

City Council



501 Delta Ave
Marysville, WA 98270

**Work Session
February 5, 2024**

Call to Order

Mayor Nehring called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Mayor Nehring led the Pledge of Allegiance.

Roll Call

Present:

Mayor: Jon Nehring

Council: Council President Michael Stevens, Councilmember Peter Condyles, Councilmember Mark James, Councilmember Tom King, Councilmember Kelly Richards, Councilmember Steve Muller, Councilmember Norton

Staff: CAO Gloria Hirashima, Parks Director Tara Mizell, Community Development Director Haylie Miller, Community Information Officer (CIO) Connie Mennie, Information Systems Administrator Chris Brown, IT Director Stephen Doherty, Asst. Police Chief Jim Lawless, Finance Director Jennifer Ferrer-Santa Ines, Deputy City Attorney Burton Eggertsen, Public Works Director Jeff Laycock, Human Resources Director Megan Hodgson, Economic Development Director Thomas Boydell

Approval of the Agenda

Motion to approve the agenda moved by Councilmember Muller seconded by Councilmember Richards.

AYES: ALL

Presentations

- A. An overview of Tax Increment Financing (TIF) presented by Bob Stowe, Stowe Development Strategies, LLC.

[Agenda Item Staff Memo TIF 02052024 \(one page with bio\).pdf](#)

[Marysville Final 2 5 24 Presentation TIF Bob Stowe \(final\).pptx](#)

Bob Stowe of Stowe Development Strategies made a presentation on tax increment financing and how this technique may be used by Washington cities. He reviewed the TIF model, recent TIF projects, an overview of TIF legislation, TIF examples, and how TIF can help jurisdictions.

Discussion:

Councilmember King noted Mr. Stowe had mentioned utility improvements. Would that also include stormwater improvements? Mr. Stowe replied that it could. Councilmember King asked how this is reviewed at the State Treasurer's Office. Mr. Stowe explained they provide comments back to the City Council on whether or not the project meets the objectives and the intent of the law. The City Council would then consider that and determine whether or not to move forward with an ordinance.

Councilmember Muller asked if bonding would be G.O. bonds rather than revenue bonds. Mr. Stowe replied that they could do revenue bonds.

Councilmember Norton noted that fire districts were lobbying pretty hard. She asked if he was aware of any other substantive issues that are currently being discussed in Olympia that might impact this. Mr. Stowe explained the issue she referred to with the fire districts was the biggest. That would require jurisdictions to opt in to the TIF legislation. He thought doing that would likely gut tax increment financing because jurisdictions wouldn't want to move forward with only using their own taxes to pay for infrastructure improvements. His group has been trying to educate special taxing districts about how TIF works. One of the recommendations is for a study to identify how TIF is impacting the various taxing districts.

Councilmember Condyles referred to the percentage at which fire districts or RFAs would go into a mitigation. He asked if Mr. Stowe has seen this with any of the projects that he has worked on. Mr. Stowe replied that they have not.

Councilmember Norton thanked Mr. Stowe for sharing his time and expertise with the group. Mayor Nehring concurred.

- B. [Cold weather shelter update.](#)

Ryan Brown gave a status update on the cold weather shelter and relevant statistics.

Discussion:

Council President Stevens referred to Mr. Brown's comment that females generally have safety concerns about going to shelters. He asked what females generally do if they are not in shelters. Mr. Brown explained that in many cases they see people travel quite a distance to travel to a place where they feel safe. In previous years they learned that there were more female guests that prefer to stay unsheltered because of safety concerns. However, the cold weather shelter has done a good job of making it clear that they will be safe at this particular shelter and will be separate from the male population.

Councilmember King asked about pets. Mr. Brown replied that pets are welcome. The shelter supplies carriers. The shelter workers believe that people should be able to come in with their loved ones, whatever that means.

Councilmember Richards also wondered about women coming from outside the area to the shelter. Mr. Brown replied that both men and women have travelled a distance to get there. Mr. Brown replied that people have come down from Skagit for services. The shelter works to serve them and then refer them back to services in the community they came from.

The Council thanked Mr. Brown and his team for their work.

Discussion Items

Approval of Minutes

Consent

1. January 24, 2024 Claims in the Amount of \$607,050.16 Paid by EFT Transactions and Check Numbers 167632 through 167725 with Check Numbers 163290 and 167500 Voided

012424.rtf

2. January 25, 2024 Payroll in the Amount of \$1,884,125.41 Paid by EFT Transaction and Check Numbers 35144 through 35156
3. January 31, 2024 Claims in the Amount of \$2,244,164.94 Paid by EFT Transactions and Check Numbers 167726 through 167841 with Check Number 167653 Voided

013124.rtf

Review Bids

4. Contract Award - Lake Goodwin Standpipe Replacement Project

W2104_Public Works Contract_Reece.pdf

W2104_Bid Tab.pdf

Public Works Director Laycock reviewed this item.

5. **Contract Award - State Ave NHS Project**

R2107_Certified Bid Tab.pdf

R2107_Contract Document.pdf

Director Laycock reviewed this item. Staff is anxious to get this done before Strawberry Festival. Seven bids were received. Reece was the low bidder.

6. **Contract Award - SR 531/172nd St NE Shoulder Improvements**

Vicinity Map.pdf

Certified Bid Tabulation.pdf

SR 531-172nd St NE Shoulder Improvements.pdf

Director Laycock reviewed this item. This will construct the seven-foot-wide shoulder on the south side. There were ten bidders. Reece was again the low bidder.

7. **Contract Award – 116th St NHS Project**

116th NHS - Bid Tab.pdf

116th NHS Executed by Contractor.pdf

Director Laycock reviewed this item. This project received four bids with Reece being the lowest.

Councilmember Muller asked how they know that Reece has the ability to handle multiple projects. Director Laycock explained that they showed in their bid response how much work they have going on and how much they can handle. They have a lot of resources and equipment, and he believes they have the staffing.

Councilmember King asked if the price of asphalt has been an issue with contractors' pricing. Director Laycock said it has not been different than last year.

Councilmember Richards wondered about the public perception of Reece getting so many contracts. He asked Director Laycock to explain the reason for it. Director Laycock replied that they are local; they have the ability to perform a lot of this work, especially paving. They own their own paving grinders. They are able to get a good price for asphalt. He stressed that these are publicly bid. The City awards to the lowest

responsive and responsible bidder. Reece has done a lot of work for the City over the years and delivered good projects.

Public Hearings

New Business

8. [An Ordinance of the City Council of the City of Marysville, Washington, authorizing the Mayor to accept certain donations.](#)

Ordinance - Donations.pdf

Deputy City Attorney Eggertsen explained this would delegate authority to the Mayor to accept gifts up to \$1,000 or in-kind donations of the same value. It is being proposed due to the fact that a lot of these gifts are time sensitive in nature; this would allow those gifts to be accepted in a timely manner. He explained there is a mechanism for Council oversight.

9. [An Ordinance of the City Council of the City of Marysville, Washington, designating the Mayor to act in the event of an emergency in regard to competitive bidding requirements.](#)

Ordinance - Waiving Competitive Bidding due to Emergency.pdf

Deputy City Attorney Eggertsen explained this is largely a housekeeping item.

10. [Project Acceptance - 2023 Pavement Preservation Project](#)

Notice of Physical Completion.pdf

TBD Map 2023.pdf

Director Laycock reviewed this item. There were no questions.

11. [Transportation Improvement Board \(TIB\) Grant Agreement for 156th St. NE Corridor Improvement Project, Smokey Pt. Blvd. to Hayho Creek.](#)

Grant Agreement - Marysville - 156th Street NE.pdf

Funding Status Form - Marysville - 156th Street NE_rev013024.pdf

Director Laycock reviewed the TIB grant agreement for the 156th corridor improvement project.

12. [Professional Services Agreement with Consor North America, Inc. for Construction Management Services for the State Ave NHS Project.](#)

[R2107_WSDOT PSA_Consor.pdf](#)

Director Laycock reviewed the PSA with Conzor North America for construction management services for the State Avenue project and also the next item, number 13.

13. [Professional Services Agreement with Conzor North America, Inc. for Construction Management Services for the 116th Street NHS Project](#)

[R2108_WSDOT PSA_Consor.pdf](#)

14. [Marysville Jail Medical Services Contract](#)

[Proposed Contract.pdf](#)

Asst. Chief Lawless reviewed a new contract for medical services for the jail.

15. [City of Marysville Utility Easement for CP Logistics Marysville, LLC.](#)

[COM Utility Easement CP Logistics.pdf](#)

Community Development Director Miller reviewed this water utility easement agreement between an industrial developer and the City of Marysville. Staff is recommending that the Council authorize the Mayor to execute the easement.

16. [Water Quality Stormwater Capacity Grant Agreement with the Department of Ecology](#)

[Department of Ecology Agreement No. WQSWCAP-2325-MaryPW-0005.pdf](#)

Director Laycock reviewed this stormwater capacity grant with the Department of Ecology for \$130,000.

17. [Agreement with Veolia Water Technologies and Solutions for the Stillaguamish Treatment Plant Membrane Replacement & LRV Upgrade Project](#)

[Marysville WA 052050 REV-3 240 x ZW500Ds 350ft² Jan 25 2024.pdf](#)

[Sole Source Justification - Fully Executed.pdf](#)

[Veolia Sole Source - Marysville.pdf](#)

Director Laycock reviewed this agreement with Veolia Water Technologies for the replacement of cartridges at the Stillaguamish Treatment Plant.

Councilmember King asked what happens if this company goes out of business since they are the only supplier for these cartridges. Director Laycock explained that there is a

lot of demand for what they provide, so he doesn't expect that they would go out of business.

18. [An Ordinance of the City of Marysville amending the 2023-2024 Biennial Budget.](#)

[02_05_24_BA_Ordinance.docx](#)

[Feb 2024 Budget Amendment Memo.docx](#)

Director Ferrer-Santa Ines reviewed the proposed amendments to the 2023-2024 Biennial Budget.

Legal

Mayor's Business

Mayor Nehring had the following comments:

- He will be at an AWC board meeting tomorrow and legislative action days on Wednesday and Thursday.
- The legislative meetings on January 24 went really well.
- He had a good meeting with new Council President Stevens and will continue to have a formal meeting with him each month as has been done in the past.

Staff Business

Director Miller shared that the ARCO sign that was abandoned on Beach Avenue and 4th is being removed. She thanked the British Petroleum BP staff for working with them on this complicated and costly project.

Director Laycock announced that they received over \$7 million in grants for various projects. He also gave an update on a water leak at the intersection of Grove and 47th two weekends ago.

Call on Councilmembers and Committee Reports

Peter Condyles:

- The Alliance for Affordable Housing met last week. They passed a new process for adding cities into the alliance. They discussed the ADU code updates with HB 1337 and Comprehensive Plan updates.
- Snohomish County Tomorrow also met. They had a presentation on Housing and Behavioral Health Capital Fund Investment Plans from the County along with the County Energy and Sustainability Grant Programs.

Mark James commented that the legislative meetings went well.

Tom King reported on the recent Public Works Committee meeting. They are planning a ribbon-cutting this spring for the new filtration plant. The City is pursuing accreditation through the APWA (American Public Works Association). The Committee got an update on the proposed 2024 Capital Improvement Projects. Ballots are out for the TIB. The LEOFF Board got a new member.

Michael Stevens:

- The Economic Development Committee met tonight and had an overview from the internal team about the role of Economic Development and plans moving forward. They also had a special guest from the EASC, Wendy Poischbeg. They had a brief presentation on retaining wall regulations and how that relates to lot yield in developments within town.
- He appreciated the meeting with the Mayor and looks forward to continuing that.
- He commented on the bowling event the City had.

Steve Muller said he is trying to keep an eye on HB 1110. He had a meeting with the person chairing the committee for Master Builders. He is hoping to get the recommended language from them for review.

Kamille Norton said she enjoyed the legislative visits down in Olympia. She appreciates the efforts of Kelsey at Strategies 360 who put that all together. It was good to get a positive response on the Riverwalk project.

Motion to adjourn at 8:16 p.m. moved by Councilmember Richards seconded by Council President Stevens.

AYES: ALL

Adjournment

The meeting was adjourned at 8:16 p.m.

Approved this _____ day of _____, 2024.