

**CITY OF LAKE STEVENS
REGULAR CITY COUNCIL MEETING MINUTES**

Monday, August 24, 2015
Lake Stevens Community Center
1808 Main Street. Lake Stevens

CALL TO ORDER: 7:00 p.m. by Mayor Vern Little

COUNCILMEMBERS PRESENT: Kim Daughtry, Sam Low, John Spencer, Todd Welch, Suzanne Quigley, Kathy Holder, Marcus Tageant

COUNCILMEMBERS ABSENT: None.

STAFF MEMBERS PRESENT: City Administrator Jan Berg, Finance Director/City Clerk Barb Stevens, Planning and Community Development Director Rebecca Ableman McCrary, Public Works Director Mick Monken, Police Chief Dan Lorentzen, Deputy City Clerk Kathy Pugh and City Attorney Cheryl Beyer

OTHERS:

Guest Business. None.

City Department Report.

Consent Agenda.

MOTION: Moved by Councilmember Low, seconded by Councilmember Tageant, to approve (A) 2015 Vouchers [Payroll Direct Deposits of \$154,627.19; Payroll Checks Nos. 38967-38968 of \$4,334.79; Tax Deposit(s) of \$65,335.37; Electronic Funds Transfers (ACH) of \$5,503.83; Claims Checks Nos. 38969-39042 in the amount of \$141,972.54; and Void Check Nos. 37069, 38202 totaling \$121.26]; Total Vouchers Approved: \$371,652.46]; and (B) City Council Regular Meeting Minutes of August 10, 2015. On vote the motion carried (7-0-0-0).

Action Items:

Authorize Supplement No. 8 to AquaTech Contract for Eurasion Watermilfoil Control Program: Public Works Director Mick Monken presented the Staff Report and said that Supplement No. 8 to the contract is necessary because with the higher than usual temperatures this year the milfoil population far exceeded the estimated growth, increasing the coverage area to 48 acres from the originally estimated 20 acres. The total cost, including Supplement No. 8, does not exceed what was originally budgeted for 2015 milfoil treatment. He then responded to Councilmembers' questions.

MOTION: Councilmember Spencer moved, Councilmember Daughtry seconded, to authorize the Mayor to enter into Supplement No. 8 to the current contract with AquaTechnex, LLC to increase the year 5 pre and post survey and control measures as part of the 2011 implementation of Application Strategy Plan for an amount of \$22,806. On vote the motion carried (7-0-0-0).

24th Street SE Preliminary Geotechnical Review: At 7:07 p.m. Councilmember Tageant recused himself and stepped out of the meeting room due to a personal interest in the property being discussed.

Public Works Director Monken reviewed the Staff Report and said approval of this contract will provide for a preliminary geotechnical study to determine what methods are needed to construct a roadway along the 24th Avenue SE alignment. 24th Avenue NE is identified as a key connecting roadway in the 20th Street SE subarea plan and will provide support to growth along the south side of 20th Street SE. He then responded to Councilmembers' questions.

MOTION: Councilmember Spencer moved, Councilmember Welch seconded, to authorize the Mayor to execute a Professional Services Agreement with HWA GeoSciences, Inc. to perform preliminary geotechnical review for the alignment of 24th Street SE, west of SR 9, for an amount of \$16,998 and authorize a management reserve of \$2,000. On vote the motion carried (6-0-1-0).

Councilmember Tageant returned to the meeting at 7:20 p.m.

Mayor Little announced an "add on" to the agenda, 20th Street SE Project, Phase I, Title Reports for Right-of-Way Acquisition.

Authorize Professional Services Agreement for Title Reports for 20th Street SE Project: Public Works Director Monken reviewed the Staff Report and explained that it is necessary for Council to act on this matter in order to meet federal grant funding application deadlines. He then responded to Councilmembers' questions. Discussion ensued regarding the cost of the title report for Tract 998, a stormwater facility, which is publicly owned by each of thirty-three homeowners in equal shares.

MOTION: Councilmember Spencer moved, Councilmember Daughtry seconded, to authorize the Mayor to enter into a Professional Services Agreement with First American Title Reports for the 20th Street SE Project in an amount not to exceed \$25,000, subject to legal review, and including the management reserve. On vote the motion carried (7-0-0-0).

Discussion Items:

Potential Downtown Development Process and Schedule: Planning and Community Development Director Becky Ableman McCrary introduced the downtown property owners and developers, Jari Williams and Ryan Kilby, Michael Stevens of Dykeman Architects, and Reid Shockey of Shockey Planning Group. Director McCrary distributed an estimated timeline for the proposed Downtown Lakeview Village project.

Reid Shockey, 2716 Colby Avenue, Everett, said he is assisting the property owners with the various permitting requirements. Mr. Shockey said he and the owners/developers have been working very closely with city staff, and he reviewed various aspects to the project including discussions with the City and the Lake Stevens Sewer district. Discussions include how to reach different kinds of agreements including development extension agreements and developer agreements. He said fundamentally all discussions and agreements are geared to meeting the goals of the comprehensive plan and downtown framework, leading to vitalization of the downtown area. The owners/developers are committed to the project and what the City is seeing is a market response to the City's framework and vision for the downtown.

Michael Stevens, with Dykeman Architects, 1716 W. Marine View Drive, Everett, reviewed the proposed schematic site plan. He said the project has two phases. Phase I includes 96 residential units over retail stores, anchored by a restaurant; Phase II includes 48 residential units over retail stores. The proposal includes a lower and upper plaza and parking. Also included is a dock enhancement to allow boat-up traffic.

Director McCrary reviewed the processes for this project to move forward, including legislative approvals, land use approvals and construction permits, as well as public outreach efforts and other opportunities for public input. A neighborhood meeting is planned by the property owner for September 15 at the Community Center. Staff proposes that additional public outreach regarding sewer infrastructure be scheduled for the September 22, 2015 council meeting. Staff will have further discussion with Council regarding the content and format of the outreach at the September 8, 2015 meeting.

Director McCrary then commented that a development agreement is appropriate due to the size of the project; she also commented on the various steps for development including public input and Council approvals. Additionally, she said that various land use approvals can move forward concurrently.

Director McCrary, Mr. Stevens and Mr. Shockey then responded to Councilmembers' questions regarding notice requirements, plans for parking, the plan for the dock and the shoreline approval process.

Council Person's Business: Councilmembers reported on the following meetings:

Councilmember Low commented on a Smart Cities conference scheduled in Washington DC from September 15 through 17, saying it would be beneficial for councilmembers to attend.

Councilmember Holder: attended neighborhood outreach by Lake Stevens School District as a citizen; Councilmember Welch: can no longer be liaison to Fire District Commission – consensus that Councilmember Spencer will be primary and Councilmember Daughtry will be secondary liaisons; Councilmember Spencer: Glad to see Ironman will return in 2016; Councilmember Low: Snohomish Health District; Councilmember Daughtry: Snohomish County Cities (SCC); Community Transit; Snohomish County Committee for Improved Transportation (SCCIT).

Mayor's Business: Snohomish County Tomorrow (SCT); Chamber lunch; Ironman; Snohomish County Cities; Sewer District: Discussed the upcoming Sewer District Commissioners agenda, and was planning to contact the Commission Chair to discuss his concerns.

Adjourn.

Moved by Councilmember Low, seconded by Councilmember Spencer, to adjourn the meeting at 8:12 p.m.



Vern Little, Mayor



Kathy Pugh, Deputy City Clerk