Langley City Council Meeting Minutes
May 7, 2012

Mayor Kwarsick called the meeting to order at 5:30 PM. Present were Council Members Seligson, Neff, Sundberg, Allen and Alderdice. Also present was City Planner Jeff Arango, Director of Public Works Challis Stringer, and Director of Finance/City Clerk Debbie Mahler. The consent agenda was approved after several questions on warrants from Councilman Seligson.

CONSENT AGENDA
b. Claims Warrants Nos. 29182-29217 in the amount of $33,524.47
c. Payroll warrants Nos. 29074-29096 & direct deposit (4/15/12) $46,616.50 and Nos. 29099-29121 (4/30/12) $44,548.65.
d. Authorization to increase contract with TMI for surveying Seawall Park in the amount of $200.00.
e. Liquor Licenses – Living Green – wine/restaurant & off premises

CITIZEN COMMENTS

Diane McCloud spoke about a Supreme Court decision in 2010 (Citizens United) declaring corporations to be people and granting them constitutional protections thereby giving corporations the right to donate unregulated amounts of money to political campaigns. A group of Island County citizens have come together to overturn this decision with an amendment to the US Constitution. They are trying to collect 5,000 signatures on a petition to ask local elected officials to pass a resolution supporting such an amendment. Diane distributed information to the Mayor and Council members and asked that they consider passing a resolution.

STAFF REPORTS

Jeff Arango reported that our Conservation Futures Application to protect Noble property (about 12 acres) was reviewed by the technical committee and they recommended funding, but much less than the value of the property. A conservation future is a property tax used for preserving land. This is the first time the city has applied for funding. Jeff will have a one page summary of the public involvement plan being done by KPG for the Second Street project by the end of the week. Jeff is meeting with the consultant on the Shoreline Plan, ESA tomorrow. All Planning Advisory Board meetings from now on will have something on it about the shoreline plan for the rest of the year.

Vicky Welfare, City Librarian, invited all to join in the Library programs planned for the summer. This week the program will be on living a healthy and happy life. Pre-registration on line or at library is required. There will be additional classes on downloading eBooks on June 1st and the summer reading program for this year will be for all ages.
Debbie Mahler reported that she has submitted the annual financial reports to the State for 2011. A copy was given to each Council Member. April financial reports will be distributed later in the week.

PUBLIC HEARING - Water Comp Plan, water rate structure.

Mayor Kwarsick opened the public hearing at 5:50 PM. Engineer Ryan Goodman explained that State law mandates that the water comprehensive plan be updated every six years. The plan forecasts water demand and infrastructure needs for a 6 and 20 year period. Included in the plan are: system analysis, water quality analysis, source potential, water shortage plan, source protection, etc. A capital improvement program is created and costs projected for six and twenty years. The Department of Ecology has reviewed and approved the plan and the State Department of health is reviewing it now. They will have comments back to the city within 60 days. An open house was held at city hall on the plan and the proposed rate structure. A rate study was included with the development of the plan. An inverted rate structure was reviewed. Staff recommends option 2 for rates. There are $1.7 million in capital improvements planned and those are in our grant/loan application to USRDA. The rate proposal lowers the cost of connection. The proposed rate structure would remain the same for commercial accounts, and residential accounts would have 5,000 gallons per month included in their base rate. Rates have to cover emergency procedures, current operations, fire flow, capital improvements and repairs.

Members of the Council asked questions about the plan and the rate structure of Challis and Ryan. The floor was then opened up to public comments. Kay Lagerquist asked about the senior or low income discount. The discount would be 50% for people 61 and over with an income of $30,000 or under the state poverty income levels. Several citizens were concerned that the proposed rate structure would cost them more and waste water. Several citizens thought that the rate structure should be changed to charge less to low volume water users. Challis explained that the sewer fund has to make a certain amount of revenue each month to cover the costs of operation and infrastructure needs. If a minimum rate is not in place, the system cannot support itself. Randi Perry, Utility Supervisor explained how the system works and the needs for flushing. Randi explained that we have reduced water use so far that additional flushing of the lines is required to get rid of sediment. That water used in flushing just goes into the ground and causes more water waste. Challis and Ryan went through the capital improvements needed, and their costs.

Gilman Lowe of Talking Circle commented on the public notice of projects in the capital plan. Some of the projects are projected to be next to the Talking Circle property and he was upset that direct notice was not given to the property owners. Ryan Goodman explained that the project he was concerned about is not in the six year plan, but in the twenty year plan and may or may not happen. Before the project ever is started, an entire land use procedure with plenty of notification would be followed Discussion on the capital improvements needed in the next twenty years and the public information process that goes along with those improvements ensued for some time. The public hearing was closed at 7:50 PM.
UNFINISHED BUSINESS

MOTION: To bring to a first reading, Ordinance No. 973 adopting the City of Langley Comprehensive Water Plan. Motion - Seligson, 2nd - Neff. Motion carried unanimously.

MOTION: To approve the Memorandum of Understanding between the South Whidbey School District, the Port of South Whidbey and the City regarding cooperative use of certain facilities and property and authorize the Mayor to sign it. Motion - Allderdice, 2nd - Allen. The MOU was approved without objection.

MOTION: To waive the first reading, and adopt Resolution No. 742 establishing terms & conditions for the solicitation of offers from the public for lease of a portion of the old fire hall building. Motion - Neff, 2nd - Allen. Motion carried with all in favor.

NEW BUSINESS

MOTION: To confirm the Mayor’s appointment of Dominique Emerson to a term on the Planning Advisory Board. Motion – Seligson, 2nd – Neff. Motion passed unanimously.

REPORTS

Mayor Kwarsick reported that he will attend the Conservation Futures meeting this week. He and Challis are working on an interlocal agreement with Coupeville to exchange the use of equipment and public works staff in emergencies and as needed. Rene Neff is attending a Main Street conference in Chelan tomorrow. On May 16th Hal Seligson attended the Economic Development Council meeting. They discussed the burning fishing boat in Penn Cove and the problems that has created. Ron Nelson, Director is willing to attend a city meeting before budget time to discuss the EDC and revenue issues county-wide. Jim Sundberg is attending monthly Port meetings. They are now looking at a construction schedule that begins in December, but depends on permitting from the Corp of Engineers. Jim is also attending the County-wide Tourism Committee and Sustainable Whidbey meetings. Doug Allderdice reported that Island Transit is making progress in the construction of their bus maintenance facility. Bruce Allen reported that the HUB is doing a fund raising raffle that seems to be very successful. Mayor Kwarsick is meeting with the President of the Fair Board soon to discuss the possibility of an RV park in the Fair’s campgrounds. He is also studying rural mobility grants for Sunday bus service, route extensions etc.

The meeting was adjourned at 8:16 PM.

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Respectfully submitted,

[Signature]

Debbie L. Mahler, Director of Finance/City Clerk