

COUNCIL



MINUTES

Work Session
March 17, 2008

Call to Order / Invocation / Pledge of Allegiance

Mayor Kendall called the March 17, 2008 Work Session of the Marysville City Council to order at 7:00 p.m. at Marysville City Hall and led those present in the Pledge of Allegiance.

Roll Call

Chief Administrative Officer Mary Swenson gave the roll call. The following staff and councilmembers were in attendance.

Mayor: Dennis Kendall

Council: Councilmember Jon Nehring, Councilmember Lee Phillips, Councilmember Carmen Rasmussen, Councilmember Jeff Seibert, Councilmember John Soriano, Councilmember Jeff Vaughan and Councilmember Donna Wright

Planning Commission: Chair Steve Muller; Commissioners Steve Andes, Commissioner Becky Foster (arrived 7:08 p.m.), Deirdre Kvangnes, and Steve Leifer

Also Present: Chief Administrative Officer Mary Swenson, Finance Director Sandy Langdon, Police Chief Rick Smith, Community Development Director Gloria Hirashima, Public Works Director Paul Roberts, City Attorney Grant Weed, Community Information Officer Doug Buell, City Clerk Tracy Jeffries, and Recording Secretary Laurie Hugdahl

Committee Reports - None

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Presentations

1. Introduction of the Smokey Point Master Plan.

Community Development Director Hirashima introduced the plan and welcomed Michael Booth, Environmental and Community Planning Manager, from Perteet, Inc.

Mr. Booth presented a PowerPoint presentation (distributed at the work session) which covered the following:

- Master Plan Process, Smokey Point Master Plan Goals, and Neighborhood Planning Area No. 10
- Existing and Future Land Use / Light Industrial (LI) Zone
- Transportation Analysis with Illustrated Examples of Proposed Street Improvements:
 - 5-Lane Arterial with Bike Lanes (51st Ave)
 - 5-Lane Arterial with Multi-Purpose Trail (152nd/156th Street)
 - 3-Lane Minor Arterial/Multi-Use Trail (43rd Ave)
 - 3-Lane Minor Arterial/Parking Pockets (160th St/59th Ave)
 - 2-Lane Commercial Street with Parking Pockets
- Critical Areas - 190 acres in Hayho Creek and 485 acres in the Edgecomb Creek Basin – Low impact development design, regional detention
 - Edgecomb Creek Realignment – West Alternative – would be closer to planned commercial development. It relocates Edgecomb Creek into a meandering stream channel and floodway in a 3000-foot wide riparian buffer corridor – west of the railroad right-of way
 - Edgecomb Creek Realignment – East Alternative – also includes a 300-foot wide riparian buffer corridor, but would follow the ROW on its east side. Redirect the creek at the northern end of the project area to meander south through the existing palustrine emergent and seasonally-flooded scrub-shrub wetland along the east side of 67th Avenue NE.
 - Gloria Hirashima explained that the critical areas are the real challenge in this area. Staff has begun an effort to work with state and federal agencies to look at stream mitigation and wetland mitigation in this area. These two alternatives are the two major ones they are considering. The final conclusion will come out of the state/federal agency process.
 - Planning Commissioner Chair Steve Muller asked about the graphic which showed the stream as a straight line. He asked if the stream buffers would be averaged. Community Development Director Hirashima indicated that they would be averaged.
 - Councilmember Carmen Rasmussen asked if there would be any time difference in the implementation of the east and west alternatives. Gloria Hirashima did not think there would be. She explained that the main factor is the acquisition of properties. Councilmember Rasmussen asked if any of the property owners have indicated an interest in accessing the rail line without having to cross the creek. Gloria Hirashima said that the city has been more involved in raising the issue of freight access because the city believes that this is important to that area. She noted that there will be an International Trade Week in Washington. She, along with Mayor Kendall, Mary Swenson, Paul Roberts, attended some

events that focused on Snohomish County. She discussed the unique opportunity that Marysville has right now with the industrial land that is available. Rail freight access definitely needs to be considered for that area.

- Councilmember Seibert asked if there are any concerns about having the creek so close to the railroads. Director Hirashima indicated that this would be a concern no matter where it was.
- Utilities – Most are already there
- Drainage – Otek has ideas about regional detention ponds, low impact developments, surface water design. The Master Plan gives a framework for how to address this.
- Airport Compatibility Zones – Certain uses are restricted in certain zones. This will need to be considered.
- Master Plan Guidelines and Process: Zoning Code Overlay, Development Guidelines and Design Guidelines
- Design Guidelines – Site Layout and Building Orientation – orienting buildings to hide some of the heavy industrial uses
 - Gloria Hirashima – said the city does not currently have design guidelines for industrial areas. They really want to do something different for industrial areas in this area. They are trying to be careful not to restrict development too much while still trying to get the appearance they want. She explained that they want to allow for different uses of buildings.
 - CAO Swenson explained the importance of having design standards in order to attract the types of businesses that the city is interested in attracting.
- External and Internal Road Networks
 - Becky Foster asked if there is a possibility of another plan for traffic in this area. Director Hirashima responded that this is the plan they are looking at. Optional collectors may be more subject to movement, but the principal and minor arterials are important to keep consistent.
 - Steve Andes asked how this might connect to Highway 9. Director Hirashima explained that the city is working with the state on the Highway 9 route development plan. One of the aspects of this Master Plan is that any new interchange would have the ability to hook into SR9. Perteet is also looking at this, especially with the 156th/152nd Street.
- Parking Lot and Building Placement
- Pedestrian and Bike Corridors
- Building Architectural Guidelines
- Landscaping and Signage
- Next Steps – Planning Commission Hearing/Recommendation, SEPA Checklist, City Council Hearing/Action, Implementation, Programmatic wetlands/creek process with Washington State Department of Regulatory Assistance, Wetland and Hydraulic Studies

Discussion:

Councilmember Wright asked what the Dept. of Regulatory Assistance is. Director Hirashima explained that it is an office run out of the Governor's office. It exists to help coordinate with area agencies that deal with environmental permits and review.

CAO Swenson emphasized that they have been working on the Smokey Pt. area for several years. The regional detention system is an example of this. She commended Director Hirashima, Paul Roberts and Kevin Nielsen who have worked with the regulatory agencies on this. She also acknowledged the Tualip Tribes who have been excellent partners in this. The agencies also have high regard for Marysville and its efforts. She stated that they are very proud of this and excited about the potential of this area.

Commissioner Leifer asked about the permitting process with the Tribes relating to the installation of culverts. Director Hirashima explained that this is one of the reasons they are trying to get a consolidated approach with the permitting process. The City is trying to bring all the parties to the table in advance, including both the Tualip and Stillaguamish Tribes.

Commissioner Steve Leifer asked if anybody is trying to do anything to relax the standards regarding the separation of the seasonal high water table with respect to low impact design filtration. He stated that this has been restrictive and will be more so in the north where the water table is even higher. Michael Booth replied that they have not, but he has seen that low impact development has been successful in that type of area.

Planning Chair Muller asked if there has been a needs analysis done for industrial needs in Snohomish County. Mr. Booth said that that was not part of the work that they were hired to do. Director Hirashima said that EDC spoke broadly about the shrinking industrial land supply and how Marysville was an area of focus for this type of development in Snohomish County. Mayor Kendall added that they could get that information. Commissioner Muller asked for information about the future of industrial sites. Mr. Booth discussed market analysis that has been done for different developments. Industrial zones tend to occur wherever the land is cheaper. Director Hirashima pointed out that this site is relatively close to I-5 and also has rail access with access to the mainline spur.

Councilmember John Soriano asked if LI zoning accommodates companies that have highly specialized waste requirements. Mr. Booth replied that it does. Director Hirashima explained that industrial uses are highly regulated and this is not generally a concern.

Councilmember Jeff Seibert discussed a place near Portland/Salem where he has seen an example of this type of development. He commended the developers of this master plan.

Commissioner Leifer asked what the logic is in placing the creek next to the rail. Mr. Booth said one of the reasons is that Edgecomb Creek was diagonal. They also wanted to get it down to where the regional ponds and the add-on mitigation mitigation site

would be. Additionally, it gives more of a corridor approach to deal with the meandering and the low-flow offset issues. Director Hirashima added that currently the creek runs right through the center of the property and would use up a lot of the site. The objective was to move it from its current location to have larger industrial pads for development. Moving the creek would result in more of a corridor for both the creek and the railroad.

There was a recess from 8:04 until 8:19 p.m.

Discussion Items

Approval of Minutes

2. Approval of March 3, 2008 City Council Meeting Minutes.
3. Approval of March 17, 2008 City Council Work Session Minutes.

Consent

4. Approval of March 5, 2008 Claims in the Amount of \$422,232.73; Paid by Check No.'s 45552 through 45765 with no Check No.'s Voided.
5. Approval of March 12, 2008 Claims.
6. Approval of March 19, 2008 Claims.
7. Approval of March 5, 2008 Payroll in the Amount of \$1,116,174.19; Paid by Check No.'s 19252 through 19316.
8. Approval of March 20, 2008 Payroll.

Review Bids

Public Hearings

New Business

9. Approval of Fireworks Applications.

Councilmember Seibert asked about the vacant lot at 2700 block of 172nd Street. Gloria Hirashima indicated she would look into it.

10. Professional Services Agreement with River Oaks Communications for Video-Cable Consultant Services.

Doug Buell explained that this PSA would be used to hire a video-cable consultant to help us with negotiations with Verizon.

11. Supplemental Agreement No. 1 to the Professional Services Agreement with HDR Engineering, Inc. in the Amount of \$69,351.00.

Director Roberts explained that this would be for an electronic operations and management manual.

12. A **Resolution** of the City of Marysville Declaring Certain Multiple Items of Personal Property to be Surplus and Authorizing the Sale or Disposal Thereof.

Chief Smith reviewed the surplus items.

Legal

14. Recovery Contract for Sewer; K & D Development, LLC.

Director Hirashima explained that this is for a small amount. Staff is working on a policy on recovery contracts for lower limits.

15. Recovery Contract for Sewer; Darling Investment, LLC.

Mayor's Business

The Resolution regarding the Air Refueling Contract Award was discussed.

Councilmember Rasmussen suggested deleting the 4th WHEREAS. There was consensus on this.

Councilmember Seibert asked about referencing challenges to this by the WTO. Mayor Kendall indicated that staff felt that this would be sufficient and that it would take too long to get the other information together.

Motion made by Councilmember Wright, seconded by Councilmember Seibert, for the approval of Resolution 2237 with the removal of the 4th WHEREAS. **Motion** passed unanimously (7-0).

Mayor Kendall reminded everyone that there would be an Easter Egg Hunt Saturday.

Staff Business

Gloria Hirashima had no comments.

Chief Rick Smith gave an update on the jail contract. He stated that they have had no contacts with anyone who has been displeased with service getting back to this county or to Marysville.

He gave an update on the train derailment this morning. There was a great response by the city and it is almost cleaned up.

He had a very good meeting with Tulalip Tribes Chief Scott Smith who is very interested in cooperation and collaboration with the City of Marysville. Chief Rick Smith commended the work Chief Scott Smith has done in that community. On Friday he has a meeting with local chiefs and the sheriff regarding gangs and graffiti. He will be addressing them with an update on what Marysville is doing.

Sandy Langdon confirmed that there would be a Finance Committee meeting this Wednesday. She announced that the 2008 Budget is now online thanks to Community Information Officer Doug Buell

Paul Roberts commended Terry Hawley for his excellent work in coordinating staff involvement in the train derailment. Chief Smith acknowledged that everyone from Public Works did a tremendous job working together. Director Roberts added that he has asked our crews to keep good notes so that we can develop as complete a list of damages as possible. Staff will be reporting those damages when they are known. He explained that Councilmember John Soriano had asked about a regional NPDES (National Pollutant Discharge Elimination System) workshop. He distributed information on this and invited anyone who was interested to attend. He stated that there was no need to have a Public Works meeting on April 4. There was consensus to cancel this and postpone it until May. At the request of the Mayor and several councilmembers, staff will be reviewing the Waste Management pickup schedule. He announced that the 529 bridge stayed in the budget with \$10 million additional to cover the additional cost for the bridge footing. CAO Swenson acknowledged the work done by Senator Haugan on behalf of the City.

Grant Weed stated that an Executive Session was needed regarding real estate acquisition. It was expected to last less than 10 minutes and they would be asking for action. He wished everyone a Happy St. Patrick's Day.

Mary Swenson commended staff on their coordination with the train derailment. The administration had a briefing on UW from their lobbyist. Council will see a new contract come forward. More updates will be coming on the UW situation. Director Hirashima and Director Roberts have had meetings with County staff on annexing the rest of the UGA using the interlocal method. There will be further discussion about this on the Council retreat. The City has received the grant funding for the drainage on Strawberry Fields. Staff is very excited about this. It was a great trip to Washington D.C. Hopefully some funds will come out of this. They have announced to staff that Kevin Nielsen will move to PW Director, John Carling will be moving to City Engineer/Asst. Public Works Director and Paul Roberts will be moving to City Hall in April.

Call on Councilmembers

Carmen Rasmussen said she had a great time in Washington DC. She and Councilmember Vaughan went to class regarding addressing youth violence in the

community. She also went to a class seminar to Healthy Communities. She added that Marysville has a lot to be proud of in this regard. She will be speaking at Totem Middle School to a group of 8th graders this coming week.

Lee Phillips concurred that the NLC conference was really good. The best part was when all seven councilmembers, Mayor Kendall, and CAO Swenson sat in the office for the two senators and the congressmen. This was a really positive message to send them.

John Soriano also enjoyed the trip to NLC and the seminars. He thanked Mayor Kendall, Paul Roberts and Mary Swenson for showing them the ropes.

Jon Nehring said that the trip was very well organized. He enjoyed the seminars he attended on transportation and budgets.

Jeff Vaughan also thought it was a great trip. He thought it was beneficial and very meaningful for the council to be there together in the nation's capital.

Donna Wright said she also enjoyed the speakers and workshops.

Jeff Seibert requested that a copy of the resolution get emailed to all the federal representatives.

He acknowledged and welcomed back former Mayor David Weiser who was in the audience.

He acknowledged the excellent planning done by Lynn Schroeder.

Adjourn

Mayor Kendall recessed at 8:55 p.m. for ten minutes and reconvened into Executive Session at 9:05 p.m. The Executive Session was expected to last 10 minutes.

Executive Session

- A. Litigation
- B. Personnel
- C. Real Estate -- one item with action expected

Motion by Councilmember Seibert and seconded by Councilmember Nehring to authorize the Mayor to sign the Settlement Agreement with Bauer properties, LLC as discussed in Executive Session. Motion was passed unanimously (7-0).

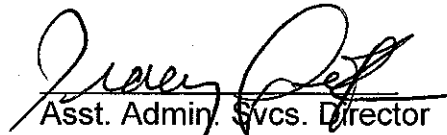
Adjournment

Seeing no further business, Mayor Kendall adjourned the meeting at 9:10 p.m.

Approved this 24 day of March, 2008.



Mayor
Dennis Kendall



Asst. Admin. Svcs. Director
Tracy Jeffries