

February 24, 2005

**CALL TO ORDER:** Mayor Tjeerdsma called the meeting to order at 7:00 p.m., with the Pledge of Allegiance. Council Members present: Bensen, Doyle, Loving, Aslett, Valentine, Straathof and Montgomery. Staff present: City Administrator Aarstad, Fire Chief Anderson, Parks Supervisor Bloodgood, Parks and Recreation Director Cavanaugh, Planning Director Fleek, Finance Director Patrick, Librarian Perkins, Administrative Assistant Sheahan, City Attorney Thomas, Recreation Coordinator Kinney, Accounting Technician DeMeyer, Accounting Technician Kallio, System Technician Finley and Accounting Manager Lambert.

**APPROVAL OF MINUTES:**

A motion was made by **Councilors Montgomery/Loving** to approve the minutes of February 8, 2005 Council meeting. All were in favor. Motion carried.

**AUDIT OF BILLS:**

**Councilor Aslett** presented the bills. He noted that the Finance Committee recommends withholding one voucher in the amount of \$11,467.00 from payment pending further inquiry. A motion was made by **Councilors Aslett/Valentine** to approve vouchers 42779 – 42892 in the amount of \$152,061.81. All were in favor. Motion carried.

Current Expense	\$ 50,824.53
Current Expense Cumulative Reserve	14,985.84
Fire Equipment Cumulative Reserve	2,222.52
City Street	31,477.67
Library	353.54
Parks & Recreation	4,479.07
Cemetery Fund	823.13
Stadium Fund	435.77
Local Capital Improvement Fund	580.58
Park & Recreation Reserve	1,416.32
Sewer Fund	28,842.71
Sewer Cumulative Reserve	12,607.58
Storm Drainage Utility	3,012.55
<b>Total</b>	<b>\$ 152,061.81</b>

**PUBLIC COMMENTS:**

Ms. Eldeen Simmons, 865 Peterson Road, complained about the glare from the lights from a car lot while exiting I-5 southbound at Hopper Road. She asked if the City could do something about it.

**OFFICER REPORTS:**

**Recreation Coordinator Kinney** announced the Spring programs offered through the Parks & Recreation Department. An Egg Hunt in Maiben Park is planned for March 26<sup>th</sup>. She's ordered an extra 1,000 eggs for this year's hunt. Youth Appreciation Day will take place April 7<sup>th</sup> (during Spring Break) which will include activities and entertainment for children of all ages. A Kids Flea Market is planned for April 9<sup>th</sup> and a Volley Ball Tournament in April as well. The Spring Craft & Garden Show on Saturday of Mother's Day weekend (May 7<sup>th</sup>). **Councilor Aslett** thanked her for her work in planning and scheduling the many recreation activities for the City.

**Fire Chief Anderson** announced that the Department is working through the process with Civil Service to fill the full-time Firefighter vacancy in the department. There are several volunteer firefighters who've indicated they will apply for the position so he has arranged for the Mount Vernon Fire Department to assist with the physical fitness testing for this position.

**Fire Chief Anderson** read a letter of commendation he received recognizing the efforts of Firefighter Todd Wigal's assistance at a recent fire. While on his way home from work,

February 24, 2005

Todd stopped at a department fire and went above and beyond the call of duty in assisting with this fire.

**Fire Chief Anderson** announced that the recent drive to recruit new Volunteers has resulted in seven (7) new members. One of those selected already has previous experience, is an EMT and has a Fire Science degree. This brings the total number of active volunteers to 41.

**Fire Chief Anderson** reviewed the Department response statistics for January. He noted that the department responded to 141 calls for service (110 in the city, 31 in Fire District 6) including two structure fires during the month.

#### UNFINISHED BUSINESS:

#### PUBLIC HEARING REGARDING THE SITE SELECTION FOR A NEW CITY HALL AND LIBRARY.

**Mayor Tjeerdsma** announced that a letter has been received from the Library Board asking that Maiben Park be withdrawn as a potential site for the Library. A motion was made by **Councilors Loving/Doyle** to remove Maiben Park as a site for the Library. All approved. Motion carried. **Mayor Tjeerdsma** opened the public hearing. **City Administrator Aarstad** noted that speakers will be limited to three minutes. Ross Jamison of Lewis Architects gave a review of the feasibility study by showing drawings of proposed site locations for the Library and City Hall. He also discussed the estimated costs of construction and parking requirements for the various sites. He reviewed the preferred City Hall site at the Bates property on South Spruce. The city hall building would be located on the corner of South Spruce and Cedar Street with parking behind the building between the Court/Police Building and Fire Station. One Library site option is at the Old Catholic Church site (on Holly between Washington and Vernon Streets). This site would require shared parking at old City Hall. Additional parking could be obtained by acquiring the Baptist Church property at Holly & Washington Street. The existing City Hall/Library building could then be used for other city functions (Recreation, Community Center, etc.) Another Library option would be to remodel the existing City Hall/Library for use as only the Library. Additional Library parking would be available on south west corner of Holly & Washington. There might be some cost savings by remodeling the existing City Hall/Library building, but savings could disappear quickly if the remodel is too extensive. This would also require the Library be temporarily moved to another site during construction. He advised against remodeling if it means you don't end up with a good floor plan. He showed photos of newer Library buildings in other cities and explained the various cost per square foot for each type of construction. The cost estimates at the old Catholic church site would include demolition of the old church building and moving of the house located on the property (currently used by the Engineering Department). **Councilor Aslett** asked if there is any other way to find additional parking on-site if the Library were located on the old Catholic church property. Mr. Jamison noted the options might be to place parking under the building, or make parking on the first floor with the building elevated. Council discussed the various parking options for the suggested Library sites. Retired Councilmember Marjorie Westman suggested that the order of the building projects should be considered carefully. Mr. Jim Iverson asked if the City had considered vacating Holly Street between Fairhaven and Washington Street to provide easier access to the Library from parking areas. **Mayor Tjeerdsma** suggested the streets could be changed to one-way streets. **Councilor Bensen** asked **Fire Chief Anderson** to speak regarding vacating streets or changing them to one-way. **Chief Anderson** noted that if the one-way were the correct direction, it would not hinder the fire apparatus response to calls at that location. **Planning Director Fleek** thanked the Council for taking the time to go through the process. **City Administrator Aarstad** invited the public to speak.

Mr. Mario Bruno, 1217 Washington Avenue suggested that the parking lot for City Hall at Bates building be on the street side rather than between the buildings where there could be a concern regarding car bombs. He suggested the architecture of the new city hall be similar to the Police, Court and Fire Station. He suggested the city tear down the existing city hall building and construct a new Library on the site on Fairhaven Avenue. Mrs. Joanna Bruno, 1217 Washington Street, likes City Hall at Bates site on South Spruce and hopes that it will be similar in looks the surrounding buildings. She suggested the Library be at the current site

February 24, 2005

on Fairhaven Avenue rather than building in a parking lot and then not having enough parking for the new building. Ms. Geri Hofer, 158 Heritage Place #155, suggested the city build a new Library and not remodel an existing building. She also suggested that the City plan for expansion in the future. Mr. Jim Iverson, 1042 Cypress Court, suggested the City plan for expansion in the future. Don Powers, 891 Peterson Road, thanked the Council for moving forward on the Library and City Hall construction. He served on the Library Board from 1988-1998. During that time he thought they were close to moving towards a new library. He's glad it is happening now. Ms. Marjorie Westman, 747 NW 135<sup>th</sup> Avenue Seattle, thanked City Council for their work and for the great turnout of citizens to this meeting. Ms. Eldeen Simmons, Peterson Road, stated she is glad that Maiben Park will be saved. She asked what if the Baptist congregation is not interested in selling their property. She asked what the old City Hall would be used for if we built a new City Hall and Library. She suggested the building could be used for a clinic or offices. She suggested the City sell other small pieces of property and get them back on the tax rolls and put all the satellite offices all together in one place to be more efficient. **Councilor Bensen** clarified that the goal is to consolidate small City Departments. He noted that the City is not planning to tear down the current city hall building. The City will find a use for the building. **Councilor Valentine** noted that the Community center is being used much of the time and there is not a lot of places for children in Burlington. Ms. Janice Burwash, Chinook Drive, thanked the City Council for making the library a priority. She noted that earlier today, the library was so full of children it was difficult to get from one side to the other. Mr. Mark Kramer, 506 South Cherry, asked if the city could plan city hall for fifty years out rather than twenty years to save money. He is in favor of acquiring the Baptist Church site for additional parking. He suggested that the Library be constructed prior to the City Hall building. He asked if City Council is considering purchase of property west of the Police Department to use as City Hall or Library. **Councilor Bensen** noted that the only sites under consideration are noted here tonight. Ms. Val Saunders, 19945 Hillvue Place, is the Secretary for the Burlington Library Board of Trustees. She likes the old Catholic Church site for the new Library. Mr. Duane Stowe, 420 E. Fairhaven, suggested the Library be located at the old Catholic Church site. **Parks & Recreation Director Cavanaugh** noted that the old Catholic church is in disrepair and needs to be torn down. The cost for utilities and repairs far exceed the benefits. The church is used primarily for storage at this time. **Library Director Perkins** thanked the Council for the time and efforts they have put forth for this project to build a new Library and City Hall. She reviewed the process beginning in early 2003 with a survey followed by focus groups, etc. She thanked the Council for their interest in this project. She explained that the current Library is less than 4,000 square feet and should be at 13,000 square feet to serve the community population today. A new library needs to be at 20,000 square feet, to accommodate growth over the next 20 years. She mentioned recent visiting groups of children and how full the library becomes when they visit. Regarding parking, both Library sites will require diagonal parking. Ms. Winnie Guldenhal, 1230 Washington Avenue, suggested the current (old) city hall could be used for a public pool. Ms. Katrina Kallio, 321 S. Cherry, likes the idea of old City Hall becoming a teen/recreation center. Kids and young teens don't often have many safe and fun places to go. Mr. Mario Bruno asked if the Library Director has communicated with the Council regarding her suggested site for the library. **City Administrator Aarstad** noted that the Library Director, the council and the public have been very involved in this process. Ms. Eldeen Simons asked if the City has plans to vacate North Cherry Street from Fairhaven to Highway 20. Mrs. Geri Bruno voiced her concerns about lack of parking around the new Library.

A motion was made by **Councilors Bensen/Valentine** to close the public hearing. All agreed. Motion carried. **Councilor Doyle** asked about plans to construct a building that could have a second floor added later. **City Administrator Aarstad** noted that would be an option to discuss during the design phase. A motion was made by **Councilors Bensen/Valentine** to locate City Hall at the Bates site on South Spruce Street. All agreed. Motion carried. A motion was made by **Councilors Bensen/Valentine** to locate the Library at the old Catholic Church site and purchase the Baptist Church property for additional parking. All agreed. Motion carried. A motion was made by **Councilors Bensen/Aslett** to authorize the staff to proceed with the second phase of this project to select an architectural firm to complete the facility designs and then make a recommendation to the City Council for their approval of a contract with the selected architectural firm(s). All agreed. Motion carried. **Councilor Bensen** predicted that construction will be completed within three years.

February 24, 2005

**City Administrator Aarstad** introduced Joseph Finley a new city employee working as a System Technician.

**NEW BUSINESS:**

**CONDITIONAL USE PERMIT APPLICATION TO AUTHORIZE THREE DRIVE-THROUGH USES ON THE MULTIPLE TENANT SITE LOCATED AT 1888 SOUTH BURLINGTON BOULEVARD.**

**Mayor Tjeerdsma** turned the meeting over to Mayor Pro Tem Bensen and left the chambers. **Planning Director Fleek** stated that the Planning commission conducted a public hearing on February 15, 2005 and made a recommendation to grant the Conditional Use permit for two banks and one espresso drive-through on the site of the old VFW lodge at 1888 South Burlington Boulevard. The project is being developed in phases; approval of this Conditional Use Permit will allow a temporary bank to open while the permanent bank is under construction. She noted that the transportation issues have been resolved and long term solutions are in the works for the area regarding traffic flow. A motion was made by **Councilors Valentine/Loving** to approve Conditional Use Permit #1-05. All agreed. Motion carried.

**APPOINTMENTS TO PLANNING COMMISSION, BRIAN HANSON AND EDDIE TJEERDSMA.**

**Planning Director Fleek** noted that **Mayor Tjeerdsma** has recommended two new appointments to the Burlington Planning Commission to fill the positions currently held by Kim Armstrong (who has resigned) and Wanda Pitman who has been serving on both the Planning Commission and the Board of Adjustment. Ms. Pitman will continue to serve on the Board of Adjustment. The Mayor has recommended that Brian Hanson and Eddie Tjeerdsma be appointed to the Burlington Planning Commission. Brian lives on Orange Street and has previously been involved with the development of the Gages Slough Management Plan; he is a long time concerned citizen. Eddie Tjeerdsma lives on Rainbow Drive and is interested in getting involved in local government. A motion was made by **Councilors Loving/Aslett** to appoint Brian Hanson and Eddie Tjeerdsma to the Burlington Planning Commission. All approved. Motion carried.

**CONDITIONAL USE AND VARIANCE APPLICATION TO ESTABLISH TWO DUPLEX LOTS IN A FOUR LOT SHORT PLAT IN A SINGLE FAMILY RESIDENTIAL ZONE WITHOUT MEETING THE 300 FOOT SEPARATION REQUIREMENT.**

**Planning Director Fleek** stated that the Planning Commission conducted a public hearing on January 27, 2005 and made a recommendation to grant the Conditional Use permit for one duplex lot and to deny the variance to allow a second duplex without meeting the 300 foot separation requirement. **Planning Director Fleek** explained the request and the reason that the Planning Commission is recommending denial of the Variance. A motion was made by **Councilors Loving/Bensen** to grant the Conditional Use permit #3-04 and deny the Variance #8-04 to allow a duplex closer than 300 feet to another duplex. All agreed. Motion carried.

**PARK & RECREATION ADVISORY BOARD APPOINTMENTS.**

**Councilor Aslett** left the council chambers during this agenda item. **Parks & Recreation Director Cavanaugh** noted that Vicki Aslett has been serving on the board. Her position has expired, but she is interested in continuing to serve. Laura Powers has expressed an interest in serving on the board. A motion was made by **Councilors Montgomery/Valentine** to approve the appointments of Vicki Aslett and Laura Powers to the Park & Recreation Advisory Board. All approved. Motion carried.

**EXECUTIVE SESSION:**

There was no Executive Session.

February 24, 2005

**ADJOURNMENT:**

A motion was made by **Councilors Valentine/Doyle** to adjourn the meeting at 8:22 p.m. All were in favor. Motion carried.

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Richard A. Patrick  
Finance Director / City Clerk

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Roger "Gus" Tjeerdsma  
Mayor