

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

Tuesday, November 24, 2020
By Remote Participation via Zoom

CALL TO ORDER: 7:00 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: 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, Associate Planner Sabrina Gassaway, Capital Projects Manager Aaron Halvorson, City Engineer Grace Kane and City Attorney Greg Rubstello

Call to Order:

The Mayor called the meeting to order at 7:00 p.m.

Pledge of Allegiance:

Mayor Gailey led the Pledge of Allegiance.

Approval of Agenda:

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

Roll Call:

All Councilmembers were present.

Citizen Comments:

There were no comments from the audience.

Guest Business:

Director Durpos introduced new Stormwater Coordinator Shannon Farrant.

Council Business:

Councilmember Dickinson reported on several items. She has joined the Council for Aging, the Library Board has three vacancies, she thanked the Mayor for speaking at the Chamber meeting and she reminded everyone about the drive by dinner at the Senior Center tomorrow evening.

Councilmember Ewing reported on the first responder training that Dr. Smith did with the Police Department.

Councilmember Daughtry reported that he has been participating on an interview panel for the next CEO of Community Transit.

Councilmember Petershagen thanked the Public Works crew for the new streetlights.

Councilmember Frederick reminded everyone to continuing wearing a mask.

Councilmember Tageant wished everyone a Happy Thanksgiving. He stated it would be nice to wrap up Council business and be able to cancel the December 22, 2020 meeting. He thanked the Police for catching the person who broke into the Buzz Inn restaurant.

Mayor's Business:

Mayor Gailey reported that the 4th round of business grants will be issued by Monday, November 30. He stated he has been discussing a new resource center with the CEO of Volunteers of America.

City Update:

Director Durpos reported that the City has been awarded a Transportation Improvement Board grant for \$3 million for the 91st and 24th project. He thanked City Engineer Kane for all her work.

Consent Agenda:

MOTION: Councilmember Jorstad made a motion, seconded by Councilmember Frederick, 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 10, 2020

City Council Workshop Meeting Minutes of November 17, 2020

Ordinance 1104 Amending Lake Stevens Municipal Code Concerning the Start Time for Regularly Scheduled City Council Meetings

Revised Resolution 2020-19 Machias Industrial Annexation

Public Hearing:

Ordinance 1103 Multifamily Housing Tax Exemption (MFTE) Program Regulations

Mayor Gailey opened the public hearing at 7:20 p.m.

Planner Gassaway explained that the MFTE program is an incentive that cities can offer to developers that encourages the construction of market rate housing and affordable multifamily housing in predesignated targeted areas. Staff briefed Planning Commission and City Council twice to gather input related to the required target areas and perspectives on the potential city requirements for this amendment. Planning Commission and City Council supported the adoption of both the 8-year exemption and 12-year exemption program as well as inclusion of a minimum unit creation in the code amendment. The entirety of the code amendment will be within Title 3 to provide a more consolidated and user-friendly code.

This amendment does not require a hearing with the Planning Commission. At its final briefing the Planning Commission provided no additional feedback on the draft code amendment. City Council adopted a resolution on October 27, 2020 to adopt the target areas proposed through this code amendment and set forth this public hearing. The Code amendment of Chapter 3.27 LSMC, in compliance with RCW 84.14, provides a framework for an application process, requirements for demolition of existing structures, eligibility criteria, and reporting requirements. The amendment includes both the 8 and 12-year options and included a

minimum unit creation as an eligibility criterion. In addition, staff has included displacement protections for existing residents in compliance with the goals of the city's Comprehensive Plan.

Mayor Gailey opened the public hearing for public comment.

Dylan Sluder, Master Builders Association. Mr. Sluder stated that they support the MFTE program and urge the Council's support. He stated this could be a "make or break" for projects and this will provide opportunities for more housing in the City.

Mayor Gailey closed the public hearing for public comments.

Council and staff engaged in a discussion. Councilmember Jorstad, Councilmember Frederick and Councilmember Dickinson thanked Planner Gassaway for her work on this.

Mayor Gailey closed the public hearing at 7:28 p.m.

MOTION. Councilmember Daughtry made a motion, seconded by Councilmember Dickinson, to approve Ordinance 1103 Multifamily Housing Tax Exemption (MFTE) Program Regulations. The motion passed 7-0-0-0.

Ordinance 1101 – 2021 Budget

Mayor Gailey opened the public hearing at 7:30 p.m.

Senior Accountant Roundy explained that the City Council has been reviewing current and forecasted revenues and expenditures including property tax, City staffing plans, and related costs which are incorporated into the proposed 2021 budget ordinance.

Revisions made to the 2021 Proposed Budget Ordinance 1101 since presented during the Public Hearing on November 10, 2020 are as follows:

- Fund 001 – General Fund
- Add \$20,000 in General Fund expenditures for a contribution to the Senior Center.
- The final budget ordinance will reflect the action approved by Council regarding this decision.

Mayor Gailey opened the public hearing for public comment at 7:33 p.m.

There were no public comments.

Mayor Gailey closed the public hearing for public comment at 7:34 p.m.

Mayor Gailey, Councilmember Jorstad, Councilmember Daughtry and Councilmember Taegant thanked Senior Accountant Roundy and Finance Director Stevens for all of their work on the budget.

Mayor Gailey closed the public hearing.

MOTION. Councilmember Petershagen made a motion, seconded by Councilmember Dickinson, to approve the second reading of Ordinance 1101 and approve the Ordinance with the Senior Center expenditure to be given to them on January 15, 2021. The motion passed 7-0-0-0.

Action Items:

Professional Services Agreement with Davido Consulting Group, Inc.

Stormwater Coordinator Farrant explained that the 2020 Lake Stevens Outlet Study identified several alternatives to improve Lake Stevens lake level management and lake outlet stream flow regime to address lake level challenges, downstream flooding, habitat deficiencies and to improve stream health. The proposed DCG, Inc. scope of work addresses the top priority alternatives from the lake outlet to Catherine Creek.


1. Replace the existing lake outlet weir and improve the downstream channel to allow for a wider range of hydraulic control of lake levels and lake outlet stream flows.
 2. Update the existing (1999) model to represent land use changes and better understand current and future interactions of the lake outlet channel and Catherine Creek.
 3. Raise the existing grade of Hartford drive to reduce the severity and occurrence of flooding.
- The proposed scope of work provides watershed modeling, survey, permitting, public outreach, engineering design and grant support for each of the projects listed above. Design will be taken to 30% for each of the projects listed above. A 30% design provides adequate cost estimates and engineering to seek grants to fund the remainder of the design and construction.

Council and staff engaged in a discussion.

MOTION. Councilmember Daughtry made a motion, seconded by Councilmember Ewing, to authorize the Mayor to sign the Davido Contract. The motion passed 7-0-0-0.

Adjourn:

MOTION. Councilmember Jorstad made a motion, seconded by Councilmember Daughtry, to adjourn the meeting at 8:08 p.m. The motion passed 7-0-0-0.



Brett Gailey, Mayor



Kelly M. Chelin, City Clerk