

## ANNOUNCEMENTS

- **TOWN COUNCIL MEETS:**AUGUST 7TH AND 21ST AT 7P.M. AT RUSTON SCHOOL
- **METER READING:** AUGUST 22
- **SENIORS:**WILL NOT MEET IN AUGUST
- **PLANNING COMMISSION:** AUGUST 15TH AND 21ST AT 7P.M. AT RUSTON SCHOOL
- **POINT RUSTON DEVELOPMENT:** AUGUST 3RD AT 7PM AT RUSTON SCHOOL
- **NATIONAL NIGHT OUT AGAINST CRIME:**BLOCK PARTIES AUGUST 1ST 5-9P.M.
- **BUILDING FEES TASK FORCE:** ORGANIZING FIRST MEETING AUGUST 1ST,RUSTON SCHOOL,7P.M.

### Police Department Report:

Parking Ordinance reviewed. It is a violation of RCW46.61.570 to park in the following areas.

- In front of a private driveway or within 5 ft. of the radius of the curb.
- Within 15 ft. of a fire hydrant
- Within 20 ft. of a crosswalk( any street between 2 sidewalks)
- Within 30 ft. of an intersection that has a flashing light or lighted traffic sign.
- Within 20 ft. of a fire station driveway.

National Night Out Against Crime is August 1st this year. This is a nationally recognized night that gives the citizens of a community an opportunity to gather and talk about events that concern them.(Neighborhood Block Watch Theory.)

In the event your block would like to participate, please contact Chief Reinhold with a short letter and map of the area you would like to block off.

Again your block street will be secured from traffic by the police and it will give you an opportunity to meet the officers of Ruston.

Recommended time would be from 5:00 to 9:00 pm

We welcome officer Josh Rasmussen, sworn in by Mayor Transue at the Council meeting July 17.

### Planning Commission meeting

The Ruston Planning Commission met July 11th. Bradley Huson was elected interim Chair for two months.. Their focus now is the Pearl Street/ Commercial District Economic Development . Working with information obtained during last summer’s public meetings, Carl Stixrood (our Town Planner), with Catapult Community Development, will study the impacts on our Town of all the varied development levels possible. The Planning Commission will make a recommendation in the fall to the Council. These meetings are open to the public and are planned for these dates. Tuesday August 15 and 21st., September 12th , 19th and 26th. 7:00pm at Ruston School.

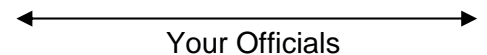
Jim Hedrick and Matt Davis were appointed by the Mayor and confirmed at the Council meeting July 17. This completes the Planning Commission appointments. Thank you for your service .

Building fees task force: will study the current Town administrative fees policy for possible recommended changes. The committee is open to all citizens. At it’s first meeting, the group will select its own chair and plan how the task force wants to proceed with it’s analysis. August 1st, 7:00pm at Ruston School.

Point Ruston public meetings: encouraging an open discussion of the Master Development Plan and the “ significant physical, institutional and ‘use’ changes

that have occurred or been adopted in the nine years since the Plan was published in August 1997”. The question is not *whether* the MDP should be changed– but *how* it should be changed . By law, the MPD can only be changed once each year.

On August 3rd, the agenda will concern Stack Hill, ESM Consulting Engineers will be laying out their most recent design plans for the site. Continued on page 2



### Your Officials

#### Mayor:

Michael Transue 756-8943

#### Council:

Mary Joyce	759-0536
Del Brewer	752-5902
Robert Pudlo	759-7539
Bob Everding	761-8455
Wayne Stebner	752-2041

#### Emergency—Dial 911

Police Department	761-0272
Municipal Court	759-8545
Town Hall	759-3544
Town Clerk	Karen Murphy
Utility Billing Clerk	Jennie Barton
Court Clerk	Diane Turner
Police Chief	Jim Reinhold
Fire Chief	Don Torbet
Public Works	Steve Taylor
	Steve Tucker
Building Official	Frank Melias

**Pt Ruston con't:MC Construction** will soon have an office at the School. For information contact Sue O'Neill., email at Sue@MCCConstruction.com., or David Allen of Revitalizing Cities, , Anacortes Office (360)299 8588 or Cell (360)421 3829.

**From the Council:**

**July 3rd.** Passed Resolution No.397 Establishing a task force to recommend changes to ordinance No.1093 (Administrative fees) imposed on building permits. Mike Cohen of MC Development reported they have finalized agreement with EPA. They expect to sign July 20. This will create a 30 day public comment period at EPA.

The task force established to examine upgrades to the Fire Department still has vacancies. Please inquire at Town Hall.

**July 17th:** Police report included information regarding vandalism increases. We are advised to lock up vehicles, garages ,bicycles, anything that might be easily stolen.

A proposal to change Ordinance No.1172 (Ruston/Orchard St. Turn-around) was presented to the Council and referred to the Planning Commission for their consideration. They will make a recommendation to the Council.

Ruston Municipal Court Judge Sandra Allen presented a status update to the Council. She has finished a Criminal Court file review. Numerous cases were selected for collections and many were closed for full compliance with conditions. The Court has hired Deana Wright as the new Court Administrator. She has 10 years of experience as a court clerk and is prepared for the challenges of the Administrator position. Diane Turner spent the day in Lakewood receiving additional training on DISCIS procedures. A complete update of our Criminal Code is recommended , as many have been in place since 1937.

**From the Centennial Committee:**

Thanks to all those who marched in our 4th of July Parade. Babies to seniors ,bikes and trikes ,dogs and duffers , Police and Fire and Tractors. Little Miss Tallman in her antique wagon pulled by her mom won our best decorated prize. There were prizes for all participants. We enjoyed a hot dog roast picnic at the

newly renovated by volunteers W. R. Rust Playfield. A North vs. South ball-game ended in a tie, we shot lots of hoops , chased soap bubbles and tried hula hoops. Oh, my aching childhood. We thank the Mayor and the Council for their support, and the Park Cleanup/fix up committee, it looked fantastic.

We have located a wood carver, we have Centennial designs to choose from for the Ruston sign at Pearl and N.54th. These designs will be presented at the next Centennial meeting. Date to be announced.

The next event in the Centennial Calendar is the Ruston/Pt. Defiance Business District 2nd annual Art Walk and Music Festival, Labor Day weekend ,Sunday and Monday. Vendors, food and music. Monday's parade route is as follows; start at VFW on Baltimore , north on Baltimore to N.49th St. west on 49th to Winnifred, north on Winnifred to N. 53rd. The Parade will begin at 11 a.m. The Grand Marshall will be Wilbur Ross, a Congressional Medal of Honor winner.

Our climax event in our Centennial Celebration will be a free spaghetti dinner to the entire Town on November 10th. Mark this date, the official date of our incorporation in 1906. Bradley Huson chair.

**Musical theater in the park:** Again this year, Ruston will host a Tacoma Little Theater musical production of "Cinderella". July 29th at 7 p.m. at W .R. Rust Playfield. Parents and or an adult please accompany your children.

**Ruston Landing Group Update:** The Council meeting from July 17 resumed on July 20th. The following announcement was made: "The Town of Ruston has been informed by Ruston Landing Group ("RLG") that it's condominium project, "The Commencement", is stalled due to the lack of construction financing. Town officials have been approached by other entities that are apparently in negotiations with RLG to take over the project.

At this juncture, the Town is not in negotiations or discussions with any potential successor to RLG, and does not anticipate entering into any such negotiations or discussions until informed by RLG that it has reached an agreement with a

successor.

RLG has contractual obligations with the Town to complete certain public service facilities by September 1, 2006. It appears that RLG will not meet this deadline, as there is currently no construction underway on these facilities. The Town will be evaluating its legal position regarding this apparent breach by RLG."

Agreements between The Town of Ruston and RLG. "RLG purchased property from the Town April 14, 2004. The purchase price was \$4,250,000, with \$3,000,000 in cash paid at closing ,and the balance of \$1,250,000 paid pursuant to the terms of a promissory note ,secured by a second position deed of trust on the property purchases. Records from the Pierce County Auditor indicate that RLG borrowed \$2,400,000 from U.S. Bank, which holds a first position deed of trust on the same property covered by the town's deed of trust.

The transaction between the Town and RLG closed on or about September 1, 2005. The monthly payments on the note, initially in the amount of \$8,872 are to commence 18 months after the date of closing, which is March 1,2007. The note has a term of 20 years, and the interest rate increases (initially 5%) every two years by 1/2 percent, up to a maximum of 8% per annum.

As additional consideration for RLG's purchase of the property, the Town agreed to Lease approximately half of the School Building to RLG for 99 years, plus four additional option terms of 99 years each. RLG is to pay it's share of building maintenance, insurance, property taxes, and similar expenses during the term of the Lease. The Lease gives RLG exclusive use of the Community Center area of the School Building for a period of 18 months, which period began at the start of construction of RLG's project.