



Checks Payable


3.9.16

Accounts Payable:

<u>Checks: 21049 thru 21070</u>	<u>43,051.38</u>
<u>VISA</u>	<u>2,921.14</u>
<u>Direct Deposit (ACH) 2.29.16</u>	<u>57,668.90</u>
<u>Taxes (Fed, FICA & Medi)</u>	<u>21,780.47</u>
<u>Benefits: DRS (ACH)</u>	<u>15,709.62</u>
<u>Benefits: Checks 21071 thru 21079</u>	<u>36,028.69</u>
Total Checks Payable:	<u>177,160.20</u>

Auditing Officer Certification:

I, the undersigned, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the City of La Center



Finance Director

Council Member's Approval:

We, the undersigned Council Members of the City of La Center of Clark County, Washington, do hereby certify that the checks identified above are approved for payment.

Accounts Payable

Checks by Date - Detail by Check Date

User: jfowler
 Printed: 3/3/2016 8:14 AM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
21049	Aramark 862179427 862190656 862190657 862190660 862190660 862201815 862201816 862201817 862201818 862201819 86278918	Aramark Uniform Service uniforms uniforms janitorial building maint building maint uniforms janitorial janitorial janitorial building maint building maint	02/23/2016	13.34 13.34 10.82 32.72 16.87 13.34 10.82 14.48 32.72 418.77 208.79
Total for Check Number 21049:				786.01
21050	ArtMorse 160863	Art Morse Auto Repair vehicle maint.	02/23/2016	147.75
Total for Check Number 21050:				147.75
21051	BruceBis 16012	Bruce P. Bischof prof services	02/23/2016	2,764.50
Total for Check Number 21051:				2,764.50
21052	CCT 02.22.16	Clark County Treasurer impact fees	02/23/2016	23,091.00
Total for Check Number 21052:				23,091.00
21053	chev 46695782 46695782	Chevron & Texaco Card Services fuel fuel	02/23/2016	61.22 267.75
Total for Check Number 21053:				328.97
21054	CityWood 2016-004-CT	City of Woodland prof services	02/23/2016	668.61
Total for Check Number 21054:				668.61
21055	Comcast 0586038 0586079 0586327	Comcast Cable services services services	02/23/2016	69.95 165.28 170.28
Total for Check Number 21055:				405.51
21056	CostcoMe 000111814812932	Costco Wholesale Membership operating supplies	02/23/2016	55.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 21056:	55.00
21057	CPU 71267058 71609515 71611586 71611669 71614648 71615892 71616114 71616247 71617872 71618110 71618524	Clark Public Utilities elec elec water elec water water elec water elec elec elec	02/23/2016	214.24 25.00 72.00 45.41 72.00 32.20 25.08 34.20 99.61 163.60 54.26
			Total for Check Number 21057:	837.60
21058	E2 1.1-1.31	E2 Land Use Planning Services,LLC prof services	02/23/2016	7,517.45
			Total for Check Number 21058:	7,517.45
21059	HODEpo 4013079 4013612 4564130 5098500 8023292 8025835 9025737	Home Depot Credit Service operations materials minor equip operations materials materials materials	02/23/2016	315.45 147.38 56.72 237.70 116.76 238.89 71.51
			Total for Check Number 21059:	1,184.41
21060	Neopost N5770505 N5770505	MAIL FINANCE postage lease postage lease	02/23/2016	169.03 313.89
			Total for Check Number 21060:	482.92
21061	NWNat 16820268 18188177 20834339 8353831	NW Natural Gas nw natural nw natural gen nw natural nw natural	02/23/2016	1,977.34 52.20 81.16 128.60
			Total for Check Number 21061:	2,239.30
21062	OwenEqui 90418	Owen Equipment Company stormwater maint.	02/23/2016	90.82
			Total for Check Number 21062:	90.82
21063	Simplot 212042893	Simplot Partners training	02/23/2016	90.00
			Total for Check Number 21063:	90.00
21064	StaceyDe 2.6.16	Stacey Derr cleaning deposit refund	02/23/2016	50.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 21064:	50.00
21065	TDSPhone 01.13.15	TDS Telecom services	02/23/2016	40.89
			Total for Check Number 21065:	40.89
21066	Texaco 8000197718602 8000197718602	Texaco/Shell fuel fuel	02/23/2016	317.01 1,011.73
			Total for Check Number 21066:	1,328.74
21067	Veriz 9759588252	Verizon wireless services	02/23/2016	205.40
			Total for Check Number 21067:	205.40
21068	WASTE 12720260 12722607 12726959	Waste Connections waste connections waste connections waste connections	02/23/2016	186.22 135.70 31.22
			Total for Check Number 21068:	353.14
21069	WoodAuto 886863 887706	Woodland Auto Supply, Inc. vehicle maint-credit vehicle maint	02/23/2016	-25.70 140.88
			Total for Check Number 21069:	115.18
21070	ZEE 68302607	Zee Medical Service Co. materials	02/23/2016	268.18
			Total for Check Number 21070:	268.18
			Total for 2/23/2016:	43,051.38
			Report Total (22 checks):	43,051.38

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Check No	Vendor No	Vendor Name	Check Date	Check Amount
21071	AFLAC	AFLAC	03/04/2016	1,020.14
21072	AWC-Emp.	AWC-Employee Benefits	03/04/2016	30,597.05
21073	AWC-Life	Association of Washington Cities	03/04/2016	109.60
21074	COLCUNIO	Columbia Credit Union	03/04/2016	480.00
21075	EMPSEC	Employment Security Department	03/04/2016	328.52
21076	FIBREFED	Fibre Federal Credit Union	03/04/2016	385.00
21077	L&I	Dept. of Labor & Industries	03/04/2016	2,554.18
21078	ORRev	Oregon Dept. of Revenue	03/04/2016	304.20
21079	WA Suppo	Washington State Support Regis	03/04/2016	250.00
Total for 3/4/2016:				36,028.69
Report Total (9 checks):				36,028.69

VISA PYMTS.January 2016

VENDER	DESCRIPTION	AMOUNT
	Danielle Bowerman	
ASPEN UNIVERSITY	Officer Education	675.00
ASPEN UNIVERSITY	Officer Education	405.00
USPS	Postage	16.94
AMERICAN MEDICAL	Operating Supplies	132.65
JET.COM	Operating Supplies	47.04
	Jeromy Wirkus	
KLEEN WAY JANITORIAL	Materials	70.02
CURLYS LOCK & KEY	Operating Supplies	6.18
ABSOLUTE CONCRETE	Materials	46.80
	Joe Warren	
WILCO	Grounds Maint	14.28
LES SCHWAB TIRES	Vehicle Maint	60.98
RIETDYKS	Stormwater	77.46
	David Pettit	
ONSITE ROLL FORMING	Materials	394.58
BG ROCKERY	Grounds Maint	84.00
	Aaron Wilkinson	
AMAZON MKTPLACE	Materials	48.89
	Alice Peters	
MICROSOFT STORE	Office Supplies	119.23
USPS	Postage	7.67
OFFICE DEPOT	Operating Supplies	67.72
COLUMBIAN ONLINE	Subscription	18.00
	Suzanne Levis	
WSP COLLISION	Misc.	10.50
USPS	Postage	15.34
ACT*MRSC	Training	25.00
	Marc Denney	
VAN METER & ASSOCIATES	Training	150.00
SCHOOL RISKS	Training	129.00
	Naomi Hansen	
COLUMBIANPU	Training	50.00
FRED MEYER	Planning Commission	5.37
SADIE & JOSIES	Operating-Meeting	12.00
AMAZON.COM	Operating Supplies	10.75
RIDGEFIELD FLORAL	Planning Commission	75.88
SUN CITY FLOORIST	Planning Commission	62.74
JUNGLEDISK	Server Backup	82.12
	Grand Total	2,921.14



**CITY OF LA CENTER COUNCIL
REGULAR MEETING
February 24, 2016**

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REGULAR MEETING:

1. Mayor Thornton 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
Councilmember Cerveny	Present
Mayor Thornton	Present

Staff:

Marc Denney, Chief of Police
Dan Kearns, City Attorney
Sue Lawrence, WWTP Supervisor
Suzanne Levis, Finance Director
Jeff Sarvis, Public Works Director

Guests:

Doug Boff	Dave & Sharleen Meadows
Matt Conner	Dennis & Jennifer Miller
Al Filla	Kelly Moyer
Jack La Bounty	Gail & Dennis Nuttbrock
Judy Hickman	Nelda Perryman
Jim & Candi Irish	Michelle & Rod Sweet
Larry Lewton	Chris Swindell
Ed May	Rick and Suzi Terrell

4. **CONSENT AGENDA**

- A. **APPROVAL OF CLAIMS/ADJUSTMENTS – 02.24.16**
- B. **REGULAR MEETING MINUTES – 02.10.16**
- C. **RESOLUTION NO. 16-403 – A RESOLUTION OF THE CITY OF LA CENTER DECLARING CERTAIN PROPERTY AS SURPLUS AND AUTHORIZING ITS DISPOSAL.**



**CITY OF LA CENTER COUNCIL
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MOTION MADE BY COUNCILMEMBER CERVENY, SECONDED BY COUNCILMEMBER VALENZUELA AND CARRIED UNANIMOUSLY TO APPROVE THE FEBRUARY 24, 2016 CONSENT AGENDA.

5. COUNCIL STAFF REPORTS/ANNOUNCEMENTS.

A. MAYOR'S REPORT.

- The public hearing on the Comprehensive Plan originally scheduled for today is rescheduled for the March 23 City Council meeting.
- The City Council Retreat is this Saturday, February 27, at the Public Works office from 9 a.m. to 3 p.m. The former City Administrator for the City of Camas, Lloyd Halverson, will be facilitating. The Agenda was provided to Councilmembers.

B. ATTORNEY'S REPORT – CITY ATTORNEY DAN KEARNS: The Growth Management Hearings Board reissued a corrected compliance order concluding the hearing and appeal. The City's Comprehensive Plan is now in compliance. There were no other pending litigation updates.

C. COUNCIL COMMENTS.

- **COUNCILMEMBER BIRDWELL-CURREY** – None.
- **COUNCILMEMBER LUIZ** – None.
- **COUNCILMEMBER WILLIAMS** – He will be out of town next week.
- **COUNCILMEMBER VALENZUELA** – None.
- **COUNCILMEMBER CERVENY** welcomed everyone in attendance today.

D. STAFF REPORTS.

- **CONSULTANT ERIC EISEMANN, E² LAND USE PLANNING LLC.** Consultant Eisemann provided a Comprehensive Plan Staff Report to Council. This week, the Board of County Councilors made a decision on the Preferred Alternative for the Supplemental Environmental Impact Statement (SEIS) and recommended unanimously to include the 17 acres on Bolen Road for the La Center School District site and the 56 acres at the junction for commercial purposes provided that, if challenged, La Center will provide for the defense instead of Clark County. The City of Ridgefield did not get the Tri-Mountain



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Golf Course. Once the County finishes their GIS process, the City of La Center will submit its Plan.

The City's Planning Commission unanimously voted to send the revised Comprehensive Plan to Council with a recommendation for action. Changes from the February 10 City Council meeting have been incorporated into the Plan, and will be available on the City's website tomorrow. The public hearing is scheduled for the March 23 City Council meeting.

The County GIS is amending the plan map (the map in the Comprehensive Plan is not current) which will fix some split zone problems. The final two steps in the process will be completed in the Capital Facilities Plan for Parks and Recreation, which will be presented to Council in April.

Consultant Eisemann then answered general questions from Council. He pointed to the 56 acres of land on the map that is included in the GIS for La Center, which will be finalized by the end of June 2016. There will be approximately 120 acres that are developable.

- **DIRECTOR SUZANNE LEVIS, FINANCE DEPARTMENT.** Director Levis summarized the Final 2015 Financial Report which was provided to Councilmembers previously.

General Fund Revenues came in \$270,000 (7%) over budget primarily due to gambling revenues, charges for services, and building activity. Fines and forfeitures was a bit under.

General Fund Expenditures came in over budget primarily due to the Police Department positions and overtime, city attorney fees, and IT services. IT services were budgeted at \$11,000 and came in at \$45,000 – there were more IT issues needing attention last year. Other expenses were for the Comprehensive Plan consultant. The Battle Ground Municipal Court expenses were \$43,000 less than budgeted. It was noted that writing tickets almost never results in positive cash flow.

Impact Fee Fund Revenues were 46% over budget, and the trend continues.

Capital Projects Fund – R.E.E.T. revenues were higher than anticipated, due to the purchase and sale of houses.

Sewer Fund (Operations) Expenditures – Revenues are on target, but expenditures were for the legal processes. We did not need the \$51,000 budget amendment anticipated at end of 2015.

Sewer Equipment Fund Expenditures – We budgeted to do work on lift stations but substituted for media replacement for odor control.



**CITY OF LA CENTER COUNCIL
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6. **CITIZEN'S PUBLIC COMMENT.**

LARRY BARTEL, RIDGEFIELD. The hiring process is almost complete for the new Clark County Fire & Rescue (CCF&R) fire chief. There will be an open house at the Ridgefield fire station to give the public an opportunity to meet the final two candidates and make comments, before a final decision is made.

SUSIE TERRELL, 1534 W. E PLACE, is a Board member of the La Center Historical Museum. She is currently working on a project restoring and framing old high school graduation photographs and invited the community to participate in the project or donate. They are on display at the museum.

JIM IRISH, 1653 E. HERITAGE LOOP, thanked Chief Denney for quickly and professionally addressing complaints of a homeless vagrant in town. He acknowledged students helping other students by setting up a food bank for students at the Lewis River Food Bank. He participated in a community event where La Center students planted trees along Breeze Creek. The classes also monitor the water quality which teaches them about the wetlands and how it improves the quality of life for citizens and fisherman.

7. **PRESENTATIONS** – None.

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

9. **ITEMS REMOVED FROM THE CONSENT AGENDA** – None.

10. **UNFINISHED BUSINESS** – None.

11. **NEW BUSINESS.**

A. INTERGOVERNMENTAL AGREEMENT (IGA) WITH COWLITZ TRIBE.

MAYOR THORNTON opened the discussion by stating that the City has been working on the IGA with the Cowlitz Tribe (“Tribe”) for several weeks. This discussion will start with staff presentations, and then he will open the discussion to public comment.

CITY ATTORNEY KEARNS: Attorney Kearns outlined the basic of the IGA. The most recent version of the IGA was provided today to Councilmembers and reflects the negotiation process. This is an agreement between two governmental entities adjacent to each other where one wants to make transportation improvements within the jurisdiction of the other. La Center’s jurisdiction is on west side of the freeway, and the Tribe wants to reconstruct the interchange in connection with its new casino which will affect access to properties within La



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Center's city limits. It is imperative to the City that the IGA be consistent with its development standards because access to public streets will be affected including the gas station. (A separate agreement between the City and the gas station owners will be presented at a later date.)

The subject of the last-minute negotiations with this IGA is the expansion of the City sewer system. These important provisions are in sections 3, 4, and 6 of the IGA. The Tribe has agreed to pay \$2 million towards the cost of extending the sewer line from the WWTP to the junction; however, the exact dollar amount of this expansion is unclear. It could be between \$2 million and \$3 million. The City is obligated to obtain financing up front for the project with the Tribe compensating the City over time in payments. But there is a concern whether the City can obtain financing; so, the Tribe has agreed to pay the costs. Paying for the expansion of the sewer and the financing was an important deal point in the negotiations.

Another important concern is the cost of sewer litigation (IGA sec. 4, pg. 3). The City has expended approximately \$862,000 over the past 5 years for litigation costs and amending the City's Comprehensive Plan in its efforts to provide sewer to the Tribe. The Tribe has agreed to pay half of those expenses.

In section 2 of the IGA, the Tribe will not take land into reservation located east of I-5 and north of 299th Street and south of the new Urban Growth Area (UGA).

In section 6, the Tribe is asking for reimbursement from any properties that subsequently hook onto the new sewer line as provided for by State law. As properties connect to the system, a reimbursement fee is paid to the City and passed back to the Tribe. The details of this financing will need to be worked out and provided for in a separate mutually agreed financing agreement. There is no timeline set for the financing agreement. Section 3 of the IGA outlines three categories of payments to the City for the extension of sewer.

Section 6 also indicates that within 90 days of execution of the IGA, the City will engage a financial advisor to provide advice on the formation of a reimbursement district.

The transmission lines are no longer an issue, because Clark County has relocated the substation and delayed construction for several years. The lines will not be underground as it is too difficult and expensive.



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As far as whether this IGA is good for the City of La Center, Attorney Kearns indicated that it is a policy decision that the City Council must make. The IGA is meant to cover the basic deal points in an enforceable manner, and it accurately reflects the negotiations between the Tribe and the City. No contract is without risk, and if it is breached, there are remedies. One foreseen problem is that if there is a breach early on and there is no financial agreement in place, it would be difficult for the court. The details of the financing agreement cannot be worked out today and is not a part of this IGA. The Tribe has obligated itself to pay the costs, whatever they may be. However, upon execution of the IGA, the City is expected to engage a financial advisor to figure out where the money will come from and work with the Tribe to set out the terms of repayment.

COUNCILMEMBER WILLIAMS expressed concerns about the timing not being outlined in the IGA. If the City is responsible for obtaining the financing to start this project, when does the reimbursement begin? And what if problems arise when negotiating the financing agreement?

ATTORNEY KEARNS: A repayment schedule is not outlined in the IGA, but Attorney Kearns anticipates that the Tribe will start making the payments when due. Details will have to be set out in the financing agreement. Council should consider adding a timing provision to the IGA. Also, any motion approving execution of the IGA should include that it be contingent upon the Tribe waiving sovereign immunity. It would be appropriate for Council to adopt the IGA with specific amendments.

JEFF SARVIS, PUBLIC WORKS DIRECTOR, clarified that the land north of the Fudge property is for future industrial growth. He anticipates that once the I-5 junction is serviceable, it could be included with the next Comprehensive Plan update. Clark County PUD will move forward with the substation construction in another year or two. Underground transmission lines are no longer an option.

Today, the discussion is about building a \$32 million interchange. The planning is nearly complete and it is consistent with the City's Capital Facilities Plan. Adopting the IGA will allow construction to begin. It is important that the land the City is left with is developable. The City should be cautious to not price itself out of the market. A latecomer's agreement is typically for 15 years. The devil is in the details, and we just don't have those details yet.

A development agreement with Minute Management is forthcoming.

SUZANNE LEVIS, FINANCE DIRECTOR: Director Levis recommended that a financial consultant and bond counsel be consulted before the City signs the IGA.



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CONSULTANT RAY BARTLETT: It would be worthwhile for the City to get professional advice from a financial advisor and bond counsel. The IGA says the City will issue the debt. Municipalities have to have a credit rating to issue the debt. Even though the Tribe has agreed to pay the debt service, the City should be sure that certain obligations are in place by having language in the IGA to avoid problems when the separate financing agreement is drawn up. A financing agreement can be drafted in a 30- to 90-day period after obtaining financing advice.

MAYOR THORNTON opened the discussion up to public comment at 8:09 p.m.

DAVE BARNETT, SEATTLE, read a statement prepared by **COWLITZ CHAIRMAN BILL IYALL**, who was unable to attend the meeting (a copy of which is available on file and made a part of these Minutes). The statement indicated that the IGA addresses most of the City's concerns brought up in past negotiations. The Tribe has decided to fully fund the cost of the sewer line extension no matter what the cost, and they are committing to assist the City in obtaining financing. The Tribe has agreed to not take land on the east side of I-5 north of 299th Street into trust. The financing agreement for the sewer line, the latecomers agreement, and law enforcement agreement are to come.

PETER SCHULTZ, MOHEGAN TRIBAL COUNCIL. The "financing mechanism" includes working with the Tribe's Chief Financial Officer and legal experts, but it takes a long time to work out financing details. The Tribe is guaranteeing they will make the payments when due at the end of each operating year. It is a difficult process, but it can be done if everyone collaborates.

DAVE BARNETT, SEATTLE. Before the City meets with bond counsel, the City needs to know what they want. Financing takes time. The construction of the interchange is 75 days behind schedule. If the new casino opens without the interchange being completed, it will be a huge detriment to the City. The Tribe will work with the City on timing. He was unaware of the land north of 299th Street was not being taken into trust. The lines seem to keep changing.

MAYOR THORNTON stated it was clear that the property not to be taken into trust extends to Paradise Park, when he spoke with Chairman Iyall. Public Works Director Sarvis then pointed out the area on a map.

DAVE BARNETT, SEATTLE: He does not see a real value of the property north of 299th Street to the Tribe. This matter can be brought back for discussion. More important right now is getting the construction moving so as to not lose money. A redraft of the IGA can be done, if necessary. The Tribe is committing to whatever is necessary financially and it is enforceable in writing.



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PHIL HARJU, VICE CHAIRMAN AND GENERAL COUNCIL, COWLITZ TRIBE. The Tribe and the City of La Center are very close to adopting a historic agreement, and there is nothing that is preventing the City from signing the IGA. He urged the City to consult the City Attorney about the language in the IGA. Section 3, “Payment to the City for Extension of Sewer,” could not be clearer – it obligates the Tribe to make payments toward a \$5 million to \$6 million sewer extension. The financing details will not be outlined today, but the IGA is an enforceable mechanism to get the sewer extension started. He fears the community will question why the construction continues to be delayed.

He is not aware of any plans for the Tribe to take land into trust on the east side of the freeway north of La Center; so, the language can be changed in the IGA. Now is the time for Council to make a policy decision and trust the Tribe.

LARRY BARTEL (CLARK COUNTY FIRE & RESCUE), 911 NORTH 65TH, RIDGEFIELD. If the project is delayed, it will create a problem for EMS responding through that area and increase the potential for injury/accidents. He urged Council to do whatever it takes to get this project started as soon as everyone is comfortable. The negotiation process between CCF&R and the Tribe was a good experience, and he is very happy with the results.

CONSULTANT RAY BARTLETT: He is concerned for the City if they cannot borrow the money. The IGA states the City is responsible for getting a loan.

PHIL HARJU, VICE CHAIRMAN AND GENERAL COUNCIL, COWLITZ TRIBE. Perhaps the Tribe will borrow the money. The IGA says the Tribe shall pay for the cost of extension for sewer and obtaining financing through municipal bonds, loans or similar mechanisms for the sewer system extension including principal and interest payments as well as the cost of interim financing, if necessary. Continuing to delay the execution of the IGA costs the Tribe money.

COUNCILMEMBER CERVENY: She understands the pressure the Tribe is under to continue the construction, but this is not the Council’s concern. The City has been forthright, transparent, and honest during negotiations. The Council has the responsibility as elected officials to address the terms with financial prudence. All parties want the negotiations to end successfully, and this goal is near.

PHIL HARJU, VICE CHAIRMAN AND GENERAL COUNCIL, COWLITZ TRIBE. The Tribe has worked very hard to make the IGA agreeable. The Tribe has committed to pay millions of dollars for the sewer and, without this commitment, there will be no money to build it. In addition, the Tribe has offered the interchange, power, and other amenities upfront from the beginning. Timing is critical for the construction project.



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COUNCILMEMBER VALENZUELA asked City Attorney Kearns if the IGA could be amended with a provision indicating that if the City could not get the financing, the Tribe would.

ATTORNEY KEARNS: Amending the IGA is a possibility. The provision that the Tribe would pay for the sewer was presented only a couple days ago. The question now is how the project will get financed; but the financing terms cannot be addressed today. Council should focus on whether the IGA sets out the basic terms. Backstop language can be added. Another section can be included stating that the Tribe will obtain financing and construct the sewer to City standards. That would be a contractual commitment.

COUNCILMEMBER VALENZUELA is concerned that with each new day comes a new iteration with new complications. Perhaps a motion could be formulated with stipulations in order to move forward.

ATTORNEY KEARNS. A provision could be included that if the parties cannot reach a mutually satisfactory agreement within 90 days (or some other period) within the execution of this IGA, the Tribe would be obligated to pay a certain amount a year for 10 years. However, this might not get the City a sewer.

MAYOR THORNTON: There are many fundamental questions and unknowns that need to be addressed such as latecomer fees, impacts fees, and sewer hookup fees. It is critical for the City to get the sewer out to the junction in order to facilitate development. The City recognizes the Tribe's situation with the development, but we have to look out for the best interest of our community and take time to seek advice of bond counsel or financial adviser.

PETER SCHULTZ, MOHEGAN TRIBAL COUNCIL: The Tribe is willing to work with the City on the amount the Tribe has committed to pay.

COUNCILMEMBER WILLIAMS: We should resolve the financing provision (section 3.B.) so this process can be expedited. There is also a concern as to what will happen if the City cannot get the financing. The citizens want to see the development at the junction, because it will help the City's tax base. The latecomer agreement can be addressed later.

CONSULTANT RAY BARTLETT: It would be acceptable if an adjustment to the IGA was made indicating that the Tribe would get the financing, if the City cannot.

COUNCILMEMBER LUIZ: This IGA is a fair one, and he is comfortable moving forward with the addition of a 90-day deadline provision to come up with a



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financing agreement. An agreement is critical in order to complete the interchange by the time the new casino opens, not to mention the extension of the sewer lines. The City needs to offset the lost revenues from the cardrooms with the anticipated development of the I-5 junction area. If there is no sewer line, the City will not have input into what is developed.

At 8:44 p.m., **MAYOR THORNTON** called for a 15-minute break.

At 9:03 p.m., **MAYOR THORNTON** reported that the break would be extended for another 10 minutes.

At 9:20 p.m., **MAYOR THORNTON** called the meeting back to order.

ATTORNEY KEARNS provided Council with changes to sections 2, 3, and 8 of the IGA which provide for a backstop guarantee if the City is unable to obtain a satisfactory financing mechanism for the improvements. Section 3 provides an option for the Tribe to obtain financing.

Sections 3.A., 3.B., and 3.C. now provide for “City and/or Tribe” financing. The last paragraph in section 3 adds a deadline of 120 days to execute a mutually satisfactory financing agreement. Attorney Kearns then read the full paragraph aloud.

In section 2, the land was delineated to more clearly state south of Paradise Park and north of 299th Street. The City has had a long-term interest in commercial development in this area.

In section 8, “Enforcement of Agreement,” an attorney fee provision was added.

The term “bond” was removed and replaced with “obtain financing.”

MAYOR THORNTON opened the discussion up to public comment at 9:24 p.m.

AL FILLA, 152 W. 15H ST. This is what the City has been looking for to get sewer out to the junction. It is a good opportunity, so the City should go for it.

MAYOR THORNTON closed public comment at 9:25 p.m.

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**CITY OF LA CENTER COUNCIL
REGULAR MEETING
February 24, 2016**

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

MOTION MADE BY COUNCILMEMBER LUIZ, SECONDED BY COUNCILMEMBER WILLIAMS AND CARRIED UNANIMOUSLY TO APPROVE RESOLUTION NO. 16-404 AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT PURSUANT TO RCW CHAPTER 39.34 WITH THE COWLITZ INDIAN TRIBE RELATED TO CERTAIN TRANSPORTATION IMPROVEMENTS AT LA CENTER'S INTERSTATE 5 INTERCHANGE WITH AMENDMENTS AND AFTER THE COWLITZ TRIBE WAIVES SOVEREIGN IMMUNITY.

12. ADJOURNMENT.

Meeting was adjourned at 9:27 p.m.

Mayor Greg Thornton

Suzanne Levis, Finance Director/Clerk



Marc Denney
Chief of Police

LA CENTER POLICE DEPARTMENT

105 West Fifth Street
La Center, Washington 98629
E-mail: lapolice@lacenterpd.org

Phone (360) 263-2745
Fax (360) 263-2757

The Monthly Blotter

February 2016

New Officer:

Officer Andy Marvitz has completed his first phase of the field-training program, successfully. Officer Marvitz's training phase was four-weeks of training alongside a Senior Officer, who is a certified Field Training Officer.

(Article in the Reflector)

Staffing Issues:

Records Clerk/Evidence Custodian- is out with an injury sustained at work getting MRI to determine surgery.

Officers wife still in treatment for cancer, Officer has been taking time as needed to assist with appointments and recovery.

Two Officers off with flu while the third officer off for pre-arranged vacation caused shortage leaving Chief Denney on call from 2-5 AM until coming to work 5 Am -2 PM covering day shift, for a few days.

Sergeant on again off again being sick with no backup or support or contingency in place.

Casino/Interchange:

As you are aware, a great deal of construction progress is occurring at the junction, which has caused additional traffic in and around the area. Construction signs along 319th and the speed limits reduced to accommodate the construction, low visibility and equipment entering and exiting the building site.

Vehicle Replacement and Damage update:

A new patrol car is on order from State Bid, and we anticipate its delivery to be within the next few weeks. The vehicle is a Ford SUV and once delivered will be taken to Salem OR to have the extra equipment installed along with the decals.

Our Tahoe that struck by an out of control motorists during the ice storm on I-5 is back in service. It has undergone a complete drivers side rebuild at a cost of \$20,000 worth of repairs. The driver of the vehicle, which struck the Tahoe, was cited, and their insurance is responsible for the loss.

With the added patrol SUV, we will be taking the Sergeants Charger offline along with the Charger that Officer Marvitz drove to and from the academy along with the Ford Expedition as it is beginning to cost additional money for maintenance due to the high mileage and front-end issues.

After these cars are at auction, this will leave us with no spare cars to run errands or evidence to Woodland. Requests to use City vehicles may occur from time to time when the Civilian Staff are in need.

Needed Equipment and Facility Improvements:

At the end of last year, we discussed the need to replace some of our Taser units that were no longer functioning and under warranty. I was able to utilize end of the year monies to purchase four new units and anticipate buying new units as needed. Each Taser with accessories is approximate \$1,200.

We are in need to update our Mobile Data Computers that we use in our vehicles. I was able to purchase two tablets for replacements at a reduced cost with all accessories for about \$8,000 that leaves an additional three units that will need replacement over time. I have looked into a leasing solution for this equipment on a three to four-year replacement period. The Council may want to consider, as an alternative to actual purchasing the units due to their life expectancy and technology improvements over time. Leasing may also provide stabilization in known outgoing costs monthly versus a one-time massive hit to the budget.

We received a quote from PW to build a dog kennel at the PD and to build a facility in the rear parking area will cost between \$1,600-\$2,200 dollars to house animals for short periods. The current location and kennel provide little protection from the elements, and we have had issues with dogs escaping and having to be picked up a second time by the Officers or owners collecting their dogs without notice as it is an open area to the public.

12L X 8W 7H Kennel area in an upper parking lot space.

Fencing \$985.11 for standard galvanized or \$1486.90 for Black.

Materials for the overhead shelter (wood, hardware, etc.), approx. \$700

Total of \$1685.11 or \$2186.90

Additional Cost for a new dog house and plug heating device. Approx. \$200.00

Police Advisory Coalition

PAC is obtaining a non-profit status to support our mission and goals.

PAC is developing a list of projects to Halo and support LCPD and will be working on fundraising and grant ideas to finance these projects.

Two of our PAC members Linda Tracey and Nelda Perryman will be attending the Clark County Sheriff's Office Citizens Academy

The Citizen's Academy is a twelve-week course specifically designed for citizens who are active in their communities and who wish to learn more about law enforcement in Clark County.

Topics Covered

- Introductions and course overview
- Mission Statement/Values and Ethics
- Major Crimes/Crime Scene Investigation
- Clark Regional Emergency Services Agency (911)
- Canine unit/Training

- Children's Justice Center
- Drug Task Force
- Sex Offender Registration
- Officer survival
- District Court/Superior Court
- Community Oriented Policing/Internal Affairs
- Tour of the Jail and Medical Examiner's Office
- Community-Based Corrections/Juvenile System
- Fraud and Forgery
- Firing Range

Crime and goings on in La Center:

Feb 1 st through Feb 29 th , 2016	
Cases	20
Citations	5
Field Investigations	127
Arrests	11
Security House Checks	161

Please do not hesitate to contact me if you have questions or concerns.

Sincerely,

Marc Denney (signed electronically)

Marc Denney
 Chief of Police
 La Center Police Department



Department of Public Works

In the Works – Staff Report March 2016

Development Update –

- Sunrise Terrace (120 lot phased development) – The developer is working on engineered plans and anticipates submitting materials to the City in the next month with hopes to break ground this summer.
- Kays Subdivision (37 lot phased development) - Working on plans. We anticipate they will break ground this year.
- Highland Terrace (110 lot subdivision) is also active with engineering work beginning. There is no definite date for construction.
- Annexation (Randy Goode Property) This annexation received a public hearing with Mr. Goode's petition to annex. Currently Mr. Goode is working with Planner Eisemann in adjusting boundaries and providing updated surveys.
- Dana Heights (15 lot subdivision) this subdivision 4 acres and is located along 7th Street between Cedar and Dogwood Avenues. The preliminary plat is ready to expire but will receive a one year extension through 2017 as allowed by city code. Construction plans are approved and there is a lot of interest in beginning construction by May 1st of this year.
- Overall renewed interest in all previously approved subdivisions totaling 308 lots.

General Update –

- Continue to work with the school district regarding the projects funded by the Department of Commerce (DOC) grant. Architects and Engineers for the field house/stadium cover were hired in January so the project is moving. City engineer Tony Cooper is developing plans for the community garden. The trails SEPA is complete and the next step is critical areas, survey, design, permitting and bid. The City's priorities are the trail connection (extension of Brezee Creek Trail) between 4th Street and the La Center bottoms and the Lewis River Water Trail Park at the end of Pollock Road.
- Annual Clean up event is scheduled for Sat April 30th 9am – 1pm. This is scheduled for the March 9, 2016 agenda for discussion. However, Clark County have lost most of their funding for the events this year including the collection of House Hold Hazardous Waste (HHW) which means that HHW will not be collected during the annual clean up event. It may be time to have

another cleanup day discussion? If garbage and HHW are eliminated, I am not sure how successful a cleanup event might be. With few exceptions, as you drive around La Center you will not see yards full of the bulky items (garbage) that was eliminated from the event last year. I am still collecting information and will return soon with some suggestions regarding the annual clean up event.

- LED Signals at 4th Street and Stone Creek Avenue. The City received approvals from WSDOT to award the bid to NE Electric. This is a Transportation Alternative Program (TAP) a Federal grant awarded through the Metropolitan Regional Transportation Council (RTC) and administered by WSDOT. The signs were anticipated to be solar powered. It now appears that due to trees and shade in the area and will require CPU power. You will hopefully see the project complete by the end of April (2016).
- Per the Intergovernmental Agreement with the Cowlitz Indian Tribe staff will begin working toward implementing components contained within the agreement. i.e. finalizing plans for the transportation improvements at the I-5/La Center Junction. A scoping meeting with Olson Engineering Inc. regarding the sewer design has occurred, financing discussion have begun.

Please contact me with any questions or concerns.

Respectfully Submitted,
Jeffrey B. Sarvis, Public Works Director



CITY COUNCIL AGENDA ITEM

Department: Public Works, Jeff Sarvis

Agenda Date: March 16, 2016

Item: 2016 Green Neighbor Recycling Day aka Annual Clean Up Event

Action Requested: Determine Whether or Not to Continue Annual Event

Background

In 2015 the City determined that it would no longer pay for – or accept bulky items at the City’s annual clean up event. Additionally the annual clean up event caption changed to Green Neighbor Recycling Day. Clark County’s Department of Environmental Services also became the primary sponsor of the Recycling Day Event in 2015. In 2016 Clark County lost important Grant funding that paid for most of the Recycling Day costs and had to eliminate the collection of Household Hazardous Waste (HHW). With the elimination of HHW as well as Bulky Items does the City want to continue to co-sponsor the Green Neighbor Recycling Day event?

Bulky items and collection of Household Hazardous Waste (HHW) were the two most popular items of interest at the event. The 2016 event is scheduled for Saturday April 30, 2016, 9 am – 1 pm. Now that both HHW and garbage/bulky items are eliminated from the event, I would entertain a conversation with Council regarding whether the City should continue to be a co-sponsor of the event.

All events sponsored by Clark County are available for all County/City residents. Should the City determine not to co-sponsor the event, City residents will need to take their items to other events, use their curbside recycling or travel to one of the transfer stations in Clark County.

I have identified Clark County and City roles below:

Clark County Provides:

Collection services for:

- Block Foam
- E-Waste
- Appliances containing Freon (refrigerators, freezers, a/c units)
- Tires
- Scrap metal
- Shredding
- Reusable Items

Staffing and planning/materials:

- Directional signs
- 3 Staff
- Community Service crew
- Promotion of event for county covered materials (not garbage or woody debris)
- Bill stuffer for utility bill
- Map of site

City of La Center will provide:

- Promotion of city covered materials (woody debris)
- Post flyer around town, on web and billing inserts
- Communicate with vendor and make all arrangements for garbage and woody debris services.
- 6-8 staff including one flagger

Budget Impact

City staff time during the event is the primary cost since garbage/bulky items are no longer accepted at the event. 2015 cost for salary, benefits and supplies were approximately \$2,800.

Recommendation/Motion

Staff are looking for direction from City Council