



Staff will draft a letter to Hal Hart, Whatcom County Planning Director, and Pete Kremen, Whatcom County Executive, regarding delaying final consideration of the Plan until all affected jurisdictions have had a chance for review and input.

### **OLD BUSINESS: DISCUSSION ON ELECTED OFFICIALS COMPENSATION**

***This item had been postponed from the Council meeting of July 21<sup>st</sup>, 2003***

The Planning and Judicial Committee had requested elected officials' salaries from comparable cities. It was noted that while the Mayor's salary was one of the highest among the cities, the Councilmember compensation for Ferndale was the lowest. Councilmembers Elgart and Reilly were in agreement that they were uncomfortable proposing an increase for the Council positions, but felt that the Mayor's salary should be more in proportion with the Council's, somewhere between two and three times.

#### **The following is a review of the discussion of this item at the Council meeting of July 21<sup>st</sup> :**

*Councilmember Elgart supports the decrease, saying that elected positions should be motivated by a desire for public service and not money. Councilmember Wilson said he would not support a decrease in the Mayor's salary. Councilmember Cole stated that she would not support raising the Council's salary, and that the current structure is out of parity with other cities.*

*Walt Pollman felt that this was an interesting discussion, but that elected official's salaries are only a minute portion of the overall budget. He added that good people should be paid appropriately. Lloyd Zimmerman stated that low salaries are the reason for apathy in the candidates' arena, He would like to see Ferndale's salaries the same as Lynden's.*

*Councilmember Hansen felt that \$200 per month was too low, but should not be raised at this time. He would support leaving the salaries as they are. Councilmember Landcastle felt that \$1,000 is appropriate for the Mayor's salary. He added that a Mayor's job has many important responsibilities and should have adequate compensation. He also favored Lynden's compensation structure. He added that the Council is currently grossly underpaid.*

*Councilmember Elgart pointed out that Lynden has nearly six times the revenue of Ferndale. Mayor Jensen stated she had no problem with lowering the Mayor's salary, but did feel that the Council's should be raised.*

*Administrator Signett recalled that the last time the Council's salary had changed was in the early eighties.*

*After further discussion, it was moved by Councilmember Landcastle and seconded by Councilmember Reilly to delay any action on this item until the second meeting in August.*

#### **Current Discussion of August 18<sup>th</sup>**

Councilmember Reilly favored payment for Council on a per meeting basis.

Douglas Knight felt that if lowering the Mayor's compensation was to occur, it made sense to shift the dollars saved to the Council's salaries and keep the bottom line the same.

#### **Motion**

Councilmember Wilson moved to maintain the elected official's salaries as they are set currently. This was seconded by Councilmember Oliver.

#### **Discussion**

Several Councilmembers agreed that the current salary for Councilmembers was inadequate. However, none were ready to support an increase without further study at budget time.

## **Vote**

Motion passed unanimously.

### **ORDINANCE #1305 - PLANNED UNIT DEVELOPMENT REVISIONS**

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

Director Black stated that the Planning Commission had recommended approval of the draft Planned Unit Development Ordinance to the full Council after conducting a public hearing and several work sessions. Director Black noted that the issue of mobile homes was still one where there was significant disagreement. The Commission did not feel that this unresolved issue should delay the passage and approval of the ordinance. Once the new provisions are in place work can begin on developing an appropriate mechanism to permit mobile home developments. Director Black added that another joint session of the Planning Commission and City Council would be the preferred method for addressing the mobile home criteria.

***It was moved by Councilmember Reilly and seconded by Councilmember Elgart to approve Ordinance #1305, adopting an amended section 18.68 of the FMC relating to Planned Unit Developments. Motion passed unanimously.***

The Council thanked Director Black, the Planning Commission, and Planning staff for their work in revising and refining these regulations.

### **ORDINANCE #1306 - ADOPTION OF NEW FLOOD INSURANCE RATE MAP**

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

Director Black introduced an ordinance that adopts the new FEMA Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS).

The National Flood Insurance Act of 1968 requires that all participating jurisdictions, as a condition of continued eligibility in the NFIP, adopt the new FIRM and FIS within six months of the issuance of the Letter of Final Determination (dated July 16, 2003). This ordinance recognizes that participation in the NFIP provides significant benefits to the citizens of Ferndale by making them eligible to purchase flood insurance at a reduced cost.

***It was moved by Councilmember Cole and seconded by Councilmember Landcastle to approve Ordinance #1306 Adopting the New Flood Insurance Rate Map. Motion passed unanimously.***

### **PUBLIC WORKS TRUST FUND LOAN FOR EMERGENCY REPAIRS**

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

Councilmember Reilly, Chair of the Committee stated that the City was approved for a loan from the PWTF for emergency culvert repairs. The loan amount is \$150,000 at four-percent interest over 20 years. The members of the Committee again stressed the importance of using as little of the borrowed funds as possible for this project. They also wished to allocate proceeds of the Solid Waste Utility Tax to replenish the Utility Reserve Fund (to be discussed and determined during 2004 budget meetings). The full project will cost approximately \$180,000, and will be ready to go to bid this week.

***It was moved by Councilmember Reilly and seconded by Councilmember Landcastle to approve the PWT. loan of \$150,000 at four-percent interest more than twenty years. Motion passed unanimously.***

### **SET COMMITTEE MEETINGS**

There will be no Committee meetings the week of August 18<sup>th</sup>. Streets and Utilities will meet Wednesday, August 27<sup>th</sup> at 7:30 a.m. Planning and Judicial will meet that same day at 1 p.m.

### **ADJOURNMENT**

There being no further scheduled City business, the meeting was adjourned at 8:20 p.m.

**ATTEST:**

**Attachment "A":**

**MINUTES**  
**Streets and Utilities Committee Meeting**  
**Wednesday, August 13, 2003**  
**City Hall Conference Room**  
**7:30 a.m.**

**COMMITTEE: COUNCILMEMBERS REILLY, HANSEN, AND LANDCASTLE**  
**STAFF: ROLAND SIGNETT, LOREN SPERRY, LINDA KNUTSON**

**CINGULAR WIRELESS - USE OF PUD TOWER AT BENDER PARK**

Cingular Wireless is negotiating with the PUD for placement on their tower located at the City's Bender Park, for which they will pay the PUD \$800 per month. They need an easement from the City to accomplish this. Administrator Signett related that Cingular is proposing a one-time payment of \$1,500 for easement rights, and have also included language that seriously restricts the City's rights to this easement.

The Committee discussed limiting the term of the agreement to year-to-year. Also, the proposed restrictions on the City for use of its own property were deemed unacceptable. Administrator Signett will draft a response to Cingular which will include the Committee's concerns.

**BLACK ROCK CABLE REQUEST**

Black Rock Cable representatives have requested permission to run fiber optic cable across the bridge during the utilities conversion. They would use the conduit originally earmarked for Cascade Gas, who no longer needs it. The Committee felt that downtown businesses could have potential benefits from this extension, and had no problem with running the cable across the bridge, as long as they absorb any associated costs.

**PUBLIC WORKS TRUST FUND LOAN FOR EMERGENCY REPAIRS**

The City was approved for a loan from the PWTF for emergency culvert repairs. The loan amount is \$150,000 at four-percent interest over 20 years. The Committee again stressed the importance of using as little of the borrowed funds as possible for this project. They also wished to allocate proceeds of the Solid Waste Utility Tax to replenish the Utility Reserve Fund. The full project will cost approximately \$180,000. Greg Ebe is nearly 95% finished with the engineering.

***It was moved by Councilmember Hansen and seconded by Councilmember Landcastle to forward the PWTF Loan Acceptance to the full Council for approval. Motion passed unanimously.***

**UPDATES ON PROJECTS AND MISC ITEMS**

**Lloyd Zimmerman's Comments at Previous Council Meeting**

Regarding the proposed route for the culvert repairs by Mr. Zimmerman: the existing siphon lines makes the proposed route unworkable. Also, a federal easement would need to be secured which often takes more than a year.

**Sludge - Land Application Update**

It was noted that the comment period concerning the Biosolids project has expired with only the School

district responding. Next in the process are comments and approvals from the Department of Health and the Department of Ecology.

**Callen’s Silver Creek Project**

Roland had spoken to Maria Callen, who has proposed joining the Rural-Sunset cost sharing by paying one-third now, one-third in 2004 and the final one-third in 2005. The amount is between \$50,000 and \$60,000. Roland will continue to work with the Callens on this proposal.

**North Country Homes**

Loren stated that he had contacted three contractors to complete the bonded work, but all are booked with projects. There is no expiration date on the bond money.

**Tosco Project - Missing Poles**

It was updated that the light poles which were donated to the City had been shared with the Lynden Parks and Recreation District. The District was to leave eighteen poles for the City’s Tosco project, but left only sixteen. Roland directed Loren to pick up the two poles along with the anchor bolts.

**Pioneer Park Electrical Upgrade**

It was noted that the electrical upgrade at Pioneer Park still needs to be addressed. The last estimate put the project at approximately \$125,000. The Council will look at this item in the 2004 budget workshops.

**City Hall Roof Repairs**

Loren stated that no bids proposals were received for the City Hall roof repair bid call. He will follow up on contacting individual roofing companies.

**Third and Washington Sewer Upgrades**

The preliminary engineering figures for the sewer line that runs from the high school to Third and Washington have come in at just under \$1 million. Roland stated that a surveyor will mark the City’s r-o-w on Third Avenue, and parking and loading issues will be addressed by Code Enforcement.

**Two Hour Parking Signs**

Although this item is to be reviewed by the Planning and Judicial Committee, the Streets and Utilities Committee felt that the signs denoting two-hour parking in the downtown area should be left in place for the time being.

Loren stated that flaggers will be alerted to help with crossing safety in the construction zone once school starts.

**Attachment “B”:**

**MINUTES  
Planning and Judicial Committee Meeting  
Wednesday, August 13, 2003  
City Hall Conference Room  
1 p.m.**

**COMMITTEE: COUNCILMEMBERS COLE AND REILLY**

**STAFF: TOM BLACK, LOREN SPERRY, LINDA KNUTSON**

**GUESTS: BOB MCFARLAND, NEIL AHREN**

**TWO-HOUR PARKING SIGNS**

The Committee felt that the signs denoting two-hour parking in the downtown area should be left in place for the time being. Loren noted that a costly change order would be needed to remove the signs at this point. This issue will be studied at a future date in more depth.

Loren stated that flaggers will be alerted to help with crossing safety in the construction zone once school starts.

### **BOB MCFARLAND MODULAR RESIDENTIAL PROJECT**

Bob McFarland and Neil Ahren were present to request clarity on the Committee's decision to modify building permit fees for this project. After a lengthy discussion regarding the differences between manufactured, mobile, and modular homes and associated fees, Director Black stated that the modified building permits would be processed as follows:

- X Building permit fee is to be based on the invoice price of the home
- X Minor plan check fees will be applied
- X Modified fees are to be for this project only

Director Black will compose an Administrative Determination Letter by the end of this week outline the details and processing of the discussed fees.

City Clerk Knutson noted that the references to "modular/manufactured homes" in the Planning and Judicial Committee Minutes of July 23, 2003 should be "modular" only.

### **PUD REVISIONS ORDINANCE**

Director Black stated that the Planning Commission had recommended approval of the drafted Planned Unit Development Ordinance to the full Council after conducting a public hearing and several works sessions. Director Black noted that the issue of mobile homes was still one where there was significant disagreement. The Commission did not feel that this unresolved issue should delay the passage and approval of the ordinance. Once the new provisions are in place work can begin on developing an appropriate mechanism to permit mobile home developments.

***It was moved by Councilmember Reilly and seconded by Councilmember Cole to recommend adoption of the Planned Unit Development Ordinance to the full council. Motion passed unanimously.***

### **FEMA ORDINANCE**

Director Black introduced an ordinance that adopts the new FEMA Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS). The National Flood Insurance Act of 1968 requires that all participating jurisdictions, as a condition of continued eligibility in the NFIP, adopt the new FIRM and FIS within six months of the issuance of the Letter of Final Determination (dated July 16, 2003). This ordinance recognizes that participation in the NFIP provides significant benefits to the citizens of Ferndale.

***It was moved by Councilmember Reilly and seconded by Councilmember to recommend adoption of the FEMA ordinance to the full Council. Motion passed unanimously.***