

MINUTES OF THE CITY COUNCIL  
OF THE CITY OF PULLMAN  
MARCH 3, 2009

**Roll Call**

A regular meeting of the City Council of the City of Pullman was held on March 3, 2009, 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
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 Wright moved, Councilmember Benjamin seconded to excuse Councilmember Heath from the meeting.

Motion Carried.

**Announcements**

Mayor Johnson made five announcements.

**Report**

2008 Fire Department Annual Report

Mayor Johnson announced the report was being presented for questions only. Councilmember Paul noted that 25 percent of the response calls were to WSU and asked how that correlated with the contribution received from WSU. Chief Wilkins, Finance Director Woo, and City Supervisor Sherman responded. Councilmember Waldrop and Chief Wilkins discussed the high percentage of non-emergency calls and if they were related to false alarms or if the alarms were even valid.

**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 Bloom moved, Councilmember Benjamin seconded to adopt the Consent Agenda as presented.

Motion Carried.

**Motions**

- Minutes - February 24, 2009

1.

The Council dispensed with the reading of the minutes of the regular meeting of February 24, 2009, and approved them as submitted.
- Accounts Payable, Payroll, and Electronic Transfers - March, 2009

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 Tank 10 Construction

3.

The Council ratified Change Order No. 1 to Contract No. 08-06, Tank 10 Construction.
- Change Order on Digester System Improvements Project

4.

The Council ratified Change Order No. 5 to Contract No. 05-13, Digester System Improvements Project.

**Resolution**

- Resolution No. R-9-09 - Johnson Avenue Waterline

5.

Resolution No. R-9-09

A RESOLUTION ACCEPTING THE BID OF MOTLEY-MOTLEY, INC. FOR THE JOHNSON AVENUE WATERLINE AND AUTHORIZING EXECUTION AND DELIVERY OF THE CONTRACT FOR SAID PROJECT.

Resolution No. R-9-09 was adopted unanimously.

**REGULAR AGENDA**

**Discussions**

- Housing

6.

Mayor Johnson announced that a discussion is scheduled on housing. City Supervisor Sherman presented background information and described the First-Time Home Buyer Program.

Glenn Crellin, Director of Washington Center for Real Estate Research, presented a report that described the foundations of real estate, real estate trends for both Washington state and Whitman County, the affordability index, housing supply, the rental market, the financing perspective, 2008 foreclosures, and the future of the real estate market.

Mick Nazerali, Associate Broker with Associated Brokers, Inc., presented a report that described the local housing economy, median home prices, sells volume, and the Whitman County and Pullman housing supply.

Mayor Johnson asked how the interest rates and money availability impacts the housing market. Mr. Nazerali responded. Councilmember Wright asked for an explanation of the ten-month supply of homes in Pullman. Mr. Nazerali responded. Councilmember Wright asked if the number of available lots statistics that were presented were for both the City and Whitman County. Mr. Nazerali responded. Mr. Nazerali stated that now is a very good time to be buying a home. City Supervisor Sherman made closing comments.

Transportation  
Issues

7. Mayor Johnson announced that a discussion is scheduled on transportation issues. Public Works Director Workman introduced the topic. Ron Pace, Taylor Engineering, presented a report that described the Northwest Ring Road project analysis and presented a cost summary. City Supervisor Sherman asked what grade of slope Spring Street had between Derby and Dexter. Public Works Director Workman responded. Public Works Director Workman stated that topography often guides design within Pullman and described discussions with the main property owner in the area where the Northwest Ring Road may be constructed. Mayor Johnson stated the importance to identify property that will be needed in the future so that the right-of-way can be secured.

Public Works Director Workman presented a report on the Bishop Boulevard Channelization Enhancement Study which described the scope of the study and the results, stakeholder input, cost estimates, and a description of the right-of-way challenges. Mayor Johnson asked if the left turn into the Village Cinemas from the direction of WSU campus would be prohibited. Public Works Director Workman and City Supervisor Sherman responded. City Supervisor Sherman asked how cars that are prohibited from turning left onto Bishop from Bleasner would make a u-turn. Public Works Director Workman responded. Public Works Director Workman described the traffic signal budget and plans for the project to go to design. City Supervisor Sherman noted that main streets like Grand and Main do not include five-foot bicycle lanes so perhaps those should be eliminated from the Bishop design which would help with the right-of-way issues. Public Works Director Workman responded. Councilmember Weller made comments regarding his bicycling experience in Pullman and asked if the u-turn plans for Bishop Boulevard would increase collisions. Public Works Director Workman responded.

Public Works Director Workman presented a report on the South Bypass Study and cost estimates and described the cooperation with Whitman County on the project.

Public Works Director Workman presented a concept to restripe South Grand Avenue that would remove parking from the east side of Grand Avenue south of Paradise Street which would provide two lanes of through traffic in the area.

Planning Issues

8. Mayor Johnson announced that a discussion is scheduled on planning issues. Planning Director Dickinson presented the staff report which described plans to revise the urban growth area and announced that a public forum on the issue will likely take place this spring. Councilmember Paul noted the past conflict with Whitman County regarding planning in the urban growth area and asked if the current plan fits with Whitman County's plan. Planning Director Dickinson responded.

Councilmember Benjamin noted that the urban growth area map that was provided in the agenda packet included the original design for the South Bypass and asked if the map would be updated

through the process. Planning Director Dickinson responded.

Councilmember Waldrop thanked Planning Director Dickinson and JPAC for their efforts because this is critical for the future development of Pullman. Councilmember Waldrop asked that Airport Manager Robb Parish be consulted in regard to the commercial designation of the Airport area to make sure it included landing paths. Planning Director Dickinson responded.

Performing Arts  
Pavilion Update

9. Mayor Johnson announced that a discussion is scheduled on the Performing Arts Pavilion. Public Works Director Workman introduced the topic and acknowledged citizen involvement. Mark Johnson, Jones and Jones Architects and Landscape Architects LTD, presented a report on the Pullman Arts Pavilion vision report which included a description of the goals, site analysis, sound profile, site plan, pavilion programing, building programing, green building, the phasing plan, and the budget for the project. Councilmember Bloom and Mr. Johnson discussed the design and materials for the doors of the front of the pavilion. Mayor Johnson asked if wind testing had been conducted for the door design. Mr. Johnson responded. Councilmember Bloom asked what type of wood was being proposed for the floor of the pavilion because of weather concerns. Mr. Johnson responded. Councilmember Waldrop thanked Mr. Johnson and the committee for their work on the vision and stated that will bring the project into reach and read the Victor Hugo quote that was included in the vision report.

Rod Schwartz, Performing Arts Pavilion Committee, thanked Mr. Johnson, the citizens, and Council for providing the funds in the bond issue to provide for this report. Mr. Schwartz stated the committee believes the funds can be raised because of the tools, vision, passion, and motivation of the committee. Mayor Johnson thanked Mr. Johnson for his infectious attitude and complimented the design of the pavilion.

Library Overview 10.  
and Introduction  
of the New Library  
Director

- Mayor Johnson announced that a Library overview and the introduction of the new Library Director is scheduled. Geraldine de Rooy, Library Services Director, presented a report that introduced the Library management team, overview of Library operations, Library statistics as compared to the Ellensburg Library, and Library budget needs.

Councilmember Waldrop asked for further breakdown on the programming statistics. Childrens Librarian Kathleen Ahern and Adult Services Youth Services Librarian Jim Belcher responded. Mayor Johnson asked what the most popular language was within the English as a Second Language program.

Ms. Ahern and Mr. Belcher responded. Councilmember Waldrop noted that when the Washington territory was being established libraries were created second after churches and that Neill Public Library was a key factor in the economic activity of the downtown area.

Councilmember Benjamin noted the technological changes within the Library and asked for comments regarding the life expectancy of DVDs versus VHS tapes and what percentage of the budget was spent

on each type of media. Mr. Belcher responded. Mayor Johnson noted the strong support received from the Friends of Neill Public Library and asked what percentage of the budget was funded from the Friends of Neill Public Library. Library Services Director de Rooy responded. Councilmember Weller asked if Neill Public Library has considered the use of electronic books which may help the Library experience with budget savings. Library Services Director de Rooy and Mr. Belcher responded.

Current Economic 11.  
Conditions

Mayor Johnson announced that a discussion is scheduled on current economic conditions. City Supervisor Sherman presented the staff report and made comments on a handout that was presented to the City Council on the National League of Cities response to the economic situation.

2008 Preliminary 12.  
Year-End Report

Mayor Johnson announced that a discussion is scheduled on the 2008 preliminary year-end report. Finance Director Woo presented the staff report. The City Council concurred to restore the 13 percent General Fund reserve from year-end savings. Councilmember Waldrop made comments regarding the national economic situation and its problems and recommended that the reserve be increased rather than using year-end savings for one time capital projects. Council concurred. Council concurred to return the transfer to the Government Buildings fund for the fire station generators to help handle the worsening economic conditions. Councilmember Benjamin asked for clarification on year-end savings versus projected revenue deficit. Finance Director Woo responded.

City Supervisor Sherman described AWC's inflation factors for governments as it relates to construction. Public Works Director Workman described the cost elevation being experienced and described the sewer treatment plant construction cost elevation.

**NEW BUSINESS**

Councilmember Waldrop described the letter received from WSU asking for stormwater reconsideration and suggested a future discussion on the issue.

Councilmember Paul described a *Daily News* article from March 3 describing the importance of sales tax and that all businesses should be considered local businesses.

City Supervisor Sherman presented a stormwater update by describing the upcoming meeting with the Department of Ecology and action by the Legislature.

Mayor Johnson noted that he would be meeting with Governor Gregoire to discuss City issues.

**ADJOURNMENT**

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

Motion Carried.

Mayor Johnson adjourned the regular meeting of the City Council at 10.45 p.m.

