

**CITY OF LAKE STEVENS**  
**CITY COUNCIL REGULAR MEETING MINUTES**  
Tuesday, December 8, 2020  
By Remote Participation via Zoom

CALL TO ORDER: 6:00 p.m. by Mayor Brett Gailey

ELECTED OFFICIALS PRESENT: Mayor Brett Gailey, Councilmembers Kim Daughtry, Gary Petershagen, Shawn Frederick, Mary Dickinson, Anji Jorstad, Marcus Tageant and Steve Ewing

STAFF MEMBERS PRESENT: City Administrator Gene Brazel, Finance Director Barb Stevens, Community Development Director Russ Wright, Public Works Director Eric Durpos, Police Chief John Dyer, Human Resources Director Anya Warrington, City Clerk Kelly Chelin, Senior Accountant Josh Roundy and City Attorney Greg Rubstello

---

**Call to Order:**

The Mayor called the meeting to order at 6:00 p.m.

**Pledge of Allegiance:**

Mayor Gailey led the Pledge of Allegiance.

**Approval of Agenda:**

**MOTION.** Councilmember Daughtry made a motion, seconded by Councilmember Jorstad, to approve the agenda. The motion passed 7-0-0-0.

**Roll Call:**

All Councilmembers were present.

**Citizen Comments:**

Mark Somers. Mr. Somers thanked the Council for not passing the Ordinance regarding the Salary Commission. He is instead glad that the Salary Commission will meet again in January.

Earl Gray. Mr. Gray thanked the Council for trusting in the Salary Commission and not taking away their authority. He also made a few comments about a private/public partnership with the Civic Center Campus project.

**Council Business:**

Councilmember Jorstad reported on the Health Board meeting she attended, she stated that COVID numbers are very high in Snohomish County.

Councilmember Frederick urged everyone to continue to mask up, wash your hands and social distance.

Councilmember Dickinson stated she was grateful for the newsletters getting to the senior community. She urged everyone to mask up, wash your hands and social distance.

Councilmember Ewing reminded everyone about the Barnes bridge dedication on Friday at 1:00. Also, he will be at the Fire Station on Saturday morning at 8:00 a.m. filling sandbags to help the residents along Hartford.

Councilmember Tageant reported that the Winter Festival Market was great, and everyone had a good time. He will also be filling sandbags this Saturday. He thanked the Police Department for their work on catching a suspect who crawled in a drainpipe.

**Mayor's Business:**

Mayor Gailey reported that Volunteers of America were able to put the CARES money from the City to good use and helped many residents in the City. He also reported that he is continuing to talk to the CEO of Volunteers of America about getting a community resource center in Lake Stevens.

**City Update:**

Director Wright reported that the City received a \$5,000 grant from the County, and he thanked County Councilmember Low for his assistance. This grant will be used to upgrade Sunset Beach Park. He also reported that Community Development is nearing 1000 permits for this year.

Police Chief Dyer reported that the Police Department has received a temporary occupancy permit for their new station. He thanked everyone for their help and support in the move.

**Consent Agenda:**

**MOTION:** Councilmember Daughtry made a motion, seconded by Councilmember Ewing, to approve the consent agenda. The motion passed 7-0-0-0.

The consent agenda included the following:

Vouchers

City Council Regular Meeting Minutes of November 24, 2020

Full-time Mayor Benefits

Resolution 2020-06 Transferring Property to Washington Department of Transportation

Resolution 2020-07 Transferring Property to Washington Department of Transportation

**Public Hearing:**

Ordinance 1105 and Ordinance 1106 – Comprehensive Plan Amendments for 2020

Senior Planner Levitan explained that this public hearing was scheduled to consider City-initiated text and map amendments and associated rezones. Under the Growth Management Act, the City can amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. The City is proposing City initiated map amendments and text amendments to the Land Use Element, Parks Element, Public Services and Utilities Element and Capital Facilities Element; other Minor Administrative Amendments to the Comprehensive Plan; and amendments to the Downtown Lake Stevens Subarea Plan (LUA2019-0004), included in Ordinance 1105. The proposed text amendments consist of primarily housekeeping updates. The docket also includes associated amendments to the zoning map, which are included in Ordinance 1106.

Senior Planner Levitan reviewed each amendment with the Council.

Mayor Gailey opened the meeting for public comments at 6:43 p.m.

Marc. Marc stated that he did not receive a letter or notification that his zoning was changing.

Frank Juno, lives on 117<sup>th</sup>. Mr. Juno stated that he was east of one of the parcels and he is concerned about the wildlife.

Mayor Gailey closed the public hearing for public comments.

Council continued in their discussion.

Mayor Gailey closed the public hearing at 6:59 p.m.

**MOTION.** Councilmember Jorstad made a motion, seconded by Councilmember Ewing, to approve Ordinance 1105 and Ordinance 1106 Comprehensive Plan Amendments for 2020.

**AMENDMENT TO THE MOTION.** Councilmember Daughtry made an amendment, seconded by Councilmember Dickinson, to take out the 17<sup>th</sup> properties out of this document with the exception of the City property as public/semipublic. The motion passed 7-0-0-0.

**ORIGINAL MOTION VOTE AS AMENDED:** The motion passed 7-0-0-0.

**Action Items:**

**Ordinance 1101 – 2021 Budget**

**MOTION.** Councilmember Ewing made a motion to remove Ordinance 1101-2021 Budget from Action Items and move it to Discussion Items since there is no action on this Ordinance tonight.

**Public Works Shop Remodel – Construction Contract Award**

Director Drops explained that bids for this project were opened at 2:00 p.m. on December 2, 2020. The City received twelve bids with a low bid from American West Construction, LLC of Enumclaw, of \$1,214,909. The Lake Stevens Public Works Tenant Improvement project is the 2,910 sf renovation and 2,910 sf mezzanine addition in an existing 10,030 sf building. The existing building shell is CMU with 6" slab-on grade, and wood framed roof. New mezzanine will be wood framed with engineered products. New floor finishes will be carpet, sheet vinyl, and vinyl plank. New interior walls are 2x wood construction with gypsum wallboard.

In addition to the construction contract, the City requests a 15% management reserve for \$182,091 to account for additional costs that are inherent in remodel projects.

The call for bids was advertised on November 6, 2020 and November 11, 2020 in the Daily Journal of Commerce and the Everett Daily Herald. The City has reviewed bids, verified references for the low bidder and completed debarment checks. Construction is anticipated to begin in January 2020.

**MOTION.** Councilmember Daughtry made a motion, seconded by Councilmember Frederick, to authorize the Mayor to execute a Public Works Contract with American West Construction, LLC in the amount of \$1,241,909 with a contingency of \$182,091 for a total construction cost of \$1,397,000. The motion passed 7-0-0-0.

**Discussion Items:**Ordinance 1101 – 2021 Budget

Finance Director Stevens explained that budget amendments adjust the specific line items that will be affected by purchase or contract awards. Amendments are being proposed in revenue and expenditure line items throughout the funds. Proposed amendments are based on changes in estimates, or other obligations related to grants, previously approved projects or new requests.

She explained all of the amendments in each fund:

- General Fund
- 101 - Street Fund
- 410 - Storm Water Management Fund
- 214 - 019A Bond Fund (and related REET 1 Transfer)
- 302 - Park Mitigation Fund
- 303 – REET I
- 304 – REET II
- 540 – Aerator (Lake Management) Fund

This Ordinance will come back for action at the December 15, 2020 meeting.

Before recessing to Executive Session, Councilmember Jorstad asked that a few residents that were in the waiting room and couldn't join the meeting during Citizen Comments earlier be able to speak now.

MOTION. Councilmember Jorstad made a motion, seconded by Councilmember Dickinson, to allow citizen comment for no longer than 10 minutes (2 minutes each). The motion passed 7-0-0-0.

Jessica Wadham. Jessica thanked the Council for not passing the Ordinance regarding the Salary Commission. She also spoke to changing the Council time to 6:00 p.m. and is concerned with Councilmember Jorstad who cannot easily make the 6:00 p.m. start time due to work.

Kari. Kari also stated that she was waiting in the waiting room and could not get into the meeting. She also asked the Council to reconsider adding citizen comments to the end of the meeting.

Nathan Packard. Mr. Packard asked that the Council packets include page numbers.

Helen, Vernon Road. Helen thanked the Council for supporting the Salary Commission. She asked that there be more clarity on the agenda about citizen comments/public hearings.

**Executive Session.**

The meeting recessed to executive session at 7:21 p.m. to discuss litigation or potential litigation per RCW 42.30.110 (1)(i) for approximately 15 minutes.

At 7:37 p.m. the executive session was extended for 3 minutes.  
At 7:40 p.m., the executive session was extended for 3 minutes.

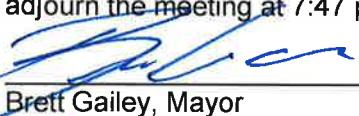
The meeting reconvened to regular session at 7:44 p.m.

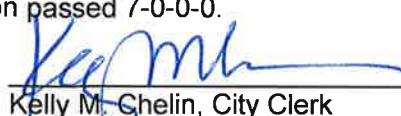
**Action Items:**

**MOTION.** Councilmember Tageant made a motion, seconded by Councilmember Ewing to move Ordinance 1108 forward: Ordinance Of The City Of Lake Stevens, Washington Providing For The City Of Lake Stevens To Assume The Full And Complete Management And Control Of The Lake Stevens Sewer District Under The Provisions Of RCW 35.13a.030 And 35.13a.020; Subject To A Referendum As Provided In RCW 35.13a.115; Providing For Severability, Summary Publication By Ordinance Title Only And An Effective Date. The motion passed 7-0-0-0.

**Adjourn:**

**MOTION.** Councilmember Daughtry made a motion, seconded by Councilmember Jorstad, to adjourn the meeting at 7:47 p.m. The motion passed 7-0-0-0.

  
Brett Gailey, Mayor

  
Kelly M. Chelin, City Clerk