

BATTLE GROUND CITY COUNCIL JOINT MEETING

October 11, 2005

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

- PRESENT:** Mayor John G. Idsinga, Deputy Mayor Sandra Barnes and Councilmembers Reinhold, Ganley, Walters and Regan.
- ABSENT:** Councilmember Ciraulo.
- ALSO PRESENT:** City Manager Eric Holmes, Deputy City Manager Dennis Osborn, Community Development Director Brian Carrico and City Clerk Claire Warner.

Present from the Battle Ground School District:

President Frederick Striker, Vice President Mark Pelletier, Board Member David Sonntag, Board Member Sam Kim, Assistant Superintendent Diana Gillsinger, Assistant Superintendent Lynn Hicks, Assistant Superintendent Marcia Christian, Assistant Superintendent Duane Rose, and Director of Facilities Kevin Jolma.

- PRESS:** Marcus Brotherton, The Reflector

Moved by Councilmember Regan and seconded to excuse Councilmember Ciraulo from this evening's meeting. Motion carried unanimously.

The Battle Ground School District called their respective meeting to order.

CITIZEN COMMUNICATIONS

Mayor Idsinga opened this portion of the meeting to anyone wishing to talk about any issue that is not on the agenda.

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

NEW BUSINESS

City / School District Community Partnership: Public Hearing

City Manager Eric Holmes and Assistant Superintendent Lynn Hicks gave an overview of the City / School District Community Partnership:

- A partnership between the City and School District would:
 - Create an opportunity to complete community projects that benefit respective and common constituents.
 - Land exchange between the City and the District that would:

- Secure for the School District approximately 20 acres of the City owned Remy property for a new public school.
- Secure for the City approximately 3.8 acres at the northwest corner of Parkway and Main Street for a new community recreation facility.
- Assure a cooperative design and developed process.
- Partnership Discussion Issues
 - Value of the respective properties.
 - Site conditions and impacts on subsequent development.
 - Proposed subsequent use of respective properties.
 - Proposed subsequent use of adjacent parent parcels, as known or applicable.
 - Legislative and facility planning processes.
 - Regulatory issues.
 - Library parcel.
- Value of Properties – City and District Appraisals:

| | Value as Established by Owners Appraisal | | Vale per Acre as Established by Review Appraisal | |
|---|---|--------------------|---|--------------------|
| | <i>Per Acre</i> | <i>Total Value</i> | <i>Per Acre</i> | <i>Total Value</i> |
| <i>Remy Site (approximately 20 acres – City Property)</i> | \$117,556 | \$2,352,320 | \$110,000 | \$2,200,000 |
| <i>Parkway and Main (Approximately 3.8 acres – District Property)</i> | \$609,840 | \$2,317,329 | \$435,600 | \$1,655,280 |

- Value of Properties – City and District Appraisals
 - Appraisals on properties were within \$35,000 (less than 1.5%)
 - Review appraisals show value discrepancy which is addressed by mitigating information:
 - Adoption of the City’s Critical Areas Ordinance: estimated reduced value impact to Remy of 10%
 - Adjusted Value = \$1,980,000
 - Review of supplemental appraisal information on Parkway and Main: estimated value of \$12.00 per square foot.
 - Adjusted Value = \$1,986,336
 - Difference: \$6,336
- Site Conditions and Impacts on Subsequent Development
 - Parkway and Main
 - Occupied by the “Old Home Economics” building, the former District Administration Building and 3 modular / portable buildings.
 - All to be removed prior to or in conjunction with the City’s development of the corner, at the District’s expense and on mutually agreeable notice.
 - Possible exception: Old Home Economics Building
 - Only known environmental constraints are associated with building removal / abatement.
 - Site is currently served with all urban amenities, including sewer, water, drainage and streets.

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- Remy Property
 - Currently occupied by the farm house and 3 other storage outbuildings.
 - The City drilled an exploratory water well on the site in 2004 – will be abandoned.
 - Majority of the subject portion of the site is upland, with limited Category 2 and 4 wetlands on and off-site – Development of the site will likely require some wetland permitting.
 - Level 1 Environmental review was completed, showing no hazardous materials or other site conditions that would interfere with development.

A map of the Remy Site was presented.

Kindergarten through 8th grade conceptual plans on the Remy site were presented.

- Site Conditions and Impacts on Subsequent Development
 - Remy Property
 - Deed Restriction
 - Limits its use to public purposes that are within the purview of the City as a municipal corporation.
 - Intended to assure that the City did not derive unintended gain through speculative sale.
 - Anticipated site would be used for some sort of recreational purposes.
 - The City is currently in discussions with the Remy family about this partnership as it related to deed restriction.
 - If the exchange proceeds, staff recommends similar deed restrictions be recorded on both properties to assure no speculative sale and that the “public use an interest” intent is preserved.
 - Development of the site will require the construction of additional infrastructure (sewer, water, street frontage improvements).
- Proposed Subsequent Use of Respective Properties
 - Remy Property
 - The district proposes subsequent use of the Remy property as a public school facility.
 - No specific timeline for construction or development is currently known.
 - Parkway and Main
 - The City intends to develop a community recreation center on the Parkway and Main site.
 - No specific design, plan or timeline for construction is currently known.
- Proposed Subsequent Use of Adjacent Parent Parcels
 - The City plans to use the balance of the 80 acre Remy site for a regional recreation mitigation bank and passive or active recreation facilities (possible trail system and ball fields).
 - Wetland mitigation bank:
 - Restored, enhanced or created wetlands on the remaining 60 acres of the Remy property while retaining this land in City ownership.
 - Including some passive recreation, such as walking trails or educational / interpretive stations.

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- Active Recreation
 - The City is considering construction of little league baseball fields on a portion of the Remy property.
 - Anticipates looking to future partnering with the school district to develop shared amenities (such as parking and restrooms). No Specific timeline for construction or development is currently known.
- Parkway and Main
 - The remaining school property adjacent to the Parkway and Main site is intended to continue to be used for a high school. There are no current plans for change or redevelopment of this facility.
- Library Parcel
 - City staff has met with the Library District and confirmed that the FVRL will give the City a first right of refusal to acquire the property at fair market value.
- Legislative and facility planning process
 - City has adopted an update to the Parks Improvement Plan that allows development of a school facility on the portion of the Remy property.
 - City has included development of a community center as part of its 20-year capital planning and Park Impact Fee.
 - School District's capital facility plan does not program the Parkway and Main site as an essential facility to meet its 20-year capital needs.
- Process and Alternatives
 - Conduct a joint hearing.
 - If the City Council and School Board wish to move forward:
 - Direct staff to prepare a formal instrument, such as a resolution or ordinance, that would:
 - Endorse the relationship.
 - Outline specific steps each agency will take and what individual and shared responsibilities each has in bringing the transaction to fruit and beyond use and interest intent is preserved.
 - Possible general topics or formal agreement:
 - Closing on the transfer: Timing and mutual considerations.
 - Condition of property: What each party will do to the respective properties and when, prior to ultimate development.
 - Commitment to subsequent use: Each party's formal commitment subsequent use of the properties.
 - Process for continuing partnership: Committing to a partnership beyond close of the properties to assure complimentary and compatible uses with adjacent holdings.
 - Process and delegation of authority for execution: Designates who will do what from the City and School District, when and expressly delegates authority to execute appropriate instruments.
- City Council and School Board have multiple alternatives:
 - Direct staff to prepare a draft instrument for future adoption.
 - Give supplemental direction to staff based on Council discussion.
 - No action.

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Councilmember Ganley arrived at 6:39 p.m.

There was discussion about the school district's conceptual plan with relation to the ball fields and the buildings that were depicted on the maps during the presentation.

Mayor Idsinga opened the Public Hearing on the City / School District Community Partnership.

Chris Yorke, 35111 NE 94th Avenue LaCenter, Washington 98629

Mr. Yorke thanked everyone for allowing the opportunity for him to speak on this topic. He stated that he has been teaching Agriculture for 24 years, with the last 15 years at Battle Ground High School. He said that he came to the meeting tonight to represent the department and students they serve.

Mr. Yorke passed out a drawing (attached) so that everyone could view the detail of the agricultural facility. Mr. Yorke explained that the agricultural facilities include two greenhouses, which are 30' X 130', a potting house at the west end of the old 500 building, a vegetable garden, a house, a tree orchard and a developing nursery area. He explained that the program has been in existence for an excess of 25 years, and 150 – 200 students are served a year through the horticulture department and are given a well-rounded package of education.

He said that they are concerned with maintaining the facility for use for students. Mr. Yorke said that they are concerned that if the project moves ahead that part of their area will be consumed by the land development use. He said that they understand the need for development to occur in the City, as well as development to occur in the school district, but they want to ensure that if the land is used for development, that their facilities would be maintained or reestablished.

With no further comment, Mayor Idsinga closed the public hearing.

Mayor Idsinga thanked staff for the presentation.

Mayor Idsinga explained that he did not want to displace horticultural programs, and that a way to coexist would be determined. He added that he thought the partnership would be beneficial to all involved.

Mr. Pelletier voiced his excitement for the partnership and said that he would like to see the City cultivate the corner on Parkway as it would give the community a sense of pride.

Mr. Kim and Mr. Sonntag both stated that they would like to see the partnership move forward.

Councilmember Walters said that she echoed the Mayor, and reiterated that it was not the Council's intention to displace the horticulture program and added that she thought the partnership would be a benefit to the program.

There was discussion about the horticulture program.

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Councilmember Reinhold agreed that the horticulture program could be accommodated. He added that he thought the community center should be named after Everett Eaton.

Deputy Mayor Barnes and Councilmembers Regan and Ganley all said that they were in favor of the partnership.

City Manager Eric Holmes explained that there would be continued conversation on the deed restriction as the representative of the Remy property is out of the country until next month. Mr. Holmes asked if either the City Council or the School Board required more information on the land value as presented tonight.

It was the consensus of the City Council and School Board that neither required more information on the land value as presented tonight.

There was continued discussion the property related to:

- Land costs.
- Mitigation.
- Development options presented during the PowerPoint.
- Baseball fields.

Councilmember Regan asked if there would be a substantial cost to demolish the Parkway and Main building.

Mr. Holmes said that the City and the School District would respectively demolish the existing buildings.

There was discussion about the timing of the partnership.

There was discussion about what the Resolution would cover with regards to the partnership.

It was the consensus of the Council and the Battle Ground School Board to have staff create a Resolution, or ordinance, as applicable, to reflect the City and Battle Ground School District's roles, responsibilities and subsequent actions regarding the land exchange.

It was the consensus of the Council and School Board to have the Resolution, or ordinance, as applicable, drafted before the end of the year.

ADJOURNMENT

The meeting was adjourned at 7:11 p.m.

John G. Idsinga,
Mayor

Claire A. Warner,
City Clerk