

**CITY OF BLAINE
CITY COUNCIL MEETING MINUTES**

Tuesday, November 13, 2007

7:00 PM

YOUTH IN GOVERNMENT DAY

- A. Study Session – 5:30PM – Wastewater Rate Increase**
Present: Jason Overstreet, Bonnie Onyon, Mike Myers, John Liebert, Charlie Hawkins
Staff: Gary Tomsic, Meredith Riley, Mike Haslip, Sheri Sanchez
Adjourned: 6:44PM
- B. CALL TO ORDER: 7:00PM**
- MOMENT OF SILENCE
 - PLEDGE OF ALLEGIANCE
 - ROLL CALL:
PRESENT: Ken Ely, Charlie Hawkins, John Liebert, Mike Myers, Bonnie Onyon, Jason Overstreet.
- Staff Present: City Manager Gary Tomsic, PW Director Steve Banham, CD Director Terry Galvin, PS Director Mike Haslip, Finance Director Meredith Riley, City Clerk Sheri Sanchez.
- C. AUDIENCE PARTICIPATION**
Sign-up/Comment Forms in Foyer of City Hall
1. Introduction of Youth in Government Participants:
Council: Mayor Mike Myers – Kieran Lyons, Mayor Pro-Tem Bonnie Onyon – Mallory Lynch, John Liebert – Kevin Klemmt and Blake Stanovich, Jason Overstreet – Nate Tewalt, Ken Ely – Alex Bresnan, Charlie Hawkins – Anthony Nault
Staff: City Manager – Patrick Mulholland, City Clerk – Margaret Farlin, Finance Director – Ben Buhler, PW Director – Connor Oldham, PS Director – Mitch Moquin, CD Director – Daniel Unser
- Note: All motions, seconds, and votes were made by the students representing each of the council members.*
2. Terry Clark, 9741 N. Harvey Road, regarding extending City power out further.

D. CITY MANAGER AND STAFF REPORTS

1. Youth in Government Presentation – Presented by Kieran Lyons and Patrick Mulholland.
2. Lighthouse Point Update – Steve Banham reported – BPA is providing energy conservation review. Also, the latest architectural design has been received.
3. State and Federal Projects – Steve Banham reported – D Street bridge will be open on November 21st, but there will be an opening ceremony on December 5th at 11:30am, with Governor Gregoir is planning to attend. GSA is working on construction of the roundabouts and right-of-way.
4. Lincoln Substation Update – Steve Banham reported – BPA will be providing comments on the PSE draft facility plan for the joint substation option. They are looking at a \$2.1 million range versus \$4.1 - \$5.4 range from the PUD. They are also looking at expanding the service area in East Blaine.
5. Neighborhood Street Design Charrette – Steve Banham reported – Tuesday, December 4th is planned for the Salishan Neighborhood meeting for Bobblett, Cedar and Clark Streets which are scheduled to be done in 2008. The meeting will be at the Unitarian Church off Cedar Street. H Street review will be at the Community Center early next year.
6. Quarterly Report – Terry Galvin student, Daniel Unser reported – reviewed the development applications, permits, building inspections and ERUs.
7. Street Bond Report – Gary Tomsic reported - Continuing work on the bond issue and putting together information. Looked at two different firms and will stay with Nancy Neraas with Preston Gates and Ellis. Plans are to have bond for the street improvement program completed by the end of the year. Analysis indicated that it would be better to borrow the money than to do it on a cash basis. Steve added that according to DOT, road building materials have increased around 30%.
8. Amtrak Rail Service for White Rock & Semiahmoo Region Report – Gary Tomsic reported - received a letter from City of White Rock asking the City to recommit to assist in securing an Amtrak passenger stop in the City of White Rock. John Choulochas provided some information to the council regarding the conception of the plan. With the 2010 Olympics, this has become an important issue. Question was posed to the council as to how they would like to proceed. The issue will be added to agenda for next meeting.

9. Storm Update – Mike Haslip reported – City crew made to a downed pole and the power was back on within an hour.

E. PUBLIC HEARING (MEETING)

1. Wharf District Comprehensive Plan - Terry Galvin provided a staff report, including review of issues, some of which were the Gateway, Plover Park, Pintail Marsh, relocation of the historic depot to the Plover Park (Terry gave credit for the concept to Richard Sturgill), heights and views, gateway Marine support area, water's edge, passive recreation area, viewing pier (not in the plan but is requesting that the council endorse it), festival area for parking and community activities, Lighthouse Park, enhancement for access to beach, restoration, Lighthouse replica (Brad O'Neill would do it with mostly with donated funds), and the wharf including boardwalk and fisherman's pier (auto access to pier which the Port would like to see it limited to pedestrians due to costs), and Dakota Commons.

Clark MacAbee, Project Manager for Morton Depot restoration, explained how the Morton depot was moved and the costs involved. He then discussed moving the Blaine depot including an adaptive reuse of the building, and funding for adaptive reuse including Heritage, Lodging tax, private foundations, Drayton Maritime, transportation enhancement, Port of Bellingham enhancement, etc.

Sylvia Goodwin, Port of Bellingham, cautions including the depot in the plan unless use of words such as 'explore the options' or 'further study' are included. Sylvia also spoke in support of the recommended building heights to accommodate boats hauled for repair.

Jim Jorgensen commented about his good experience and hoped the council felt the same way.

Mayor Mike Myers' student, Kieran Lyons, reviewed the Appearance of Fairness doctrine with the council:

Regarding interest in property – council responded “nay”

Regarding direct or indirect financial benefit – council responded “nay”

Regarding engaged in communication outside hearing with opponents or proponents – council members responding “yes” - Charlie Hawkins had conversations about the Plover and Jason Overstreet spoke with Jim Jorgensen about the plan. Both responded that they can be partial and fair.

The City Clerk was asked to read any written communication into the record. City Clerk responded there was none.

Public Testimony:

- Richard Sturgill, 1218 - 4th Street, Blaine, spoke regarding the depot and the Plover and requested that the depot be included in the master plan.
- Ron Snyder, 3432 Sweet Road, spoke regarding the youth sailing classes and how the depot would benefit the students.

Council asked questions about the height issues and Sylvia Goodwin and Terry Galvin responded how it would be addressed in Title 17 and in the master plan.

- Doug Fenton, 1147 A Mitchell Ave., spoke regarding inclusion of a beach in the plan.

The public hearing was closed at 8:50pm.

Council asked additional questions which were answered by Terry Galvin.

2. Property Tax Levy – Meredith Riley provided the staff report, including reviewing the limits on property tax and the property tax levy based on the estimates provided by Whatcom County. Meredith advised the council that, based on Washington State law, the property tax levy needed to be passed before the end of November. Jason Overstreet asked questions about the final number in 2007 (865,206) expressed concern about passing a levy based on the estimates.

Mayor Mike Myers' student, Kieran Lyons, reviewed the Appearance of Fairness doctrine with the council:

Regarding interest in property – council responded “nay”

Regarding direct or indirect financial benefit – council responded “nay”

Regarding engaged in communication outside hearing with proponents or opponents – council member responded “yes” – Jason Overstreet spoke with Jason Burke.

Regarding whether he can be fair & impartial – Jason responded “yes”

Public Testimony:

- Doug Fenton asked Meredith if the City could raise more than 1%. Meredith responded that the City shouldn't raise it until it finds out what the State will do.

The public hearing was closed at 9:05pm.

F. COMMISSION, COMMITTEE AND BOARD REPORTS

1. Airport Commission – Doug Fenton, Chairman, advised that the commission would like to keep their options open for grant funds,

including non-entitlement grants. FAA required each airport to report number of based airplanes at their airports. There are 30 airplanes at the airport (including non-serviceable - 28 single engine, 1 twin engine and 1 helicopter). Doug Fenton asked the youth to vote on whether or not they would keep the airport. The vote was 6 – 1 against keeping the airport. Doug Fenton commented that it proved that the City Council made the right decision.

G. WRITTEN COMMUNICATIONS

1. Peace Arch park

H. CONSENT AGENDA

1. Approval of Bills – Amount: \$ 391,104.81 plus \$1,650.00 Council Approved Advance Payment to Chicago Title for Purchase of Property
2. Approval of October Payroll – Amount \$ 415,202.19
3. Approval of October 22, 2007, City Council Minutes
4. Contract with Whatcom County for Probation Services

**MOTION MADE BY JASON OVERSTREET TO APPROVE THE
CONSENT AGENDA, SECONDED BY KEN ELY AND APPROVED
UNANIMOUSLY (6 – 0)**

I. COUNCIL ACTION ITEMS

1. Wharf District Comprehensive Plan – from Public Hearing

**MOTION WAS MADE BY BONNIE ONYON TO APPROVE THE
PLAN WITH RECOMMENDED AMENDMENTS, SECONDED BY
CHARLIE HAWKINS**

Council asked questions regarding including the Depot in the master plan and language to be used. Jason Overstreet wanted to make sure that it was privately funded. There was discussion about custodianship and Gary Tomsic advised that the City may be able to get grants that wouldn't be available to other groups. Discussion also included whether the Port of Bellingham would be willing to set aside space for the Depot. Terry Galvin advised that, as a park, it would be subject to a review process. Ken Ely asked if the request by Drayton Harbor Maritime for the depot be included in master plan.

Richard Sturgill added for clarification that if the depot is owned by Drayton Harbor Maritime it would be in a different category than if it is owned by the City but that Drayton Harbor Maritime would maintain it.

There was additional discussion regarding height requirements, parking and water taxis.

APPROVED UNANIMOUSLY (6 – 0)

2. Ordinance 07-2680, Rewrite of 17.07 Site Plan Review – presented by Terry Galvin

Motion made by Onyon to move to a work session. Galvin agreed.

3. Ordinance 07-2682, First Reading Property Tax Levy – The second reading will take place at the next council meeting on November 26, 2007.
4. Ordinance 07-2686, FEMA Flood Hazard Regulations – presented by Terry Galvin

**MOTION MADE BY CHARLIE HAWKINS TO APPROVE
ORDINANCE 07-2680 AND WAIVE THE SECOND READING,
SECONDED BY KEN ELY AND APPROVED 5 – 1 (LIEBERT)**

5. Ordinance 07-2687, Creating a Park CIP Fund – presented by Meredith Riley’s student, Ben Buhler

**MOTION MADE BY KEN ELY TO APPROVE ORDINANCE 07-2687
AND WAIVE THE SECOND READING, SECONDED BY CHARLIE
HAWKINS AND APPROVED UNANIMOUSLY (6 – 0)**

6. Ordinance 07-2688, Payment of Claims Against the City – presented by Meredith Riley’s student, Ben Buhler

**MOTION MADE BY CHARLIE HAWKINS TO APPROVE
ORDINANCE 07-2688 AND WAIVE THE SECOND READING,
SECONDED BY KEN ELY AND APPROVED UNANIMOUSLY (6 – 0)**

7. Interlocal Agreement with PUD #1 – presented by Steve Banham

**MOTION MADE BY BONNIE TO AUTHORIZE THE CITY
MANAGER TO EXECUTE THE INTERLOCAL AGREEMENT
BETWEEN PUD #1 AND THE CITY FOR WATER REVENUE
RELATED SERVICES AND WAIVE THE SECOND READING,**

**SECONDED BY CHARLIE HAWKINS AND APPROVED
UNANIMOUSLY (6-0)**

8. Interlocal Agreement with Klickitat County PUD – Telephone System – presented by Sheri Sanchez’s student, Maragret Farlin

**MOTION MADE BY CHARLIE HAWKINS TO AUTHORIZE THE
CITY MANAGER TO EXECUTE THE INTERLOCAL AGREEMENT
BETWEEN KLINKITAT COUNTY PUD AND THE CITY,
SECONDED BY KEN ELY AND APPROVED UNANIMOUSLY (6 – 0)**

9. Drayton Reach Final Plat Phase 1 – presented by Terry Galvin

**MOTION MADE BY KEN ELY TO APPROVE THE FINAL PLAT
FOR DRAYTON REACH BASED ON THE FINDINGS OF FACT
AND SUBJECT TO THE FINAL PLAT CONDITIONS, SECONDED
BY CHARLIE HAWKINS AND APPROVED UNANIMOUSLY (6 – 0)**

10. Ordinance 07-2685, Vacating Streets in Drayton Reach Plat Phase 1 – presented by Steve Banham

**MOTION MADE BY CHARLIE HAWKINS TO APPROVE
ORDINANCE 07-2685, SECONDED BY KEN ELY AND APPROVED
UNANIMOUSLY (6 – 0)**

J. COUNCIL NEW BUSINESS

Jason Overstreet requested that the council receive their agenda packets by Wednesday afternoon prior to the council meetings, council concurred.

K. MAYOR AND COUNCIL REPORTS

Students and council provided their viewpoints on the Youth in Government Day experience. It was suggested that this continue annually or semi-annually.

L. ADJOURN – 10:08pm

Mayor

City Clerk