

CITY OF STANWOOD
Regular City Council Meeting
Thursday, June 9, 2022, 7:00 p.m.
Stanwood-Camano School District Administration Building Board Room
26920 Pioneer Highway, Stanwood, WA 98292
Online option via Zoom

MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

Assistant to the Administrator Krista Hintz called the roll with the following Council members present: Dani Gaumond, Darren Robb, Timothy Pearce, Steve Shepro, Andreena Bergman, Tim Schmitt. The meeting was quorate. *A motion was made by Councilmember Pearce, Second by Councilmember Robb to excuse Councilmember Marcus Metz. The motion carried unanimously.*

Also known to be present: City Administrator Shawn Smith, Public Works Director Kevin Hushagen, Community Development Director Patricia Love, Police Chief Jason Toner, City Attorney Nikki Thompson, Finance Director David Hammond, Fire Chief John Cermak, and Assistant to the Administrator/Communications Manager Krista Hintz.

3. APPROVAL OF THE AGENDA

Motion by Councilmember Bergman, Second by Councilmember Gaumond to approve the agenda. Motion carried unanimously.

4. CITIZEN COMMENTS

The city received one request for verbal comment.

Mike Carmichael, Stanwood Topic: Kottsick Annexation, traffic on 80th Ave NW

7. CONSENT AGENDA

- a. Approve Vouchers and Payroll Checks
- b. Approve May 26, 2022, City Council Regular Meeting Minutes

Motion by Councilmember Pearce, Second by Councilmember Robb to approve the consent agenda, items A thru B. Motion carried unanimously.

8. UNFINISHED BUSINESS

- a. Second Reading, Ordinance 1505: 2021-2022 Budget Amendment Three

Finance Director David Hammond presented the Second Reading of Ordinance 1505: 2021-2022 Budget Amendment Three, clarifying that the \$65,000 requested for the two new Public Works trucks is per vehicle, for a total of \$130,000. Director Hammond also spoke to Councilmember

Robb's request that the City consider electric vehicles. Director Hammond stated the City will investigate the needed infrastructure and explore this option for the future.

Motion by Councilmember Robb, Second by Councilmember Shepro to approve the Second Reading and Adoption of Ordinance 1505 Amending the 2021-2022 Budget as presented.

A Roll Call Vote was taken, motion carried unanimously.

b. Third Reading, Ordinance 1504 - Kottsick Annexation

The first reading of Ordinance 1504-Kottsick Annexation on May 12, 2022, brought many questions regarding traffic, pace of development and what constitutes a benefit to the City. Community Development Director Patricia Love presented the second reading on May 26, 2022, addressing these questions. The third reading further addressed questions and concerns of the council.

Concern: Would the city be forced to provide sewer to the property if the annexation was denied by the city and moved forward through the county. The property is within our Urban Growth Area, and the city has capacity. There have been court cases on a case-by-case basis.

- Approve the annexation and the property will be developed according to city codes.
- Deny the application and the property owner can reapply in the future.
- Deny the application and potentially defend against litigation if the applicant pushed for access to sewer.

Councilmember Robb, would there be a fourth option: Deny the application and have development proceed with septic? Director Love responded that septic for the property would allow 1-2 units and not the full plat.

Councilmember Bergman asked if it is likely that the county would proceed with the full 265 units. Director Love responded that the county would most likely proceed with 200 units, still much higher than the 127 the city would allow.

Councilmember Pearce spoke about the annexation that became Copper Station and Kylie Park. The citizens were successful in stopping the annexation and then the county proceeded to develop without the need to follow city street standards. The city gave these developments sewer and water, could the county come back and say precedent has been set by this? Director Love responded that there were different issues up for discussion at that time and does not wish to speculate.

Mayor Roberts clarified that part of the proposed property was in the LDMR -Low Density Multi-Residential, allowing for townhouses and more narrow streets.

Councilmember Robb expressed his understanding of citizens concern over the pace of growth and stated he does not think city sewer service should be used as a reason to deny the annexation as the city does have the capacity to fulfill the request.

Councilmember Shepro stated he is not in favor of the annexation at this time but would be in the future, once the city has the infrastructure in place to accommodate the additional 127 homes. Councilmember Shepro also mentioned that this one development would generate 437,000 additional automobile trips per year, would provide additional crowding to Cedarhome Elementary, and would create additional needs for parks and open spaces in northeast Stanwood. If there were a plan in place for an east side park, he may be more likely to consider the annexation.

Councilmember Bergman stated that while she is not in favor of the additional growth, she also does not want to see the county develop at higher density.

Motion by Councilmember Robb, second by Councilmember Gaumond to approve the third reading and adoption of Ordinance 1504 as set forth in Attachment "A" accepting the Kottsick Annexation into the City

of Stanwood. A Roll Call Vote was taken, results reflected below.

<i>Ordinance 1504 – Kottsick Annexation</i>	
<i>Councilmember Pearce</i>	<i>Yes</i>
<i>Councilmember Shepro</i>	<i>No</i>
<i>Councilmember Gaumont</i>	<i>Yes</i>
<i>Councilmember Schmitt</i>	<i>Yes</i>
<i>Councilmember Gaumont</i>	<i>Yes</i>
<i>Councilmember Robb</i>	<i>Yes</i>

10. NEW BUSINESS

a. Accept the Department of Commerce Grant for the Sebranke Property Cleanup and Authorize the Mayor to Sign the Agreement with Maul Foster and Alongi.

Community Development Director Patricia Love presented the \$200,000 Department of Commerce Grant for cleanup costs and long-term monitoring. In 2021, the Department of Ecology awarded the city a grant for preliminary study of the property to set the city up for the cleanup grant. One requirement to receive the Department of Commerce grant was ownership of the property. The property was purchased by the city on December 21, 2021, this is the next step in cleaning up the property for future use. As part of the project, Maul Foster and Alongi will provide management and oversight of the cleanup on behalf of the city.

Council expressed their approval of the project and appreciates the amount of progress accomplished on this project using only grant funds.

Motion by Councilmember Pearce, Second by Councilmember Bergman to Authorize the Mayor to sign the grant contract with the Department of Commerce in the amount of \$200,000 to conduct the site cleanup work at the corner of 271st St NW and 84th Ave NW.

A Roll Call Vote was taken, motion carried unanimously.

Motion by Councilmember Pearce, Second by Councilmember Shepro to Authorize the Mayor to sign the contract with Maul Foster and Alongi, Inc. in the amount of \$95,760 to manage the site cleanup work on behalf of the city at the corner of 271st St NW and 84th Ave NW.

A Roll Call Vote was taken, motion carried unanimously.

11. CITIZEN CLOSING COMMENTS

Mike Carmichael, Stanwood Topic: Kottsick Annexation

12. REPORTS OF OFFICERS AND COMMITTEES

- a. Mayor's Report
 - Mayor and City Administrator Smith continue to work on the dike issue, seeking funding from all avenues.
 - There was a COVID outbreak at City Hall so be aware and continue to take precautions.
 - The Snohomish County Health District has been absorbed by Snohomish County and will no longer be a separate district. The SCHD will now have access to the 1/10 of 1% sales tax.
 - Representative Greg Gilday and County Councilmember Nate Nehring will be joining Mayor Roberts July 1st for Walk with the Mayor.

- b. City Administrator's report
 - Thank you to Kevin and the PW crew for all the work they have been getting done
- c. Councilmember Reports and Questions
 - Kudos to Kevin and staff for receiving the Wastewater Treatment award for the 7th year in a row, it shows a very well-run treatment facility.
 - Traffic on 80th Ave NW, with the increase in cars, there is an increase in speeders.
 - The fields at Heritage Park are the nicest that they've ever been.
 - Flood insurance in Stanwood received a new rating which dropped some rates \$1,600.
 - A port-a-potty on the west end brick road for tourist season would be nice.

13. EXECUTIVE SESSION

At 7:48 PM, Mayor, Council, City Administrator Smith, and City Attorney Nikki Thompson recessed to Executive Session for a 15-minute discussion in accordance with RCW 42.30.110(c). The Regular City Council meeting reconvened at 8:05 PM.

14. ADJOURN

The meeting was adjourned at 8:05 p.m.

CITY OF STANWOOD



Sid Roberts, Mayor

ATTEST:



Krista Hintz, Assistant to the Administrator