MINUTES OF THE CITY COUNCIL
OF THE CITY OF PULLMAN
FEBRUARY 23, 2010

Roll Call

A regular meeting of the City Council of the City of Pullman was held on February 23, 2010, at 7:30 p.m. in Council Chambers, City Hall, Pullman, Washington with the following present:

Glenn A. Johnson	Mayor
William F. Mulholland	Finance Director
Francis Benjamin	Councilmember
Keith Bloom	Councilmember
Jeff Hawbaker	Councilmember
Bill Paul	Councilmember
Barney Waldrop	Councilmember
Nathan Weller	Councilmember
Pat Wright	Councilmember

Call to Order

Mayor Johnson called the regular meeting to order at 7:30 p.m.

Announcements

Mayor Johnson made one announcement.

ORDER OF BUSINESS

Approval of Recommendations of Consent Agenda Items

CONSENT AGENDA

Mayor Johnson reviewed the items on the Consent Agenda with the Council and audience. He stated that items listed on the Consent Agenda are considered to be routine in nature and will be enacted by a single motion of the Council without separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by Council request. Councilmember Benjamin moved, Councilmember Bloom seconded to read the items on the Consent Agenda by title only.

Motion Carried.

City Attorney McAloon read the items on the Consent Agenda by title only. Mayor Johnson asked if there were any requests for removal of items from the Consent Agenda from the Council. Councilmember Waldrop asked that item No. 1 be removed for separate discussion and Councilmember Wright asked that item No. 4 be removed for separate discussion. Mayor Johnson so ordered. Councilmember Paul moved, Councilmember Wright seconded to adopt items 2, 3, and 5 through 7 on the Consent Agenda.

Motion Carried.

Motions

Minutes - February 2, 2010

2. The Council dispensed with the reading of the minutes of the regular meeting of February 2, 2010, and approved them as submitted.

Minutes - February 10, 2010

3. The Council dispensed with the reading of the minutes of the special meeting of February 10, 2009, and approved them as submitted.

Lodging Tax Grant - Palouse Area Club Volleyball

5. The Council approved a Lodging Tax Grant to Palouse Area Club Volleyball in the amount of $2,065 to be used for gym rental and officials time, travel, and meals.

Resolutions

Resolution No. R-12-10 - WWTP Equipment Building HVAC

6. Resolution No. R-12-10

A RESOLUTION ACCEPTING THE BID OF HOBSON FABRICATING FOR CITY OF PULLMAN WWTP EQUIPMENT BUILDING HVAC AND AUTHORIZING EXECUTION AND DELIVERY OF THE CONTRACT FOR SAID PROJECT.

Resolution No. R-12-10 was adopted unanimously.

Resolution No. R-13-10 - Sidewalks 2010

7. Resolution No. R-13-10

A RESOLUTION ACCEPTING THE BID OF MOTLEY-MOTLEY, INC. FOR SIDEWALKS 2010 AND AUTHORIZING EXECUTION AND DELIVERY OF THE CONTRACT FOR SAID PROJECT.

Resolution No. R-13-10 was adopted unanimously.

REGULAR AGENDA

Motions

Minutes - January 19, 2010

1. Mayor Johnson announced that this item had been removed from the Consent Agenda at the request of Councilmember Waldrop. Councilmember Waldrop stated that he wanted language added to the minutes of the January 19, 2010, meeting in relation to the presentation by Xavier Thompson. He requested that language be added to the end of the paragraph stating that "Mayor Johnson warmly thanked Xavier Thompson for his suggestion and commended him for his excellent presentation."

Councilmember Paul moved, Councilmember Wright seconded to adopt the amended minutes of January 19, 2010. The motion carried unanimously.

Lodging Tax Grant - Stereopathic, LLC

4. Mayor Johnson announced that this item had been removed from the Consent Agenda at the request of Councilmember Wright. Councilmember Wright stated that she wanted to make sure that the Council knows that this production will be held in downtown Pullman. There will be two stages at Gladish and one at the Belltower. There will be a lot of traffic downtown for this event over the two-day period. The hotels and restaurants will be filled so it is a worth while project.

Councilmember Paul moved, Councilmember Wright to accept the Lodging Tax Grant to Stereopathic, LLC in the amount of $5,000 to be used for advertising. The motion carried unanimously.

Public Hearing

Prezone Designation on 515 acres of land

8. Mayor Johnson announced that simultaneous public hearings are scheduled to consider a request for the establishment of prezone designations on approximately 515 acres of land located adjacent to the northwest boundary of the City, amend the Comprehensive Plan Use Map to reflect prezone changes, and a resolution and ordinance have been prepared relating to the prezone. Planning Director Dickinson presented the staff report stating that for a prezone designation State law

requires that the City Council hold two public hearings. The first public hearing was held on January 12, 2010, and the law requires that the public hearings be held at least thirty days apart. This is the second public hearing that is being held tonight, February 23, 2010. Planning Director Dickinson stated that the Planning Commission held two public hearings in September and October of 2009, and recommendations were forwarded on to the City Council. On December 12, the City Council met and Planning staff had recommended R2 for approximately 432 acres of land and I1 and C3 for the industrial and commercial areas. The Planning Commission had recommended R1 for the approximately 432 acres. The public comments at that meeting had pertained to the size of the parcel that was going to be prezoned, the need for the area for continuing growth, and that R2 zoning should be R1. He added that traffic issues would be brought to the area, which was addressed in the memo, and the third concern was environmental as well as water issues.

Mayor Johnson opened the public hearing.

Cheryl Morgan stated she and her husband had sent a letter to the Planning Commission requesting that the area be changed from R2 to R1. This is due to environmental concerns as well as the fact that Copper Basin already had 200 homes and there is no lack of R2 in the area.

Jeff Igielski stated that the area under consideration, 430 acres of the proposed rezone residential, is currently farm land and currently in production. He addressed the fact there are some twenty adjacent landowners whose homes were built next to rural areas some fifty years ago and they expect to continue in that state. He wanted the City Council to make peace with the existing homeowners. He also felt that the acreage was too large and should not be considered for annexation and that the Council should not disregard the wishes of the individuals that are presently living there. He wanted the whole prezone proposal and/or annexation to be rejected by the Council.

Becky Thorgaard described herself as a long-term resident and stated she was concerned about the size of the annexation. She thought that 430 acres was way too much for additional housing. She mentioned that the area in question is about the size of Military Hill and she is absolutely against the prezoning as well as subsequent annexation of the property.

Ken Duft stated that the Planning Commission went through all the hurdles with no problem and it appears to him that no one in the whole process has voiced an opinion in favor of the prezone and subsequent annexation except for the developer himself. Mr. Duft felt that the Council had three options that they needed to look at. First, are they going to endorse the commercial interests of the developer and run it as R2. Second, are they going to endorse the Planning Commission's recommendation of changing it to R1. And last, are they going to represent the interests of the individuals that are going to be impacted by the project and that have come to the meetings to present their options and opinions on this. He felt there was not too tough a choice to make as

to which ones the Council should do.

Chris Clark, Whitman Association of Realtors, stated that the area in question should be zoned R2 as R2 allows much more affordable housing for individuals. He also would like to see a R-1 buffer.

Steve Mader, owner of the property, went through a letter that he wrote to the Council. He is in favor of the process but is an opponent of the one and only change which changes the R2 low-density multi-family residential to R1 low-density single family. He feels that R2 gives a natural break in Planning. Using R2 as a buffer between industrial and single family is a common practice. In the market time in the future, R2 provides flexibility to the developer to meet market needs. The history of the development in Pullman is everything that has been developed since 1995 has been in the R2 zone yet most of what was built was single family in the R2 zone. That has been accomplished with covenants, conditions, and restrictions (CCRs) which have mandated single families. He feels there should be a R2 buffer between commercial, industrial, and R1 properties.

Colleen McDonald, who lives in the Copper Basin Subdivision, stated she is a mother with young children and that she did not have any problem with R2 because that is the same as property across the street from her. However, she would like to see the road continue from Copper Basin to over by the High School Soccer Field seeing as there is just the one egress into the area.

Mayor Johnson closed the public hearing. He then asked for Council questions. Councilmember Paul wanted to know how this would effect stormwater. Public Works Director Workman addressed that stating it is really hard to determine at this time. It would depend on the amount of impervious surfaces for the commercial industrial area and would really have no effect until the property was developed.

Councilmember Bloom asked for clarification because there has been talk about R2 but he thought the recommendation was for R1. Planning Director Dickinson clarified that the staff recommendation had been R2, the Planning Commission had been R1, and that the ordinance as written is R1 because they normally follow the Planning Commission's recommendations. He also stated that several terms seemed to be used interchangeably. One was the prezoning as well as annexation and we are not annexing the property at this particular point and time. This is only the prezone. The annexation would be a separate issue and would be taken up sometime in the future.

Councilmember Waldrop stated that maybe R1 would be better as a buffer along Brayton and Albion Roads. He also wanted to know why the Planning Commission did not look at split zoning in this particular area. Planning Director Dickinson stated that they did look at the split zoning but it would require photos and the cost did not seem to be cost beneficial. He did say that the developer could come in at a later point and ask for a rezone. Councilmember Bloom made the comment that the expected population in a 1970s

survey was that the population would be at 100,000 people at the current time. This did not happen. Planning Director Dickinson mentioned that in 1982 the plans were firmed up a to more realistic level and by 1999 the population they projected for 2020 was 33,650.

Councilmember Benjamin wanted to know how much was in the urban growth area. Planning Director Dickinson stated that all of the property was within the urban growth area and they also considered water treatment and water and sewer which are incorporated in the long-range planning for the area. Councilmember Bloom wanted to know if this area would allow for gravity-fed sewage without pump stations. Public Works Director Workman stated that they had looked into the situation in terms of water and that much of the area could be serviced without reservoirs and booster pump stations. Higher areas would need both. The area from State Highway 27/Albion Road could probably use gravity-pulled lines. Brayton and Guy Roads might facilitate some gravity lines, but would probably need some lift stations.

Councilmember Bloom wanted to know if we did not take this area, where would we grow and also wanted to know how much undeveloped land was in the City that could be developed. Planning Director Dickinson stated that there is approximately 5,000 acres in the City of which 1,500 have not been developed. He stated that this was data from 11 years ago.

Public Works Director Workman discussed the areas for development. Northeast of the City, the County has cluster residential zones so there would be limited growth up to that point. He indicated that most of the land area was pretty well tapped out. He stated that to the south we have problems with the creek and the potential future south bypass.

Councilmember Weller wanted to know if we should discuss these areas with the County Commissioners. Mayor Johnson indicated that he and City Supervisor Sherman meet with the County Commissioners on a quarterly basis for these type of discussions.

Councilmember Wright wanted to know if there was any long-range plan to ease the congestion within Copper Basin. Public Works Director Workman indicated that plans for the future connect Larry Street with Terre View Drive. Councilmember Bloom indicated that there is actually a fourth option to the three that Mr. Duft had given and that is that the Council is obligated to look at long-term growth for the City. He appreciated that this feeling about losing the open areas but the Council has to look further on down the road, thirty or forty years, and actions we take now will be necessary to continue the growth in that time period. Councilmember Weller stated that he agreed with Councilmember Bloom on that action.

Councilmember Waldrop moved to send this matter back to the Planning staff to rework the findings of fact for R2 and to send it back to the Planning Commission to set up a buffer area of R1, Councilmember Bloom seconded the motion. The motion carried unanimously.

Resolutions

Resolution No. R-15-10 - Higher Education

9. Mayor Johnson announced that a resolution had been prepared relating to higher education. City Supervisor Sherman presented the staff report. He stated he wanted to change the resolution to indicate some newer figures that have come about from the State and the budget shortfall. Councilmember Wright also wanted inclusion of the fact that WSU was a land-grant college deemed to provide affordable and accessible education.

Resolution No. R-15-10 by title only reads as follows:

A RESOLUTION URGING THE GOVERNOR AND THE WASHINGTON STATE LEGISLATURE TO PROTECT HIGHER EDUCATION FUNDING, LIMIT TUITION INCREASES, AND PROTECT EDUCATIONAL GRANT AND LOAN PROGRAMS.

Councilmember Wright moved, Councilmember Bloom seconded to adopt Resolution No. R-15-10 as amended. Councilmember Paul thought that this resolution should be forwarded to other cities and universities in the area. The motion carried unanimously.

Resolution No. R-16-10 - Bishop Blvd. Widening

10. Mayor Johnson announced that a resolution had been prepared awarding an engineering services agreement for Bishop Boulevard Widening Study. Public Works Director Workman presented the staff report. He stated that Taylor Engineering would complete topical maps of the right-of-way as they are right now and on top of that would impose a five-lane overlay which he indicated would not be necessary along the right-of-way but could be snaked back and forth for the best possible result and lower cost.

Councilmember Wright asked if with the widening would it be able to be used as an alternate to Paradise Street. Public Works Director Workman stated that probably due to the grade that this would not be advisable.

Resolution No. R-16-10 by title only reads as follows:

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ENGINEERING SERVICES AGREEMENT BETWEEN THE CITY OF PULLMAN AND TAYLOR ENGINEERING, INC. FOR THE BISHOP BOULEVARD WIDENING STUDY.

Councilmember Wright moved, Councilmember Benjamin seconded to adopt Resolution No. R-16-10. The motion carried unanimously.

Discussion

State Economic and Revenue Update

11. Mayor Johnson announced that a discussion is scheduled on the State economy and revenues. City Supervisor Sherman presented the staff report and highlighted the shortfall that went from 2.6 billion to 2.8 billion. This included the results for the Dot Foods case, which if it had not been taken into account would have actually shown a slight increase in revenues and not as large a decrease in budget shortfall. The last two quarters the output was rather positive and the legislature is looking at an increase from $28.7 billion dollars to $32.2 billion in the next biennial budget. He indicated there was still a

lag factor for government to take advantage of some changes that are occurring right now. Consumer spending is still sluggish, home prices are still down, and the workforce has not increased to any great degree. He also indicated that there are no more major layoffs planned by Washington businesses in the near future. He said that according to the Working Adjustment Retraining Notification notice only 440 Washington employees are scheduled to be laid off in the first quarter of this year. A year ago the number was 7,482.

Motion

Chief of Police Job Announcement

12. Mayor Johnson announced that a motion is requested approving a job description for the Chief of Police position. City Supervisor Sherman and Human Resource Manager Sires went through the job announcement. Councilmember Waldrop suggested several changes to the announcement that he would like to see incorporated.

Councilmember Weller moved, Councilmember Wright seconded to approve the amended job announcement.

NEW BUSINESS

Mayor Johnson asked if there was any new business from either the Council or audience. There was none.

ADJOURNMENT

Councilmember Bloom moved, Councilmember Benjamin seconded to adjourn the regular meeting of the City Council.

Motion Carried.

Mayor Johnson adjourned the regular meeting of the City Council at 8:53 p.m.