

City Council



501 Delta Ave  
Marysville, WA 98270

**Work Session  
Minutes  
May 6, 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: Councilmember Condyles, Councilmember James, Councilmember King, Council President Stevens, Councilmember Richards, Councilmember Muller, Councilmember Norton

Staff: CAO Gloria Hirashima, City Attorney Jon Walker, Parks Director Tara Mizell, Community Development Director Haylie Miller, Public Works Director Jeff Laycock, IT Director Stephen Doherty, Human Resources Director Megan Hodgson, Asst. Chief Jim Lawless, Information Systems Administrator Chris Brown

**Approval of the Agenda**

**Motion** to approve the agenda moved by Councilmember Richards seconded by Councilmember Condyles.

**AYES: ALL**

**Presentations**

A. Port of Everett Boundary Enlargement Ballot Measure

Lisa Lefeber, CEO/Executive Director from the Port of Everett made a presentation about a ballot measure going out to the voters in the August primary regarding expanding the Port's boundaries. She gave some background on the Port of Everett and ports in general. She explained the Port is a Special Purpose District whose purpose is to create jobs for economic development in the community. She reviewed the role of property taxes for capital projects, public access, and environmental remediation and emphasized they are not used for operating costs, including staff salaries or benefits. She discussed the economic value study and community assessment designed to explore expanded boundaries. She also discussed future improvements, highlights for Marysville, and next steps.

#### Comments/Questions:

Councilmember Condyles asked for clarification about the ballot process and the ballot questions. Ms. Lefeber clarified the process and reviewed potential ballot questions.

Councilmember James asked about caps on the tax rate and how it is decided. Ms. Lefeber explained that they are bound to the same rules as cities and counties with respect to property tax. The most it can go up is 1% plus new construction.

Councilmember Muller asked about banked capacity, anticipated revenues, and districting. Ms. Lefeber affirmed they have the ability to bank capacity. She reviewed anticipated revenue, spoke to the importance of bonding capacity, and explained that the districts will be based on equal populations.

Councilmember Norton asked about tools available to ports other than foreign trade zones and grants. Ms. Lefeber discussed their ability to leverage real estate transactions with various grants and partnerships. Councilmember Norton asked how the Port works with cities. Ms. Lefeber explained it varies based on the community and their priorities. She reviewed some examples of ways the Port partners with jurisdictions.

Councilmember King asked about the Tulalip reservation. Ms. Lefeber said anything on Tribal Trust Land would be exempt. Councilmember King asked who owns the Navy base. Ms. Lefeber explained that the property was sold to the Navy in the late 80's and used the proceeds to purchase the former Weyerhaeuser site. They still own the tidelands in and around the base and share a federally secure harbor with the Navy base. They are also making significant investments for ship repair capabilities.

Council President Stevens asked how the Port gathers local communities' priorities and how they prioritize what gets funded. Ms. Lefeber explained that Port's communication team would do outreach to the respective communities and look for projects that have community overlap.

Councilmember Muller asked about any additional incentives for the Arlington Airport. Ms. Lefeber explained that the boundary expansion wouldn't change any of the Port's

authorities or property ownerships. They would only be involved in a community's project or airport if the community asked them to be. From an infrastructure investment standpoint, Ports have higher ranking for investments for facilities of statewide significance like airports, but it would only be if the community wanted the Port to be involved.

Councilmember King said he hopes the Port continues with the derelict boat cleanup.

## **B. Presentation: Community Development Department Project Update**

Community Development Director Miller gave a quarterly update of projects around Marysville. Projects included: SAIA Trucking, Beach Avenue Multi-Family, Grove Street Dental Clinic, DTG Recycling, Sunnyside Co-Housing, Grove Church Expansion, 1933 Bar & Kitchen, Daiso at Marysville Mall, The K BBQ, and the Bluffs at Whiskey Ridge.

### **Consent**

1. April 25, 2024 Payroll in the Amount of \$2,025,453.22 Paid by EFT Transactions and Check Numbers 35242 through 35254

### **Review Bids**

### **Public Hearings**

### **New Business**

2. A Resolution authorizing the Housing Authority of Snohomish County to operate within the city of Marysville.

### **Resolution - HASCO.pdf**

CAO Hirashima reviewed this item authorizing the Housing Authority of Snohomish County (HASCO) to operate within the City. Dwayne Leonard, CEO of HASCO was present to answer any questions.

3. An Amendment to the Interlocal Cooperation Agreement for Inter-Jurisdictional Coordination Relating to Affordable Housing within Snohomish County.

### **Amendment to AHA Interlocal Agreement 2023**

### **Original AHA Interlocal Agreement recorded 11.5.2013**

Director Miller reviewed the Interlocal Agreement which would allow for cities in Snohomish County to join the AHA group.

4. Professional Services Agreement with KPFF Consulting Engineers, to provide preliminary design for the 156th Street NE Railroad Overcrossing Project

## [LP\\_AEPS-CostPlusFixedFee\\_r042624 consolidated.pdf](#)

Public Works Director Laycock reviewed this item.

### 5. [2024 Strawberry Festival Permit](#)

#### [2024 Strawberry Festival Permit Final .pdf](#)

Councilmember King recused himself. Parks Director Mizell introduced the permit for the Strawberry Festival and highlighted proposed changes. Councilmember King returned to the meeting.

### 6. [Whiskey Ridge Sewer Lift Station - Property Deed](#)

#### [Densmore Lift Station - Deed.pdf](#)

#### [Densmore Lift Station - Council Figure.pdf](#)

Director Laycock explained this would turn over ownership of the property where the Whiskey Ridge Lift Station was constructed to the City.

### 7. [Amendment to access agreement with Pacific Realty, Inc.](#)

#### [mccw000 Access agreement Amendment 2024-05-02.pdf](#)

#### [Pac Realty Access Agreement \(Original\).pdf](#)

Director Laycock reviewed this item.

### 8. [An Ordinance of the City Council of the City of Marysville, Washington, amending sections 14.07.080 and 17.07.100 of the Municipal Code to provide the availability of credit toward certain oversized capital improvement charges.](#)

#### [Ordinance - Amend MMC 14.07.docx](#)

#### [14.07 Proposed.docx](#)

Director Laycock reviewed this item.

## **Legal**

## **Mayor's Business**

- Great job to everyone involved with putting on the Marysville business summit over the weekend.
- The Strawberry Fields playground grand opening was great.

- The Fishing Derby on Saturday morning was fantastic.
- He got a nice email from the cross country coach at Lakewood High School for all the work that went into the walkway.
- Happy Birthday to Councilmember King.

### **Staff Business**

CAO Hirashima gave an update on the Boys and Girls Club property sale and the Fire Admin building sale. The Marysville School District hearing next week will have a separate packet. There will be an open house held from 3:30 to 4:30 prior to the hearing.

City Attorney Walker stated the need for an Executive Session to address one item related to the purchase of property with no action expected and two items regarding potential litigation with no action expected on one item and action expected on the other providing that Council waives its rules. The expected total time was ten minutes.

### **Call on Councilmembers and Committee Reports**

Councilmember Condyles enjoyed the business summit and the Strawberry Fields playground opening. He is looking forward to the inclusive playground meeting this week. Happy Birthday to Councilmember King.

Councilmember James said he went to the Strawberry Festival playground ribbon cutting and the Mathnasium ribbon cutting. He also walked to kick off the Trails to Ales event. Happy Birthday to Councilmember King.

Councilmember King:

- Thanks to Director Mizell and the City for their help with planning the Strawberry Festival.
- He attended the Strawberry Fields playground opening.
- He reported on the Sno-Isle Fire Commissioners' Board Meeting.
- He reported on the Public Works meeting where they got an update on lead and copper in older water lines, Bayview and Ebey Waterfront Trail, and the ribbon cutting for the new stormwater treatment plant.
- The Historical Society and the Food Bank both have 50th anniversaries coming up.
- The Strawberry Festival float went to Wenatchee for the Apple Blossom Festival over the weekend. Council President Stevens' daughter was on the float and did a great job.

Councilmember Stevens also attended the very rainy Apple Blossom Festival. He is sure that the Strawberry Festival weather will be better.

Councilmember Richards wished Councilmember King a happy birthday. He also attended Public Works meeting. He attended the property swap meeting last week and

thought there were some really good questions. He attended the Strawberry Fields park opening. He won't be here in person for the meeting next week but hopes to Zoom in.

Councilmember Muller said he attended the Mathnasium opening and thinks it is a great addition to the community. He is looking forward to the tour of the new stormwater facility. He is excited about the property exchange event coming up which will be really good for the community. Happy birthday to Councilmember King.

Councilmember Norton also appreciated and enjoyed the business summit and Strawberry Fields grand opening. Happy birthday to Councilmember King.

### **Adjournment/Recess**

Council recessed at 8:25 for five minutes.

Council recessed into Executive Session at 8:30 for 15 minutes to address three items. One item regarding the acquisition of real estate with no action expected, and two items regarding potential litigation, one with action expected, and one with no action expected.

Executive Session began for ten minutes at 8:30 and was extended for 5 minutes at 8:40 p.m. The session ended at 8:45 p.m.

### **Executive Session**

- A. Litigation: RCW 42.30.110(1)(i); two items
- B. Personnel:
- C. Real Estate: RCW 42.30.110(1)(c); one item

### **Reconvene**

The meeting reconvened at 8:45 p.m.

**Motion** to waive normal rules in order to take action on one item moved by Councilmember Richards seconded by Councilmember Condyles.

**AYES: ALL**

**Motion** to authorize the Mayor to sign and execute the agreement between Huseby Homes, LLC and the City of Marysville moved by Councilmember Richards seconded by Council President Stevens.

**AYES: ALL**

### **Adjournment**

**Motion** to adjourn the meeting at 8:42 p.m. moved by Councilmember Richards seconded by Councilmember Muller.

**AYES: ALL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.