

**WALLA WALLA CITY COUNCIL**  
**Work Session Minutes**  
**March 20, 2023**

**1. CALL TO ORDER**

Mayor Scribner called the meeting to order at 4:00 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 Elizabeth Chamberlain, Public Works Director Ki Bealey, Environmental Engineer Leah Rohan, Development Services Director Preston Frederickson, Planner Lisa Wasson-Seilo, and City Clerk Lisa Neissl.

**2. ACTIVE AGENDA**

- A. Review proposed time and materials contract with Brown and Caldwell for wastewater pretreatment program assistance and debrief on Aspect Consulting contract for landfill groundwater monitoring and environmental consulting; Presentation by Leah Rohan, Environmental Engineer.

Staff presented an overview of the wastewater treatment plant and the regulations on treatment of the wastewater for the discharge of water to the irrigation districts. Information was provided on the differences between domestic wastewater and industrial wastewater and how that water is treated, thus the need for an industrial wastewater pretreatment program. Additionally, information was provided on two proposed contracts with Aspect Consulting related to monitoring of groundwater at the landfills as well as a maintenance contract for the gas collection, flare and leachate collection systems.

There was discussion on:

- The age of the wastewater treatment plant.
- Comparable cities – Bend, Hood River, Napa, McMinville.
- Rate structure has been in effect for one year and why there is a need to refine it.
- Difference between other high strength users and the Port of Walla Walla.
- Scope of work that the consultant will be involved in.
- Possible options for high strength users to manage their discharge strengths.
- Need for expertise of specialized consultant for these items.

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- B. Review City of Walla Walla Historic Preservation Plan: Presentation by Katie Pratt, Northwest Vernacular.

Staff introduced Katie Pratt of Northwest Vernacular who provided a brief overview of the proposed Historic Preservation Plan.

There was discussion on:

- Ways to use the plan for ongoing work and grant opportunities.
- Education of builders and owners on tax credits and improvements.
- Next steps.

- C. Discussion regarding proposed amendments to chapter 2.28 related to Multifamily Housing Tax Incentives.

Staff spoke about some proposed amendments to the multifamily tax incentive program. The amendments are recommendations developed by the ad-hoc housing committee.

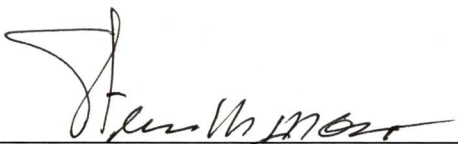
There was discussion on:

- Removal of the 8-year option as it did not include an affordability aspect like the 12-year option does.
- Area of expansion for the program.
- Tie rates to HUD fair market rent amounts.
- Tax benefits to owner of property that is developed.

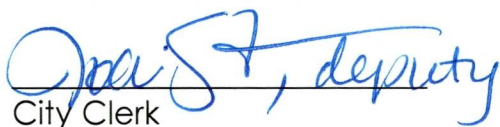
**3. MEETING ENDS**

There being no further business, the meeting ended at 6:00 p.m.

Approved:

  
 Mayor *PRO TEM*

Attest:

  
 City Clerk