

CITY OF STANWOOD
Regular Meeting of the City Council
Thursday, September 14, 2023 – 7:00 p.m.
In-Person & Zoom Online Meeting
MINUTES

1. Call to Order and Pledge of Allegiance

Mayor Sid Roberts called the meeting to order at 7:00 p.m. Councilmember Shepro led the Pledge of Allegiance.

2. Roll Call

City Clerk Lisa Sokolik called the roll with the following Councilmembers Present: Dani Gaumond, Marcus Metz, Darren Robb, Steve Shepro, Andreena Bergman, and Tim Schmitt. The meeting was quorate.

*Motion by Councilmember Robb, second by Councilmember Gaumond, to excuse Councilmember Tim Pearce. **Motion carried unanimously.***

Also present: City Administrator Shawn Smith, Finance Director David Hammond, Community Development Director Patricia Love, Fire Chief John Cermak, Police Sgt. Adam Wirth, City Attorney Nikki Thompson, City Planner Tansy Schroeder, Associate Engineer Alan Lytton, and City Clerk Lisa Sokolik.

3. Approval of the Agenda

Mayor Roberts asked Council to amend the agenda by adding item 8g Letter of Support for Snohomish County DEM.

*Motion by Councilmember Metz, second by Councilmember Gaumond to approve the agenda as Amended. **Motion carried unanimously.***

4. Presentations - None

5. Public Comments

Verbal Comment:

Cathy Wooten, Stanwood

Topic:

80th Street Project – Thanked Council for this project, it turned out nice and everyone is thrilled.

6. Staff / Department Reports -

Police CompStat Report – August 2023

7. Council Committee Reports

Finance and Personnel Committee Meeting Minutes – August 24, 2023

8. Consent Agenda

a. Approve Vouchers and Payroll Checks

- b. Approve City Council Regular Meeting Minutes – August 10, 2023
- c. Approve City Council Special Workshop Minutes – August 10, 2023
- d. Authorize the Mayor to Sign Interlocal Purchasing Agreement with HGAC
- e. Authorize the Mayor to Sign Interlocal Cooperation Agreement Amendment 2 with Snohomish County Housing and Community Development Urban Housing Consortium
- f. Authorize the Mayor to Sign Permissive Use Agreement-West Edge Development
- g. Authorize the Mayor to Sign a Letter of Support for Snohomish County Department of Emergency Management Community Wildfire Defense Grant

*Motion by Councilmember Metz, second by Councilmember Shepro to approve the consent agenda items A through G. **Motion carried unanimously.***

9. Unfinished Business - None

10. Public Hearing

Skagit Farmers Street Vacation

City Planner Schroeder presented the proposed Skagit Farmers Street Vacation and Street Dedication and discussed the key points:

- Street vacation is 15,000 sq ft.
- Dedicated road is over 52,000 sq ft.
- No need for financial compensation since the dedicated property is over double what is being vacated.
- No need for an appraisal.
- No public utilities within the vacated platted alleyways.
- There are public easements in the dedicated property north of the alleyway, so staff will work to make sure those get utility easements as the boundary lines are adjusted.

Mayor Roberts opened the Public Hearing at 7:09 pm to take public comments.

Verbal Comment:

Adam Morrow, Bellingham
Pacific Surveyors & Engineers

Topic:

Representing the property owners, 1934 Properties.
Explained the reason for Street Vacation.

With no further comments, Mayor Roberts closed the Public Hearing at 7:13 pm.

Council discussed and asked Schroeder questions.

*Motion by Councilmember Metz, second by Councilmember Bergman to amend the motion to be a final reading. **Motion carried unanimously.***

Motion by Councilmember Metz, second by Councilmember Bergman to approve the final reading of Ordinance 1524 as set forth in attachment “A” vacating a portion of an alleyway located north of 271st Street NW between 88th Avenue NW and 90th Avenue NW.

*Roll call of votes was taken. **Motion carried unanimously.***

11. New Business

- a. Authorize Final Acceptance of the Bryant Well Media Replacement Project Completed by Award Construction, Inc.

Associate Engineer Lytton said this project was completed \$9,583 under contracted amount.

Councilmember Metz said council always complains about projects that go over budget, so he wanted the record to show that this project came in under budget. Councilmember Robb agreed.

*Motion by Councilmember Gaumont, second by Councilmember Shepro to authorize the final acceptance of the Bryant Well Treatment Facility HPF Media Replacement Completed by Award Construction. **Motion carried unanimously.***

- b. Authorize Final Acceptance of the Pickleball Courts Project Completed by Judha of Lion Landscaping and Services

Lytton said this project was completed \$3,186 under budget. The original contract amount was \$197,368.47 plus council approve \$24,542 for bid alternate 1 to add a concrete court at Church Creek Park, instead of the designed asphalt court. The final cost for this project was \$218,723.51. The courts have already been getting a lot of use.

*Motion by Councilmember Robb, second by Councilmember Bergman to authorize the final acceptance of the Heritage Park & Church Creek Park Sports Court project with Judah of Lion Landscaping and Services, LLC. **Motion carried unanimously.***

- c. Authorize the Mayor to Sign an Interlocal Agreement with Housing Authority of Snohomish County (HASCO)

Community Development Director Love explained the purpose of this interlocal agreement. HASCO has legal authority to purchase, build and manage affordable housing projects within the county, they are currently working with all cities to update the ILAs.

Having HASCO as a partner is consistent with the city's comprehensive plan for managing and providing affordable housing which is a requirement of the state.

This item was heavily discussed by the Community Development Committee, there were a lot of questions about drug use, vandalism, and maintenance of the properties. Subsidized rentals are hard to find, most tenants are on the verge of being homeless, so they are very good tenants to ensure they do not lose their lease.

Council Questions and Comments:

- The Hilltop Apartments are very well maintained.
- Appreciate how HASCO strives to manage and maintain properties at a high standard, so the properties become an asset to the community.
- HASCO's business model is to purchase older buildings and fix them up, what happens to the existing tenants when those buildings are purchased? HASCO representative Jensa Story answered that they will maintain the existing tenants and their existing agreement.

- What type of properties are included when using the term multifamily? Story answered it is generally apartment complexes but HASCO does own some duplexes and triplexes.

Motion by Councilmember Robb, second by Councilmember Shepro to authorize the Mayor to sign the Interlocal Agreement with the Housing Authority of Snohomish County giving them authority to purchase, build and manage affordable housing projects in the City of Stanwood.
Motion carried unanimously.

d. First Reading of Ordinance 1520 SMC Title 3 – Revenue & Finance

Love discussed the significant changes made to the Stanwood Municipal Code Title 3 which covers the finance sections: taxes, fees, fiscal policy and claims, and monetary funds. This title has been reviewed by the finance director and city attorney. Council has two policy issues to discuss before the final reading: Impact fee exceptions for accessory dwelling units and fee calculation incentives.

Council Questions and Comments:

- In the existing code, what was the thinking behind the commercial development 10% fee reduction? Love was not here when that was included in the exemptions, but she believes it was an Economic Development Initiative to help to bring in more retail businesses to the city. Shepro said it makes sense to consider a park impact fee reduction but does not make sense to include traffic impact fee reduction. Love said she will pull the original impact fee ordinances to get more information.
- Can the park impact fee calculation formula (shown on page 11.103 in the council packet) be updated? Love answered yes, but the time to have that conversation during the Comprehensive Plan and Park Plan update.
- How is gambling taxes applied to card rooms? Love said for-profit and non-profit are assessed differently, she will need to research the difference.
- The city has the same infrastructure needs regardless of the incentives, can we look at a no-impact fee and the delta between current use and future use.
- Is the 35% fee reduction for historical single family residential lot only for remodels? Love said she will be looking through historic data to find the reason for this reduction.

Motion by Councilmember Robb, second by Councilmember Shepro to accept the first reading of Ordinance 1520 as set forth in attachment “A” and to proceed with the second reading of the Ordinance on September 28, 2023. **Motion carried unanimously.**

e. First Reading of Ordinance 1521 SMC Title 5 – Business Licenses

Love discussed the update to the Stanwood Municipal Code Title 5 Business Licenses and Regulations. Love explained the updates to the following sections of Title 5, and council will need to discuss before the final reading: business license regulations, special events, and sexually oriented businesses.

Council Questions and Comments:

- Would like to have more discussion on the food truck permits. Should the code have more detail on what is and is not OK, e.g., should the fire department sign off on the permit if the food truck is cooking, more emphasis on the temporary nature, number of days allowed per year, where they can and cannot park.
- Would like to discuss the exclusion of fruit stands from any of the regulations.
- Under the Cable System Regulations, are there regulations for a similar provider that only provides internet service? Love will need to get clarification from the consultant and city attorney.

*Motion by Councilmember Gaumond, second by Councilmember Metz to accept the first reading of Ordinance 1521 as set forth in attachment "A" and to proceed with the second reading of the Ordinance on September 28, 2023. **Motion carried unanimously.***

- f. Authorize the Mayor to renew the Information Service and Equipment Maintenance contract with Snohomish County Information Technology Department

Finance Director Hammond said the city has contracted with Snohomish County for Information Services for 17 years. The city has benefitted from its partnership with the county, receiving the same level of service and support as county departments on a cost-recovery basis.

*Motion by Councilmember Gaumond, second by Councilmember Bergman to authorize the Mayor to sign the Interlocal Agreement with Snohomish County to provide information technology services. **Motion carried unanimously.***

12. Public Closing Comments

Verbal Comment:

Cathy Wooten, Stanwood

Topic:

It is difficult to hear the meeting when sitting in the audience. The sound system is not good, the presenter at the podium has their back to the audience. Picnic Pantry has a lot of gift ideas for pickleball players, so stop by and check them out.

13. Executive/Legislative Reports

a. Mayor's Report

- Thanked Mayor Pro Tem Pearce for chairing the last city council meeting.
- Still recruiting for the citizen volunteer patrol, the city has received 4 applications, but would like to have 8 to 10 volunteers.
- A shout out to Public Works for all the projects that are being done around town.

b. City Administrator Report

- Thanked Councilmember Metz for acknowledging that the Bryant Well Media Replacement project came in under budget. The Pickleball Court project also came in under budget, Alan Lytton is working hard managing all the construction projects.

c. Councilmember's Report/Questions

- Councilmember Shepro would like public meetings to be posted on social media to ensure as many citizens as possible are notified.
- Councilmember Schmitt thanked Tansy Schroeder and Sarah Cho for working the city's information table at the Touch-A-Truck event. He was impressed by how sophisticated the Public Works vehicles are and the skills it takes to operate them.
- Councilmember Robb attended the ribbon cutting at the North County Regional Fire Authority's new training center. Chief Cermak was very instrumental in bringing the new facility to our community and all the surrounding counties.
- Councilmember Bergman is happy to see the 88th Ave and 271st Street project is almost done and said how nice it looks.


14. Recess to Executive Session:

At 8:45 p.m., the Mayor, Council, City Administrator Smith, Community Development Director Love, and City Attorney Thompson recessed to Executive Session for a 10-minute discussion on potential litigation in accordance with RCW 42.30.110 (1)(i), no action was taken. The regular city council meeting reconvened at 8:56 p.m.

15. Adjourn

There being no further business before the Council, and hearing no objection to adjournment, Mayor Roberts adjourned the meeting at 8:56 p.m.

CITY OF STANWOOD



Sid Roberts, Mayor

ATTEST:



Lisa Sokolik, City Clerk