

MINUTES OF THE CITY COUNCIL
OF THE CITY OF PULLMAN
JUNE 15, 2010

Roll Call

A regular meeting of the City Council of the City of Pullman was held on June 15, 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. Councilmember Bloom moved, Councilmember Waldrop seconded to excuse Councilmember Benjamin from the meeting.

Motion Carried.

Announcements

Mayor Johnson made three announcements. Mayor Johnson stated that this was Police Chief Weatherly's last Council meeting after 30 years and he presented him with a Certificate of Appreciation. The Council all stood and applauded in his honor.

Report

Fireworks

Mayor Johnson advised that a report on fireworks was in the Council packet. He asked if there were any questions on this report. There were none.

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 Weller 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 the Council had any requests for removal of items from the Consent Agenda. There were none. Mayor Johnson requested that item No. 3, 9 and 14 be removed for separate discussion and that item No. 7 be pulled off entirely. Councilmember Bloom moved, Councilmember Wright seconded to adopt the Consent Agenda.

Motion Carried.

Motions

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| Minutes - June 8, 2010 | 1. | The Council dispensed with the reading of the minutes of the regular meeting of June 8, 2010, and approved them as submitted. |
| Skyline Base Station Electrical Upgrades Complete | 2. | The Council accepted as complete Contract No. 09-16, Skyline Base Station Electrical Upgrades. |
| Change Order on Pullman/Moscow Regional Airport Fire Flow | 4. | The Council ratified Change Order No. 1 to Contract No. 08-22, Pullman/Moscow Regional Airport Fire Flow System. |
| Lodging Tax Grant - Pullman Youth Baseball | 5. | The Council approved a Lodging Tax Grant to Pullman Youth Baseball Palouse Summer Classic baseball tournament in the amount of \$2,700. |
| Lodging Tax Grant - Inland Empire Coin Club | 6. | The Council approved a Lodging Tax Grant to Inland Empire Coin Club in the amount of \$250. |
| Lodging Tax Grant - P-Town Showdown | 8. | The Council approved a Lodging Tax Grant to P-Town Showdown in the amount of \$3,000. |

Resolutions

- | | | |
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| Resolution No. R-44-10 - Transit Grant | 10. | Resolution No. R-44-10

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF AN AMENDMENT TO A FEDERAL TRANSIT ADMINISTRATION 5311 ARRA CAPITAL GRANT AGREEMENT (GCA6340) FOR MULTIPLE PULLMAN TRANSIT TECHNOLOGY PROJECTS.

Resolution No. R-44-10 was adopted unanimously. |
| Resolution No. R-45-10 - Public Hearing Date | 11. | Resolution No. R-45-10

A RESOLUTION SETTING A DATE FOR A PUBLIC HEARING ON THE VACATION OF A PORTION OF AN ALLEY EAST OF MONROE STREET, BETWEEN OAK STREET AND CAMPUS STREET.

Resolution No. R-45-10 was adopted unanimously. |
| Resolution No. R-46-10 - Surplus Property | 12. | Resolution No. R-46-10

A RESOLUTION DECLARING CERTAIN PROPERTY SURPLUS TO THE NEEDS OF THE CITY OF PULLMAN AND AUTHORIZING THE DONATION OF SAID SURPLUS PROPERTY, TO-WIT: BICYCLES TO INTERNATIONAL FRIENDSHIP ASSOCIATION, A NON-PROFIT CHARITABLE ORGANIZATION.

Resolution No. R-46-10 was adopted unanimously. |
| Resolution No. R-47-10 - Waterline Easement | 13. | Resolution No. R-47-10

A RESOLUTION ACCEPTING A WATERLINE EASEMENT FROM PULLMAN SCHOOL DISTRICT NO. 267.

Resolution No. R-47-10 was adopted unanimously. |
| Resolution No. R-49-10 - Central Business District Street Lighting Improvement Project | 15. | Resolution No. R-49-10

A RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF PULLMAN AND DESIGN WEST ARCHITECTS, FOR THE CENTRAL BUSINESS DISTRICT STREET LIGHTING IMPROVEMENTS PROJECT. |

Resolution No. R-49-10 was adopted unanimously.

Resolution No. 16a.
R-50-10 - Public
Hearing Date

Resolution No. R-50-10

A RESOLUTION SETTING JULY 20, 2010 AS THE DATE FOR A PUBLIC HEARING FOR THE ADOPTION OF A SIX-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF PULLMAN FOR THE YEARS 2011 THROUGH 2016.

Resolution No. R-50-10 was adopted unanimously.

Resolution No. 16b.
R-51-10 - Public
Hearing Date

Resolution No. R-51-10

A RESOLUTION SETTING JULY 20, 2010 AS THE DATE FOR A PUBLIC HEARING FOR THE ADOPTION OF A SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM FOR THE CITY OF PULLMAN FOR THE YEARS 2011 THROUGH 2016.

Resolution No. R-51-10 was adopted unanimously.

REGULAR AGENDA

Motions

Whitman County
Humane Society
Contract

3. Mayor Johnson announced that this item had been pulled from the Consent Agenda as there were some typos and items that had to be corrected. City Attorney McAloon presented the staff report and went through the changes.

Councilmember Paul moved, Councilmember Benjamin seconded to authorize a contract with the Whitman County Humane Society, Inc. for calendar year 2010.

Strategic
Mapping Contract

9. Mayor Johnson announced that this item had been pulled from the Consent Agenda. City Attorney McAloon stated that there were some errors in the document and replacements had been received.

Councilmember Waldrop moved, Councilmember Bloom seconded to approve a contract with Strategic Mapping for installation and support of a GPS/AVL data collection and enunciation system.

Resolution

Resolution No. 14.
R-48-10 - Trail
Lease

14. Mayor Johnson announced that this item had been removed from the Consent Agenda. He stated that a map had been intervertantly left off the lease. The map was presented to the Council.

Councilmember Bloom moved, Councilmember Weller seconded to adopt Resolution No. R-48-10. The motion carried unanimously.

**Public Hearing and
Motions**

Ordinance No. 17a.
10-10 - Prezone
Classification

- 17a. Mayor Johnson announced that a public hearing is scheduled on an ordinance amending the prezone classification for approximately 134 acres of land known as the Mader property. A motion is scheduled to adopt the findings of fact and conclusions and a motion to adopt the ordinance amending the prezone.

Planning Director Dickinson presented the staff report on the background for the request. He stated this is the second hearing on the proposal with the first hearing being on May 11, 2010. This

change would be for approximately 134 acres located east of Brayton Road. He stated the recommendation of staff was to approve the change.

Mayor Johnson opened the public hearing at 7:44 p.m.

Becky Thorgaard stated that she does not live by the property, but said the area was a resource for the community and the valley needed to be treated as a preserve. We were not the first people to live here and we certainly will not be the last, but we are stewards of the land and we need to treat it with respect. She wanted to keep the wetlands as wetlands.

Janice Brown indicated she lived on Military Hill and was concerned. She wanted to make certain that any annexation would include set asides for parks and schools. Planning Director Dickinson responded that this is normally done as part of the development. The developer will leave parcels of land for schools as well as for park areas.

Mayor Johnson closed the public hearing at 7:50 p.m.

Councilmember Benjamin moved, Councilmember Bloom seconded to adopt the Findings of Fact and Conclusions. The motion carried unanimously.

Ordinance No. 10-10 reads as follows:

AN ORDINANCE AMENDING THE PREZONE CLASSIFICATION FROM R2 TO R1 FOR THE REAL ESTATE HEREIN DESCRIBED CONSISTING OF APPROXIMATELY 134 ACRES LOCATED ON THE EAST SIDE OF BRAYTON ROAD APPROXIMATELY ONE-HALF MILE SOUTHEAST OF THE INTERSECTION OF BRAYTON ROAD AND ARMSTRONG ROAD.

Councilmember Waldrop moved, Councilmember Weller seconded to adopt Ordinance No. 10-10. The motion carried unanimously.

Resolution and Ordinance

Resolution No. 18a.
R-52-10 - Final Plat
of Whispering Hills
Subdivision No. 5

Mayor Johnson announced that a resolution and ordinance had been prepared relating to Whispering Hills Subdivision No. 5. Public Works Director Workman presented the staff report and concluded that the resolution should be adopted.

Councilmember Benjamin was concerned with the two private drives and he wanted to make certain that individuals in the area knew that the City would not be maintaining those private drives. Councilmember Bloom wanted language added saying that the City will not maintain Arrowleaf and Snowberry Lanes. City Attorney McAloon mentioned that the items were indicated as private. The decision was made to note the fact that the City would not be maintaining the roads as part of the notes.

Resolution No. R-52-10 by title only reads as follows:

A RESOLUTION APPROVING THE FINAL PLAT OF WHISPERING HILLS SUBDIVISION NO. 5 AND AUTHORIZING THE MAYOR AND FINANCE DIRECTOR TO SIGN THE FINAL PLAT.

Councilmember Bloom moved, Councilmember Weller seconded to adopt Resolution No. R-52-10 with plat notes indicating that the City would not maintain the two private streets. The motion carried with Councilmember Paul voting nay.

Ordinance No. 18b. Mayor Johnson announced that an ordinance had been prepared adopting the final plan of Whispering Hills No. 5 Planned Residential Development. Planning Director Dickinson presented the staff report. There was no discussion.

10-11 - Whispering Hills No. 5 Final Plan

Ordinance No. 10-11 by title only reads as follows:

AN ORDINANCE APPROVING THE FINAL PLAN OF THE WHISPERING HILLS NO. 5 PLANNED RESIDENTIAL DEVELOPMENT LOCATED SOUTH OF OLD WAWAWAI ROAD AND WEST OF SUNNYSIDE PARK ON SUNNYSIDE HILL.

Councilmember Waldrop moved, Councilmember Wright seconded to adopt Ordinance No. 10-11. The motion carried unanimously.

Resolutions

Resolution No. 19. Mayor Johnson announced that a resolution had been prepared adopting an agreement with Washington State University for public transportation services to staff, students, and faculty for the 2010-2011 school year.

R-53-10 - WSU Agreement for Public Transportation Services

Transit Manager Thornton presented the staff report. He noted the fee had increased \$63,000 from last year. This was a 4.2 percent increase. He said ridership was up and as soon as the new 40-foot buses are received they would be put on this route. Councilmember Waldrop praised Transit Manager Thornton and his department for the work done on this.

Resolution No. R-53-10 by title only reads as follows:

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE CITY OF PULLMAN AND WASHINGTON STATE UNIVERSITY FOR THE PURPOSE OF PROVIDING PUBLIC TRANSPORTATION SERVICES TO STAFF, STUDENTS, FACULTY, AND RETIREES FOR THE 2010-2011 SCHOOL YEAR.

Councilmember Wright moved, Councilmember Bloom seconded to adopt Resolution No. R-53-10. The motion carried unanimously.

Resolution No. 20. Mayor Johnson announced that a resolution had been prepared authorizing a memorandum of agreement with Patrick S. and Lorna M. Shompole.

R-54-10 - Memorandum of Agreement with Shompoles

Public Works Director Workman presented the staff report. Councilmember Paul asked if there were any other properties that could possibly hook up to that area. Public Works Director Workman indicated there were a couple that could at some future point.

Resolution No. R-54-10 by title only reads as follows:

A RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF PULLMAN AND PATRICK S. SHOMPOLE AND LORNA M. SHOMPOLE, FOR THE PURPOSE OF CONSTRUCTING A SEWER MAIN ON JOHNSON

AVENUE.

Councilmember Waldrop moved, Councilmember Weller seconded to adopt Resolution No. R-54-10. The motion carried unanimously.

Discussion

Whitman County Tax-Sharing Agreement 21. Mayor Johnson announced that a discussion is scheduled on the Whitman County Tax-Sharing Agreement. City Supervisor Sherman presented a staff report. Planning Director Dickinson went through the map showing the changes with the City limits and the tax-sharing area. Planning Director Dickinson indicated that he thought the area on the northeast sector by the Airport should be expanded on out as there is already some cluster housing there. He thought some carve out for non-cluster housing could be made.

Councilmember Waldrop had a reservation that the change from the original plan of just the corridor to the area around Pullman. He wanted to go in two stages. Stage One to see how the corridor works and if it works then to expand it to other areas. Mayor Johnson indicated that part of the reason for expanding the area was primarily a planning measure to increase the area from the original corridor to preclude cluster housing and resulted in the expansion of the boundaries. It was a land-use issue rather than a commercial issue.

Councilmember Bloom indicated this was a win-win proposition. Finance Director Mulholland indicated he had met with County Treasurer Robert Lothspeich on June 2 to discuss how to administer the tax-sharing proposal. He went through some of the bullet points of his memo. If retail sales tax is collected, then it is retail commercial. This was easier than to try to classify or indicate which business would be retail and which would be wholesale businesses. They also addressed one of the points that one of the Councilmembers had made, conversion of existing non-commercial retail established as retail. It was a joint recommendation that conversion of any existing noncommercial business structure to a commercial retail structure be treated as new retail and subject to this agreement. The sales tax split occurs dependent on whose tax rolls the business appears. If the property was on the County rolls, then this information is provided by the Treasurer and it would be a 50/50 split. If it is on the City's sales tax rolls the amount collected was at 85 percent. The County already received 15 percent of the tax, so a different formula had to be utilized which is to take the tax collected and divide by .85 and then you take 35 percent of that amount. It also had the same remittance requirements and verification as the County with payment on the 10th of the month following the quarter. They also went on to state that the payments for infrastructure costs to JPAC would be on the 15th of the month following the quarter. The property tax ramp down is a lot simpler than originally indicated. At the time of the annexation the County Assessor would provide, as required in the agreement, the valuation of existing structures in the annexed area. Since the evaluation is fixed, the Finance Director will provide to the County Treasurer a spreadsheet that

shows the subject property, the assessed value of the applicable rate. Payment amounts are reduced 10 percent for each of the years of the ten-year ramp down period.

Councilmember Benjamin wanted to know about the tax aspects of change in ownership and how that affected it. Finance Director Mulholland indicated that he would have to get with the County Treasure and work that out.

Councilmember Weller also agreed with Councilmember Bloom that it was a win-win and he encouraged to proceed.

Councilmember Paul indicated that 25 years was a good time and that yearly reviews after that.

Councilmember Hawbaker agreed with Councilmember Benjamin on clarifying some of the tax aspect points on the retail businesses but he thought the whole prospect with the sharing was a great idea.

Planning Director Dickinson went through his staff report and indicated the area that was outside the City limits in the Urban Growth Area up by Kitzmiller Hill was an area that, for planning purposes, was an area ripe for development. He would like to see that included in the growth area as well as the area under consideration for the tax-sharing area.

Councilmember Waldrop agreed with Planning Director Dickinson's assessment.

The Council unanimously agreed that we proceed with City Attorney McAloon and the County attorney getting documents together to set the agreement in place.

NEW BUSINESS

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

ADJOURNMENT

Councilmember Paul 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.