

MINUTES OF THE CITY COUNCIL
OF THE CITY OF PULLMAN
JUNE 7, 2011

Roll Call

A regular meeting of the City Council of the City of Pullman was held on June 7, 2011, 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

There were no announcements.

Reports

2010 Library Annual
Report

Mayor Johnson announced that the 2010 Library annual report was scheduled. Temporary Library Services Manager Joanna Bailey presented the report. She went through the report and noted some of the highlights which include that attendance increased 36 percent over last year, visits had decreased 15 percent, and circulation had decreased 9 percent. They had received \$27,000 from the Friends of Neill Public Library and \$14,758 from private donors as well receiving \$18,500 in grants and received a laptop training lab valued at \$15,000. Councilmember Weller thanked Ms. Bailey for her leadership. Councilmember Benjamin had read an article that Colfax had access to a database for grant writing and wanted to know if we were part of that whole system. Temporary Library Services Manager Bailey said they were going to be checking that out, but she had nothing at this time.

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 the Council. Councilmember

Paul requested that item No. 7 be removed for separate discussion. Mayor Johnson so ordered. Councilmember Wright moved, Councilmember Benjamin seconded to adopt items No. 1 through 6 and 8 on the Consent Agenda.

Motion Carried.

Motions

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| Minutes - May 17, 2011 | 1. | The Council dispensed with the reading of the minutes of the special meeting of May 17, 2011, and approved them as submitted. |
| Accounts Payable, Payroll, and Electronic Transfers - June, 2011 | 2. | The Council approved disbursements represented by accounts payable checks numbered _____ through _____ totaling \$ _____ inclusive, payroll checks numbered _____ through _____ totaling \$ _____ inclusive, and electronic transfers totaling _____ and directed that they be paid upon approval of the Auditing Officer and Audit Committee. |
| Change Order on ERD Expansion | 3. | The Council ratified Change Order No. 1 on Contract No. 08-21, ERD Expansion. |
| Claim for Damages - Estrada | 4. | The Council referred a Claim for Damages submitted by Isidro Estrada for the sum of \$225.44 to the Washington Cities Insurance Authority. |

Resolutions

- | | | |
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| Resolution No. R-33-11 - Easements | 5a. | Resolution No. R-33-11

A RESOLUTION ACCEPTING AN ACCESS EASEMENT, A STORMDRAIN EASEMENT, AND A WATERLINE EASEMENT FROM VBC TERRE VIEW III LIMITED PARTNERSHIP.

Resolution No. R-33-11 was adopted unanimously. |
| Resolution No. R-34-11 - Release of Easement | 5b. | Resolution No. R-34-11

A RESOLUTION APPROVING THE EXECUTION OF A RELEASE OF EASEMENT IN VBC TERRE VIEW SUBDIVISION AND AUTHORIZING THE MAYOR AND FINANCE DIRECTOR TO SIGN THE RELEASE OF EASEMENT.

Resolution No. R-34-11 was adopted unanimously. |
| Resolution No. R-35-11 - WWTP Influent Pump Station Upgrades | 6a. | Resolution No. R-35-11

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ENGINEERING SERVICES AGREEMENT BETWEEN THE CITY OF PULLMAN AND J-U-B ENGINEERS, INC. FOR THE PURPOSE OF PROVIDING DESIGN ENGINEERING AND CONSTRUCTION SUPPORT SERVICES FOR THE WWTP INFLUENT PUMP STATION UPGRADES PROJECT.

Resolution No. R-35-11 was adopted unanimously. |
| Resolution No. R-36-11 - AEI Engineering | 6b. | Resolution No. R-36-11

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ENGINEERING SERVICES AGREEMENT BETWEEN THE CITY OF PULLMAN AND AEI ENGINEERING INCORPORATED FOR THE PURPOSE OF PROVIDING DESIGN ENGINEERING AND CONSTRUCTION SUPPORT SERVICES FOR THE WWTP INFLUENT PUMP STATION UPGRADES PROJECT.

Resolution No. R-36-11 was adopted unanimously. |

Resolution No. R-38-11 - Pullman School District/Transit Agreement

8.

Resolution No. R-38-11

A RESOLUTION AUTHORIZING THE 2011-2012 SCHOOL YEAR SERVICE EXTENSION FEE AGREEMENT BETWEEN THE CITY OF PULLMAN AND THE PULLMAN SCHOOL DISTRICT NO. 267 FOR THE PURPOSE OF PROVIDING TRANSPORTATION FOR STUDENTS ON THE PULLMAN TRANSIT SYSTEM.

Resolution No. R-38-11 was adopted unanimously.

REGULAR AGENDA

Resolution

Resolution No. R-37-11 - Lawson Gardens Event Center

7.

Mayor Johnson announced that this item had been removed from the Consent Agenda at the request of Councilmember Paul. Councilmember Paul wanted to note that item No. 7 was an execution of a professional services agreement for the purpose of designing Lawson Gardens Event Center. A lot of work had gone into this and the Event Center would be an attraction for Pullman. He whole-heartedly endorses the whole program.

Resolution No. R-37-11 by title only reads as follows:

A RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF PULLMAN AND DESIGN WEST ARCHITECTS, P.A., FOR THE PURPOSE OF DESIGNING THE LAWSON GARDENS EVENT CENTER.

Councilmember Paul moved, Councilmember Wright seconded to adopt Resolution No. R-37-11. The motion carried unanimously.

Discussions

Sustainability Issues

9.

Mayor Johnson announced that a discussion is scheduled on sustainability issues. City Supervisor Sherman presented the staff report and stated that the final adopted City Council goal on sustainability stated:

“Continue our leadership on sustainability issues. Provide City Council presentations on specific sustainability issues. Change the way we think about how we do things to promote sustainability, and provide leadership on practical solutions to stormwater issues.”

As a consequence they had lined up several speakers to address some of these issues. The first speaker was Lauren Bissey, Soil Moisture Product Manager at Decagon Devices, who presented a PowerPoint on moisture saving information. Water conservation was divided into three parts to maximize efficiency: 1) How much and when to apply, 2) where to apply, and 3) check where the water is going. The presentation was well received.

Councilmember Benjamin requested permission to put her part of the presentation on the website. She agreed to this request.

Public Works Director Workman went through his report, highlighting several areas. He talked about the Palouse Basin Aquifer Committee (PBAC), which he is a member of. In 1992, the PBAC presented a Groundwater Management Plan which was

adopted and they were recognized by both the Idaho Department of Water Resources and the Washington Department of Ecology. As a result of their efforts, the pumping by the Palouse Basin Aquifer Group entities in 2010 was 18 percent less than the pumping in 1992, even though the population increase throughout the basin since that time had been significant. All member entities simply pumped less in 2010 than previous years with Pullman pumping 6.6 percent less. He said no doubt some was attributed to weather conditions, but the City of Pullman has been active in education promoting water conservation as well as implementing a water conservation program to the citizens of Pullman. He briefly went through his pumping report which had been compiled for the full year. As for water conservation, he said the City of Pullman had included an inverted block water rate schedule where the price of water escalates as water usage increases. There is also a water conservation rate incentive element to the water rate schedule during the typical irrigation cycle from June through October. Water bills also show a twelve-month comparative water usage history. He also indicated that they have replaced or have pending a total of 796 toilet replacements saving over 3,500,000 gallons per year. He also indicated that all source meters are tested and calibrated annually. Consumption meters 2 inches and larger are tested and calibrated on a rotating basis; meters less than 2 inches are programmed for replacement at 15 years on a rotating basis. He also said that for many years he has had a program to annually perform leak detection on 20 to 25 miles of the existing 100 miles of water mains searching for leaks and repairing them. He stated that a measure of water system operation efficiency is a percent of unaccounted for water, the difference between water pumped, and water use metered. The State of Washington has a standard of 10 percent, the City of Pullman unaccounted for water is typically less than 4 percent. In 2010, it was only 3.23 percent.

The City had also sponsored educational programs, working with the Palouse-Clearwater Environmental Institute to enhance the knowledge of water issues in general and specifically the Palouse Basin.

He next went through his transportation report on park-and-ride lots. It is generally considered by staff that investing in parking lots would be a poor use of funds due to the fact that a lot of the ridership comes from long distances and parks close to a bus area and then either takes a bus and goes a short distance, or they try to park somewhere around where they are working. He indicated that a formal park-and-ride lot would most likely see little use if any. If parking was eliminated or severely restricted on campus, then a need for such a park-and-ride might be generated and they would have to have some type of shuttle system which would cost about \$500,000 a year by Public Works Director Workman's estimate. Increased use of Transit ridership is up dramatically in past years. There were 1,400,000 riders in 2010 and they are ahead of last year at this time by 38,000 riders or, 5.9 percent. So they are expecting an excess of 1,500,000 for the 2011 calendar year. He indicated that finance through the Transit system depends primarily on FTA Operating grants which is about \$550,000 a

year; funding from WSU in the form of student contribution fees and Parking Service contributions are about \$1,600,00 a year; and a 2 percent utility tax totaling about \$1,000,000 a year and funding from Pullman School District which is about \$100,000 per year. The reliance on the FTA operating grant limits the ability to plan more than two years in the future.

Councilmember Benjamin wanted to comment on park-and-ride. He thinks that there are a lot of shadow riders, in other words, ones that park near bus pickups and ride the bus. He asked if there was any way that we could try to measure the number of people that are doing that. Public Works Director Workman said that he would see what he could put together.

Stormwater Services Program Manager Rob Buchert complimented Lauren Bissey on her presentation and felt that it went right along with his comments. He also indicated that there are credits available for rainwater harvesting systems. Rob Buchert, on the leadership portion of his presentation, stated that the City of Pullman's stormwater services division has been participating in Eastern Washington NPDES Coordinators Group since its formation in 2009. This group consists of representatives from all Eastern Washington jurisdictions under the Phase II Municipal Stormwater permit program. Rob Buchert also continues to serve on the Advisory Committee for the new Washington Stormwater Center (WSC) which was created by the legislature to act as a resource for and provide assistance to Washington businesses, jurisdictions, and other entities facing the uncertainty and high cost of stormwater permit compliance. The City is also working with WSU in their efforts to promote development in uses of Stormwater Best Management Practices that are appropriate for Eastern Washington. In relation to City facility compliance, the City continues to make strides in the development and implementation of the Stormwater Management Program. One of the final permit compliance requirements to be met is completion of the Stormwater Operation and Maintenance Plan by August 2011. The Plan is on track and will be completed by that time. In 2003, the City's Wastewater Treatment Plant and Transit facility were required to obtain coverage under the NPDES Industrial Stormwater General Permit. Coverage under the Industrial Stormwater Permit requires monthly inspections, stormwater monitoring, and quarterly reporting and documentation of efforts which are costly in time and staff resources. If a facility can eliminate its exposure to precipitation, it thereby ensures that its operation is not contributing contaminated stormwater to receiving streams. Then the facility may apply to Ecology for a "Certificate of No Exposure" after implementing an increased level of maintenance and maintaining a clean operation for the last several years. The City recently applied for and received a "Certificate of No Exposure" for the Wastewater Treatment Plant. At present, they are still working on trying to get the Transit facility in the same category, but several major changes have to be made including repaving a significant portion of the M&O yard, covering material piles, and moving the fuel island.

Public Works Director Workman gave Alan Davis' report. He stated that Decagon equipment is in use at the City cemetery. This enables us to wait until the proper moment to initiate our irrigation system. This year when the moisture level drops at the cemetery, which should be an indicator citywide that we are approaching the time for summer irrigation, we will begin with an announcement made on our website, the Government Access Channel, and through a news release and Facebook announcements. In 2006 and 2007, the utility fund funded irrigation projects at Pioneer Center, City Cemetery, and McGee Park. All facilities received new irrigation systems including irrigation meters and controllers. The Acclima Suspended controllers we installed create a closed loop system with direct sensor feedback that will shut down stations where moisture levels remain higher than the trigger point. The technology now in use from Decagon and Acclima allows us to maintain the turf at optimum moisture levels, improving turf and reducing our water waste. Staff continues to balance the need for downtown beautification with water reduction. Through the use of soil mixes and water-retaining gels, we work to reduce water requirements for the downtown basket program.

Xeriscapes, as any other landscapes, benefit from irrigation during establishment, but as they mature they require less irrigated assistance. In Lawson Gardens we have developed and maintain a wonderful xeriscape demonstration garden and all are encouraged to see that.

Councilmember Bloom gave a presentation on sustainability development at WSU. He also wanted to make sure we all were on the same track with definitional contents. The sustainability development is a pattern of resource use that aims to meet our needs by preserving our resources so that these needs can be met, not only in the present but also for generations to come. Sustainability consists of three primary components: environmental sustainability, economic sustainability, and socio-political sustainability. We are making some improvements in the environment. He showed a slide of Palouse Falls in 1950. The "water" pouring over the falls looked like Hershey syrup and today, sixty years later, it looks like a light latte. So, there has been progress made with some of these environmental issues. On campus they have installed pervious pavement as well as rain gardens. The pervious pavement consists of both concrete and asphalt. Whereas, it doesn't look pretty it works very well, the water will go through instead of just pooling up on top of the concrete and then draining into the streams. The new projects they are doing at WSU are incorporating this technology. Under the pavement they are putting drainage to make sure it drains into other areas and not into the local streams. At the Olympia Avenue student housing, they are using a roof collection system that will be utilized to water the small patches of grass that they have put in. The students wanted grass, WSU just cut down the amount. The roof collection should be more than adequate to cover the needs of keeping it, as well as some of the other xeriscape type plants in the area.

Next he talked about WSU's use of organic de-sugared molasses deicer. It costs about 50 percent more, but it goes twice as far and reduces total chloride by 70 percent. It also lasts longer and does not track as badly into buildings and when it does, the custodians have informed him that it is much easier to clean up. Another area WSU has been working on is construction waste recycling. This consists of lumber, aluminum, and drywall. Since 2006, they have recycled 623 tons of products which would have cost them \$90 a ton to haul to the landfill as well as filling up the landfill. To date, they have recycled 20,000 tons of concrete collected from demolition sites and they have stockpiled. When they get 5,000 additional tons they will start processing that by breaking it up and using it on other projects.

In the area of energy conservation, all the new buildings have incorporated everything they could into the construction to make them more energy efficient. They have completed projects totaling \$41,700,000 in value and have incorporated lighting, chilled water systems, and HVAC upgrades. Annual savings achieved on these items is 15,000,000 kilowatts of electricity or \$945,0000; 60,000,000 pounds of steam saving \$374,000; and 5,384 therms of natural gas for about \$2,700. The carbon/inventory footprint in 2009 was calculated on the ESPC projects and had reduced the footprint by appropriately 10,130 metric tons of CO2 equivalents, about an 8 percent reduction at that point in time. They have had several buildings in the process of receiving or have received LEED certification. The Compton Union Building is certified LEED Silver, Olympia Avenue student housing is LEED Silver, and the undergraduate classroom facility at WSU Vancouver campus is LEED Gold. Councilmember Bloom finished his presentation.

Councilmember Weller asked him about the use of beet juice on the roads in Coeur d'Alene. He understood that the phosphate levels had jumped significantly and also that the use of the salt had created oxygen depleting water runoff. Councilmember Bloom went on and said he had seen the study, but it seemed to be only in the Coeur d'Alene area. However, you are creating these products with increased phosphate levels with the beet juice. The de-sugared molasses de-icer still has chloride levels although they are 70 percent less than what is presently being utilized. Councilmember Waldrop asked if the product will kill vegetation. With the current compound it does extensive damage alongside the road. He wanted to know if the de-sugared molasses would do the same. Councilmember Bloom indicated that there will still be some damage, but it wouldn't be as bad as it has reduced chloride levels. He then asked if on the new projects was the HVAC using forced air or radiant on the LEED building. Councilmember Bloom indicated they are using radiant as well as chilled beams in the buildings which reduced the amount of electricity that is need for the blowers for forced air.

Deputy Public Works Director Kevin Gardes, chair of the Pullman Green Team, discussed activities of the Green Team. He said they focused on a couple of items so far and they plan on just doing one item at a time. The first item they worked

on was looking at recycling to increase recycling efforts throughout City government. They have worked with Pullman Disposal to bring back mixed-paper recycling which has occurred and the Committee is grateful for the Council's efforts. They have also worked with Avista to do an energy audit on all City buildings which has been completed. Many of the projects identified in the Avista study are typically eligible for Avista rebates and have a short payback period. These projects primarily involve lighting change outs by the Government Buildings staff. They are also looking at electric car charging stations, expanding WSU's green bike program off campus, and heat recovery at the Aquatic Center for energy savings.

Councilmember Weller suggested looking at worm bins, which Mr. Gardes said they are considering. Then Councilmember Weller also made the point that a lot of good information was put out on sustainability and he would like that put on the website as a separate tab.

Councilmember Benjamin stated that he had read in the Kiplinger Report in regard to payback one of the shortest periods was for low friction tires. The Team should be into this for City vehicles.

- Visioning
10.
- City Supervisor Sherman briefly went through his memo and discussed the City goal on visioning, a recently adopted goal that stated: "Place a strong emphasis on visioning. Explore low-cost options for conducting a Comprehensive Plan update over the next few years. Engage in a City Council exercise to list major issues that will impact Pullman in the years ahead. Provide opportunities for Pullman 2020 visioning sessions in which local civic groups can convey their ideas regarding Pullman's future." At a future Council meeting, Pete Dickinson will address the issue of options for conducting the comprehensive plan over the next few years. On the list of major issues, City Supervisor Sherman wanted to know if the Council wanted a separate meeting or as part of a future Council meeting. They decided they would rather do this at a regular Council meeting. They would invite several groups to present their ideas and visions for the program.

Councilmember Paul wanted to make sure that part of the discussion involved greater reuse of greywater.

- Building
Inspector Position
11.
- Mayor Johnson advised that a discussion is scheduled on the building inspector position. Public Works Director Workman went through his thought process in the original budget reduction from three to two building inspectors for the second half. However, the permits value through May were at \$16,937,000 compared to \$5,336,000. Last year we had a total of just right around \$17,000,000. Some of the projects that we know will come in 2011 should bring building permit values to somewhere around \$31,000,000. Consequently, to continue providing a decent service level we should probably retain the third inspector through at least the end of the year. The original plan was that at midyear the inspector would go over to the utilities to work on the Wastewater Treatment Plant, but that was with the action being taken on the trust fund funding the

project. Earlier, it looked like we still had a shot at the Ecology grant, but we won't know until July and we won't be able to start on this project until the end of the year.

Councilmember Waldrop suggested maybe going three-quarters time. Councilmember Weller indicated it is good to be fiscally conservative, but not where safety in housing is related. Councilmember Paul hated to see contractor services jeopardized as this was a big stumbling block in dealing with the electrical inspection out of L&I. Councilmember Paul also noted that in Greg's memo, about a third of inspections are not ready for inspection when they came out and he thought maybe some increased fines would help this situation out. Public Works Director Workman was reluctant because the prior discussion on this was that L&I had become more concerned with assessing fees and fines than inspections and it would just cause friction with the contractors.

Councilmember Bloom indicated WSU had the same situation. They have clauses in their contracts addressing this, but they rarely enforce it because of the friction it could cause. When the contractors call for an inspection they figure this portion will be done, but if a subcontractor doesn't complete his work on time then they will not be ready. Obviously, contractors who consistently do this would find themselves being fined. Councilmember Weller also wanted to know if it is the quality of staff that we have that brings these types of items to Council's attention.

NEW BUSINESS

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

ADJOURNMENT

Councilmember Wright 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 10:04 p.m.