

MINUTES OF THE CITY COUNCIL  
OF THE CITY OF PULLMAN  
OCTOBER 21, 2008

**Roll Call**

The regular meeting of the City Council of the City of Pullman was held on October 21, 2008, at 7:30 p.m. in Council Chambers, City Hall, Pullman, Washington with the following present:

Glenn A. Johnson	Mayor
Troy Woo	Finance Director
Francis Benjamin	Councilmember
Keith Bloom	Councilmember
Ann Heath	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 three announcements.

**Confirmation of  
Appointments**

Mayor Johnson announced that he had appointed John Anderson, Tom Handy, Anita Hornback, Robert McCoy, Allison Munch-Rotolo, and Matthew Root to the Certified Local Government Ad Hoc Committee.

Councilmember Bloom moved, Councilmember Waldrop seconded to confirm these appointments. The motion carried unanimously.

Mayor Johnson adjourned the regular meeting at 7:31 p.m. to conduct the special meeting of the Metropolitan Park District.

Mayor Johnson reconvened the City Council meeting at 7:34 p.m.

**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 Bloom moved, Councilmember Benjamin 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 either the Council or audience. There were none. Councilmember Wright moved, Councilmember Waldrop seconded to adopt the Consent Agenda as presented.

Motion Carried.

## **Motions**

- |                                 |    |  |
|---------------------------------|----|--|
| Minutes - October 14, 2008      | 1. | The Council dispensed with the reading of the minutes of the regular meeting of October 14, 2008, and approved them as submitted.  |
| Staffing Change in Public Works | 2. | The Council authorized a change in staffing from the Waste Water Treatment Plant Digester project (Utility Fund) to Protective Inspections (General Fund) until the end of 2008. |

## **REGULAR AGENDA**

### **Workshop**

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| Pre-Budget Workshop | 3. | <p>Mayor Johnson announced that a pre-budget workshop is scheduled. City Supervisor Sherman presented a staff report that discussed the current economic indicators, cost-of-living adjustments, stormwater, and the Airport budget. Finance Director Woo presented a staff report on projected debt service payments relating to the Airport FireFlow project. Finance Director Woo presented general information relating to the 2009 budget and asked for City Council direction on a number of 2009 budget issues. Councilmember Waldrop suggested that the City negotiate a total package compensation including medical benefits during the labor contract negotiations. Finance Director Woo responded. Councilmember Bloom asked if there will be a cost-of-living adjustment retro pay for the unsettled police contract for 2008. Finance Director Woo responded. Councilmember Wright and City Supervisor Sherman discussed timing issues relating to the unsettled police contract for 2008. City Council concurred to proceed with the preliminary budget with zero cost-of-living adjustments. Councilmember Benjamin asked if the BDPA recommendations for salary range changes were for positions within the General Fund. Finance Director Woo responded. City Council concurred to include the changes BDPA recommended in the 2009 budget.</p> |
|---------------------|----|---|

Councilmember Bloom asked if three City Attorney trips per month to Pullman was adequate to take care of City business. City Supervisor Sherman responded. Councilmember Heath stated that she thought the contract proposal was fair and was very considerate of the Pullman economic condition and thanked City Attorney McAloon and her firm. City Attorney McAloon responded. City Council concurred to reduce the number of City Attorney trips per month in order to maintain the current level of legal services costs.

Councilmember Bloom asked if the proposed deferred projects within the Government Buildings budget are cosmetic or if there are critical maintenance needs that may present dangers to the public if not addressed. Public Works Director Workman responded. Councilmember Waldrop asked if there were emergency generators currently located in the fire stations. Public Works Director Workman and Mayor Johnson responded.

Councilmember Heath asked if the first floor City Hall bathroom remodels had to do with accessibility. Public Works Director Workman responded. City Council concurred to amend the budget to fund priority Government Buildings

projects if the budget situation improves in 2009. City Council concurred to address stormwater utility budget issues through amendments in 2009. City Council concurred to address Airport FireFlow Water System debt service and bond related budgets in 2009 when more information is available. City Council concurred that the 13 percent reserve should be restored with year-end savings before other considerations if the budget falls short of 13 percent reserves.

Councilmember Waldrop stated he disagreed with using the \$100,000 General Fund Capital Reserve to balance the budget because of the importance to address capital needs. Council concurred to preserve the \$100,000 Capital Reserve.

**Public Hearing**

- 2009 Revenues
4. Mayor Johnson announced that a public hearing is scheduled to consider 2009 revenues. Finance Director Woo presented the staff report. Councilmember Heath asked why the General Obligation Bond projected property tax revenues were decreasing. Finance Director Woo responded. Councilmember Heath asked what the difference was between the 2009 estimated cash draw down and year-end savings. Councilmember Bloom asked if the City of Pullman has to borrow in the short term to meet its day-to-day operation obligations. Finance Director Woo responded. Councilmember Bloom asked what the projections were for building permits for year-end 2008 and 2009. Public Works Director Workman and Finance Director Woo responded. Councilmember Bloom asked if the sales tax from construction related to material purchases at the local home improvement stores. Finance Director Woo responded.

Councilmember Benjamin asked if sales tax applied to room and board charges at WSU. Finance Director Woo responded. Councilmember Paul asked if sales taxes applied to the golf course fees. Councilmember Bloom responded.

Councilmember Waldrop moved, Councilmember Wright seconded to accept the report on 2009 revenues. The motion carried unanimously.

**Ordinance and Motion**

- Ordinance No. 08-18 - Final Plan for Whispering Hills No. 4 Planned Residential Development
5. Mayor Johnson announced that an ordinance and motion are requested on Whispering Hills No. 4. Planning Director Dickinson presented the first report. Councilmember Paul made three cautionary comments relating to planned residential developments, stated he had concerns with creating an island of City property, and commended Copper Basin for their developments. Planning Director Dickinson responded. Councilmember Bloom stated that he agreed with Councilmember Paul's comments but added that the benefits of the PRD are worthwhile because they lessen the negative impacts of development.

Ordinance No. 08-18 by title only reads as follows:  
AN ORDINANCE APPROVING THE FINAL PLAN OF THE

WHISPERING HILLS NO. 4 PLANNED RESIDENTIAL DEVELOPMENT LOCATED SOUTH OF OLD WAWAWAI ROAD AND WEST OF SUNNYSIDE PARK ON SUNNYSIDE HILL.

Councilmember Bloom moved, Councilmember Benjamin seconded to adopt Ordinance No. 08-18. The motion carried unanimously.

Modified Letter of Direction for Whispering Hills Subdivision No. 4

Public Works Director Workman presented the staff report. There were no questions. Councilmember Bloom moved, Councilmember Paul seconded to approve the modified Letter of Direction for Whispering Hills Subdivision No. 4. The motion carried unanimously.

**Discussions**

Snow Removal

6. Mayor Johnson announced that a discussion is scheduled on snow removal. Public Works Director Workman presented the staff report. Councilmember Bloom commended the maintenance and operations staff for their snow removal activities during last winter and stated that he supported Public Works Director Workman's recommendations. Councilmember Benjamin suggested a modified plan because he has the most concern with Transit routes. Councilmember Benjamin suggested that parking restrictions be looked at for Transit routes. Public Works Director Workman responded.

Councilmember Heath noted that she rides the Transit "J" route which covers Pioneer Hill and that she observed that there weren't many other parking options for cars in that area. Mayor Johnson noted that the Police Code Enforcement Division was fully staffed and that enforcement of parking should be easier. Public Works Director Workman responded. Councilmember Benjamin asked if Transit was consulted on the snow removal issue and stated that the Transit system may be able to identify problem areas. Public Works Director Workman responded.

Status of Rental 7. Registration/Costs/  
Public Records

- Mayor Johnson announced that a discussion is scheduled on the status of rental registration. City Attorney McAloon presented the staff report that included a justification for the proposed fee, comments on public records, and enforcement. City Attorney McAloon also addressed concerns raised by Anita Hornback. Councilmember Heath noted that the public disclosure laws were voter initiatives. City Attorney McAloon responded. Councilmember Weller stated he appreciated the work of staff and that he was pro business and expressed concern that there has been a lack of input on this issue and that many problems could arise from implementing rental registration. Councilmember Weller suggested that a committee be formed from interested parties to address further changes. Councilmember Waldrop stated that he disagreed with Councilmember Weller's comments because it would be putting the issue back to step one, that he agreed with the basic concept of providing 911 information, and he was ready to move forward. Mayor Johnson stated that there would be more opportunity for public input on the issue before adoption.

Councilmember Benjamin and City Attorney McAloon discussed the logistics of registration renewals and the transit of ownership of rental

properties. Councilmember Heath noted that the \$20.00 initial fee and the \$10.00 renewal should not impact rents because of the small amounts and that the City should not be treating rentals any differently than other businesses operating in Pullman. Councilmember Heath stated that the contact information is important, that there has been a lot of unease with the public information, and the owner information is already available from the County Assessors. City Council concurred that the ordinance and fee schedule resolution be brought back to the Council as an action item.

Councilmember Weller asked for clarification on the notification requirements. City Attorney McAloon responded. Councilmember Weller asked if there was a timeline requirement for the City to notify owners. City Attorney McAloon responded. City Attorney McAloon stated that the ordinance and resolution will be brought back at the November 18 City Council meeting. City Council concurred.

Stormwater Issues 8. Mayor Johnson announced that a discussion is scheduled on stormwater issues. Public Works Director Workman presented the staff report. Councilmember Bloom stated that the City is forced to enact this legislation and that he has no belief that this will help improve the water quality or the environment. Councilmember Waldrop suggested that the City Council review the ordinance page-by-page. City Council concurred. Councilmembers Bloom and Heath suggested that the language be changed to reflect stormwater being a state requirement and not a federal requirement on pages 1, 2, and 3. Councilmember Bloom asked what types of studies might the City perform as allowed on page 5 of the draft ordinance. Stormwater Services Program Manager Buchert and Public Works Director Workman responded. Councilmember Waldrop noted that many homeowners' rain gutters discharge into yards, thus don't add to the stormwater issue. Public Works Director Workman responded. Councilmember Bloom noted the full disclosure requirements on page 14 and asked when the fee will be established. Stormwater Services Program Manager Buchert and Public Works Director Workman responded. Mayor Johnson noted that other jurisdictions, such as Lewiston, are facing the same stormwater issues. City Supervisor Sherman noted that the proposed November 12 forum is not a Council meeting but a public forum so comments will be addressed to City staff. Councilmember Wright noted that the Washington State Governor's race could change the outcome of stormwater regulations.

Councilmember Waldrop noted that the ordinance is not consistent when it refers to the charges applying to the owner of each property on page 14 and then referring to utility accounts as being responsible on page 24. Public Works Director Workman responded. Councilmember Waldrop stated he did not agree with distributing the costs on an impervious area basis that is described on page 15 and would rather see the cost distributed by class or link the cost to water use. Public Works Director Workman and Councilmember Heath responded. Councilmember Heath stated that the fee should be kept affordable for residents and

that businesses that have higher bills can pass on those costs to customers. Councilmember Waldrop responded by stating that these stormwater regulations are just the beginning of these types of regulations and that each customer should pay in order to alert them to the high cost of dealing with the regulations. Councilmember Heath stated that she agrees but the City should have other options of alerting customers of the regulations. Councilmember Bloom spoke in favor of the rainwater harvesting and credit section on page 20 but suggested that incentives be higher. Stormwater Services Program Manager Buchert responded. Councilmember Waldrop stated that exemptions should include City parking lots and parking lot ramps on page 23. Public Works Director Workman responded. Councilmember Bloom asked if the State Department of Transportation highways were exempt. City Supervisor Sherman responded. Councilmember Benjamin asked if railroad property was included in the exemptions. City Attorney McAloon responded.

Stormwater Services Program Manager Buchert made followup comments regarding State highway exemptions on page 24. Councilmember Waldrop noted the consistency issue with the responsible parties being utility accounts, not owners, on page 25. Councilmember Waldrop asked if in the case of delinquencies' liens should be enforced rather than using other utility enforcements. City Attorney McAloon and Finance Director Woo responded. Councilmember Waldrop asked how the closing agents were treating closing utility bills. Finance Director Woo responded. Councilmember Bloom asked where the NPDES charge was within the proposed stormwater budget. Stormwater Services Program Manager Buchert responded. Councilmember Waldrop suggested an executive exemption for washing cars in driveways since the Governor and Department of Ecology have stated that portion of the regulations will not be enforced. Public Works Director Workman responded. Councilmember Paul noted that current stormwater charges are being paid from the Street Fund and asked if those funds will be paid back to the Street Fund. Public Works Director Workman responded. Councilmember Bloom expressed his appreciation to staff for reducing the stormwater budget. Public Works Director Workman responded.

Stormwater Services Program Manager Buchert stated that the car washing in driveway issue would not be enforced by the City. Instead an advertising campaign would be launched to notify people of the stormwater issue related to car washing. Stormwater Services Program Manager Buchert made a clarification that stormwater drains do not go to the Sewage Treatment Plant for treatment but rather go to area streams. Councilmember Weller expressed concern about the fund-raising and community car washing. Public Works Director Workman responded. Public Works Director Workman asked for Council direction on the fee schedule. The majority of the City Council concurred that the fee structure should be based on impervious area.

**NEW BUSINESS**

There were no items of new business.

**ADJOURNMENT**

Councilmember Heath moved, Councilmember Wright seconded to adjourn the regular meeting of the City Council.

Motion Carried.

Mayor Johnson adjourned the regular meeting of the City Council at 10:21 p.m.