

League of Women Voters of Pullman Observer Report

PULLMAN CITY COUNCIL MEETING: MAY 12, 2020

OBSERVER: Libby Walker **Length of meeting:** Perhaps 4 hours. **Attended:** 2 hours

Members present: Mayor Johnson, Pat Wright, Eileen Macoll, Brandon Chapman, Dan Record, Ann Parks, and Nathan Weller.

Others Attending: Scott Adams, CEO PRH; Alan Davis, Parks Manager; Tony Bean, Airport Executive Director; Kurt Dahmen, Recreation Manager; Mike Urban, Finance & Admin Services Director; Alison Munch-Rotolo

This was a zoom meeting on the City of Pullman You Tube channel.

34 people watched the meeting including the presenters.

I watched the first two hours which were comprised of reports on the **effects of Covid 19** on Pullman Regional Hospital, Pullman Moscow Regional Airport, Pullman Parks and Facilities, and Recreation. There was also a **financial update** of the first quarter of the year.

There was a discussion between Councilman Sorenson and Mayor Johnson about the **request from Whitman County to move to Phase II** in the planning for the virus response. The mayor assured the councilman that the Whitman County Commissioners have to make the request but that he and the City Council were strongly in favor.

Scott Adams: PPE is now stabilized with 5,000 masks being donated. **Not a single case of Covid-19 has entered Pullman Regional Hospital.** 800 people have been tested for the virus at the hospital; 98% of the tests were negative for the virus. Elective surgeries are not taking place yet but diagnostic tests are and PT, OT, and sleep studies are allowed. The hospital has received \$5 million in aid from the federal gov't, and the Foundation has contributed \$1.1 million. **The Hospital supports moving to Phase II.**

Alan Davis on Parks and Facilities: **Playgrounds were closed on March 22.** Downtown trees were trimmed on March 26. Offices in the Pioneer Center and the Senior Center were moved to the new City Hall. The inside of Neill Public Library has been painted.

Tony Bean: Pullman Moscow Regional Airport has less than 5% of the traffic it had in April of 2019. There is **only one flight a day** which stops in Walla Walla going to Seattle and returning to Pullman. Alaska Air is requiring face masks on its flights. A CARES Act grant of \$18 M was received by the airport to be used only for operational expenses.

Kurt Dahmen: Recreation. **All recreation programs have been canceled until early June.** Staff were used to move the Pioneer Center on April 13th and the Pullman Senior Center on April 22nd. Phase III is required for activities to resume - June 22nd. Summer programming will be online in early June.

Mike Urban: Financial report for the first quarter. The revised budget for 2020 is \$23 million. \$1.6 million in Reserves will be used. There were **huge decreases in sales tax revenue, building permits, and many other categories.** Pullman will receive over \$1 million from the CARES Act and \$131,000 from FEMA plus \$1,250,000 from the Washington State Department of Transportation which will cover the period now until 2023.

Other comments/opinions:

There was not a single contentious issue during the two hours I watched.

I was told later by Councilman Chapman that there was a long and somewhat heated discussion about a resolution authorizing the City to take all actions related to a sale of property to Justin Rogers. Alison Much Rotolo was present to make a case for the property being sold to the College Hill Association.

I left the meeting at 9:00 pm but was told that it went until after 11:00 PM.

Please see the next two pages for a full explanation.

Meeting May 12, 2020 - Regular Council Meeting-
Virtual Category Regular Agenda. Subject **RESOLUTION R-33-20** A RESOLUTION AUTHORIZING THE MAYOR AND FINANCE AND ADMINISTRATIVE SERVICES DIRECTOR TO TAKE ALL ACTIONS NECESSARY TO ENTER INTO A **PURCHASE AND SALE AGREEMENT WITH JUSTIN ROGERS FOR THE SALE OF CERTAIN REAL PROPERTY OF THE CITY TO BE DEVELOPED BY ADDING AN ADDITIONAL DWELLING UNIT**; AND OTHER MATTERS RELATED THERETO. Type Action, Resolutions **Recommended Action Authorize** the Mayor and Finance and Administrative Services Director to take all actions necessary to enter into a purchase and sale agreement with Justin Rogers for the sale of certain real property of the City to be developed by adding an additional dwelling unit; and other matters related thereto.

At the December 10, 2019 City Council Meeting, staff brought forward a discussion item regarding a potential sale of a portion of city property located north of 1108/1110 NE B Street, at the intersection of B Street and Harvey Road, to Justin Rogers. Acquisition of said property would allow Justin Rogers to develop his property at 1108/1110 NE B Street, by adding an additional dwelling unit and also renovating the building. Council agreed to have staff move forward with the process and present an agreement at a later meeting. That agreement has been finalized and is presented to Council for authorization. The following details from the agreement have been highlighted, which are consistent with the previous discussion from December.

1. The purchase price is calculated at \$7.57 per square foot, which is the appraised price determined by Gem Valley Appraisal.
The estimated area of land to be sold is 3,251 square feet, for an estimated total purchase price of \$24,610.00.
2. The proposed development of this land is subject to site plan approval by the City of Pullman. Upon site plan approval, a boundary line adjustment will be completed to create the parcel of land to be sold.
3. The City will be granted utility easements for any utilities located on the parcel of land that is to be sold.

An exhibit is included to show the approximate limits of the area of land to be sold and a preliminary concept of the proposed site development.

This item was **presented to Council at their May 5, 2020 meeting, but**

pulled from the agenda. The item was pulled primarily because the attached letter from the College Hill Association (CHA) was received earlier that same day. The letter opposes the sale of this property so that it can be preserved as open/green space. I've included a picture of the site, so that the current condition of the space can be better visualized. A similar letter, also from CHA was received last fall and presented to Council at the December 10, 2019 meeting. At that time, Council agreed to have staff move forward with the process and present an agreement at a later meeting. In response to the most recent CHA letter, Justin Rogers and his design team have prepared responses for your consideration, which are also included in your Council packet.

Resolution No. R-33-20 - Authorizing Harvey Road PSA V3 (1).pdf (11 KB)REPSA Harvey Road.pdf (562 KB)city council comment on Resolution 33 -20.pdf (456 KB)City Council Exhibit SynTier.pdf (367 KB)Site Photo 05.06.2020.pdf (275 KB)05.06.2020 Rogers and Design Team Letters 2.pdf (823 KB)

Motion & Voting

Authorize the Mayor and Finance and Administrative Services Director to take all actions necessary to enter into a purchase and sale agreement with Justin Rogers for the sale of certain real property of the City to be developed by adding an additional dwelling unit; and other matters related thereto.

Motion by Dan Records, second by Eileen Macoll.

Final Resolution: Motion Carried

Yea: Al Sorensen, Ann Parks, Brandon Chapman, Dan Records, Eileen Macoll, Nathan Weller, Pat Wright