



WCMA News

Volume 18, No. 3, December 2006

President's Message

The challenge of completing the 2007 budget should be over. Each year I try to provide a budget process which will give the council the opportunity to discuss and provide policy direction with sufficient public input to minimize disagreements. By the time the council adopts the budget I usually feel like those efforts have had a mixed level of success and failure. This year the philosophy and values of the council members were apparent and the discussion on adoption night provided a good picture for the community regarding the individual council positions. I know many of you also experience the same mixed reaction from the budget process and I think it reflects a good job of providing enough information so the council can focus on what they want, discuss their values and reach compromise, or a majority decision, to adopt the budget. It all sounds so easy but living through it each year keeps me coming back.

On the WCMA front the board met on November 3 to set goals and discuss the plan for 2007. A couple of new initiatives are worth mentioning. First, the board talked about developing a request for proposals to gain some assistance on studying infrastructure needs and the tax or fee structure in Washington. We are all struggling with extending infrastructure to new development and while the development community pays fees to extend and develop future infrastructure, these are usually difficult to establish and do not provide sufficient funds to maintain the livability of the city. Other states have provided more tools and financing for these projects. The board, in partnership with AWC, expressed a willingness to hire an independent group to study the issue for the 2008 Legislature. The focus would be on identifying the problem, benchmarking the other states, and developing a list of specific proposals.

Second, the future succession to the leadership positions in WCMA will be a focus for the nominations committee which will be led by past president Malcolm Fleming. The mission is to identify members who may wish to serve in leadership and establish a more formal nominations process. There are a number of members who have gone off of the board without moving through the leadership positions and they should be welcomed back to serve in leadership. You will see more on this initiative during the coming months.

The next board meeting is scheduled for February 15, 2007, at 10:00 a.m. in Olympia during the AWC Legislative Conference. We will be putting the finishing touches on the spring

conference, talking about the program for the summer conference, and reviewing the board goals established at the November retreat. These meetings are open to the membership, so if you are attending the AWC Legislative Conference and want to see the WCMA board, drop by and listen in.

Duane Cole, WCMA President
City Manager, Walla Walla
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Editor's Note:

This issue is Volume 18, Number 3, dated December 2006. And, yes, it's late, since it's actually 2007. I'd set a date and time as the deadline to receive input. And then two things happened. First, and emphatically, there was a storm. Not just a winter storm, but a major storm. Lots of rain. But more importantly, lots of HEAVY and GUSTY wind. Downed power lines resulting from trees down and limbs breaking created a situation that those in the local government business don't like to have happen, and hopefully don't have to deal with. There were some areas of the state that had no electric power for as much as a week. Some of those were located in the populous area around Seattle. And then the editor had to take some time off from work unexpectedly. None of that is good for deadlines.

So the result is a late issue of WCMA News.

In the interest of getting out what's here, I decided to NOT change the masthead or the date, but just admit that it's late. And hope that you'd understand.

Another subject.

This would be a good time to check up on yourself. Please take a look at your listing on the WCMA roster. And if it's not current or correct, please send what it *should* say, and immediately let us know what that might be. We try to keep the roster current, but we do find lapses, both in members letting us know of changes, and in getting things we're given up to date.

Go to the WCMA website at <http://wccma.org>. Click on "Membership", and then click on "Directory". Put in your last name, click on the search button, and take a look. If it's okay, please let us know. If it needs changing, let us know that, too, and what it should be changed to say. If, along the way, you stumble on something that tells us all that the listing for another person, or for someone you know, is incorrect, please send us an alert, and we'll chase it down. Send the results to either Donita Knutson at dknutson@mrsc.org, or to me at rbartels@mrsc.org.

Ron Bartels, editor
WCMA News

Need Advice or Help?

What to do? Of course! Call a **Range Rider**!! There are four of them! Lots and lots of experience to draw from. They are:

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And now, the news:

Region 1, Clallam, Jefferson, Kitsap & Mason Counties

Lynn Nordby, Consultant

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News is VERY limited. Lynn reports “I haven't gotten anything from my contacts in response to two reminders.” That was a short time before the deadline. And then . . .

Dave Timmons, city manager of **Port Townsend**, reported briefly:

Santa came a few weeks early this year bearing \$2.1M from the TIB!

[Editor's comment: It all demonstrates that even brief news can be GOOD news.]

Region 2, Grays Harbor, Lewis, Pacific & Thurston Counties

Mike McCarty, Assistant Director, Operations and Services, AWC

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No report.

Region 3, Clark, Cowlitz, Skamania & Wahkiakum Counties

Lloyd Halverson, City Administrator, City of Camas

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Winter—2006—SW Washington

SW Washington Report: What's new and what's the same? *In the lineup of our profession, there has been change this season.* Eric Holmes left **Battle Ground** after almost a decade as city manager and previously their deputy city manager/planner. Eric is now the general manager of a very successful, growing private engineering/planning firm headquartered in Vancouver -- MacKay & Sposito. Dennis Osborn, formerly the **Battle Ground** deputy city manager, has been appointed as interim city manager. An appointment of a new deputy is anticipated early in the New Year.

Justin Clary now navigates the difficult waters of the **Ridgefield** as interim city manager. Colleagues and fans of professional management are rooting for his success.

Dave Campbell has made a transition from city manager of **Chehalis** to assistant city manager at **Longview**. They say it's the best job in town.

In fast growing **Woodland** (population 4,000+) and **Kalama** (population 2,000) there is recurrent talk about establishing a professional city management position. Stay tuned.

Although there have been changes this season, it has not been a season of change. The longer term cast continues in SW communities -- including **Longview** (Bob Gregory, city manager); **Kelso** (Doug Robinson, city manager); **Stevenson** (Mary Ann Duncan-Cole, city administrator), **Washougal** (Nabiel Shawa, city administrator); **Camas** (Lloyd Halverson, city administrator); **Clark County** (Bill Barron, county administrator); **Vancouver** (Pat MacDonnell, city manager, and Betsy Williams, assistant city manager).

The issues have a familiar ring to them: budget, labor talks, capital investment, economic vitality, building community. Overall, the economy in this part of Washington seems markedly better than in the long growth recession of the early years of the decade. To your correspondent, it seems that when the economy is prospering, lots of issues are much more "manageable". When prosperity prevails and the numbers are good, one can better attend to matters of vision, community and indeed legacy.

All the best in 2007. We hope to see you at the spring conference in the scenic Columbia River Gorge!

From the **Stevenson** Mary Ann Duncan-Cole reports that after twenty years of Columbia River Gorge Scenic Area management, a pattern is beginning to develop -- always complicated by the

immense changes the Federal Forest Service is undergoing. They have lost a majority of the jobs associated with the timber industry (private and public sector) replaced by tourism industry employment. Many of citizens (~60%) are commuting out of area to find work. Yet land and housing prices have escalated with most of the new residents not dependent on the local economy (semi-retired, fully retired, or with non-locally dependent income sources). The attraction is living in a scenic area with federal protection from growth. The new resident arrives and often wants to close the door. It has been an interesting transition.

There seems to be a rash of planning needs -- comprehensive plan update, critical areas update, transportation plan update, and water plan update. The only thing not getting updated is the city administrator. It has been difficult to find consultants with the vision and experience in planning for rural small towns.

On that brief note, looking forward to seeing all of you next year in **Stevenson!**

Region 4, Kittitas, Klickitat & Yakima Counties

Frank Sweet, City Supervisor, City of Selah

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In **Grandview**, city administrator Scott Staples reports that good progress is being made in moving forward with the implementation of the city council's 2006/2007 priorities. The city and school district reached an agreement to share the costs of a new school resource officer at the middle school. In a cost savings move, the responsibility for the maintenance of city parks and all other city grounds is being consolidated in the public works department. In a move designed to expand the use of the senior citizen center, the city and **Yakima** Valley Community College have entered into an agreement to share programming, facility space, and equipment to provide additional educational opportunities for residents and students. The city and school district have been working closely together to expand after school programming for students and to provide information forums for parents related to gangs. After considerable study and review, the city and **Yakima County** have approved a 10 year agreement for the county to manage and operate the municipal court. This opportunity was pursued as a result of a new district court facility being located in **Grandview**.

Scott reports that on the plate for 2007 will be moving forward on an aquatics park facility plan, code enforcement program review, parks restroom replacement plan and funding, merger of water rights, developing a rental property registration and annual inspection program, five year financial plan, and a Leadership **Grandview** program.

From **Selah**, Frank Sweet, city supervisor, reports that it has been a busy 2006. They recently completed the 2007 budget that includes major improvements to their wastewater treatment facility. In November, the council awarded a \$4.4 million contract to construct a biosolids

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dewatering and drying facility. This facility will take sludge produced by their wastewater treatment plant and create a class a biosolids product that can be used as fertilizer. A centrifuge will be used to remove the majority of the water from the sludge, so it can be treated further in a gas-fired drier to remove water and kill the pathogens in the biosolids. The process is a major step in their community's effort to seek environmentally acceptable solutions for treating wastewater. Other improvements being made will improve the reliability of their treatment process.

Selah upgraded the softball complex at Carlon Park in cooperation with the Greater **Yakima** Girls Softball League. The project created four girls fastpitch softball fields to meet the statewide demand, provided a new restroom and concessions building, and included state-of-the-art field lighting. The bid on the project was higher than budgeted. Through value engineering and city participation in portions of the work, the \$1.21 million project was completed within budget. Despite the delay in award and one of the worst winters for construction, Stephens and Sons Construction and **Selah** completed the field in time for the first tournament of the year in May 2006.

Selah also completed a major road improvements on Crusher Canyon Road, which serves as a main route to orchards and expanding residential areas west of downtown. Before improvements, the road was a two-lane, 22-foot wide, severely deteriorated, roadway with inadequate curves and unsafe pedestrian access. The new 35-foot wide three-lane roadway includes curbs, gutters, 8-foot wide sidewalks (both sides) and street lighting. Crusher Canyon Road was realigned at the east end of the project to provide a safe entrance into a school zone. The total project cost of the 0.8 mile long project was approximately \$2.3 million. The Transportation Improvement Board, **Selah**, the **Selah** school district, and federal sources all provided funding for the project. If you'd like to take a look at the project itself, go to the Selah website.

In addition, Frank reports that there are several commercial developments beginning to occur that will help their economy.

Region 5, Benton, Franklin & Walla Walla Counties

Gary Crutchfield, City Manager, City of Pasco

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Being the fastest growing city in the state (by population) is getting old, reports Gary Crutchfield, **Pasco** city manager. The good news is that housing permits are down 30%; the bad

news is **Pasco** will issue more than 700 new home permits by the end of this year anyway. **Pasco's** population will easily exceed 50,000 next year (from the 25,000 ten years ago). The UGA, fixed in 1995, was expected to be sufficient for 40 years (or more), given its inclusion of

five-square miles of vacant ground; at the current rate of growth, the UGB will need to expand within a couple of years. Despite all the growth, the 2007 budget was more difficult to balance than the past several, as sales tax is no longer growing at a double-digit rate. To bridge the gap, the council established an ambulance utility, reducing the annual general fund subsidy for that "enterprise" by \$600,000. **Pasco** is also overseeing a consultant contract on behalf of the three cities in an effort to determine the organizational means best able to undertake individual regional center projects on behalf of all three cities, as none of the three can individually accomplish the desired facilities (aquatic center, performing arts center, etc.). After defending the city's eight-year-old rental licensing program before the state Supreme Court in May, the city is still waiting for the Court's decision. A favorable one, however, would be worth the wait and a fine way to start the New Year!

Richland wrapped up 2006 with a list of more than 200 notable accomplishments, reports city manager John Darrington. **Richland** created an ambulance utility and consolidated its ambulance billing process in the fire department, assisted the International City Management Association with assembling a consortium to develop benchmarks and performance measures for eastern Washington cities, conducted its biennial community survey electronically, implemented a single records system for the two cities and three fire districts served by Southeast Communications Center and developed a joint purchase/maintenance program for self-contained breathing apparatus for the five fire agencies. John reports that **Richland** also instituted PARSTAT (a problem identification and solution implementation) in the police department, sold 39 acres of city-owned commercial/retail property at its City View development and facilitated the construction of two big box retail outlets there, leased land at its upscale Columbia Point development for a boutique hotel, completed the second and third phases of a sound wall along State Route 240, completed major roadway projects to both its main arterial and primary commuter route, and purchased and transferred electrical service territory from a rural electric association to the city. In 2006, **Richland** grew to 44,230 residents, hired 95 employees to fill vacant city positions, added 580 new residential garbage customers, collected 19,000 tons of residential refuse, provided 20 **Richland** households with down payment assistance to purchase a first home, sold 39 acres of city property valued at \$4,431,310 and responded to 24,222 requests for patrol service. Although new home starts declined in 2006, the value of new commercial construction reached an all-time high, said John.

West Richland has successfully completed the sale of its public golf course, according to Mark Panther, city administrator. The 140 acre golf course location included a floodway of the **Yakima** River and had been operated since 1989 under a fifteen year lease agreement. The golf

course was sold through a sealed bid process resulting in a net profit of 1.83 million dollars for the **West Richland**.

The recent Keene Road corridor expansion from **Richland** to State Route 224 created access to over eight thousand acres for potential development within sight of the Red Mountain AVA (American Viticultural Area). The 325 acre Red Mountain Industrial Park is located in this area

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and construction of a wine production facility will begin in January 2007. This facility will produce up to two-hundred thousand cases of wine a year.

The city has undertaken a strategic planning process for economic development and the expansion of the city's urban growth boundaries to the west. With slow growth of new home construction and stiff competition for sales tax dollars, new commercial growth is essential for a healthy future.

The **West Richland** public works department is busy with several projects including a new storm water utility. A new two-million gallon water reservoir will be constructed in 2007 to expand the city's water system into developing areas of the city. **West Richland** depends on a series of wells for potable water. The city is currently retrofitting older chlorine gas drinking water disinfectant systems and replacing them with a new chlorination system that offers a safer and more effective means to treat drinking water.

Region 6, Asotin, Columbia, Garfield & Whitman Counties

John Sherman, City Supervisor, City of Pullman

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From **Colfax**, the report comes that city administrator Emily Adams has retired and Carl Thompson has been appointed as her replacement. Prior to being appointed as city administrator, Carl worked as the fire services administrator for the city of **Colfax**. One of his major challenges is to try to determine the services to provide to the 1,128 acres the city recently annexed.

Pullman city supervisor John Sherman reports that Santa brought him several boxes of cook books this Christmas because he will be eating nothing but "crow" since the hated Huskies won the Apple Cup. Losing to the Huskies is not a matter of life and death in **Pullman**. It is far more important than that. John reports that he is really showing his age because he can remember when the Cougars used to knock the Huskies out of bowl games, not the other way around as it was this time. The Cougars' snarly mood is so bad that the WSU basketball team trounced some little school from Spokane that doesn't even field a football team just because they had a "dawg-like" name (Bulldogs).

In spite of the Apple Cup angst, there are some positive things happening in **Pullman**. 72.34% of **Pullman** voters approved a \$2.2 million bond issue to construct pedestrian paths, sidewalks, ball field lighting, and new restrooms in our parks. We were able to adopt a 2007 budget without reducing services or staff. We also had another excellent construction season.

2007 will have its share of challenges. 5 of our 8 elected officials, including the mayor, have expiring terms in 2007. It will be an interesting year depending upon who decides to run for re-

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election or against the incumbents. We have actions against the city that are slated for federal and state court in Spokane in 2007. Let's hope there are not disgruntled Zag fans involved in these legal proceedings. Like many other communities we are also facing affordable housing and transportation challenges.

In summary, things are going well and we look forward to the challenges of 2007.

Region 7, Adams, Grant, & Lincoln Counties
Ehman Sheldon, City Administrator, City of Othello
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From **Othello**, city administrator Ehman Sheldon offers the following.

Othello hired Mike Bailey as the new finance officer. There are three Mike Baileys in municipal finance across the state. Mike and his wife have bought a house in **Othello** and a new pick-up truck. Obviously, he fits right in.

The city's search (twice) for a public works director was unsuccessful. They have now reorganized the public works department and have split the public works director position into two separate positions, municipal service coordinator (non-union), and lead field maintenance (union) person. This concept is working well and seems to have solved some union unrest.

This year the voters of the parks and recreation district approved a \$2.6 million bond for a new pool. The district has contracted with the **Othello** to bid, project manage, and operationally manage the pool. The pool is being made in Italy and can be erected in three days. However, other amenities such as deck, bath house, and mechanical room will take about four months. The new pool will be operational by June 2007.

The city council passed the 2007 budget on November 27th. The council was very generous this year -- highlights:

1. Grader
2. Neighborhood street paving projects - \$553,000

3. 10th Avenue water street project - \$210,000
4. New phone system for City Hall - \$40,000
5. Evaluate and design HVAC upgrades for City Hall

The **Othello** staff will be busy in 2007. The main goal for 2007 is economic development.

Region 8, Ferry, Pend Oreille, Spokane & Stevens Counties

Lewis "Griff" Griffin, In transition

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Liberty Lake reports that its 2007 budget focuses on capital projects and continued financial health. On December 5, 2006, the city council unanimously approved the 2007 budget appropriating \$11.9 million, including \$4.8 million for the general fund. "This is a strategic budget designed to appropriate funding in key areas," said mayor Steve Peterson. Capital projects for 2007 include:

- \$1.2 million for street improvements, including a roundabout and new signalization
- Landscaping the Pedestrian Bridge which connects to the Centennial Trail
- Pavillion and Rocky Hill Park improvements
- Funding for park, recreation and youth programs
- Establishing and funding a Liberty Lake Youth Commission
- City beautification including funding for community art, tree replacements/maintenance and arboretum landscaping, and
- Civic center site improvements such as infrastructure, landscape and hardscape

While a majority of the city's budget will fund the daily maintenance and operating expenses, proprietary funds such as municipal library, streets, tourism, reserve fund, debt service funds, storm water/street light utilities, and golf course/recreation fund, balance out the remaining budget expenditures.

Strategic economic development plays a significant role in the city's budget as sales tax revenues are expected to exceed \$1.6 million easing the burden on property taxes. City property tax rates remain below pre-incorporation (2001) levels despite a slight increase in 2007.

"It's a pleasure to report the city is in outstanding health due to prudent fiscal management of tax dollars and we remain diligent about managing for the future," said council member Judi Owens. "We continue to uphold the principles of efficient government services, while maintaining the quality of life for **Liberty Lake** residents," she said.

Itron, the world's leading manufacturer meter-reading equipment, moved their headquarters to **Liberty Lake** this fall. Over 3,000 utility companies around the globe use their equipment. Itron's software is used to forecast more than 80 percent of the electricity consumed in the U.S. market. The newly renovated corporate headquarters is home to over 550 employees.

In September, the city partnered with **Spokane Valley** Meals-on-Wheels and began serving senior meals every Wednesday at city hall. "This program gives seniors' a chance to come together, enjoy a meal, play games, and socialize," said Meals-on-Wheels Director Pam Alameida. Attendance has jumped from 10 to over 30 and is still growing.

Managing growth in one of the region's fastest growing communities has its challenges.

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This topic could be approached from several angles -- including our current process of the proposed UGA expansion. However, if approached from an economic development perspective, one can see the monetary benefit which leads you to the delicate balance the city must strike in maintaining the quality of life residents expect. Yet, they are faced with encouraging growth necessary for long-term health while safeguarding the important characteristics that define us.

From **Spokane Valley**, city manager Dave Mercier reports that revitalization of the Sprague/Appleway transportation corridor has been a major focus for the city over the last year. When complete, the study will lay out the strategy for transforming seven miles of mostly retail development in various stages of success or neglect into an attractive and thriving mix of commercial, retail and residential development with a new city center as its focal point.

The aspect of the plan that has generated the most interest is the proposal to create a new city center located on University Road between Sprague and Appleway avenues in **Spokane Valley**. The site is just east of the former University Shopping Center, once a regional draw for shoppers and community activity; now mostly vacant and undergoing its own redevelopment and revitalization effort.

The potential for collaboration between public and private entities could spell success for the proposed mixed uses city center. The **Spokane County** Library District and a local Fire District have expressed interest in locating new structures in the proposed city center and the city is prepared to locate a new city hall in that area as well. The plan will be designed to entice private developers to secure anchor stores, smaller retailers and restaurants. The plan also proposes a pedestrian-friendly atmosphere and town home-style residences that will help boost the new city's evolving identity and strengthen a sense of community.

A core team composed of key city staffers and nationally known consultants has been particularly successful in generating community interest and involvement in the project. Each of the workshops on the topic has attracted active participation by 70 to 100 community members, including residents, business owners and developers.

The Sprague/Appleway Revitalizing Plan project was launched in July of 2006. Members of the **Spokane Valley** city council and planning commission will get their first look at the completed plan in the first quarter of 2007.

More information and updates on the **Spokane Valley's** Sprague/Appleway Revitalization Plan are available on the project website at www.spragueappleway.com.

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Region 9, Chelan, Douglas & Okanogan Counties
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David Fonfara, City Administrator, City of Chelan
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As a preliminary shot, Richard Brinkman, city administrator of **Leavenworth** reports that they have their 2007 budget, the 2007 rate and fee schedule, and the 2007-2009 collective bargaining agreement before my council the very night we communicated, so things have been very busy.

Region 10, Island, San Juan, Skagit & Whatcom Counties
Gary Tomsic, City Manager, City of Blaine
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Chief administrative officer Malcolm Fleming submits the following from **Bellingham**:

Longtime community leader Tim Douglas began his year-long term as mayor on November 1, filling the remaining term of Mark Asmundson whose last day in office was Oct. 31. An experienced government leader, Douglas served as **Bellingham's** mayor from 1984 through 1995, then directed the state Department of Community, Trade and Economic Development, and was Peace Corps country director in Moscow. In late August, Asmundson announced he would resign his elected position to accept a job as manager of the Northwest Clean Air Agency (NWCAA). Asmundson began his third mayoral term in 2004. Voters will elect a mayor for a four-year term at the next general election in November 2007.

The city and port of **Bellingham** are jointly working to redevelop the city's central waterfront. In September, the Washington Community Economic Revitalization Board (CERB) approved \$25 million in public tax authority for **Bellingham's** Revenue Development Area (RDA) under

the Local Infrastructure Financing Tool (LIFT) Act. This limited form of tax increment financing will provide **Bellingham** up to \$1 million per year to help finance the infrastructure needed for this project. An estimated \$337 million will be needed to clean-up the 220 acre Georgia Pacific mill site and construct the streets, parks, trails, marine facilities and utilities required to redevelop the area as a mixed-use neighborhood. For more details, see the project website at <http://www.newwhatcom.org/>.

The **Bellingham** planning commission will hold a public hearing at 7 p.m. Thursday, December 14, 2006, regarding proposed amendments to the land use code for "big-box" retail stores. This is in response to the current moratorium on retail establishments over 100,000 square feet in size, approved by city council in September. The proposed regulations would restrict size and building design, and would provide exceptions to these rules to support other community goals, such as watershed protection, alternative transportation and affordable housing. A detailed

report of proposed alternatives can be found on the **Bellingham** website at <http://www.cob.org>.

Bellingham is just completing an assessment of our public involvement practices to provide the city insight on how to more effectively involve the public in various stages of the policy-making and project implementation cycles. Several questions drive the design of public involvement programs: how early in the policy development process will engagement occur; how often will input be sought; and what approaches will be most appropriate and effective? The results of the assessment will be presented to the city council on January 8, 2007. Streaming media of that meeting and the full report will be available on the city's website by January 10, 2007.

Region 11, Snohomish County
Larry Bauman, City Manager, City of Snohomish
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Bob Stowe, city manager, **Bothell**, reports that the year 2006 began and ended with wind storms. He hopes you fared well during the latest storms of December and were able to enjoy the holiday season. On behalf of **Bothell**, Bob wishes you all well and hopes you enjoy the New Year ahead.

As is typical during the first of the year, they often take stock of all that has happened in the past 12 months. Reflecting back upon 2006, he is very proud of the **Bothell's** accomplishments that include, but are not limited to, the development and adoption a six-year capital facilities plan, which reinvests citizen tax dollars and funds received from development into the city's infrastructure, buildings, and parks; adoption of the first neighborhood traffic calming program; forming the citizen advisory group called the Downtown Stakeholders Resources Group, and beginning the process to update and revitalize the downtown area; beginning and managing the 102nd Avenue NE bridge rehabilitation project, as well as the widening of SR 524; working with

the University of Washington **Bothell** to form a business development center; remodeling the Lytle House at the Park at **Bothell** Landing and opening it to the public for event rentals; and holding community events, such as the Fourth of July Freedom Festival, National Night Out, and the Music in the Park series.

Bob reports that he is pleased to report that the **Bothell** adopted 2007-2008 biennial budget will provide: better service, significant capital investments, and no increase to the city's property tax levy. The adopted budget defines and sets in motion capital investments and service levels to create a lasting and positive legacy for the community. To review the budget, visit www.ci.bothell.wa.us.

Happy New Year!

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Region 12, North King County

Mitch Wasserman, City Administrator/Clerk-Treasurer, City of Clyde Hill

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[Editor's note: It's all true. And what better way to put it than to bring it to you whole and unvarnished? So here it is, too good to pass up, direct and truthful!]

Dear Region 12 WCMA Folks -

The snow came, then the rain, only to be followed by the wind...suddenly all was wet, dark and cold. Throughout that scenario I was supposed to ask you for a brief WCMA article but unfortunately I didn't. The deadline for articles has passed. Our sometimes forgiving Editor made a special decision to extend the deadline for our Region to right now...he actually sounds a little needy by his response:

"Anything quick and dirty would be acceptable. Even at this date."

So, in the spirit of helping out the needy during this holiday season please take a moment to send something very brief directly to our Editor (rbartels@mrsc.org)...he'll appreciate it.

Thanks for your help! I'd like to wish you and your family a happy holiday and especially want to wish everyone a very healthy and safe 2007.

Mitch

Mitch Wasserman, *City Administrator*
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[Editor's follow-up note: Mitch responded to his own plea, thank goodness. Again, it's direct and clear!]

First the snow came, then the monsoons, only to be followed by strong winds...suddenly all was wet, dark and cold. Throughout that scenario our small organization battled the elements and provided small town help to those in need.

Thankfully we passed our budget prior to all the excitement...We will have a very challenging capital program in 2007.

[Editor's further note: The call from Mitch indeed brought a like response, again best delivered in full and direct.]

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Good morning Ron. Here is my article for the newsletter - quick and dirty.

"We are waiting for the locusts".

Steve Anderson
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From **Sammamish**, city manager Ben Yazici reports that for **Sammamish**, 2006 was a fruitful and "interesting" year. It started with the opening of a three-acre ball field, glided through the summer with the christening of a new city hall, and ended with a blackout courtesy of the December windstorm. And all of that was seasoned by an innovative, yearlong effort to raise transportation impact fees.

In January, in a joint effort with the Lake Washington School District, The Community Sports Field at Eastlake High School opened. This 3-acre, synthetic turf field has been a huge hit. Students use it during the day, while residents take advantage of the new facility after school hours. With lights for evening use, and a tough surface that handles multiple sports year around, the new field has added badly needed new recreational space in **Sammamish**. The city replicated that success in December when it opened the Community Sports Field at Skyline High School, a similar four-acre facility created in a partnership with the **Issaquah** School District.

These two new fields give students and non-students alike a lot more space to play sports. The school districts deserve a lot of credit for sharing their campuses, providing excellent cooperation, and letting the city build these beautiful facilities.

These synthetic fields on school campuses provide both financial and environmental advantages. For one thing, we can use the existing school parking. That saves everyone money and doesn't create more impervious surfaces. We also don't have to water, fertilize or do any significant maintenance on the playing field.

When the city incorporated in 1999, residents made it clear they wanted more sports fields and recreational space. This is the latest example of the city council's commitment to building more recreational facilities for our community.

After seven years of expensive lease payments in a shopping center, **Sammamish** residents and city staffers finally got their own building -- a new city hall at 801 228th Avenue S.E. As the new building opened for business on Aug. 1, the city stopped paying approximately \$18,000 a month in rent for a storefront and two trailers out in back. It was also a wave goodbye to overstuffed cubicles, cramped counter space and a glaring absence of meeting rooms for residents and staffers alike.

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Customer service has always been our top priority. The new city hall has the space and facilities we need to provide those services to our residents. Ben says, "I'm also very happy that my staff will have a more efficient and professional environment. In the old space, we had to turn sideways to pass each other in the hall. It was like working in a submarine."

Set at a slight angle to 228th Avenue, the new city hall is just west of Skyline High School. The building, which will also house the police department, has approximately 38,000 square feet of working space and a 20,000-square-foot underground parking garage. Parking for the public is directly in front of city hall, with access provided at the intersection of 228th Avenue and Southeast Eighth Street. It's set in **Sammamish Commons**, a 30-acre park and civic complex still under construction. The remaining elements of the Commons, which include public spaces, trails, play areas, a skate park and many other amenities, will be completed shortly. This is an exciting city hall and the **Sammamish Commons** will give the community a focal point, a place where residents can conduct business, have fun, and build hometown memories.

Not as exciting, but just as important, the city's new transportation impact fees were set in 2006. Following long months of broad-based public discussion and analysis, the city council voted Nov. 21 to raise the transportation impact fee for a new house to \$14,850. The fee, to be spent on increased road capacity and related infrastructure, used to be \$7,600 per house.

The planning commission, development community, city staff and many individual residents all played a part in this decision. It's difficult to describe how much high-level work was required to arrive at the proper formula for these fees. But now it's done, and the council has taken a big step to make sure growth helps pay for the cost of growth.

Over the next 18 years, the transportation impact fees paid by developers are expected to contribute around \$40 million. By law, impact fees for new homes can't be used to pay for historical deficits in the transportation infrastructure. The city will address that deficit, and pay for its share of new growth impacts, by investing approximately \$110 million in road improvements over the next 18 years.

At the same Nov. 21 meeting, the city council approved a new impact fee for parks, requiring developers to pay \$2,600 per new house for the construction and improvement of the city's parks and recreation facilities.

These impact fee decisions were very important. New people are coming to **Sammamish** for the same reason the rest of us did, to enjoy a good quality of life. Our city council and all of our stakeholders have really stepped up to the plate and done the right thing. These decisions will help ensure that **Sammamish** will remain an attractive place for established residents and newcomers alike.

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Without taking much of a breather, the city is already preparing for 2007. When the residents of **Sammamish** incorporated in 1999, they knew they had a lot of catching up to do. This coming year is going to focus on the same things -- more roads, parks, sidewalks and recreational opportunities. It's going to be another very busy year.

After a long and challenging search the **Shoreline** has finally closed on the property to build its first ever city hall. Conveniently, the new building will be in the vicinity of the intersection of 175th and Aurora Ave. N. at the geographic center point of the city and just adjacent to the city's current location in leased office space. In addition this property will have immediate access the city's bicycle and pedestrian interurban trail and the city's primary commercial district of Aurora Ave. N. With this new development, the **Shoreline** looks forward to consolidating operations for improved efficiencies and pursuing a design that achieves a transparent, community oriented, and environmentally sensitive LEED project. The city's tentative timeline is to conduct public process and design through fall 2007, then construction to spring 2009, and finally full occupancy by summer 2009. This is an exciting and long awaited goal for the hard working employees of **Shoreline**.

In other news, the city has begun the planning, scoping, and environmental review work for the next 2 miles of Aurora Ave. N. to the city's Northern boundary with **Edmonds** and **Snohomish County**. Revitalizing the entire Aurora Ave. corridor has been the long term goal of the city since its incorporation and the city is anticipating a smooth and deliberate preparation process for these next 2 miles. **Shoreline** anticipates completing the 1st mile by the beginning of February and is eager to refocus its attention on the last 2 miles.

Finally, **Shoreline** went out for its first ever bond rating and achieved a Standard and Poor rating of AA-. The city and council were very happy with this achievement and attribute it to the council's conservative fiscal policies and leadership and robust fund balance. The city needed to undertake this review to provide the most favorable lending environment for the \$18.75 million dollars it is borrowing to fund the projects supported by the city's first parks bond levy where 70% voters voiced their support. With this rating, **Shoreline** is excited to report that it received a rate of 3.9% for its \$18.75 million dollar loan.

On a closing note, all things considered, the recent windstorm was relatively benign to **Shoreline**. By the end of the weekend, approximately 3 days after the event, all but 600 of our 53,000 residents had their power returned. Still, we are very appreciative to the tremendous work provided by our public works department, customer response team division, police department, **Seattle** City Light and all the support staff that put together a coherent and organized service plan in response to this significant event. We wish all our fellow administrators a happy holiday and prosperous new year and we'll see you in 2007.

Region 13

Joyce Papke, Assistant City Manager, City of Normandy Park
joycep@ci.normandy-park.wa.us

This in from **Burien**, from Mike Martin, city manager.

Annexation -- The **Burien** city council on November 6 voted to designate the full North Highline study area as a potential annexation area. Council members supporting this designation said it will enable them to get a more detailed analysis of the costs, and to fully review the pros and cons of the annexation. The council also authorized a contract with a consulting group to conduct a study of the financial and related impacts of annexation of the full study area, and impacts of no annexation. The council's action completed a year-long extensive community outreach effort. Council members studied several different potential annexation area options, reviewed financial data, held numerous public meetings, and listened to hours of debate from the residents in both areas before making the decision.

Town Square -- Developer Urban Partners announced in early December that demolition of buildings where Town Square will be constructed will begin in January. The initial seven-level building to be built will contain 122 residential units, including a mix of live/work units, two-bedroom town homes and 106 condominiums of various sizes. When completed in 2009, Town Square will have more than 400 town homes and condominiums, retail shops, restaurants, a new city hall/library and a one-acre public plaza and park that will become the community's main gathering space. On December 6 the council approved the issuance of \$10 million in general

obligation bonds to finance the **Burien's** portion of the development, which includes a new city hall, public plaza and park, and infrastructure. Revenue from the bonds also will be used to convert the current **King County** library in **Burien** into the city's new senior and activity center. The library will move to the new city hall/library building in Town Square in 2008.

New City Manager -- **Burien's** new city manager Mike Martin began work in **Burien** on November 29. Michael previously was chief administrative officer for **Kent** for five years. Prior to that he worked for several years in the San Francisco mayor's office, first as a senior policy analyst and later as the budget manager. David Cline, who served as interim city manager since January 2006, returned to his former position of assistant city manager.

City Hall Moves -- **Burien** city hall moved to a new temporary location in early December to allow construction work to begin on **Burien** Town Square at the former city hall site. The city's new headquarters is in an office building at 15811 Ambaum Blvd SW, Suite C. City staff is looking forward to its next move -- to the new Town Square City Hall in 2008 or 2009.

Windstorm Damage -- The city offered residents free damage inspections from the December 7 windstorm that hit the region. City building inspectors helped homeowners determine whether permits were needed for windstorm damage repairs. Hundreds of households and businesses in the **Burien** area lost power for days as a result of the storm.

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From **SeaTac**, city manager Craig Ward sends the following:

As usual, things are busy in **SeaTac**. Unusually, **SeaTac** airport is not at the center of our attention. We had a levy lid lift for fire/emergency services fail in September by 47 votes. The opposition was led by our former mayor who disparaged our justifications for raising taxes by arguing that our strong reserves and mutual aid from adjacent communities are good enough if we need to improve emergency response (and obfuscating the one-time nature of reserves versus funding ongoing staffing increases). Riding on the coattails of his success, he also complained to the PDC regarding statements and procedures used in the city's public education leading up to the election. Meanwhile we are deep into the process to build a new fire headquarter station (out of reserves, as we had already committed to do), and may invest a lot of time and money in 2007 studying the costs and benefits of a regional fire protection service authority. **SeaTac** is also attempting to clear the hurdles of a public-private partnership for a mixed use development adjacent to the light rail transit station in our city center, and adopting new land use and zoning plans for areas within walking distance of the two light rail transit stations that will serve our residents and businesses. Finally, the city's 2006 ban on private fireworks is being challenged by a citizen initiative (funded by a fireworks firm) which will come to the ballot in February. Boredom is not a big problem.

Region 14, Pierce County

Rob Karlinsey, City Administrator, City of Gig Harbor

Andy Neiditz, city manager, **Lakewood**, reports that they will be building a new facility for the relatively new police department starting in 2007. The station will be about 35,000 square feet, is budgeted at about \$12 million, and will accommodate about 120 FTE's presently.

Lakewood is also extending sewer lines for the first time to Tillicum and American Lake Gardens, two isolated areas of about 8,000 residents, adjacent to Fort Lewis.

Lakewood's experience with camera enforcement at school zones and red lights continues to be successful, and additional intersections are planned for program expansion.

A Range Rider note:

Stan McNutt provides the following Range Rider News.

It has been a long summer of projects for this retired city manager. Such things as installing a very complex water system for future use by our kids on the property since the conference at Semiahmoo. There has been very little communication from managers who would like a

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listening ear. At the risk of being perennially redundant, I would like to remind everyone that your range riders are always available. It's as easy as a telephone call.

The spam e-mail is causing terrible problems for this range rider's digital world because of the hundreds of spam messages. I have not been as effective in communicating out as I would like. It seems easier to ignore the blamed thing than sit here for 15 or 20 minutes watching the spam come in and trying to sort out what I need to read. Are any of you having the same problem? I suspect we may have to provide some message rules with some kind of keyword in the subject bar in order to avoid those difficulties. Maybe I can change from Outlook Express to something else and improve it.

In the meantime, please let us know if you have a need. We also have telephones in addition to the e-mail addresses. Mine is area code 208 24-5043.

The latest news for this range rider is a follow-up to my letters of last January and February, where I was functioning as interim County Administrator of Blaine County Idaho. I prepared, and left with them, a plan to establish professional administration and county government. They placed in operation several of my recommendations, have budgeted for a position in 2007 and have called on me to make the change over preparing the way for the first County Administrator.

The contract has been approved, so Carol and I will be traveling in the motor home to Ketchum, Idaho, the first of the year for about four months. If anyone is interested in looking at the plan for professional government, you can go online to Blaine County Idaho and look at the government plan on the web site. It is this plan I will be executing.

We are looking forward to the conference this summer closer to home. Meantime, don't hesitate to call if you need an ear. As usual I am much more active when working somewhere. The Idaho City Managers now have a group. They are having a conference in Boise the middle of January and have asked me to speak as an ICMA Range Rider. ICMA will probably be there represented by one of the West coast folks.

As so as we have our telephone and other contact information. I will put it on the Yahoo groups for distribution. Merry Christmas and happy New Year from Stan and Carol McNutt!

A note on the "I" in ICMA:

Most of you are aware that WCMA and ICMA have a partnership agreement. It was approved and signed by both parties in 1992, and has been carried out since that time.

Most recently, Lloyd Halverson, city administrator, Camas, has been the spearhead of that effort.

He's been helped by Bob Jean, city manager, University Place, and our current regional ICMA vice-president.

Lloyd was recently invited to write something about this program for the Oregon group, O-ICMA. He's adapted that article for use in this newsletter:

Snapshot Focus on the "I" in "ICMA"

By Lloyd Halverson,
Camas, WA, City Administrator

This note is to give a glimpse of some City and City Professionals Managers' International Collaboration. It presents a focus on the "I" in ICMA. The article highlights key elements of continuing professional cooperation with Polish local government.

Northwest Cities, officials and staff have been involved in a variety of contacts and exchanges with Cities and counterparts in Poland. The activities have included:

--**exchanges** of delegations, both of Americans to Central Europe and Poles visiting the US.

--professional collaboration. Includes local government study tours, participation in conferences and local government seminars, and “mini-consultations”, all benefiting from *pro bono* contributions of NW professionals. Valuable internships and exchanges arranged through the Hubert Humphrey Fellowship program have occurred with Czech and Polish participants. Bill McDonald and Rich Yukubousky have been the key organizers of the Humphrey Fellowship internships.

-- “English Language Camp” staffed by US native speaking teachers, held for the past two summers in Poland, with sixty of the “best and brightest” young people each year from partner cities participating in the three-week course. The youth improve their English and understanding of American culture, and the teachers are exposed to Polish culture and hospitality.

--Art Exhibits of art have been exchanged, and US artists participated in sponsored shows. US artists participated in a recent, sponsored watercolor painting session for international artists, held in cooperation with the partner cities.

--Formalized Partnerships. Camas, WA and three selected Polish Cities are official “Sister Cities”. Hillsboro, Camas, and the Polish Cities of Morawica, Krapkowice, and Zabierzow also signed a formal “Partnership Agreement” in May of 2004. The Partnership Agreement provided the framework for the various activities. It also formally affiliated with the

Partnership several other cities (two German, one Czech, one Slovak, and one Ukrainian) which have ongoing relations to the Polish cities.

--Professional Cooperation Agreement. To further professional city management collaboration the Washington City/County Management Association (WCMA) authorized an affiliation/cooperation agreement with a provincial counterpart group of local government professionals in Poland. The WCMA Board unanimously voted to approve the cooperation agreement after thoughtful discussion at the August, 2006 Board meeting. The Counterpart group is the Forum of Sekretarze of Swietokrzyski (Holy Cross) Province, with key endorsement and support from an organization known as the Foundation for the Support of Local Democracy. The Province, located in Central Poland, has over one hundred municipalities. The counterparts are talented and eager to collaborate. The agreement, patterned after an ICMA model affiliation agreement, pledges the associations to mutual cooperation in strengthening professional local government. It is another of this series of efforts to focus on the “I” in ICMA.

Our region’s professionals have participated in the partnership with the Polish partners over the past several years. Many Washington Managers have been involved. WCMA members who have taken part include: Bill McDonald (and his wife Lee), Rich Yukubousky, Karen Haines (and her husband Paul), Andy Neiditz, Greg Cuoio, Pat MacDonnell, Eric Homes, Mary Ann Duncan-Cole, Joe Hannan, Bill Barron, Dave Mercier, Mary Jo Briggs, Bob Jean,

Mike Patterson, Jim Hough, Martha Bennett, and Ron Bergman. To all who have participated, thanks. You have all made contributions to presenting our profession and America in positive ways.

Next Steps: More collaboration with Polish communities and counterparts lies in the future. With mutual effort, it is likely that the cooperation agreement between WCMA and the Polish Holy Cross Province group will prosper. The Cooperation Agreement will guide collaboration, and it should provide opportunities for local government professionals and communities to participate. There is also potential for more formalized and systematic cooperation between the Oregon City Managers Association and counterpart organizations and professional in Poland. If Northwest managers are interested in exploring these matters, or personally taking part, please contact me at the City of Camas.

And this closes with a **personal note**. I have been involved in the professional partnership efforts for some years now. The collaboration has been a “two-way street”. I have learned much, and grown from my international experiences. I’m a better professional and an even more fortunate person for it. I’m grateful to my Polish friends for the opportunities and to my fellow professionals for their participation and support.

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A note on WCMA News mechanics:

We have been advised at MRSC to try not to send large attachments by web. Apparently it has to do with overloading the equipment here, and also perhaps something to do with the new spam filters in use, both on the MRSC end, and on your end. We’ve had a number of complaints in the past about people not being able to open a large attachment, specifically WCMA News. For that reason, this issue is NOT being sent as an attachment to the folks signed up for the mass e-mail broadcast. Instead, the WCMA website is being utilized by having the new issue posted there. And then the mass e-mail facility is being used to let you know that the new issue has been posted to the website. If for some reason you have trouble opening it or obtaining it through the web, please let me know. Send an e-mail to Ron Bartels at rbartels@mrsc.org. And I’m hoping that you’ll talk up the fact that it’s out there among those WCMA folk in your area. If you hear of someone who isn’t aware of it, please call this to their attention. And perhaps tell them how to gain access. The way is:

- A. Go to the WCMA website at <http://wccma.org>.
- B. In the stripe at the top of the page, you’ll see “Newsletter”. Click on it.
- C. The page that comes up contains links to all the past issues of WCMA News

that were put out in electronic format, as well as the new and current one. That's Volume 18, No. 3, December 2006, the "hot off the press" issue.

D. If you stumble onto somebody who does not have computer access, please also let me know at rbartels@mrsc.org. We can mail them a paper copy. They should be a member of WCMA.

Ron Bartels, editor
WCMA News

Congratulations

Three of our own have been accepted as members of the ICMA Leadership Class of 2008. They are:

- **Charlie Bush**, Assistant to the City Manager, Bellevue
- **Tansy Hayward**, Assistant to the City Manager, Tacoma
- **Rob Karlinsey**, Assistant City Manager, University Place, now to be City Administrator, Gig Harbor.

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Transitions

Emily Adams, who has been city administrator of Colfax, has retired.

Mike Cecka has suggested that since he's "retired" he be relieved of being a Region 9 WCMA representative. That responsibility will now be shared by **Richard Brinkman**, city administrator, Leavenworth, and **Dave Fonfara**, city administrator, Chelan.

Justin Clary has been named interim city manager/public works director of Ridgefield.

Roger Crum, range rider, is serving as interim city manager of Medina.

Eric Holmes has resigned as city manager of Battle Ground to become the general manager of MacKay & Sposito, an engineering/planning firm in Vancouver.

Mark Hoppen has left Gig Harbor, and has been serving as assistant administrator of Puyallup. He's asked to be relieved of being the Region 14 representative for WCMA News and such.

Rob Karlinsey, assistant city manager of University Place, has now been named the city administrator of Gig Harbor. Rob was suggested by Mark Hoppen to become the new Region 14 representative, and has been gracious enough to accept.

Mike Martin, formerly chief administrative officer of Kent, is now city manager of Burien.

Dennis Osborn, deputy city manager of Battle Ground, is now serving as interim city manager there.

Mark Panther is the city administrator of West Richland.

Doug Schulze, former city manager of Medina, is the new city manager of Normandy Park.

Jim Sewell, who has been city manager of Grandview for approximately twenty years, has retired.

Scott Staples, formerly city manager of Toppenish, is the new city administrator of Grandview.

Carl Thompson is the new city administrator of Colfax. He was formerly the fire services administrator for that city.

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2007 Calendar

- **Northwest Management Conference**, March 27 -- 30, 2007, Skamania Lodge, Stephenson, Washington
- **Association of Washington Cities (AWC) Annual Conference**, June 12 -- 15, 2007, Tacoma, Washington
- **Washington City/County Management Association (WCMA) Summer Conference**, August 14 -- 17, 2007. The Marcus Whitman Hotel, Walla Walla, Washington
- **International City/County Management Association (ICMA) Annual Conference**, October 7 -- 10, 2007, Pittsburgh/Allegheny County, Pennsylvania

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