



**CITY OF LA CENTER COUNCIL  
REGULAR MEETING  
April 27, 2016**

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City Council*

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**REGULAR MEETING:**

1. Mayor Pro Tem Cerveny called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:**

**Council:**

Councilmember Birdwell-Currey	Present
Councilmember Luiz	Present
Councilmember Williams	Present
Councilmember Valenzuela	Present
Mayor Pro Tem Cerveny	Present
Mayor Thornton	Absent/Excused

**Staff:**

Suzanne Levis, Finance Director  
Jeff Sarvis, Public Works Director

**Guests:**

Doug Boff	Ed Greer
Jack La Bounty	Larry Lewton
Doug & Barb Burtwell	Dennis & Gail Nuttbrock
Matt Conner	Colby Newton
Jack & Rosemary Davis	Morgan Wentworth
Al Filla	Linc Wolverton

4. **CONSENT AGENDA**
  - A. **APPROVAL OF CLAIMS/ADJUSTMENTS – 04.27.16**
  - B. **REGULAR MEETING MINUTES – 04.13.16**

**MOTION MADE BY COUNCILMEMBER LUIZ, SECONDED BY COUNCILMEMBER VALENZUELA AND CARRIED UNANIMOUSLY TO APPROVE THE APRIL 27, 2016 CONSENT AGENDA.**

5. **COUNCIL STAFF REPORTS/ANNOUNCEMENTS.**
  - A. **MAYOR PRO TEM'S REPORT.**

- The annual recycling event is this Saturday, April 30, from 9 a.m. to 1 p.m. at Holley Park. A notice was included in this month's sewer bill and flyers are



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available at the door that lists what items are acceptable. It is open to all Clark County residents.

- Also this Saturday you can dispose of unwanted medications at the La Center Police Department from 10 a.m. to 2 p.m. There are other drop-off locations listed on the flyer.
- The Civil Service Commission vacancy deadline has been extended to Tuesday, May 3. Notices are available at the door and information is on the City's website.
- The City Council Work Session to discuss the sewer debt and long-range forecast was confirmed for May 18 at 5:30 p.m. It will be held at the Public Works office.
- The North County Community Food Bank is selling Mother's Day baskets. Interested parties may see Mayor Pro Tem Cervený after the meeting.

**B. ATTORNEY'S REPORT** – None (Absent/Excused).

**C. COUNCIL COMMENTS.**

- **COUNCILMEMBER BIRDWELL-CURREY** – None.
- **COUNCILMEMBER LUIZ** inquired as to when the Holley Park Splash Pad is opening for the summer season. Public Works Director Sarvis said it will open once all equipment is installed and weather permits.
- **COUNCILMEMBER WILLIAMS** – The Ridgefield Big Paddle Event in June is worth checking out. ~ The Chelatchie Prairie Railroad starts its train rides next week. The Chelatchie Prairie Railroad Museum in Yacolt received a \$500,000 improvement grant.
- **COUNCILMEMBER VALENZUELA** attended a C-TRAN Planning Session as La Center's representative. C-TRAN is working on their 20-year plan and possibly expanding to other counties in their region. Citizens are encouraged to provide comments regarding bus routes to Councilmembers or the Mayor which will then be forwarded to C-TRAN. ~ Ridgefield's Big Paddle Event on Lake River is June 4. ~ The City is working on an economic development plan for the I-5 junction development. A request for professional assistance is in the works, and the City will be utilizing state and regional agencies.
- **COUNCILMEMBER CERVENÝ** – None (acting as Mayor Pro Tem).



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**D. STAFF REPORTS.**

- **DIRECTOR SUZANNE LEVIS, FINANCE DEPARTMENT.** The 1<sup>st</sup> quarter financial report for 2016 was presented (a copy of which is made a part of these Minutes and available on file).

Almost all General Fund revenue streams are over their corresponding Year To Date (YTD) budgeted amounts. Overall building activity has driven these numbers. Expenditures are as expected—the annual insurance premium and CRESA annual fee (paid in February) will skew the YTD budget to actual comparison. Impact Fees Fund also reflects the robust building activity (of the nine new lots reflected in the revenues, only two were deferred from a prior year).

School Projects Grant: To date, the City has submitted two reimbursements; one is pending.

Sewer Fund (Operations): Revenues are higher than the YTD budget, due to some delinquent accounts paid.

Cowlitz Indian Tribe Financial Agreement: Per the Interlocal Governmental Agreement (IGA) between the City and the Cowlitz Indian Tribe, both City and Cowlitz Tribe staff are still working on developing the separate financial IGA.

- **COMMISSIONER LARRY BARTEL, CLARK COUNTY FIRE & RESCUE, 911 N. 65TH AVE., RIDGEFIELD.** The new Fire Chief starts on Monday, May 2. The Board will set goals and expectations for the new Fire Chief, which will include developing a five-year strategic plan. The monthly “Chief’s Report” will start again soon.

**6. CITIZEN’S PUBLIC COMMENT.**

**AL FILLA, 152 W. 15<sup>TH</sup> ST., LA CENTER.** American Legion Post 189 provided flags for display on the bridge coming into the City for special occasions. He thanked Ken Viles for leading the project and the Public Works staff for installing brackets. Suggestions are welcomed as to when to display the flags. The American Legion is also hosting a Memorial Day Event at the La Center Cemetery on May 30 at 11:00 a.m.

**7. PRESENTATIONS – None.**

**8. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS – None.**



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9. **ITEMS REMOVED FROM THE CONSENT AGENDA** – None.
10. **UNFINISHED BUSINESS** – None.
11. **NEW BUSINESS.**

- A. WOLVERTON NOTICE OF INTENT TO ANNEX.** Consultant Eric Eisemann presented a Staff Report and facilitated the discussion of the Wolverton Notice of Intent to Annex, which is the first step in the annexation process. Property owners and a project designer were in attendance to comment and answer questions. The property is off of North Fork and consists of four properties: the Wolverton's (three) and the Rashford's (one). All the property is in the City's Urban Growth Area (UGA) and will be zoned for low density residential use when annexed. The three Wolverton properties do not abut the City, and the Rashford parcel, owned by the Rashford Tree Farm, does. The Rashford property owner did not sign the Notice of Intent to Annex; however, the annexation can move forward without their participation.

Consultant Eisemann explained the 60% direct petition method for owner-initiated annexation and the three options available to Council as well as the additional steps involved in the annexation process. He recommended expanding the annexation to include the three Clark Public Utilities (CPU) properties. The petition before Council today does not include the CPU parcels. Discussion ensued.

**LINC WOLVERTON, 35011 NE NORTH FORK AVE.** CPU remains neutral and has neither joined nor opposed the petition to annex. Now that he has retired, his plan for the former winery property includes annexing the land into the City. His concepts for the property would be similar to Southview Heights with possibly subplots, subsections, cul-de-sacs, or loops. The approximate 100 single-family lots possibly will include 15 to 20 smaller, age-in-place or senior lots.

**ED GREER, 8002 NE HIGHWAY 99, VANCOUVER, WA,** is the project designer for the Wolverton development project. Preliminary plans have been laid out based on 7500-foot, single-family lots and do not include senior housing. Planning is in the very early stages, and the project should be fairly easy to start. It is very common to have a property located in between properties in an annexation. The Rashfords are not objecting to the annexation, but they do not want to sign the petition. The Rashford's participation is not required for the development.

**MATT CONNER, 35212 NE NORTH FORK.** Mr. Conner's property is adjacent to the Wolverton's, and he has been the owner since July 2014. At this time, he does not want to annex into the City's UGA because it will severely impact his



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property, way of life, and the peace and serenity he currently enjoys. He believes he will lose his tree line, fence and access to his field with the development and grading of the road.

**CONSULTANT EISEMANN** explained that today's Intent to Annex is the very first step of a detailed process. The applicant must meet requirements and present to Council before annexation can take place. Once the land is annexed, there is a development process that includes going before a Hearings Examiner. It could be more than one year before development begins.

**MAYOR PRO TEM CERVENY:** The City works within the laws and regulations to give everyone ample opportunity to come before City Council and the Hearings Examiner, during the stages of development. Citizens can stay informed by reading notices included in their sewer bills and posted on the City's website, and attending meetings.

**MOTION MADE BY COUNCILMEMBER LUIZ, SECONDED BY COUNCILMEMBER WILLIAMS AND CARRIED UNANIMOUSLY TO ACCEPT THE NOTICE OF INTENT TO ANNEX AND INVITE THE PROPERTY OWNERS TO SUBMIT A PETITION TO ANNEX CONSISTENT WITH OBTAINING THE 60% PROCESS WITH THE ADDITIONAL SIGNATURES PARTICULARLY CLARK PUBLIC UTILITIES.**

12. **ADJOURNMENT.**

Meeting was adjourned at 8:12 p.m.

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Mayor Greg Thornton

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Suzanne Levis, Finance Director/Clerk