

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

December 16, 2025, at 6:30 p.m.

Hybrid Meeting - By Remote Participation via Zoom & in Person at City Hall,
Conference Room A

CALL TO ORDER: 6:30 p.m. Mayor Brett Gailey

ELECTED OFFICIALS PRESENT: Councilmembers Ryan Donoghue, Gary Petershagen, Kim Daughtry, Anji Jorstad and Kymm Shipman, Steve Ewing and Nathan Packard.

Call to Order

Mayor Gailey called the meeting to order at 6:30 p.m.

Pledge of Allegiance

Roll Call

All Councilmembers were present.

Approval of the Agenda

MOTION. Councilmember Petershagen made a motion, seconded by Councilmember Ewing, to move item 10G. from the consent agenda (Two Appointments to the Planning Commission) to the action agenda. The motion passed 7-0-0-0.

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

Citizen Comments

Jerry Stumbaugh, Senior Center. Jerry spoke reported on the Senior Center and upcoming holiday dinner.

Amy Lewandowski, Lake Stevens. Amy thanked the outgoing Councilmembers for their service.

Council Business

Thank you to Outgoing Councilmembers Kim Daughtry, Gary Petershagen and Steve Ewing

Mayor Gailey presented the outgoing Councilmembers with a plaque.

Break for Cake/Refreshments

The Council took a break from 6:25 p.m. to 6:40 p.m.

Mayor's Business

Consent Agenda

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

The consent agenda included the following:

- 2025 Vouchers
- City Council Meeting Minutes of December 2, 2025
- City Council Meeting Minutes of December 9, 2025
- Resolution to Approve Lake Stevens Annex to Snohomish County Comprehensive Emergency Management Base Plan
- Contract Amendment with New Restoration and Recovery Services (Aqualis)
- Cancel December 23, 2025 Council Meeting
- Eagle Ridge Grant Agreement

Action Items

Two Appointments to the Planning Commission

Councilmember Petershagen stated that an email was received from Councilmember-Elect Tosha Edwards about concerns with the appointments. Council asked Councilmember-Elect Edwards to speak to her concerns. Council engaged in a discussion.

MOTION. Councilmember Jorstad made a motion, seconded by Councilmember Daughtry, to appoint James Sauls to the Planning Commission, Position 2 with a term expiring December 31, 2026 and Amy Lewandowski to the Planning Commission, Position 7 with a term expiring December 31, 2027. The motion passed 7-0-0-0.

Public Hearing

Ripperger Development Agreement (LUA2025-0050)

Principal Planner Levitan stated that this hearing is scheduled in order to take public testimony on LUA2025-0050, a development agreement that establishes the framework, land use review processes, development regulations and responsibilities for a proposed transfer of density between the KNA site on 99th Ave SE and the SLR site on S Lake Stevens Rd. and adopt the findings outlined in the staff report, approve land use application # LUA2025-0050, and authorize the Mayor to sign the development agreement which would then be recorded with Snohomish County.

Mayor Gailey opened the hearing for public comment.

Ryan Larsen, Applicant. Ryan spoke in favor of the staff report and findings.

Sally Jo Sebring, Lake Stevens. Sally Jo spoke against the agreement.

Dave Brooks, Lake Stevens. Dave spoke against the agreement.

Gary B (spelling not confirmed), Lake Stevens. Gary spoke against the agreement.

Christina Brooks, Lake Stevens. Cristina spoke against this agreement.

MOTION. Councilmember Daughtry made a motion, seconded by Councilmember Donoghue, to adopt the findings outlined in the staff report, approve land use application # LUA2025-0050, and authorize the Mayor to sign the development agreement shown in Attachment 1, which would then be recorded with Snohomish County. The motion passed 6-1-0-0.

MOTION. Councilmember Donoghue made a motion, seconded by Councilmember Shipman, to extend the meeting to 8:30 p.m. The motion passed 5-2-0-0 with Councilmember Ewing and Councilmember Jorstad opposed.

Action Items

Resolution No. 2025-13 – Naming the Marcus Tageant Interpretive Trail

MOTION. Councilmember Jorstad made a motion, seconded by Councilmember Shipman, to approve Resolution No. 2025-13 to name the interpretive public trail at the new city campus the “Marcus Tageant Interpretive Trail.” The motion passed 7-0-0-0.

Bid Award for the Lake Stevens Historical Museum and Retail Building

MOTION. Councilmember Daughtry made a motion, seconded by Councilmember Shipman, to approve Valdez Construction as the selected contractor for the Lake Stevens Historical Museum and Retail Building as the low bidder and adopt a final project budget, not to exceed \$5,380,901, for construction costs, soft costs and supplemental costs, subject to a future budget amendment. The motion passed 7-0-0-0.

Lakeview Flats Development Agreement Termination — Resolution 2025-12

MOTION. Councilmember Ewing made a motion, seconded by Councilmember Daughtry, to approve Resolution 2025-15 to repeal Resolution 2022-08 and terminate the development agreement with Lakeview Flats, LLC. The motion passed 5-2-0-0 with Councilmember Jorstad and Councilmember Donoghue opposed.

131st Ave Infrastructure Improvements Construction Contract Award

MOTION. Councilmember Jorstad made a motion, seconded by Councilmember Donoghue, to authorize the Mayor to sign the public works contract with Reece Construction for the construction of the 131st Ave Infrastructure Improvements Project. The motion passed 7-0-0-0.

Revised Action to Adopt Ordinance 1209 (STEP and Co-Living Housing)

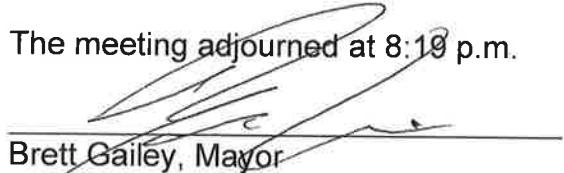
Principal Planner Levitan asked the Council to approve either the original or revised Ordinance 1209 (Attachment 1 or Attachment 2 in the packet). He stated that the required findings and conclusions are summarized in the December 2 Council staff report.

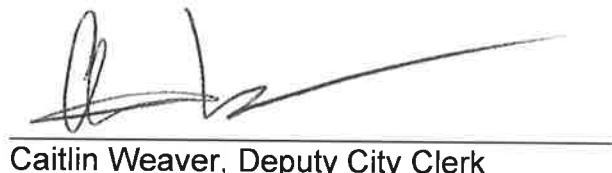
MOTION. Councilmember Petershagen made a motion, seconded by Councilmember Donoghue, to approve Ordinance 1209, Attachment 2. The motion passed 5-2-0-0 with Councilmember Jorstad and Councilmember Packard opposed.

Adjournment

MOTION. Councilmember Shipman made a motion, seconded by Councilmember Donoghue, to adjourn the meeting. The motion passed 7-0-0-0.

The meeting adjourned at 8:10 p.m.


Brett Gailey, Mayor


Caitlin Weaver, Deputy City Clerk