

## **CITY OF SULTAN COUNCIL MEETING – February 24, 2022**

Mayor Wiita called the regular meeting to order at approximately 7:00 p.m. The meeting was a hybrid with attendees both in person at City Hall Council Chambers and via Zoom Internet Conference Service. Mayor Wiita called roll and the following were in attendance:

Councilmembers: Morgan, Aldrich, Dearborn, Hund, Neigel, and Sivewright.

*It was noted that CM Hund joined at approximately 7:01 p.m. shortly after roll call; and CM Dearborn joined at approximately 7:35 p.m. during the discussion on AB22-23 regarding the Travelers Park fence approval.*

Staff: City Administrator Ibershof, Public Works Director Morgan, Community Development Director Galuska, Police Chief Martin, and City Clerk Pevey.

### **CHANGES/ADDITIONS TO THE AGENDA**

None noted.

### **COMMENTS FROM THE PUBLIC**

Bob McCarty, Loves Hill Drive, Sultan: Provided a Snohomish County Parks Board update and work being done on the rifle range project in the Sultan Basin Area. The cost is currently estimated at \$17 million dollars to be funded by a combination of federal, state, county, and private monies.

Andrew Rockwell, Winston Pace S.E., Sultan: Expressed support for model A of the transportation impact fee being discussed and reviewed later in the evening.

### **COUNCILMEMBER COMMENTS**

Morgan: Thanked staff for the retreat held on February 19<sup>th</sup>. He found it informative and fun to see staff in their elements and appreciated their enthusiasm. He acknowledged citizen comments.

Aldrich: Thanked staff for the retreat and found it informative. He acknowledged citizen comments.

Hund: Thanked staff for the retreat and found it informative and a great way to visualize where funds are needed. He expressed support of the gun range for safety and acknowledged support of economic development.

Neigel: Acknowledged citizen comments.

Sivewright: Monroe Municipal Community Court is partnering with service organizations to create a community court resource center. She fully supports citizens rights to vote as they choose and encouraged citizens to research the upcoming school levy and advised funding risks school face if the school levy fails again at the next election. She urged citizens to consider the needs of the schools in their decision She provided a quote Jana Stanfield “you cannot do all the good the world needs, but the world needs all the good you can do.”

Beeler: Appreciates the tight knit community with council and acknowledged Citizen Rockwell’s comments that council works to find a middle ground that will be impactful but not an unfair taxation on the community. Had a great time at the retreat on Saturday; learned a lot and it provided insight as council continues to make decisions on city projects. Expressed concern about the war occurring between Russia and Ukraine and how it will impact the United States.

### **MAYOR**

Echoed prayers for peace and expressed concern over the war between Russia and Ukraine and actions of world leaders. Reminded citizens to show kindness and concern to our neighbors. Provided an update on US2 advocacy efforts in Olympia. Monday evening the Mayor testified at the Senate Transportation Committee regarding a US2 budget amendment. Unfortunately, at the transportation committee meeting held Wednesday they rejected the

amendment but indicated they want WSDOT to engage in the process. There is further opportunity for additional state funding and acknowledged a marked increase in US2 improvement conversations. Thanked council and staff for their time at the retreat and felt the setting was very informative.

### **CITY ADMINISTRATOR COMMENTS**

Rural Town Centers and Corridors advised the city was recommended to move forward on continued US2 project review as funding is pending. City reaching out to continue conversations with WSDOT. City is now the owner of two Sultan properties, one on Dyer and one on Alder. Staff working with Community Alliance as they plan for 2022 events. The VOA meal kickoff is on March 5<sup>th</sup> with a pancake breakfast. Received notice from Snohomish County that \$100,000 of grant funding is available for the new dog park, lighted evacuation trail, and updates to River Park Gazebo.

### **STAFF REPORTS**

Written staff reports were submitted and on file for public works, community development, and hearing examiner John Galt's 2021 annual report.

### **CONSENT AGENDA**

On a motion by Councilmember Morgan, seconded by Councilmember Beeler, the following consent agenda items were approved with motion passing 6-0.

- 1) Voucher approval for the February 24, 2022, accounts payable vouchers in the amount of \$277,230.50, bank fees in the amount of \$6,387.46, bond payment in the amount of \$3,589.53, voided checks in the amount of \$12,059.48, payroll #2, payroll benefits and payroll taxes in the amount of \$140,737.29, all to be drawn and paid on the proper accounts.
- 2) January 27, 2022 Council meeting Minutes
- 3) Minutes of the Public Hearing regarding AB22-02 Wastewater Treatment Plant upgrades
- 4) February 3, 2022 Council Workshop Minutes
- 5) February 10, 2022 Council Meeting Minutes.

### **ACTION ITEMS**

#### **AB20-73\_WWTP Engineering Contract Amendment (Gray & Osborne Inc.)**

Public Works Director Morgan explained the amendment is for the construction management portion of the project and will include an archeologist, architects, and geologists. Morgan explained the original amount was \$1,250,000 and the amendment includes an additional \$382,000. On a motion by Councilmember Morgan, seconded by Councilmember Aldrich, council approved the Mayor to sign the amended contract with Gray & Osborne Inc. to add an amount not to exceed \$1,632,000 without prior authorization from council; Motion passed 6-0.

#### **AB22-23 Travelers Park Fence Approval (All About Fence)**

Public Works Director Morgan explained this is 95% grant funded and will be a 50' x 100' fenced dog park in Travelers Park initially reviewed by a committee in 2016. Councilmembers in agreement to update the proposal to include a double gated entry/exit to prevent dogs already in the park from escaping when more dogs are entering/exiting. On a motion by Councilmember Sivewright, seconded by Councilmember Aldrich, council authorized the Mayor to approve the work with All About Fence for an amount not to exceed \$13,000.00, which includes a 12% contingency, without prior authorization from council. Motion passed 7-0.

### **DISCUSSION ITEMS**

#### **AB22-19\_Transportation Impact Fees**

Community Development Director Galuska kicked off the discussion by providing a brief background on the subject of reducing impact fees for commercial properties and how would it impact residential fees. Staff also reviewed a range of reductions and impact fees and presented the three models as follows:

- Model A: 50% reduction to new commercial building applications, sunseting in four years, not specific to any industry. 100% reduction to new retail establishments only building applications, sunseting in two years.


- Model B: Changes focusing on specific industries identified by council with reductions based on the city's needs with no sunset date.
- Model C: 100% reduction for retail businesses sunsetting in three years with a 50% reduction for any type of commercial building sunsetting in three years.


Discussion on the various aspects of each model included additional considerations such as the impact to the transportation improvement fund, other revenues sources generated by increased commercial/retail development, and how to ensure transportation improvement funding remains in the forefront with council weighing the pros and cons of each option.

Mayor Wiita polled council and Model B was removed from the table of options. Council members deadlocked between Model A and Model C. Further discussion confirmed council preference to see results and ensure that developers couldn't take advantage of the fee reduction and postpone developing. Council also expressed a preference for a sunset timeframe of two years. Staff explained they would work to bring an ordinance forward based on information received during tonight's discussion.

**ADJOURNMENT**

On a motion by Councilmember Beeler, seconded by Councilmember Aldrich the meeting was adjourned at approximately 7:45 p.m. The oom meeting connection was disconnected shortly thereafter.

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Tami J. Pevey, City Clerk

  
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Russell Wiita, Mayor