

**TOWN OF HUNTS POINT
COUNCIL MEETING MINUTES
MONDAY November 5, 2012
7:00 PM**



CALL TO ORDER:

Mayor McConkey called the Council meeting to order at 7:00 pm. A special meeting of the Planning Commission was not called due to lack of quorum.

Councilmembers present:

Mayor Fred McConkey
Heather Smith
Ken Fisher
Dan Temkin
Pat Finnely
Ted Frantz

Absent: None.

Planning Commissioners present:

Planning Commission Chair John Torode
Planning Commissioner Bruce Swensen
Planning Commissioner Joe Sabey

Staff:

Jack McKenzie, Town Administrator
Sue Ann Spens, Finance Coordinator
Margaret King, Town Attorney
Chief Mark Thomas, Medina Police
Mona Green, Town Planner

Public Attendees:

Jan Deaton, Resident
Joseph Miner, Resident
Jill Heijer, Resident

PUBLIC COMMENT: None

CONSENT CALENDAR: Consists of routine items for which Council discussion is not required. A Councilmember may request that an item be moved to Regular Business for discussion. Consent items are approved with one vote.

MOTION: Approve the Consent Calendar as presented, including the November 5, 2012 minutes and vouchers for warrants numbers 149406 through 149441 in the amount of \$216,155.21. Moved by Frantz, seconded by Smith.

Passed 5 - 0.

MOTION CARRIED

STAFF REPORTS:

Medina Police Dept

Chief Thomas reported that there were no crimes in October and that the total year-to-date is 6, which is the same as last year. He also reported success in filing charges for all crimes, except identify theft, which continues to pose problems for charging.

He added that they have hired new officer, who is currently in academy and expected to complete the program in March and be ready immediately for field training. A recent additional resignation means that the department remains one under its full complement of officers.

Councilmember Fisher commented on the continued spray painting of graffiti in Fairweather Nature Preserve, noting that in addition to tagging walls, the perpetrators are now also tagging trees near the recently added bus stop. He recognizes that this is not in an easy area to police, but he wants Medina Police to know of the ongoing situation. ECC recently sprayed over everything to eliminate all graffiti, but it started up again almost immediately. Joe Sabey added that a couple of signs on his construction jobsite along Hunts Point Road were also tagged. Chief Thomas will ask the Medina officers on patrol to watch for graffiti taggers throughout Hunts Point, particularly near the Fairweather Preserve and will notify WSDOT of ongoing issues.

Councilmember Frantz asked if cameras placed in this area would help discourage this activity. Chief Thomas answered that it is difficult to identify people from these pictures, because the camera resolution is not very high and the taggers often wear clothing to obscure their features but he will see what may be available.

Town Attorney Margaret King urged everyone to push to have ECC keep painting over the defaced areas as quickly as possible. This has proven to be the best deterrent in most cities with this problem. Once the regional path is open, the added traffic using the path may deter some of this activity. She is working with several jurisdictions to develop graffiti ordinances and can make that information available to Chief Thomas.

During construction, it is ECC's responsibility to repair any graffiti damage. Since Town Planner Mona Green acts as the Town's liaison with WSDOT and ECC, it was suggested that all graffiti problems be reported to her immediately so she can ask ECC to remedy the situation.

Bellevue Fire Department - written

Mayor McConkey noted that the Fire Department report provided is a year-to-date Incident Summary, which shows our primary activity is an average of two to four EMS responses and one to three false alarms per month.

Police Services Contract

Mayor McConkey noted that the Medina Police Services Contract is now up for renewal. He explained that the renewal contract follows the same pattern that has been used for the last five years, adding that these contracts renew automatically each year unless there is an amendment or other change.

Town Administrator Jack McKenzie noted that this contract is really an update of our current contract and includes an important rebate feature: If Medina Police underspends their budget, Hunts Point shares in the budget savings. The Town has received this rebate every year in the current contract, and we anticipate rebates each year with this new contract also. Chief Thomas added that it is difficult to anticipate the amount of rebate each year, but probably it probably won't be as much as recent years, because some of the prior rebate included savings from the open police-chief position.

MOTION: Authorize the Mayor to execute the Agreement for Police Services between the City of Medina and the Town of Hunts Point for 2012 through 2015. Moved by Temkin, seconded by Fisher.

Passed 5 - 0.

MOTION CARRIED

CONFIRMATION OF JANET DALY'S APPOINTMENT TO THE PARK COMMISSION:

It was the consensus of the Council to confirm the appointment of Janet Daly to the Park Commission.

PUBLIC HEARING – TAX LEVY ORDINANCE NO. 491:

Mayor McConkey opened the public hearing at 8:20pm.

Town Administrator Jack McKenzie explained that the Town is allowed to increase its property-tax levy by 1% over the prior year. That increase for 2013 amounts to about \$15 per household. The increase is needed to fund the cost of services to the Town, which are increasing at more than 1% per year.

After some discussion, it was the consensus of the Council that it is reasonable and prudent to seek this increase given anticipated increases in police, fire, and similar service contracts.

Mayor McConkey asked for additional comments from the public. As there were none, he closed the public hearing at 8:27pm.

MOTION: Pass Ordinance No. 491 authorizing a 1% increase in the property-tax levy for 2013 and setting the amount to be levied at \$273,087. Moved by Frantz, Seconded by Finnely.

Passed 5 - 0.

MOTION CARRIED

MAYOR'S REPORT

SR 520 update

Mayor McConkey reported that Julie Meredith, WSDOT Program Director for the SR 520 Project, and a traffic engineer associated with the project will attend the December Council to address questions about striping, conduit, and other issues of concern to Hunts Point. There are three other outstanding issues for which the Town wishes answers: the connector trail, the retention pond, and the Transpo Study.

1. Connector Trail from 80th to Regional Trail – Mayor McConkey reported that he received a phone call from WSDOT indicating that they have reached a settlement with five or six Town residents at the south end of Fairweather Basin. It appears that the trail will stay and if the Town disagrees our Attorney will handle the matter.

Jan Deaton asked what happened to the trail revisions that have already been discussed and agreed upon. Mayor McConkey explained that it was determined that the original revisions would not work due to the area topography. In addition, WSDOT has not been willing to discuss this because it is a matter of litigation.

Town Attorney Margaret King commented that if WSDOT has settled with group of individuals and if WSDOT is now taking the position that this settlement resolves the issues, there may not be an opportunity for further discussion. When she obtains a copy of the settlement, she will review it to determine the impact of the settlement on the Town's outstanding issues and what other avenues exist for Town to negotiate them. She will report on her findings as she is able and give legal advice to the Town on what avenues are available.

Discussion ensued about the details. During that discussion, comments included:

- Why aren't more people upset about this trail spur? It has a huge impact on the people's privacy and the safety of their property.
- How much time will it take to determine the impact and an appropriate course of action?
- Can the Mayor write to restate the commitments WSDOT has made in their November 2011 and February 2012 letters and ask for their position in writing?

Councilmember Frantz commented that WSDOT probably has to get approval from the Dept of Ecology to make any changes to this trail because of the public access requirements of state statutes.

2. Retention Pond near Fairweather Basin – This pond is already nearly full even though the rainy season has just begun. Residents are concerned that when the heavy rains come, the detention pond will spill untreated water over into Fairweather Basin. WSDOT should be asked if the pond is working correctly or if more fine tuning needed to handle the water volume.

3. Transpo Traffic Study -- WSDOT has not responded to the issues raised by Transpo's September 2012 study of traffic flow leading into and through the roundabout planned for the lid.

Mayor McConkey noted that Julie Meredith, WSDOT SR-520 Program Director, has been invited to attend the December 3, 2012 Council meeting. He will also ask that she bring a traffic engineer to address concerns about local traffic on the lid.

Electrical Boxes on lid -- In addition to these three items, the Council heard concerns regarding the issue of how the electrical boxes ended up on top of the lid instead of underneath it as in the other communities. Mayor McConkey explained that ECC has been submitting construction drawings to the Town on a regular basis and that both Town Planner Mona Green and Councilmember Finnely review those plans. In this instance, the Town received plans that depicted the electrical boxes as small squares identified only with the letter "T". There were no explanatory notes; nor were there other details to indicate the height of or purpose for these squares. After the electrical boxes were installed, Town representatives contacted WSDOT and were basically told that the boxes sit in the state's right-of-way (ROW) and WSDOT can build what they want within the ROW. In subsequent discussions, WSDOT has indicated they are willing to mitigate the visual impact of the boxes but not relocate them. Councilmember Temkin is helping to develop these landscaping plans.

Town Planner Green added that when WSDOT submitted plans with final landscaping and improvements on the lid, the transformer boxes were identified, but there was no reason to expect that the boxes were larger than a typical small-scale transformer. After the installation, WSDOT claimed they too were surprised by the size of these boxes, but they are not going to move them. She added that WSDOT is paying for the landscape designer to develop screening that the Town feels is appropriate. The plantings should improve the overall appearance of the lid and lessen the visual impact of the boxes significantly.

Councilmember Frantz noted that in a recent meeting with WSDOT about boxes, Town Engineer Schroeder stated that she doesn't want any more surprises from WSDOT or ECC. He added that Fred Tharp commented that ECC spec'ed out the box size without fully discussing that choice with WSDOT.

Planning Commission Memo

Planning Commission Chair John Torode prefaced his remarks by stating that questions about the SR-520 project is probably not within the Planning Commission's purview, but they were questioned by a resident during their recent meeting and didn't have a clue how to answer the resident's questions about SR-520. He added that members of the Planning Commission expressed concern that Town may not be kept fully informed on this project and wanted to be sure that something similar isn't forced upon us in the future. It seems our current process for reviewing WSDOT's plans doesn't catch everything, but perhaps that doesn't matter, since WSDOT has full authority in the state ROW and doesn't need the Town's approval.

He then asked the Council to provide the Planning Commission with direction on what they should study next. Mayor McConkey suggested that they study an R20A Zoning issue involving the houses that abut the proposed SR-520 sound wall. Many of the houses in this zone are rentals in declining condition, and perhaps the owners need some motivation to encourage their restoration.

It is hoped that once the sound walls are built and freeway sound is minimized, current owners will take steps to redevelop these properties. One idea has been to consider changing the zoning in this very limited area to allow smaller rear setbacks so that houses have larger front yards, which would provide more flexibility in that redevelopment.

Discussion ensued, and it was the consensus of the Council that the Planning Commission undertake a study of this issue and review the entire zoning code to determine other areas that may need updating.

Planning Commission Chair Torode asked for as much direction and detail about this task as possible to direct their study

ADJOURNMENT

Mayor McConkey adjourned the meeting at 8.30 PM.

Sue Ann Spens
Finance Coordinator

Date