



CITY OF LA CENTER COUNCIL
REGULAR MEETING
October 18, 2015

These minutes are
considered a
DRAFT copy until
approved by the
City Council

REGULAR MEETING:

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

Council:

Councilmember Valenzuela	Present
Councilmember Luiz	Present
Councilmember Williams	Present
Councilmember Thornton	Present
Councilmember Cerveny	Present
Mayor Irish	Present

Staff:

Dan Kearns, City Attorney
 Suzanne Levis, Finance Director
 Jeff Sarvis, Public Works Director

Guests:

Doug Boff	Candi Irish	Andy "Sheriff" Taylor
Scott Campbell	Hunter Jackson	Rick & Suzi Terrell
Melinda Cope	Larry Lewton	Colton Tetzlaff
Jennifer Danziger	Zack Little	Preston Thorn
Jack Davis	Alan McLean	Brian Wrigley
Al Filla	Daina McLean	Don Ziesmer
Haley Gray	Edward May	
Judy Hickman	Carole Parker	
Dennis Hill	Nelda Perryman	
George & Sharon Hiner	Derek Ranta	

4. **CONSENT AGENDA.**
 - A. **APPROVAL OF CLAIMS/ADJUSTMENTS – 11.18.15**
 - B. **REGULAR MEETING MINUTES – 10.28.15**

MOTION MADE BY COUNCILMEMBER LUIZ, SECONDED BY COUNCILMEMBER CERVENY AND CARRIED UNANIMOUSLY TO APPROVE THE NOVEMBER 18, 2015 CONSENT AGENDA.



**CITY OF LA CENTER COUNCIL
REGULAR MEETING
October 18, 2015**

*These minutes are
considered a
DRAFT copy until
approved by the
City Council*

5. COUNCIL STAFF REPORTS/ANNOUNCEMENTS.

A. MAYOR'S REPORT.

- City offices will be closed for the Thanksgiving holiday on Thursday and Friday, November 26 and 27. The Mayor extended wishes for a safe and happy holiday and thanked veterans for their service in honor of the recent Veterans Day holiday.
- A City Council Work Session is scheduled for Saturday, November 21, beginning at 9:00 a.m. to discuss the intergovernmental and developmental agreements regarding the I-5 junction interchange. The meeting will be held at the Public Works office.

B. ATTORNEY'S REPORT – DAN KEARNS, CITY ATTORNEY. The federal litigation briefing will be in December 2015 or January 2016, and the D.C. Circuit Court of Appeals hearing will be scheduled in the spring of 2016. The appeal that was filed is stayed, pending the Growth Management Hearing Board (GMHB) proceeding. The comprehensive plan amendment is before Council tonight for approval. This amendment will substitute the policy that the GMHB found to be non-compliant and should bring the City into full compliance. After the City's amendment is approved at a GMHB compliance review, the appeal will be dismissed immediately afterwards.

C. COUNCIL COMMENTS.

- **COUNCILMEMBER VALENZUELA** – None.
- **COUNCILMEMBER LUIZ** – None.
- **COUNCILMEMBER WILLIAMS** – None.
- **COUNCILMEMBER THORNTON** wished everyone a happy and safe Thanksgiving holiday.
- **COUNCILMEMBER CERVENY** wished everyone a happy and safe Thanksgiving holiday.

D. STAFF REPORTS – None.



**CITY OF LA CENTER COUNCIL
REGULAR MEETING
October 18, 2015**

*These minutes are
considered a
DRAFT copy until
approved by the
City Council*

6. CITIZEN'S PUBLIC COMMENT.

CAROLE PARKER, 1502 W. C AVE. Ms. Parker volunteers her time to create and maintain a display honoring local veterans located at the La Center Post Office. Contact information was provided, and will be available at City Hall.

DOUG BOFF, 151 W. 16TH ST., thanked Ms. Parker for the display honoring local veterans.

CANDI IRISH, 1653 E. HERITAGE LOOP, expressed appreciation for the veterans display at the Post Office. Ms. Parker has also donated a book to the La Center Historical Museum.

7. PRESENTATIONS.

A. WASTE CONNECTIONS, INC. ANNUAL REPORT – SCOTT CAMPBELL, GOVERNMENTAL AFFAIRS MANAGER. Mr. Campbell provided a copy of the *Waste Connections Annual Report 2014*, and presented a brief summary to include operating values, safety (lowest incident rate in Vancouver's history), charitable giving, customer service, and operations (routes have increased).

8. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS.

A. RESOLUTION NO. 15-400 – A RESOLUTION OF THE CITY OF LA CENTER INITIATING VACATION BY A PORTION OF RIGHT-OF-WAY ADJACENT TO 31907 NW POLLOCK ROAD; AND SETTING A TIME AND PLACE FOR A HEARING TO CONSIDER SUCH A VACATION.

Public Works Director Jeff Sarvis presented. Resolution No. 15-400 is setting a public hearing on January 6, 2016, to vacate a portion of the City's right-of-way on the mixed-use property described therein.

Two options are open to the City: (1) seek part of the value of the property, after an appraisal is provided at the expense of the petitioner; or (2) vacate the right-of-way after a survey and legal description of the street(s) is provided at the expense of the petitioner.

DAINA MCLEAN (HARRIER HOUSE LLC), 31907 NW Pollok Road, the petitioner, was in attendance and stepped forward to comment and answer questions. She is looking to possibly improve the property and lease it for business use in the future.

CITY ATTORNEY KEARNS outlined for councilmembers issues that should be considered in deciding whether to vacate or not, especially if the City foresees



CITY OF LA CENTER COUNCIL
REGULAR MEETING
October 18, 2015

These minutes are
considered a
DRAFT copy until
approved by the
City Council

future development of roads and utility easements. Approval of Resolution No. 15-400 will satisfy the State's requirement to formally schedule a public hearing on the vacation request and give interested parties an opportunity to object. The final step will be the adoption of an ordinance vacating the property and retaining the utility easements (if necessary) and possibly limiting development of a slope in the road to preserve integrity.

Director Sarvis continued the discussion of specific sections of the property.

A request was made by Council to provide a preliminary development plan (residential or commercial) before the January 6, 2016, hearing.

MOTION MADE BY COUNCILMEMBER THORNTON, SECONDED BY COUNCILMEMBER CERVENY AND CARRIED UNANIMOUSLY TO APPROVE RESOLUTION NO. 15-400 INITIATING VACATION BY A PORTION OF RIGHT-OF-WAY ADJACENT TO 31907 NW POLLOCK ROAD; AND SETTING A TIME AND PLACE FOR A HEARING TO CONSIDER SUCH A VACATION.

B. PUBLIC HEARING – PROPOSED AMENDMENTS TO THE LA CENTER URBAN AREA COMPREHENSIVE PLAN AND THE LA CENTER URBAN AREA CAPITAL FACILITIES PLAN, POLICY 4.2.3, IN RESPONSE TO THE COMPLIANCE ORDER IN GMHB No. 14-2-0003C.

CITY ATTORNEY DAN KEARNS presented and provided a brief background summary (detailed in the November 12, 2015 staff report made a part of these Minutes and available on file). Policy 4.2.3 of the La Center Urban Area Capital Facilities Plan will be amended to incorporate language directly from the Growth Management Act. The La Center Planning Commission reviewed and recommended approval of the amendment on October 27, 2015.

MAYOR IRISH opened the discussion to public comment at 7:55 p.m. There being none, public comment was closed at 7:56 p.m.

C. ORDINANCE No. 2015-07 – AN ORDINANCE ADOPTING AMENDMENTS TO THE CITY OF LA CENTER COMPREHENSIVE PLAN AND CAPITAL FACILITIES PLAN TO COMPLY WITH THE COMPLIANCE ORDER OF THE GROWTH MANAGEMENT HEARINGS BOARD IN *DRAGONSLAYER, INC. ET AL. V. CITY OF LA CENTER*, GMHB No. 14-2-0003C; PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.

ATTORNEY KEARNS recommended Council adopt Ordinance No. 2015-07 which will bring the City into full compliance with the GMHB's order and be effective 30 days from today's date.



CITY OF LA CENTER COUNCIL
REGULAR MEETING
October 18, 2015

These minutes are
considered a
DRAFT copy until
approved by the
City Council

MOTION MADE BY COUNCILMEMBER THORNTON, SECONDED BY COUNCILMEMBER WILLIAMS AND CARRIED BY MAJORITY TO ADOPT ORDINANCE 2015-07 ADOPTING AMENDMENTS TO THE CITY OF LA CENTER COMPREHENSIVE PLAN AND CAPITAL FACILITIES PLAN TO COMPLY WITH THE COMPLIANCE ORDER OF THE GROWTH MANAGEMENT HEARINGS BOARD IN *DRAGONSLAYER, INC. ET AL. V. CITY OF LA CENTER*, GMHB NO. 14-2-0003C; PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.

Mayor Irish called for a Roll Call vote:

Councilmember Valenzuela: Yes
Councilmember Luiz: No
Councilmember Williams: Yes
Councilmember Thornton: Yes
Councilmember Cerveny: Yes

D. PUBLIC HEARING – 2016 BUDGET.

Finance Director Suzanne Levis presented the City's 2016 Preliminary Budget, copies of which were available at tonight's meeting and on the City's website. City Council has held a number of budget work sessions, and final adoption of the 2016 budget will take place at the December 16 City Council meeting. Director Levis invited citizens to come forward and/or contact her with comments and concerns regarding the 2016 budget.

Further discussion is required by Councilmembers for the roundabout design and sewer rate increases. Consultant Ray Bartlett is scheduled to facilitate a sewer rate analysis presentation at the December 2 City Council meeting.

Mayor Irish opened the discussion to public comment at 8:14 p.m.

DENNIS HILL, 1316 W. ALDER PLACE. When will the sewer debt be paid off? **DIRECTOR LEVIS:** The sewer debt is scheduled to be paid off in 2028. A number of options to avoid sewer rate increases will be presented at the December 2 City Council meeting. **MR. HILL:** Where is the money coming from to pay off the sewer debt? Does it come from the reserve fund or other revenue? **DIRECTOR LEVIS:** At the end of 2013, City Council adopted a Reserve Fund Policy. In 2014, funds from the Reserve Fund were transferred to the Sewer Debt Service and were treated as low-rate interfund loans.

LOUIS KORF, 812 E. PIONEER LOOP. How much of my sewer payment goes towards reducing the sewer debt? **DIRECTOR LEVIS:** A portion does but that specific amount will be determined at the December 2, 2016 City Council meeting. **MR. KORF:** What is the City doing in terms of diversifying our income



**CITY OF LA CENTER COUNCIL
REGULAR MEETING
October 18, 2015**

*These minutes are
considered a
DRAFT copy until
approved by the
City Council*

sources so as to not depend so much on the cardrooms, and is this an ongoing discussion by Council? **MAYOR IRISH:** New sources of revenue for the City is an ongoing subject of discussion by City Council including future development of the I-5 junction.

Mayor Irish closed public comment at 8:35 p.m.

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

Meeting was adjourned at 8:36 p.m.

Mayor James T. Irish

Suzanne Levis, Finance Director/Clerk