

BATTLE GROUND CITY COUNCIL MEETING

October 1, 2007

City Clerk Claire Lider called the roll. The following were:

- PRESENT:** Mayor John G. Idsinga, Deputy Mayor Sandra Hall and Councilmembers Reinhold, Ciraulo, Ganley, and Regan.
- ABSENT:** Councilmember Walters.
- ALSO PRESENT:** City Manager Dennis Osborn, Deputy City Manager John M. Williams, Community Development Director Brian Carrico, Public Works Director / City Engineer Rob Charles, Police Chief James McDaniel, Interim Finance Director Robert Noland, Executive Assistant Bonnie Gilberti, and City Clerk Claire Lider.
- PRESS:** Brandy Slagel, The Reflector

Moved by Councilmember Regan and seconded by Councilmember Ganley to excuse Councilmember Walters as she is with an ill family member this evening. Motion carried.

COUNCIL SENTIMENTS

Councilmember Reinhold explained that he had visited the City's parks. He said that he noticed that Fairgrounds Park and Kiwanis Park had a designated smoking area. He said that he hoped the designated smoking areas would expand to all parks.

MAYOR'S REPORT

Mayor Idsinga announced that the North County Community Food Bank Auction was a success. He thanked Councilmember Ciraulo for emceeding the event. He added that he did not have the final total on what the event raised.

CITIZENS COMMUNICATIONS

With no comments, Mayor Idsinga closed this portion of the meeting.

CONSENT AGENDA

All items listed below are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests specific items to be removed from the Consent Agenda for discussion prior to the time council votes on the motion to adopt the Consent Agenda.

#1.

- A.** Payroll Vouchers 09/20/2007 #25097 to #25108 for \$8,105.00 and DD \$53,760.00
- B.** Claim Vouchers 9/14/2007 #52318 to 52380 for \$1,361,082.38
- C.** Fairgrounds Park Additions – Contract Award

Councilmember Ganley stated that he would like item "C" moved to the regular agenda.

Moved by Deputy Mayor Hall and seconded by Councilmember Reinhold to approve the consent agenda, with the removal of item "C". Motion carried.

BATTLE GROUND COUNCIL MEETING MINUTES

October 1, 2007

Page two

Mayor Idsinga stated that item “C” would be placed as “5A” on the regular agenda.

County Railroad: Discussion

City Manager Dennis Osborn said that staff has been working with Mr. Fred Abraham of Clark County, as Mr. Abraham is in charge of the County rail line that runs through Battle Ground. He further explained that a segment of the rail line needs repair as the lead track goes off to one side. Mr. Osborn said that an idea has been proposed that may help all involved with the project. The concept is to have the City’s lobbyist work in conjunction with the County’s consultant on an appropriation request that would fund the repair work and lead to a dedication of right-of-way for Grace Avenue.

Mr. Osborn said that staff is looking for direction from the City Council to move forward on this proposal. He said that if the Council were to agree to this idea, staff would come back with an agreement to formalize the process before the project were to begin.

Mayor Idsinga asked if this proposal would be a partnership with Clark County.

Mr. Osborn replied that it would be.

Councilmember Ganley said that the City has a Transportation Improvement Board project regarding East Main and thought that this may be a good thing to add to the project via a letter. He added that he did not know if it was too late to add this to the project.

Public Works Director / City Engineer Rob Charles said that he would look into this.

Deputy Mayor Hall stated that she thought this idea made sense.

Mayor Idsinga said that he thinks the idea is a good thing. He added that he had spent time with Mr. Abraham and he had really appreciated it.

Councilmember Reinhold said that he wanted to ensure that there was some surety in the agreement.

Mr. Osborn said that there would be.

It was the consensus of the City Council to direct staff to move ahead with the project.

Mr. Osborn said that he would bring forward an interlocal agreement at a future City Council meeting.

2004 Comprehensive Plan: Update

Community Development Director Brian Carrico said that this item is a continuation from the last meeting where the Council heard testimony from 199th Street and 20th Avenue area residents. He said that the Council had asked for this area to come back for additional review.

Page three

Mr. Carrico further explained that the purpose of the agenda item is to review the proposed plan and to determine if an alternative land use or zoning should be adopted.

He then described the area to familiarize the Council with the area in discussion. He explained the zoning and parcel sizes. He added that when the plan map was developed it was in conjunction with the 50-year vision which described this corner as a node of higher density which was further refined in the preferred alternative. Lands to the south, west and north are all designated or planned as low density residential and zoned as R7 to the north and proposed for R3 to the south and east.

Mr. Carrico said that the Council could take the following action:

- Adopt the plan as proposed - Upon annexation the area would be zoned as R-10.
- Designate area as Urban Low and zone as R3 – Upon annexation the area would be zoned R3. The City's plan would not be able to accommodate as much population with the change.
- Designate area as Urban Low and zone as R3 to the south and R5 to the north – Upon annexation the area would be zoned accordingly. The City's plan would not be able to accommodate as much population with the change.

Mr. Carrico said that the staff recommendation is the last option; he noted that he has talked to the property owner of the northern parcel and the owner is agreeable with the R5 zoning.

Councilmember Ciraulo said that he is in favor of the recommendation by staff.

Deputy Mayor Hall agreed and said that it makes sense and it may help to balance the job ratio.

Councilmember Regan agreed with staff's recommendation and noted that it was a good compromise.

Councilmember Reinhold agreed with staff's recommendation.

Mayor Idsinga said that staff had direction on this item.

Mr. Carrico then gave a brief update on the County's process.

2008 Community Block Grant Program – Project Selection: Public Hearing / Discussion

Community Development Director Brian Carrico explained that the County published the Request for Proposals for the Community Development Block Grant Program today. He said that there will be approximately \$1 million dollars to compete for and this year the deadline for the pre-application is November 1, 2007. He said that tonight staff is here to find out what projects Council would like staff to do pre-applications on.

Page four

Mr. Carrico then gave the background on the Community Development Block Grant Program. He said that it is funded by U.S. Department of Housing and Urban Development through an entitlement formula that provides funds to many cities and counties. He said that funds can be used to benefit low- and moderate- income persons, prevent or eliminate slums or blight or meet other urgent community development needs.

Mr. Carrico said that eligible activities that the grant could be used for were the following:

- Acquiring real property (primarily land, buildings and other permanent improvements to the property) for public purposes.
- Reconstructing or rehabilitating housing and other property.
- Building public facilities and improvements such as streets, sidewalks, sewers, water systems, community and senior centers and recreational facilities.
- Assisting for-profit businesses for special economic development activities.
- Carrying out crime reduction initiatives such as establishing neighborhood watch programs, providing extra police patrols, rehabilitating or constructing police substations and clearing abandoned buildings used for illegal activities.
- Assisting low-income homebuyers directly through, for example, down payment assistance, subsidizing interest rates or helping with closing costs for first-time buyers.
- Enforcing local building codes to reverse housing deterioration and other signs of blight.
- Paying for planning and administrative expenses.

Mr. Carrico explained that, every year, staff tries to think of ideas that could be used for the grant. He then reviewed the ideas that staff had proposed as possible grant projects:

1. SE 1st Avenue Neighborhood Sidewalk Improvements – This project would connect existing improvements along Grace and SE 4th Street with the existing multi-family developments to the west. This short stretch of road connects the developments with a bus stop on Grace as well as providing access north toward Main Street.
2. Various neighborhood sidewalk improvements focused on the area south of Main Street (First Street, SW 10th Street west of Parkway, SW 4th Street west of Parkway).
3. Fairgrounds Park Community Building – This building would house the Rose Float and other programs directed towards seniors.
4. Economic Development – This project would explore the possibility of funding private business improvements to build or retain jobs in the community.
5. Gardner Oaks Park – This project would make basic improvements to establish an off-leash dog park on this property.

Mayor Idsinga opened the Public Hearing on 2008 Community Block Grant Program – Project Selection.

Travis Wersky, lives at 239th in Venersburg, Washington

Mr. Wersky said that he skates in the skate park all the time and he would like to have skating programs in the skate park.

Page five

With no further comments, Mayor Idsinga closed the Public Hearing on 2008 Community Block Grant Program – Project Selection.

Councilmember Ciraulo suggested that the North County Community Food Bank owes about \$80,000 on their mortgage and asked if this would be eligible to receive the grant.

Mr. Carrico said that he did not think that the City could apply for this, but he thought that the North County Community Food Bank would be able to apply.

Councilmember Ciraulo added that, on SE 1st, behind John's, there is an abandoned house and if it is considered blight, it could be a worthwhile project.

Councilmember Ganley said that he has seen the house and noted that some cities have ordinances regarding those types of properties.

Mr. Carrico said that the City has had code enforcement secure the site and the property owner has been billed for it.

Councilmember Ganley suggested using the money that is going towards the Community Center project as matching funds for the Rose Float.

Mr. Carrico said that staff will explore this idea however, it may be a timing issue.

City Manager Dennis Osborn said that this may be something the City could do next year, if CDBG staff thinks that this it is an eligible project.

Councilmember Reinhold said that at 199th, between SW 20th Street and 503, there are a group of kids that walk through the area and he thought it would be nice to have a path through the area. He then asked if there was any way that St. Helen's Manor could get an elevator.

Mr. Carrico said that the permits for the elevator are in review.

Mayor Idsinga said that staff would like the Council to pick several projects. He said that he would like to look at this in two weeks from tonight.

Mr. Osborn said that the idea is to make a pre-application on each item on the list, in order to make sure they are all still viable.

Councilmember Ciraulo said that he liked item #4, and asked if it were in regards to any specific business.

Mr. Carrico said that he has a meeting with a business owner this week to see if anything would work through this grant.

Page six

Councilmember Regan said that he likes matching funds for #3 and would like this to be explored. He said that he also likes #1 and #2 as he thinks they are needed. He said that he would like to pursue items #1, #2 and #3.

Mayor Idsinga noted that matching grants are very helpful in receiving awards. He said that he has heard #3 and #5, and noted that the City has been successful with sidewalks.

Councilmember Ganley said that he agreed with the sidewalks idea. He said that he would like staff to look at funding for this project and come back and report on where the money would come from in 2008 budget.

Mayor Idsinga said that staff had direction on this item and added that the Council will review this later.

Mr. Carrico said that he would start working on this.

AWC Regional Meeting: Information / Discussion

City Manager Dennis Osborn said that there is an Association of Washington Cities Regional meeting and he wanted to prepare the Council on the materials in tonight's Council packet.

He said that Mr. Stan Finkelstein, Executive Director for the Association of Washington Cities, would be talking about:

- Tax implementation and how it is used for streets.
- Taping of executive sessions.
- Health care costs.

He said that these are "highlights" of what Mr. Finkelstein will be talking about, and added that there will be roundtables for cities.

Mr. Osborn said that he would be in touch with the Council regarding travel arrangements for this meeting.

Fairgrounds Park Additions – Contract Award

Mayor Idsinga said that this was pulled from the Consent Agenda because there was confusion on what was included in the bid.

Public Works Director / City Engineer Rob Charles said that what staff has done, in order to be competitive is limit the scope of work. He said that subsequent to the bid, staff would order benches, trash cans, bleachers and picnic tables that would be installed by the Public Works Department. He also added that the light poles were being reviewed as the existing lighting may not be the most effective. As such, staff is looking into what type of lighting is best for the park. He noted that security cameras would be placed on the poles.

Page seven

Mayor Idsinga said that he wanted to ensure that nothing was left out of the bid.

There was discussion on the benches and lights.

It was noted that staff will order the benches and the lights would be a part of a separate bid.

Moved by Councilmember Ganley and seconded by Councilmember Reinhold to authorize the city manager to execute a contract for the Fairgrounds Park Additions to Zink Commercial Contractors, Inc. in the amount of \$116,953.74, including the alternate bid. Motion carried.

Administrative Reports

Public Works Director / City Engineer Rob Charles said that, on December 6th, there would be a Sewer Summit. He said that CH2M Hill has been hired to look at the governance structure and they will be making a presentation at a future council meeting,

Mr. Charles then gave an update on the Community Center. He said that it has just had a 50% design review meeting. He showed a picture of the design called, "A1 site plan". He added that there was one large beam for the partition that would create the need for beams to run parallel with the floor.

There was discussion on the following:

- Cost to eliminate partition.
- Freestanding partition.
- Portable partitions.
- A larger door for deliveries.

Mr. Charles said that no smoking signs would be up by the end of the week.

There was discussion on street lights with regards to annexations.

Community Development Director Brian Carrico said that, on future annexations, the street lights will be reviewed as far as who is responsible for them.

He said that the Cedars North Annexation will be in the City next week.

He reviewed the proposed Transportation Impact Fee (TIF) districts by Clark County (attached). He then reviewed the projects funded by the TIF.

Mr. Carrico said that he would find out about timelines for construction of the TIF projects.

Mr. Carrico explained a proposal to amend the system development charge to allow for a sewer line extension from the eastern terminus of Rasmussen Boulevard east to SE 20th Avenue, which would establish an \$800 surcharge.

There was discussion on the surcharge as it related to the pre-application process.

Councilmember Regan asked if this surcharge would only apply to those who hook up to this gravity line.

Mr. Carrico said that was correct.

Mayor Idsinga said that staff had consensus to move forward with the surcharge for the sewer line.

Chief of Police James McDaniel discussed the law enforcement activities in the skate park. He said that the Police Department began tracking activity in the skate park in March. He said that, since that time, officers have responded to 226 calls in the park and have created 55 reports, 32 of which resulted in action, from citations to arrests. He said it keeps the department busy and it is the #1 call location in the City.

There was discussion on the patterns and types of activity in the skate park.

Interim Finance Director Robert Noland said that state statute requires that a report on revenues be handed out to the Council by October 1, 2007. He distributed the report on revenues to the Council. He said that the preliminary budget would be handed out no later than October 15, 2007 and an overview of the budget would take place on October 22, 2007. He then reviewed the highlights of the report on revenues:

- Anticipated revenues would be below the following year, which is mainly due to construction.
- 2008 would be an aggressive year again.
- One of the most significant factors is the growth decrease. Revenues have flattened out, which was a trend that started in 2006.
- An expanded parks program is resulting in a significant increase in funding.

Moved by Councilmember Ganley and seconded Councilmember Reinhold to enter into Executive Session for 15-minutes to discuss personnel , with action to follow. Motion carried.

There was a 5-minute break at 8:10 p.m.

Executive Session began at 8:15 p.m.

Executive Session concluded at 8:21 p.m.

The regular meeting resumed at 8:21 p.m.

Moved by Councilmember Reinhold and seconded by Councilmember Ganley to authorize the City Manager to execute a separation agreement as discussed in executive session. Motion carried.

The meeting adjourned at 8:24 p.m.

John G. Idsinga,
Mayor

Claire Lider,
City Clerk

Meetings of the Battle Ground City Council are recorded on audio tapes. These tapes are kept on file in the office of the City Clerk for a period of six (6) years.