

CITY OF SULTAN COUNCIL MEETING – May 11, 2023

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, Dawson, and Beeler.

Absent: Sivewright

Staff: City Administrator Ibershof, Public Works Director Morgan, Community Development Director Hart, Interim Chief Alanis, and City Clerk Pevey.

CHANGES/ADDITIONS TO THE AGENDA

Excused absence of Councilmember Sivewright to Consent Agenda; Morgan/Dearborn – all approved.

PRESENTATIONS

AB21-93_Housing Action Plan

Andy McAndrews, Director of Planning, and Amanda Hunt, Planning, from Blueline presented work performed to date on the Housing Action Plan (HAP). Discussion on the current Washington State housing crisis and historic home value increases outpacing the wage growth creating a missing middle housing and accessible alternative housing options. Confirmation in Sultan that one in every fifth household was facing housing cost burdens. In addition, the state housing growth targets placed a growth target for Sultan of 1298 new housing units by 2044, which equated to roughly 54 new units annually.

Sultan's goals for the housing action plan required a focus on the following elements:

- To create capacity to meet the total number of homes anticipated.
- To plan capacity and consider regulations around forms of housing that meet every economic level
- To ensure policies reflect the PSRC and King County planning policies for housing.

Confirmation that the HAP is:

- A guide for the city of Sultan to inform the city's comprehensive plan and regulations.
- Identifies strategies to ensure the City's influence on expanding housing diversity, improved affordability, and increased housing accessibility.
- Is informed by data collected through the Housing Needs Assessment (HNA) and Public Engagement efforts.

Discussion that the HAP addressed four strategies as follows:

- Strategy A: Prevent Housing Instability and Displacement.
- Strategy B: Create Affordable Housing Opportunities for low- and moderate-income households.
- Strategy C: Allocate Housing Programs and Funding Resources.
- Strategy D: Revitalize Commercial Areas.

The timeline for the HAP presented included public participation from June to October 2022, draft review from April to May 2023, with the final HAP due June 2023.

COMMENTS FROM THE PUBLIC

No written comments received.

Ron Kraut, Sultan – expressed appreciation for the discussion on the 6 Year Transportation Improvement Plan at the last council meeting; expressed his interest in a focus on infrastructure before focusing on higher density numbers; complimented staff on binders available in library regarding the comprehensive plan update. Stated his spouse likes the "Welcome to Sultan" sign and the clean-up completed at Travelers Park.

CITY OF SULTAN COUNCIL MEETING – May 11, 2023 (Continued)

COUNCILMEMBER COMMENTS

Morgan, Aldrich, Dearborn, Hund, and Dawson expressed their appreciation for information presented by Blueline as well. Also acknowledged comments from the citizens.

Beeler: reminder for those considering reelection, filing is next week; also stated one word – “stormwater”.

MAYOR COMMENTS

Mayor Wiita acknowledged the state legislator called a special session to address drug laws, but confirmed it is still unclear what will occur at this point and will be watching the results. Reminded council of the upcoming AWC conference in June and encouraged council to notify staff as soon as possible if they want to attend.

CITY ADMINISTRATOR COMMENTS

Administrator Ibershof stated staff planning to offer a city citizen academy this fall that will include nine weeks of classes focusing on teaching citizens about city government. Plan to accept 12 applicants for the class and the announcement of the class was planned for later this summer. Reminded citizens and the council that the yearly farmers market opens May 12th and that opening day will include a community picnic sponsored by the VOA which included a pie eating contest.

STAFF REPORTS

No written reports submitted.

CONSENT AGENDA

On a motion by Councilmember Morgan, seconded by Councilmember Aldrich, the council approved the amended consent agenda to include the following items: Motion passed 6-0.

- 1) Voucher & Payroll Approval
- 2) 4/27/2023 Council Meeting Minutes
- 3) Excused absence of Councilmember Sivewright.

ACTION ITEMS

AB 23-25 On call engineering contract with Blueline

On a motion by Councilmember Morgan, seconded by Councilmember Aldrich, council authorized the mayor to sign the on-call engineering contract with Blueline; Motion passed 6-0.

AB 23-26 On call engineering contract With KPG Psomas

On a motion by Councilmember Morgan, seconded by Councilmember Aldrich, council authorized the mayor to sign the on-call engineering contract with KPG Psomas; Motion passed 6-0.

AB 23-27 On call engineering contract With Consor

On a motion by Councilmember Morgan, seconded by Councilmember Aldrich, council authorized the mayor to sign the on-call engineering contract with Consor; Motion passed 6-0.

AB 23-28 Resolution 23-04 – Surplus List

On a motion by Councilmember Morgan, seconded by Councilmember Aldrich, council approved Resolution 23-04 regarding the surplus list; Motion passed 6-0.

AB23-29 Ordinance 1387-23 Establishing SMC 9.06 re: Drug Possession

On a motion by Councilmember Morgan, seconded by Councilmember Aldrich, council adopted Ordinance 1387-23 establishing SMC 9.06 regarding Drug Possession; Motion passed 6-0.

CITY OF SULTAN COUNCIL MEETING – May 11, 2023 (Continued)

DISCUSSION ITEMS

AB22-26_ARPA Funds

City Administrator Ibershof started the discussion on potential ARPA fund investments explaining updates on various items on the list to include security cameras, demolishing the building at 401 Alder, building covered parking at the public works yard, road striper buggy, and bucket truck. Ibershof confirmed the initial estimate of \$959,000 presented was revised to \$994,200 with the total amount available of \$1 million dollars. He explained tonight's discussion was seeking clarification on the projects that made the top cut to confirm if they were still what council considered their priorities.

Melody Dazey, Economic Development Coordinator presented downtown enhancement ideas to include storefront studio suggestions to include green spaces, benches, and trees and presented the economical options available and proposed locations; estimated cost as presented was \$160,000.

Council discussion on increasing lighting for evening activities downtown to include discussion of street pole lighting versus lighting on buildings downlit on the sidewalk, string lighting, and gooseneck lighting for building owners to install with suggested lighting grant to encourage implementation. Awning improvements suggested along with lighting such as wall light with wide wash or Laramie hanging lamp for consistency through the city based on citizen feedback of what they were interested in seeing.

Discussion on pros and cons of options as presented; suggested temporary setup using string lights for events during street closures and staff could review options regarding that; expressed interest that benches were moveable and that lighting could be incorporated into them as well.

Discussion on bucket truck expense of \$120,000 and confirmation from staff that it would be replacing an existing piece of equipment that had surpassed its useful life.

Enhanced security system additions were discussed to include enhancing some existing areas as well as areas proposed. City Administrator Ibershof and Public Works Director Morgan explained the reasons for enhancements to various areas suggested.

Mayor Wiita reminded council of the discussion held to date and that the current list was based on council ranking, which included projects listed in order of highest council support versus lowest support. Discussion opened to confirm if council were still in agreement with list as presented.

Confirmation as follows:

- Confirmation that the road striper buggy should be included with paint.
- Discussion on grants and confirmation that lighting options should be voluntary with dual cost share to include deadline to apply and install; Discussion on height limitations to be included in grant application. Confirmation this option should be pared back to \$75,000 (\$50,000 for grants and \$25,000 for city)
- Discussion on project time deadlines and options to move projects down the list if things are stalled or not moving forward; and keep money for city buildings and open spaces.
- Agreement to lower demolition budget for the building located at 401 Alder.
- Agreement to change mobile sign budget to at least one reader board.
- Agreement to cut downtown enhancements budget to \$150,000.
- Discussion on possible cost savings of \$20,000 as staff has applied for a grant for the electronic content management system.
- Staff confirmed they would review costs to potentially save money for city hall and visitor center lighting upgrades; and confirmed the lighting projects would need a six-month lead time for purchase and delivery. All agreed this project could be held off at this time.
- Suggestion to focus on projects with a potential volatile cost increase in the market to keep the total project cost down.
- Suggestion on speed signs but no council consensus reached on this topic at this time for the ARPA list.


CITY OF SULTAN COUNCIL MEETING – May 11, 2023 (Continued)

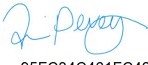
- Council agreement on security cameras and the urgency to move forward on this project.

Council in agreement on updated list totaling \$932,500. Staff confirmed the final list will be confirmed and a resolution for adoption on the list as agreed would be presented at an upcoming meeting. Staff confirmed they would include a project prioritization based on anticipated timelines in the report as well.

ADJOURNMENT

On a motion by Councilmember Morgan, seconded by Councilmember Aldrich, the council meeting was closed at approximately 8:49 pm. The Zoom meeting connection was disconnected shortly thereafter.


76379EAB06104E8...
Russell Wiita, Mayor

DocuSigned by:

95FC64C4101FC42E...
Tami J. Pevey, City Clerk