

Town of La Conner

Town Council Meeting
May 26, 2020 – 6:00 p.m.

The meeting of the La Conner Town Council was called to order at 6:00 p.m. by Mayor Hayes.

Present: Councilmembers Brunisholz, Leaver, Stokes, Chamberlain and Wohleb.

Also present: Administrator Thomas, Finance Director DeGoede and Public Works Director Lease and Planner Manville.

This meeting was held electronically on Zoom. Information to join was posted on the published Agenda, the Town website and at Town Hall.

Public Comments: No Public Comments

Consent Agenda:

Approval of Agenda

Approval of the Minutes of May 12, 2020

Accounts Payable:	Checks 23192 - 23227	\$188,341.86
	<u>Electronic Pmts. - 201617 Excise Tax</u>	<u>\$5,585.10</u>
	Total Accounts Payable	\$193,926.96
Payroll of May 20, 2020	Checks 5207 - 5212	\$1,903.05
	Payroll Auto Tax Payment #201616	\$6,223.53
	<u>Payroll Auto Deposit</u>	<u>\$18,184.40</u>
	Total Payroll	\$26,310.98

Councilmember Stokes moved to approve the Consent Agenda as presented. Motion seconded by Councilmember Wohleb. Motion carried 5/0.

Administrator's Report:

Administrator Thomas is moving to open Town Hall on June 1, 2020, if Skagit County is approved for Phase 2. He has provided the completed Protocols and Plans to open for Council approval tonight. Protocols include utilizing facemasks, gloves, sanitizers and barriers for staff. Only one customer will be allowed in Town Hall at a time, so he plans to provide seating outside. The Senior Center will remain closed until safe. He also discussed the \$28,800 CARES Grant and the restrictions of use.

Planner Manville discussed the parking issue the Library is facing in their rebuild. Currently the plans have only five parking spaces due to limited space, and they need at least ten. One option is to have a Safe Pedestrian Route, but that is costly and not in their budget. Our Town Code does have a commercial use fee in lieu of additional parking, but they don't qualify being an assembly use. Council could approve adding assembly use to the existing Code. They are going to have a Traffic Study done and there will be a public component that will include the parking. Planner Manville is looking for ideas and suggestions.

Resident Dole thanked Public Works for maintaining the garbage over the weekend from all the visitors in Town.

Mayor's Report:

Mayor Hayes discussed the signage around Town. There were recommendations to put up signs directing visitors to the First Street Restrooms. Also, Council updated the signage around Town to encourage maintaining distance and wearing a mask. Some businesses are selling Town masks.

Last weekend Anacortes allowed businesses to sell merchandise on the City's sidewalks. Council was in favor of La Conner doing the same, however there does need to be consideration on maintaining clear ADA access. This could evolve into a merchant street fair later when restrictions are lifted.

Amended Agreement - Western Display Fireworks:

Administrator Thomas explained they had already purchased aerial shells for the Fourth of July show this year. In order to not lose our deposit, they agreed to apply it to the 2021 show.

Councilmember Chamberlain moved to approve the Amended Agreement with Western Display Fireworks. Motion seconded by Councilmember Leaver. Motion carried 5/0.

Agreement – Purchase Option Koudal/Hedlin Property:

Mayor Hayes and Administrator Thomas recapped the purchase option agreement. Currently we are leasing the Maple Avenue property for about \$7,000 a year for the use of the ballfield. The Hedlin Family had the opportunity to purchase 40 acres of farmland and is selling the property on Maple Avenue to pay for it. They would like the property to stay with the Town and have offered the selling price of \$625,000, with the option to pay the interest payment of \$37,000 now to keep it off the market. The Town has the option to pursue the purchase in 2021, pay another \$37,000 to hold it until 2022, or back out of the purchase. Town plans for the property are 25% park and 75% residential development. Ideas for the park are a Basketball/Pickleball Court and playground. This agreement would reduce the ballfield lease to \$4,000 in 2021 to cover insurance and property taxes. If there is an increase to either the insurance or property taxes, the cost of the lease will reflect it. The Hedlins are not looking at making a profit. Administrator Thomas noted he will be looking at grants to cover the purchase price, but they are very competitive.

Mayor Hayes reopened Community Comments at 6:45 p.m.

Resident Julienne Wall lives next to the ballpark and observed it mostly being used daily as a dog park, but kids do play ball there as well. She is in favor of making it a dog park and/or even a farmers market.

Resident Nancy Crowell feels the Town has benefited from the Hedlin's generosity through the years and is not concerned if the Town backs out and loses the \$37,000. The Hedlins deserve it.

Representative of the Little League spoke on his appreciation of the Council's discussions and attention regarding the property and just wants to do what is right for La Conner.

Mayor Hayes closed the Community Comments at 6:50 p.m.

Councilmembers Leaver and Wohleb felt this purchase option agreement had been discussed in previous meetings and were in favor of it.

Councilmember Stokes is not against the housing and park plans but feels the interest should be applied to the purchase price.

Councilmember Brunisholz moved to approve the Mayor to sign the Option to Purchase Agreement for the purchase of the Maple Avenue Property with Elizabeth Koudal, LLC. Motion seconded by Councilmember Wohleb. Motion carried 4/0 with Councilmember Stokes voting nay.

Agreement – Maple Street Park Design (Curt Miller):

Administrator Thomas explained this will be useful in obtaining grants for the purchase of the property. Some comments from residents included ballfield, children's play area, dog park, and a bocce ball court. The dog park had been considered, but the area for the park would not be big enough. Nothing has been detailed for sure.

Councilmember Leaver moved to approve the Mayor to sign the Maple Street Park Design Agreement with Curt Miller. Motion seconded by Councilmember Wohleb. Motion carried 5/0.

Resolution 567 – Reopening Protocols and Plans:

Administrator Thomas had explained the details of the additional policy for the reopening of Town Hall in his report.

Councilmember Chamberlain moved to approve Resolution 567 Reopening Protocols and Plans. Motion seconded by Councilmember Leaver. Motion carried 5/0.

Resolution 568 – Recognition of the High School Class of 2020:

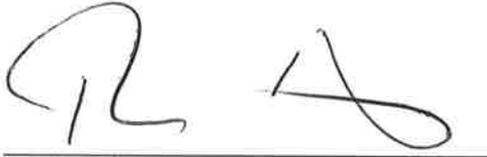
Mayor Hayes read the Resolution recognizing the Class of 2020 during the COVID-19 pandemic.

Councilmember Stokes moved to approve Resolution 568 in Recognition of the Class of 2020. Motion seconded by Councilmember Leaver. Motion carried 5/0.

There being no further business the meeting was adjourned at 7:09 p.m.



Maria DeGoede, Finance Director



Ramon Hayes, Mayor