \$28 million for Phase 8 is in the House budget, not in the Senate. Still to be determined.
- Vehicle Pursuits – priority outcome, changes coming.
- Budget on Affordable Housing – both are significantly funding in Session on April 23, 2023.

9. MEETING ENDS

There being no further business, the meeting ended at 9:08 p.m.

Approved:



Mayor

Attest:



City Clerk