

**City Council
COMMUNITY DEVELOPMENT COMMITTEE
May 9, 2019 Meeting
Meeting Notes**

Attendance:

Council Committee Members and Staff:

Rob Johnson, Councilmember
Dianne White, Councilmember
Jennifer Ferguson, City Administrator
Patricia Love, Community Development Director

Excused Absences:

Elizabeth Callaghan, Councilmember

1. COMMUNITY SURVEY:

City Administrator Jennifer Ferguson presented an overview of the community survey and schedule. The City has worked with Washington State University to prepare a proposed scope of work to conduct a community feedback survey for residents of Stanwood and Camano Island to assist with the City's strategic planning efforts.

The Community Development Committee supports including Camano Island as we are dependent on each other, and recommends, with full support, adding it to the Council's agenda.

2. PARK IMPACT FEES:

The City's Park Impact Fee ordinance was last updated in December of 2017. While the fee is fairly newly adopted, Council has asked staff to review the costs associated with projects and what is the fairest distribution of those costs. Staff presented the 2019-2024 Parks Capital Improvement Plan and proposed changing the formula to include a division factor to address affordability issues.

The Committee would like to look at a seven to ten year plan and discussed setting a reasonable rate while adding an escape clause. This will be completed before the end of 2019.

3. POLICE STATION / CITY HALL CIVIC CAMPUS PROJECT

In February the City issued a Request for Proposals (RFP) for preliminary architectural design, site design, civil engineering, and permitting services for a combined Police Station/City Hall civic campus. Five firms submitted proposals for the project; three were shortlisted to be interviewed: Rolluda Architects, ARC Architects and Mackenzie. Staff provided an update to the Community Development Committee on the interview process and selected firm. The committee recommended bringing the contract to City Council.

4. OVENELL BANNERS

Following review and discussion of the PTAC's revised banner design, the committee recommended bringing the three proposed banner designs forward; Basket Weaving, Ovenell Farm, and the whitewashed background arial photo with logos and the slogan "Support Stanwood Parks". An option for a fourth banner was introduced, the committee does not want to see the additional effort applied.

5. JOHNSON FARM LEASES

The City of Stanwood purchased a portion of the Johnson Farm property in 2018 and entered into a Grant Deed of Agricultural Conservation Easement with the PCC Farmland Trust. The farm includes a number of facilities including two houses and multiple outbuildings which are currently leased to tenants who are former owners of the Johnson Farm. Those leases are set to expire June 1, 2019 and the existing tenants are requesting to remain, as tenants, at the farm site.

The committee agreed having tenants reside on the site, acting as caretakers of the property, is an ideal scenario to ensure that the property is secure and monitored. Draft leases have been reviewed by legal counsel and monthly lease revenues are anticipated to be \$1,000+/month. All leases will be directly with the city, no sub-leasing will be allowed. The committee supports public access on the berm, and lease payments for park purposes. Recommended to add to the City Council's consent agenda.

Chair