

**MARYSVILLE CITY COUNCIL WORK SESSION**

June 2, 2003

7:00 p.m.

Public Safety Center

CORRECTED: SEE 6/9/03  
MINUTES**CALL TO ORDER/PLEDGE OF ALLEGIANCE/INVOCATION**

Mayor David Weiser called the June 2, 2003 Work Session of the Marysville City Council to order at 7:00 p.m. He then led the assembly in the Pledge of Allegiance. Mayor Weiser dispensed with the invocation, as there was no pastor in attendance.

**ROLL CALL**

Chief Administrative Officer Mary Swenson called the roll. The following Councilmembers and staff members were in attendance:

**Council:** Mayor David Weiser, Mayor Pro Tem Mike Leighan, Councilmembers Jon Nehring, Jeff Seibert, John Soriano, Donna Wright, and Lisa Vares.

**Staff:** Mary Swenson, Chief Administrative Officer; Sandy Langdon, Finance Director; Grant Weed, City Attorney; Gloria Hirashima, Community Development Director; Jim Owens, Public Works Director; Kevin Nielsen, City Engineer; Jim Ballew, Parks and Recreation Director; Jeff Massie, Assistant City Engineer; Randy Brower, Program Engineer – Surface Water, Rob Lindsey, Golf Course Manager.

Mayor Weiser noted the excused absence of Councilmember Suzanne Smith.

**COMMITTEE REPORTS**

Councilmember Lisa Vares reported that the **Governmental Affairs Committee** discussed plans for the Youth Peace Park. She stated that they are tentatively scheduling a meeting with Arlington on June 30th to discuss the regional detention system. Councilmember Jeff Seibert noted that the Skate Jam was well attended although rainy weather did not allow for the demonstration. He added that he had been impressed with the skills of the participants.

**DISCUSSION ITEMS****A. Update - North Marysville Area Regional Stormwater Detention Feasibility Study.**

Program Engineer Randy Brower opened by saying they had been in contact with different regulatory authorities to evaluate the four options outlined by the Otak feasibility study that was discussed at a prior Council meeting. First he discussed the May 21st meeting he and Joe Simmler of Otak had with representatives from the Department of Fish and Wildlife, Rich Costello and David Brock. He noted that Fish and Wildlife's preference was the in-stream option. Additionally they indicated that the City would have

to apply for the hydraulic project improvement process through the State Department of Fish and Wildlife that would require a Joint Aquatic Resources (JAR) permit application. They also indicated that they would like the entire project to be applied for under one permit with a phase scenario.

On a positive note, he reported that:

- ◆ Although Chinook Salmon and Bull Trout are on the endangered species list the area under consideration is not thought to be a strong habitat for those fish. This could result in more flexible permitting conditions.
- ◆ Army Corps of Engineers and the DOE would likely be involved with regard to the wetland impact and water quality regulation.
- ◆ Fish and Wildlife owns a 10-acre parcel in north Marysville and may be willing to partner with the City in utilizing that land.

Concerns they had were that there might be a need to pump water further upstream and an issue with removing or rerouting water from sub-basin to sub-basin.

Also discussed:

- ◆ The need to complete the SEPA process.
- ◆ The need to coordinate with the County on several project-related permits.
- ◆ Status of the Interlocal Agreement between Snohomish County and the City.
- ◆ Regional facilities studies to allow for additional comments by Fish and Wildlife staff.
- ◆ Meeting again soon.

On Friday, May 29th Mr. Brower and Mr. Simmler of Otak had a meeting with Randy Slate, Chief Engineering Officer for Snohomish County Planning and Development Services and one of his staff members, John Seal, to propose the four alternatives that the City is proposing. They also discussed the difference between the scale of the regional ponds the City is discussing versus the regional detention pond that was initially referenced in the Drainage Needs Report.

Comments from Randy Slate and John Seal included:

- ◆ Option 2 was the most consistent with the Quilceda Allen Watershed Implementation Plan.
- ◆ They had concerns with Options 3 or 4 regarding the railroad grade proposed to be used as a berm. They felt it was difficult to work with the railroad and suggested utilizing a consultant with national coordination experience working with the railroads.
- ◆ Permit issue concerns – will need to provide everything for permit review up front.
- ◆ Need to pursue grading permit and work through critical area study particularly the mitigation plan element.
- ◆ Randy Slate did not see the requirement for an Environmental Impact Statement at this point. He felt critical concerns could be addressed through existing ordinances.

- ◆ Snohomish County Surface Water Management Group might see Lakewood Area as a priority due to the historic drainage problems there.
- ◆ Discussed financing.
- ◆ Drainage District #5 is still in existence. Need to identify the boundary and receive a list of parcels and the ownership of people who historically have participated.
- ◆ John Seal suggested community meetings to get input.
- ◆ Randy Slate suggested putting forward preferred option that would allow for specific County comment and review. Look at critical areas regulation theme called Innovative Development Design in order to get meaningful comment.

Mr. Brower then commented that Joe Simmler of Otak had spoken with Ed O'Brien of Department of Ecology regarding the basin-planning minimum requirements identified in the current DOE Stormwater Management Manual for Western Washington and for the Stormwater Management Manual of the Puget Sound Basin. Mr. O'Brien said there would be an internal meeting on June 4th to look at how basin planning might support efforts in different communities. As of today there has not been a successful basin-planning project approved by the DOE, however King County is currently working with the DOE to develop the Des Moines Creek Model, which is encouraging for the City. Mr. Brower went on to describe the specifics of the Des Moines Creek Model that will be using an HSPF model. They will be using 2-3 regional detention ponds. They are doing a hydrogeologic study to estimate sediment movement under a forested condition and existing conditions. An "erosivity index" would allow comparing energy conditions under different conditions. Des Moines is proposing a flow control basin plan and not focusing on water quality concerns. They may also be pumping groundwater back upstream.

Public Works Director Jim Owens then commented on the opportunities that may have opened up to fact that the drainage district may still be active. He said it looks like they are starting to see a consensus on Option 2. He stated it was very favorable that they considered a phased-in aspect. He feels the preliminary information is very positive.

Councilmember Seibert asked for confirmation that they were favorable to a phased-in approach. Randy Brower clarified that they would submit the master plan with the phased-in elements. Councilmember Jon Nehring asked about the order of the phases. Mr. Owens did not think it mattered as long as each element worked on its own and the end plan was approved. Councilmember Nehring asked about using existing sewer capacity on a temporary basis. Mr. Owens said there was limited availability, but there might be a problem in the event of a major storm. He stated that there was not certainty that this would be an option.

Councilmember Lisa Vares confirmed that there has not yet been a successful basin plan approved by Department of Ecology. Randy Brower indicated that she was correct. Ms. Vares asked when the Des Moines Creek Model might be approved. Mr. Brower was not sure. Ms. Vares had concerns about waiting for them to be in compliance. She had thought that they would be asking the regulatory agencies about fatal flaws in the various options, not for their preferences. Jim Owens responded that none of the options had fatal flaws if

the railroad is cooperative. He said that they did not want the City to send them four options. They only want to be sent one for approval.

Councilmember Mike Leighan had concerns about the bureaucracy of all this. He did not think the news was encouraging and thought that the City should stop waiting and take action. Jim Owens commented that the problem is that there has not been any plans like this approved yet which could be good or bad for the City. He had hoped to find fatal flaws in order to eliminate options, but that was not the case. Mike Leighan suggested that Option 1 with the four different ponds would be the easiest plan to phase in. Kevin Nielsen, City Engineer, commented that the federal agencies don't work well without specifics. Mr. Leighan responded that this was more reason to give them a plan to get specific feedback in order to get moving on this.

City Attorney Grant Weed asked if any of these options had the possibility of annexing lands in order to improve the efficiency of permitting.

Councilmember Nehring commented that the delay was devastating and that he liked the idea of getting something started.

Chief Administrative Officer Mary Swenson discussed working with the regulatory agencies and mentioned an upcoming meeting with the permit streamlining office in Olympia.

There was general consensus to decide on a preferred plan at the next Council meeting. Mayor Weiser thanked Randy Brower for his report.

#### **B. Cedarcrest Golf Course Business Plan 2003-2004.**

Rob Lindsey, Golf Course Manager, reviewed the Business Plan section by section. He began by discussing the challenges the golf course has faced and the plans to improve its position. He said the focus is on being the best-valued golf course.

*Detailed Composition Analysis* - Mr. Lindsey reviewed the competitive analysis of regional courses noting that there are a lot of golf courses and Cedarcrest needs to be competitive with value. He discussed ads they have placed in the Herald newspaper and in local golf magazines. Councilmember Leighan asked how the rating was determined. Mr. Lindsey explained that it was his personal impression from visiting the golf courses. He believes the golf course is right in the middle of the pack as far as amenities. He noted that the lack of a hitting range was a weakness.

*Fee Analysis* - Councilmember Nehring asked about the biggest competitor. Mr. Lindsey said that it was Battle Creek. There was discussion of the \$2 increase proposed in the plan and how the rates are determined. Mr. Lindsey feels the market will definitely bear the increase in rates and it will help to pay off the debt. The 2004 Budget Model includes a \$2 fee increase across the board.

*Executive Summary and Action Plan Recommendations* – Mr. Lindsey explained how they projected revenues based on the cost of a round of golf. He noted that their goal is to monitor this weekly as well as monthly. Parks and Recreation Director Jim Ballew emphasized that this is a model and it will need to be continually monitored and evaluated.

*Marketing Plan* – Mr. Lindsey reviewed the Marketing Plan and welcomed ideas about how to run things better stating that they want to continually add things to the action plan.

*First Quarter 2003 Reports* – Mr. Lindsey reviewed the reports and stated that they hope to bring Council monthly reports. There was some discussion about the reasons for payroll costs fluctuations. Mr. Lindsey explained that it had to do with incorporating a new system. There was discussion about the ideal number of rounds to be played on the course. Mr. Ballew and Mr. Lindsey agreed that 50,000 rounds per year was a good goal to shoot for. Councilmember John Soriano inquired about internet advertising. Mr. Lindsey replied that they are on a lot of golf websites although the difficulty is that many have incorrect information about the course. Their plan for the future is to have an on-line reservation system that incorporates a point of sale system.

*Tournament Schedule* – Mr. Lindsey discussed the types and the numbers of tournaments. He stated that they try to increase this area every year. They have been bringing in groups from all over. One reason tournaments are desired because they are guaranteed regardless of the weather. There was some discussion about the current economic situation playing a part in the decrease in tournaments. Jim Ballew also expressed a desire to increase the number of tournaments.

*Discussion:*

Mary Swenson commented on the high quality of the maintenance crew and the high standards of the golf course. Mr. Lindsey concurred that the maintenance crew was outstanding.

Jim Ballew commented that the staff has gone through the Business Plan, but it is not completely done. He discussed the recommended fee increase and said they would still be very competitive in the market. There was also discussion about the debt service and the sale of the bonds. He said they would also need to look at staffing strategies and the lease agreement with the restaurant operators.

Councilmember Vares commented that she was in favor of raising the rates and that it might work to raise expectations about the level of quality of the golf course. Councilmember Seibert asked about the range for the fees based on an initiative. Mr. Ballew explained that he thought the rate had already been approved.

## CONSENT AGENDA ITEMS

**C. Approval of Liquor License Renewal for Fred Meyer #0209, Captain Dizzy Exxon, Jim's Texaco & Grocery, Marysville Deli & Video, and That Burger Place.**

There were no comments or questions on this item.

**D. Approval of New Liquor License for Noble Palace and King Buffet.**

There were no comments or questions on this item.

**E. Authorize Mayor to Sign Intergovernmental Cooperative Purchasing Agreement with Clark County.**

There was discussion about the use of interlocal agreements and the legalities involved with this matter.

**F. Authorize Mayor to Sign Pipeline License for Construction Activities Associated with State Avenue Trunk Sewer Extension Project with BNSF Railroad.**

Councilmember Seibert asked why the sewer was going under the tracks here, but not on 116<sup>th</sup> Street (see below). Kevin Nielsen explained that it hadn't been included in the original plan, but it would be a good idea while they were working in that area. He said they could consider changing the scope of the boring at 116<sup>th</sup> if Council was interested.

**G. Authorize Mayor to Sign Three (3) Pipeline Licenses and the Temporary Occupancy Permit from BNSF Railroad for Construction Activities Associated with State Avenue (116<sup>th</sup> Street N.E. to 136<sup>th</sup> Street N.E.) Project.**

There were no further comments or questions regarding this matter.

**H. Approval of 2003 Strawberry Festival Proposal.**

Mary Swenson noted that the car show had been cancelled. She also informed Councilmembers that UPN Channel 11 is televising the parade live and will be allowing the City to do a 30-second spot which will be filmed this week.

**REVIEW BIDS**

**A. 2003 Crack Sealing Project.**

Councilmember Leighan asked if the asphalt truck had the capability to do this. Mr. Owens explained that it would not work. Councilmember Seibert further elaborated why this was necessary. Councilmember Seibert then asked about the budgeted amount and where the overage would come from. Mr. Owens responded that it would come from the Street Fund.

**NEW BUSINESS**

**A. Cedarcrest Restaurant Lease Extension with Patrick and Kathy Regan d.b.a. Cedarcrest Family Restaurant.**

Mr. Ballew explained that Mr. and Mrs. Regan have already signed an agreement. He noted that the section regarding "annual rent" had been removed.

**B. Residential Density Incentives and Landscaping Developing Standards Draft Code Amendments.**

Community Development Director Gloria Hirashima reviewed the residential density incentives and the landscaping development standards proposed code amendments.

Councilmember Leighan asked about the basis for increasing the residential density incentives for open space, trails and parks. Ms. Hirashima explained that their intent is to encourage good design in developments and the current code has not achieved that goal. Councilmember Leighan had concerns about the real benefit to both the City and the builder.

Councilmember Seibert inquired about maximum density. Ms. Hirashima explained that 20% density bonus would be the maximum density available. There was discussion about dedication of land and improvements, which would warrant bonus units. Councilmember Seibert suggested requiring better design standards instead of offering bonus densities because he felt that if it wasn't enough incentive many developers would choose not to use the bonus incentives and poorly designed developments would still get built. Ms. Hirashima explained how they are trying to balance stormwater requirements with producing attractive stormwater facilities. Councilmember Seibert then asked about the rationale for the requirement to not use screening for City maintained ponds. There was some discussion about this.

Councilmember Vares inquired about the benefit to a developer donating land on which they could otherwise be building. Ms. Vares had concerns that this would not be significant enough an advantage to motivate builders to utilize these advantages.

*There was a **Motion** by Councilmember Jon Nehring, seconded by Councilmember John Soriano to extend the work session for 15 minutes until 9:45 p.m. **Motion** was approved 5-1 with Councilmember Leighan voting against.*

Councilmember Soriano inquired about the requirements for the historic preservation bonus. There was some discussion about the definition of "historic significance". It was noted that the Planning Commission would oversee this.

Councilmember Donna Wright referred to the examples of different plat densities. She asked how they were looking under Growth Management. Ms. Hirashima explained that there had been a concern by Planning Commission that they weren't meeting the

Comprehensive Plan densities and Growth Management projections. Ms. Hirashima added that they are meeting density projections in the Comprehensive Plan.

Councilmember Seibert asked about the reason for the requirement of a utilization of a design development team. Ms. Hirashima explained that the coordination of a team throughout the project helps to produce a better end result.

There were no further comments or questions on this matter.

## INFORMATION ITEMS

### A. Call on Councilmembers

Councilmember Nehring explained that he would be out of town next week and had asked to have this Call on Councilmembers. He has been thinking about economic stimulus for Marysville. Mr. Nehring commented that he had gone to a tribal luncheon this week, which was pretty impressive. They had discussed the tribes' plans for the future. He noted that he likes the Gardener Johnson report and the committees. They have been moving slowly as expected, but he is still supportive of those. He noted that in addition to the committees, people want to see leadership from the Council to provide economic stimulus in the short term. He asked for input about what Council could do to show folks that they are serious.

Some ideas that Mr. Nehring suggested for the short-term were:

- ◆ Select a period of time as soon as possible to do permitting within a certain number of days or money back.
- ◆ Raise the SEPA exemption threshold for commercial.
- ◆ Allow deferment of mitigation fee payments.
- ◆ Reduce the rate for businesses that want to locate in Marysville.
- ◆ North end zoning.

Mr. Nehring continued that he would like to see these items on the agenda for June 16<sup>th</sup> for staff to give feedback on feasibilities and legalities. He added that he is frustrated that more action has not been taken on this issue and he feels that they need to get serious about attracting businesses to Marysville. He discussed promoting changes on the website and working with the Chambers and the EDC.

Councilmember Seibert responded that the Land Use Committee is already working on streamlining the permit issue. This could cause trouble if a large number of permits came up at the same time. He suggested giving the committees more time to work through the issues.

Councilmember Nehring replied that there are some things that Council can do which do not require a committee. Other things do need to go through the committee process. He stated that he does support the committee process.



Councilmember Seibert had concerns about committees being frustrated about working on issues only to have Council jumping over them. Mayor Weiser commented that this could be a chance to get feedback from the committees.

Councilmember Leighan commented that he was frustrated about the lack of updates from the various committees and also about the lack of action on this issue.

Councilmember Vares encouraged Council to take action to get the message out to businesses that they are serious. Councilmember Seibert responded that a lot has been done in the last three months to move this forward. He felt that this would be pulling the plug on the committees and would result in frustration. Ms. Vares clarified that she felt this would be jumpstarting the committees and encouraging them. Councilmember Seibert stated that it would be better to take more time and get it done right.

Councilmember Nehring reiterated that this would be a temporary window of time until the long-term solutions were in place. He added that he is on two committees, one of which is really looking for direction from Council and the other one has not even met yet. He added that he definitely does not want to pull the plug on the committees.

Councilmember Seibert noted that the Land Use Committee has been meeting every two weeks. He stated that most of the things on this list have been discussed at their meetings. He asked Gloria Hirashima to include the minutes from their meetings in Council's packets.

Councilmember Nehring agreed that they needed updates from the committees.


Councilmember Soriano stated that he was in favor of encouraging the committees and economic development.


Motion by Nehring, second by Vares to put this item on the agenda for June 16. Motion passed unanimously (6-0).

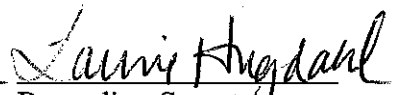
## ADJOURN

Mayor Weiser adjourned the Work Session at 9:45 p.m.

Approved this 9<sup>th</sup> day of June, 2003.

  
 Mayor  
 David Weiser

  
 City Clerk  
 Gerry Becker

  
 Recording Secretary  
 Laurie Hugdahl

CORRECTED: SEE 6/19/03  
 MINUTES 9/6  
 STAFF