



of the Commission in 2003 include a community survey project, a community safety and accountability audit, and community education and awareness. The Commission is also focused on increased offender accountability and standardization around violence perpetrator treatment issues.

The Council had several questions regarding the Commission's activities and impact on the County. Ms. Parrott offered to host a community education meeting for the Ferndale area in the near future.

### **STORM DRAIN CULVERT REPLACEMENT**

#### **Streets and Utilities Committee Action Item**

Councilmember Reilly, Chair of the Committee, said that City Engineers Ebe and Hobbs reviewed flow patterns and how storm water drains in the areas from the high school to the outfall at Shell Creek west of City Hall.

Administrator Signett said that the immediate solution to the failing culvert had been to slip-line the 36" pipes with 30" material. According to engineering models this capacity will be most likely inadequate to handle storm events without presenting flooding problems.

The Committee, staff and engineers agreed that the best option would be for a repair that will provide for adequate storm flow as well as long-term durability. Engineer Ebe provided a preliminary quote for repairs. After inclusion of engineering fees the total cost would be approximately \$182,000. Added to this estimate would be the sealing off of the pipe ends after filling will slurry to prevent settling and collapse of the abandoned culvert. Administrator Signett stated that he had applied to the Public Works Trust Fund for emergency repairs, requesting \$150,000. The balance could be appropriated from the Utility Reserve Fund.

The Council debated how much the City should actually borrow, and how much could be paid with cash reserves. Administrator Signett responded that even though the City has applied for \$150,000 from the PWTF, all or part could be used to pay for this project and the balance returned to the state.

***Councilmember Reilly moved to authorize going to bid on the storm drain culvert replacement as outlined, which was seconded by Councilmember Elgart. Motion passed unanimously.***

### **TOSCO COMPLEX PHASE II UPDATE AND PHASE III PLANNING**

#### **Recreation and Finance Committee Discussion Item**

Councilmember Oliver recounted that the Committee had reviewed the progress of the second phase of the Tosco project, which entailed deleting some elements and adding modified versions of those elements to the third phase. In particular was the quality of the quad-plex of softball fields. In planning the next phase, the Committee wishes to accomplish as much as possible with the \$500,000 CTED monies provided by the state.

Engineer Ebe said that moving the softball quad completion to the third phase, the fields would be upgraded to tournament quality. In doing this, approximately \$5,200 would be carried over to Phase III. The options discussed by the Council were:

1. Paving or not paving the north and south parking lots.
2. Installation of the trail system.
3. Playable soccer fields.
4. Bathrooms and concession building.
5. Upgrade the four softball fields.

***It was moved by Councilmember Wilson to authorize the City engineers to prepare bids for playable soccer fields, bathrooms and concession building, and the upgrade of the four softball fields. Also for the engineers to prepare other items as alternates as funding allows. Seconded by Councilmember Hansen. Motion passed unanimously.***

## **FINAL PUD DEVELOPMENT PLAN - PHASE II CORRELL PARK**

### **Planning and Judicial Committee Action Item**

Councilmember Cole, Chair of the Committee, asked Planning Director Tom Black to give the background staff report on this project.

Planning Director Black reviewed that the Correll Park Planned Unit Development (PUD) was approved in 1998 as a seniors community. The project consisted of three phases: a single-family residential first phase, a multiple-residential second phase, and a congregate care facility as the third phase. The single-family first phase is nearly completed, but no specific plans for the second and third phases have been approved. The applicant is now proposing to move forward with development of the multiple-residential second phase of the project.

The proposed Final PUD Development Plan for Phase 2 is basically consistent with the previously-approved concept for the second phase of the Correll Park PUD. Most of the Planning Commission discussion centered around an issue raised by staff regarding the relationship between the proposed condominium owner's association for Phase 2 and the existing Homeowner's Association for Phase 1. Conditions of Approval #1 and #2 were suggested by the City Attorney to insure that rights and responsibilities of the new condominium association would be clearly spelled out, and that it would be feasible for the new association to provide for the necessary maintenance of the Phase 2 project. The applicant stated that these conditions were unnecessary, since these issues were dealt with by the state when a condominium was created. Staff expressed concern that having a situation where residents of different phases of the Correll Park development had different rights to use the project's common areas (like the clubhouse and the walking trails) would fragment the senior's community. The applicant stated that this was unavoidable, in that he had not reserved any rights for future phases of the project to use the common areas in Phase 1 when the original covenants were recorded.

Staff still has concerns that the proposed structure and relationship of the two phases of the Correll Park PUD will serve to isolate the residents of the Phase 2 condominium from their neighbors in this relatively small senior's community. Director Black explained that it is difficult to predict what kind of practical problems may arise due to this separation of the resident groups. However, it would appear undeniable that such an approach will preclude the development of a fully integrated community.

The City Council had many questions regarding the Homeowners versus Condo owners Associations, and felt that if this issue were not resolved to some degree, problems arising out of such a situation would result in complaints to the City. Some Councilmembers felt that the law was clear that the City had little say in the matter. Others felt strongly that the applicant, Homestead, should be present to hear the Council's concerns.

***It was moved by Councilmember Hansen to table this item until both Homestead and the City Attorney could be present to address Council's concerns. Motion passed four to two, with Councilmembers Oliver and Reilly voting no.***

### **SET COMMITTEE MEETINGS**

The following Committee meeting was scheduled:

Streets and Utilities                      Wednesday, August 13                      7:30 a.m.

### **ADMINISTRATIVE REPORTS**

Administrator Signett reported on revenues and expenditures through June 2003. The budget currently appears to be slightly ahead of projected revenues and fairly accurate in expenditures.

### **ADJOURNMENT**

There being no further scheduled City business, the meeting was adjourned at 9 p.m.

**ATTEST:**

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Carolyn Jensen, Mayor

Linda Knutson, City Clerk

**ATTACHMENT "A":**

**MINUTES  
Planning and Judicial Committee Meeting  
Wednesday, July 30, 2003  
City Hall Conference Room  
1:00 p.m.**

**COMMITTEE: COUNCIL MEMBERS COLE, ELGART, AND REILLY  
ADMINISTRATION: ROLAND SIGNETT, CAROLYN JENSEN  
STAFF: LINDA KNUTSON, TOM BLACK  
GUESTS: CHET SPEZIALE, JIM ELLIOTT**

**PIONEER PARK TOUR AND CONCESSION AGREEMENT**

The Heritage Society had reviewed the latest proposed agreement after having time to review previous such agreements. Mr. Speziale stated that the members are proposing a similar agreement formatted in "layman's terms" to avoid confusion. Chair Cole asked if the Society had had an attorney write or review the proposed agreement. Mr. Speziale said that Mr. Elliott had written the proposed agreement, with input from Society members, and that there had been no attorney review. Councilmember Reilly noted that the City needs an agreement in place to protect the Society, the City, and the interests of Ferndale citizens.

***The Committee directed staff to have the City Attorney review the proposed agreements (both the City's and the Heritage Society's).***

**FINAL PUD DEVELOPMENT PLAN - PHASE II - CORRELL PARK**

Planning director Black stated that The Correll Park Planned Unit Development (PUD) was approved in 1998 as a seniors community. The project consisted of three phases: a single-family residential first phase, a multiple-residential second phase, and a congregate care facility as the third phase. The single-family first phase is nearly completed, but no specific plans for the second and third phases have been approved. The applicant is now proposing to move forward with development of the multiple-residential second phase of the project.

The proposed Final PUD Development Plan for Phase 2 is basically consistent with the previously-approved concept for the second phase of the Correll Park PUD. Most of the Planning Commission discussion centered around an issue raised by staff regarding the relationship between the proposed condominium owner's association for Phase 2 and the existing Homeowner's Association for Phase 1. Conditions of Approval #1 and #2 were suggested by the City Attorney to insure that rights and responsibilities of the new condominium association would be clearly spelled out, and that it would be feasible for the new association to provide for the necessary maintenance of the Phase 2 project. The applicant stated that these conditions were unnecessary, since these issues were dealt with by the state when a condominium was created. Staff expressed concern that having a situation where residents of different phases of the Correll Park development had different rights to use the project's common areas (like the clubhouse and the walking trails) would fragment the senior's community. The applicant stated that this was unavoidable, in that he had not reserved any rights for future phases of the project to use the common areas in Phase 1 when the original covenants were recorded.

Staff still has concerns that the proposed structure and relationship of the two phases of the Correll Park PUD will serve to isolate the residents of the Phase 2 condominium from their neighbors in this relatively small senior's community. It is difficult to predict what kind of practical problems may arise due to this separation of the resident groups. However, it would appear undeniable that such an approach will preclude the development of a fully integrated community. The City Council may want to explore this issue with the applicant.

***It was moved by Councilmember Reilly to recommend approval of the Final PUD Development Plan for Correll Park Phase II based on the Findings of Fact and Conditions of Approval listed in the Staff Report of August 4<sup>th</sup>, 2003. The was seconded by Councilmember Cole. Motion passed.***

**ATTACHMENT "B":**

**MINUTES  
Recreation and Finance Committee Meeting  
Wednesday, July 30, 2003  
City Hall Conference Room  
9:00 a.m.**

**COMMITTEE:COUNCILMEMBERS HANSEN AND OLIVER  
ADMINISTRATION:ROLAND SIGNETT, CAROLYN JENSEN  
STAFF:LINDA KNUTSON  
ENGINEERS:GREG EBE**

**TOSCO COMPLEX - PHASE II UPDATE AND PHASE III PLANNING**

Engineer Greg Ebe reviewed the progress thus far on Phase II of the Tosco Sports Complex. In order to meet budget requirements the quad-plex of softball fields had been scaled back to a lesser standard. A change order was offered for consideration to bring the four fields up to tournament quality.

Administrator Signett stated that with the \$500,000 State CTED appropriation designated for Tosco, the Committee should list priorities for Phase III. The Committee discussed the following:

6. Paving or not paving the north and south parking lots.
7. Installation of the trail system.
8. Playable soccer fields.
9. Bathrooms and cession building.
10. Upgrade the four softball fields.

***Engineer Ebe will have some very preliminary estimates for the discussed priorities/options at the Council meeting of August 4th.***

**ATTACHMENT "C":**

**MINUTES  
Streets and Utilities Committee Meeting  
Wednesday, July 30, 2003  
City Hall Conference Room  
7:30 a.m.**

**COMMITTEE: COUNCILMEMBERS REILLY, HANSEN, AND LANDCASTLE  
ADMINISTRATION: ROLAND SIGNETT, CAROLYN JENSEN  
STAFF: LOREN SPERRY, LINDA KNUTSON  
ENGINEERS: GREG EBE, DALE BUYS, JIM HOBBS  
GUESTS: CLEO AND MARIA CALLEN**

**DISCUSSION ON SILVER CREEK COMPLEX - CALLEN**

Maria and Cleo Callen were present to discuss several issues regarding their Silver Creek complex.

- X **A request for an extension of the Land Disturbance Permit.** Director Sperry's concerns were that the City had nothing on file that showed how Callen had proceeded with this portion of the project. Callen argued that what he ended up completing was superior to that shown in the original plans.

***The Committee and staff agreed that Callen will provide as-builts and the geo-technical report for City files.***

- X **Several concerns regarding the Rural-Sunset Project.** The Callens had concerns that their original plans showed three curbcuts/driveways leading into the complex reduced to only one curbcut in the Rural-Sunset drawings. Engineers explained that since Callen had chosen not to participate in the matching funds for the rev grant. Any improvements will now be at their expense via a latecomers. Maria felt that she had reached an agreement with the City regarding a payment schedule for matching funding. Administrator Signett responded that he had not heard back from the Callens regarding their securing financing.

***After further discussion of the items listed, the Callens asked for a week to two weeks to see if they can come up with the required matching funding to be included back into the project,. They will work with staff and engineers on this and the other listed items to resolve.***

**STORM DRAIN CULVERT REPLACEMENT**

Engineers Ebe and Hobbs reviewed flow patterns and how storm water drains in the areas from the high school to the outfall at Shell Creek west of City Hall. The immediate solution to the failing culvert had been to slip-line the 36" pipes with 30" material. According to engineering models this capacity will be most likely inadequate to handle storm events without presenting flooding problems.

The Committee agreed that the best option would be for a repair that will provide for adequate storm flow as well as long-term durability. Engineer Ebe provided a preliminary quote for repairs. After inclusion of engineering fees the total cost would be approximately \$182,000. Administrator Signett stated that he had applied to the Public Works Trust Fund for emergency repairs, requesting \$150,000. The Committee felt that the balance could be appropriated from the Utility Reserve Fund.

***Councilmember Hansen moved to call for bids on the 42 inch replacement storm drain culvert, providing that the PWTF emergency loan to cover at least \$120,000 with the balance from the Utility Reserve Fund. Councilmember Reilly seconded. Motion passed.***

**UPDATE ON TRAFFIC FLOWS - MAIN STREET PROJECT**

Administrator Signett reviewed that since the bridge has been reduced to one way traffic, with signal lights, motorists have been ignoring red lights and "no right turns on red" signs and creating dangerous head-on situations on the bridge deck.

The Committee and staff feel that this situation needs a strong police presence. Administrator Signett will address this with the Police Chief.