



# Ballinger Neighborhood Association

## Board Meeting *Minutes*

February 1, 2016

Location: North City Water District, 19935 19th Ave NE, Shoreline

In Attendance: Kevin Osborn, Nancy Moreyra, Patricia Dooley, Londa Jacques, Alice Lawson, Joyce Lingerfelt, Stephanie Angelis. Guests: Lance Newkirk, Constance Perenyi, Aimee O'Neill, Ilene Bongo, Charlotte Haines, Dan Dale, Diane Poffinger, Selma Wendt, Ed Wendt, Shawn Koch, Mike Lawson, Judy Moore, Gary Lingerfelt, Sean Osborn.

Call to Order 7:02pm

Guest Speaker: Lance Newkirk, Utilities & Operations Manager, City of Shoreline

Lance provided background and a status update on the 25<sup>th</sup> Avenue 'North Maintenance Facility' project planning. He presented in lieu of Public Works Director, Randy Witt, who could not attend because he was called to be at the City Council meeting.

- City acquired the property from King County in 2013, with commitment to build an operations and maintenance facility to meet future space needs due to increased services and development.
- Project for development of the North Maintenance Facility is in *conceptual design phase* now.
- TCI architecture firm hired by City to create space planning and conceptual layouts.
- Site is just shy of 3 acres. Have to be very thoughtful and deliberative on how use space. City wants to integrate into neighborhood and be a good neighbor.
- 28 staff members envisioned to work out of the site, and the number could grow to 35 plus some seasonal employees.
- There will be parking for employees, an administration building that would house streets, sewer and storm water supervisors. Admin building would also have meeting space, a basic mud room for crews to disrobe from field, and a lunch space, locker room, and restroom for employees.
- Site to include facilities for carpentry, plumbing and street operations (sign maintenance, pot hole repairs, storm drainage). When sewer services come under City of Shoreline control, they'd be housed at facility. Will have covered storage for City's Vac trucks, street sweeper and jet router. Possibly will also include an impound area for police during investigations.
- Plan envisions series of dumpsters along Brugger's Bog edge of property to collect asphalt, concrete, vegetation rubble, and misc. debris. Road salt storage will be along westernmost edge of property under a covered area.
- Site will continue to serve as diesel and gas fueling station for all City vehicles. City has approx. 100 vehicles and pieces of equipment.
- Operational hours will mostly be normal business hours, but public works is 24 hour operations if emergency situations.
- There will be a decant bay. When King County owned the property the decant facility was rudimentary and different standards were in place. Today the City will follow all current environmental standards so there will be better handling of decant process.



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- City is held to same standards as a private party and treated like any other developer coming into the property. Water quality of adjacent stream and not degrading downstream are required.
- Given the high water table in the area, City has to do geotechnical review to make decisions about future place of fuel tanks (e.g., above ground or below ground).
- City believes there could be strong improvement in area water quality from upgrades to the property. A Request For Qualifications (RFQ) has been issued for dealing for area stormwater and river flooding issues.
- Site vegetation planning and lighting planning will be coming at a future project phase.

### Audience Input:

- Want City to be mindful of how to fit together the North Maintenance project with Brugger's Bog and the potential of a future Aldercrest Park.
- Want to ensure site leaves room for more growth to meet Shoreline's projected large population increases. [City also has a 2 story building concept with this in mind]
- Concern for increased traffic and trucks on 25<sup>th</sup> if Aldercrest property is reactivated as an elementary school for School District. [New sidewalks around facility will increase pedestrian safety]
- Ascetics are important. [There will be 1% for public art.]
- Neighborhood Association would like to use meeting space in proposed admin building. Public space is hard to come by in our neighborhood. [Lance will take this idea back to City]
- Could building restrooms be used by parks users?
- Want to ensure there is a noise abatement process. [Can't turn-off truck backing up alarms, but majority of truck traffic should be in normal business hours. After hours would be emergency situations like sewer issues or ice/snow removal]
- Will there be lighting [yes, will be lit 24/7, but lighting plan will come later in process].
- Could design consider traffic access to property direct to Ballinger way from western corner, with a ramp. [Wetland buffer area is along north side of property impacts layout design].
- Concern with steep street grade for trucks coming off Ballinger onto 25<sup>th</sup>.
- Any chance to acquire City owned land where Ronald Wastewater is now? [City's challenge is developing site *before* assumption of Ronald so crews are ready to go. Ronald acquisition in progress and Oct 23, 2017 assumption should be final.]
- Want Solar panels. [City designs to LEED standards]
- Be careful of vermin getting into dumpster bins, especially because property borders a wild area.
- Would like to have a public access wood chip area, like at Hamlin site.

Business Meeting Call to Order: 8:07pm

Approval of Agenda: Meeting agenda approved without change.

Approval of Minutes: Minutes from Jan 4, 2016 meeting reviewed and approved without change.



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### Treasurer's Report:

- Report dated 31-Jan-16 provided and reviewed.
- Nancy talked to Go Daddy and they agreed to give a \$54.27 refund due to emails closed. Nancy requests Board keep this conversation open at future meetings, to get website costs down even further.
- Proposed 2016 budget provided. Budget assumes a functioning community garden. Joyce clarified garden has not accepted any money yet this year.

### Reports:

**Community Garden:** School rehab starts in August. It remains unclear on whether garden can function during the process. There will be meeting of garden committee with Vicky Cline from School District on 2/2 to discuss. Committee is trying to get her to meet at actual garden area so she can see garden is not impacting school. Committee wants to get a letter of support from Hopelink and Cascade K-8, both which could continue to benefit from having the garden.

Decision made to take the garden plot application off website at this point. Instead will add a message "please check back later". Joyce to contact Alice with update from meeting with Vicky Cline to determine future website message.

**Council of Neighborhoods(CON):** 2/3 is next CON meeting, with focus is on diversity training. As result of past meeting on communication/outreach methods, Stephanie plans to restart BALNA Facebook page. March CON: City update on development trends in shoreline (housing) and 'promote Shoreline' campaign with Dan Eernisse. April CON: Follow-up training to diversity training.

**Adopt-a-road:** 1<sup>st</sup> quarter clean-up is Saturday 2/13 at 9:00am. Will concentrate on 205<sup>th</sup> near construction area where notable amounts of litter are accumulating where construction worker park cars. Patty to also talk with site foreman about litter issue.

### Other Business :

**March 7<sup>th</sup> meeting guest speaker:** Brian with Diggin' Shoreline, is confirmed. Kevin to bring a projection screen for Diggin's presentation.

Adjourn 8:34 pm

### Meeting Calendar

**2016:** Apr 4 (*potluck*), May 2 (*Board Elections*), June 6