Langley City Council Meeting Minutes
November 18, 2014

Mayor Fred McCarthy called the meeting to order at 5:34 PM. Present were City Council Members Rene Neff, Jim Sundberg, Hal Seligson, Bruce Allen and Doug Allderdice. Also present were Jeff Arango, Director of Planning; Maria Cablao, Director of Public Works; and Debbie Mahler, Director of Finance/City Clerk. The flag salute was led by Mayor McCarthy. Mayor McCarthy made an announcement -

MOTION: To approve the agenda. Motion - Seligson, 2nd - Allderdice. Motion was approved.

MOTION: To approve the consent agenda. Motion - Neff, 2nd - Allderdice. Motion was approved after questions were asked by Councilman Seligson and answered.

CONSENT AGENDA

a. Approval of claims warrants Nos. 31178-31203 & manual warrants/ef’ts in the amount of $167.37.

b. Payroll warrants Nos. 31080-31099 & direct deposit (10/15/13) in the amount of $47,515.81 and Nos. 31134-31154 & direct deposit (10/31/13) in the amount of $47,003.62.

c. Liquor License Renewals
   1. Café Langley
   2. Prima Bistro
   3. Village Pizzeria
   4. Useless Bay Coffee

COMMISSIONER HELEN PRICE JOHNSON – Buy Local Program

Commissioner Price gave a short power-point presentation on the economic benefits of spending dollars locally in Island County. She showed the benefit of those taxes generated from local purchasing.

COMMISSION AND BOARD REPORTS

Thomas Gill, Chairman of the Planning Advisory Board reported the PAB has been quite busy. They reviewed Ordinance 989 the amplified music issue at the request of the Council. They reviewed the work of the Ethics Commission and have been working on code amendments dealing with the SEPA process and modification to the Design Review rules. They worked on landscaping standards and the tree ordinance and on a land use table.

CITIZEN COMMENTS
Margo Jerome stated that most people do not know that dollars spent in Island County or Langley come back to that jurisdiction in sales tax revenue. She would like to see more information such as that presented by Commissioner Price-Johnson get out to the public.

STAFF REPORTS

Community Planning – Jeff Arango reported that there was a bid opening a little over a week ago for the 2nd Street project. The low bid was rejected by WSDOT for irregularities. The second lowest bid has been approved by WSDOT and KPG, the city’s construction manager for the project has reviewed the bid and recommended approval. Jeff asked that the Council approve the bid submitted by SRV Construction in the amount of $1,905,090.22

**MOTION:** To accept the bid submitted by SRV Construction in the amount of $1,905,092. Motion - Allen, 2nd – Seligson. Motion was unanimously approved.

Jeff also reported that the appraisal for the conservation futures came in as expected, but the Commissioners now want us to look at buying the property as opposed to just a conservation easement or a few other possibilities. The commissioners are also considering stopping the conservation futures tax and putting a hold on any new projects.

**MOTION:** To send a letter to the County on behalf of the Mayor and Council in support of keeping the conservation futures funding. Motion – Neff, 2nd – Allderdice. Motion carried.

Jeff also reported that he has issued a letter of application completeness on the upper Langley project. The new owners of Living Green are opening a café, and Jeff has been working with them to help get everything they need in compliance with City code.

Public Works – Maria Cablao reported that a temporary maintenance worker has been hired. She will be presenting a couple overlay projects for grant funding this week at the RTPO. She is also working on possible upgrades to power at the old Firehouse.

Mayor McCarthy reported that Police Chief Marks contacted the septic hauler that has been stopped from dumping septage at the City’s treatment plant. A meeting is set with him this Saturday about that possibility. Someone backed into a city truck in the public parking lot. That individual came into city hall today and admitted that he hit the truck and wants to pay for the damage. Acting Chief Marks has been in the position for three months, and is doing a great job. He is about half way through a
study of the department and it’s staffing which will be presented to the Council at a later time.

MAYOR’S REPORT

Mayor McCarthy reported the shrimping advocacy committee has drafted a letter to the commissioner of public lands about the city’s concern regarding the harvesting of shrimp impacting the feeding of whales here. It asks the state to consider limiting commercial shrimping in Saratoga Passage. The third economic forum was outstanding. Lots of new ideas were presented. Mayor McCarthy thanked Rene, Bruce and Margo for all their work in organizing and holding the forums. Mayor McCarthy reported that he met with the Mayor of Sultan who runs a program called “Grow Washington”. People get to incubate their business, get training on business, work in the co-op, etc. He found it a very interesting program with a lot of potential. On the 15th of November, he and a couple council members attended an Economic Development workshop in Sedro Wooley. A Council budget workshop is scheduled for this Wednesday at 8:30 AM. Interviews of potential Public Works Director Candidates will take place this Thursday morning. Two candidates will be interviewed. The Mayor had a tour of the Cloudstone property – a 30 acre parcel with many Stonehenge type carvings. There is interest in having some of those sculptures displayed in Langley. It was an amazing tour. We have received a proposal asking the City to be involved in the development of a Whale Museum and will be looking into that possibility. Mayor McCarthy also toured Langley with the public works director to look at storm water problems in several areas. He also talked to the Reverend at St. Hubert’s Church who has concerns over the rock barriers they were required to put in place and he is going to write a letter to the city regarding changing it. He also had a meeting with Frank Rose of Whidbey Island Arts Council and is thinking of establishing an Arts Commission in the city.

PUBLIC HEARING – Revenue Sources for 2014 and the 2014 Preliminary Budget

The public hearing was opened at 6:50 PM. Debbie Mahler explained that the primary sources of revenue for the General Fund come from taxes. Those are in order – Property tax, sales tax and other taxes. Other taxes are primarily utility tax, with some leasehold excise tax and real estate excise tax. The City is allowed to levy an increase of 1% over the last highest levy for property tax (101% of last years levy) plus the value of new construction and/or annexation times the last year’s levy rate. Langley’s levy with a 1% increase would be $387,398.55 and with the value of new construction added, this gives us an approximate levy of $389,353. Debbie gave a short power-point presentation on the budget and its development. Debbie answered questions from the Council. The public hearing will be continued to the next meeting on December 2nd. The hearing closed at 7:20 PM.

UNFINISHED BUSINESS
MOTION: To bring to a first reading, an ordinance adopting a new Chapter 1.24 to the Langley Municipal Code entitled “Ethical Conduct”. Motion - Neff, 2nd - Seligson. Motion carried with all in favor. Council made some minor language changes and amendments. Debbie will add in those amendments prior to adoption.

NEW BUSINESS

MOTION: To bring to a first reading, a resolution amending the Municipal Code Fee Schedule regarding utility rates. Motion - Neff, 2nd - Seligson. Motion was unanimously approved.

MOTION: To waive the first reading and adopt Ordinance No. 993 fixing the amount of Ad Valorem taxes to be levied for collection in 2014. Motion - Neff, 2nd - Allen. Motion passed without opposition.

Six Year Capital Improvement plan revisions. Jeff Arango explained the amendments that have been made on the 2013 CIP. A First Street parklet project was added, a Second Street waterline replacement was added and will be a part of the Second Street Project. He also added the Brookhaven Creek Planning and Concept Design Project. The city is pursing a grant for this project. Already completed projects were removed from the plan and some of the dates for project completion were changed to reflect more realistic timelines.

MOTION: To adopt the changes to the CIP as shown. Motion- Seligson, 2nd – Allen. Motion was approved without opposition.

MOTION: To approve the amplified music permit applications submitted by Mo’s Pub for December 14th and 31st. Motion – Allen, 2nd - Seligson. Motion was approved with all in favor.

COUNCIL REPORTS

Rene Neff reported that she attended a rural economic development webinar and discussion with Councilman Allen and member elect Margo Jerome and Mayor McCarthy. She found it very valuable. Jim Sundberg attended Island Transit’s last meeting. They are just finishing their second hearing on their budget. Jim also reported that the Buy Local campaign is a continuing program that was kicked off by Sustainable Whidbey and more info is available on their website.
**MOTION:** To adjourn the meeting at 8:20 PM.  
Motion - Neff, 2nd - Allen. Motion was approved.

Respectfully submitted,

Debbie L. Mahler, Director of Finance/City Clerk