

CITY OF SULTAN COUNCIL MEETING – July 8, 2021

Mayor Wiita called the regular meeting to order at approximately 7:02 p.m. The meeting was a hybrid with attendees both in person at City Hall Council Chambers and via Zoom Internet Conference Service. Mayor called roll and the following were in attendance:

Councilmembers in attendance: In person: McCarty, Aldrich, Vaughn, Neigel, Sivewright, and Beeler. Via Zoom: Walker.

Staff in attendance: City Administrator Ibershof, Public Works Director Morgan, Community Development Director Galuska, Interim Finance Director Erdman, and City Clerk Pevey.

CHANGES/ADDITIONS TO THE AGENDA

Mayor Wiita noted that discussion items had been moved to the beginning of the meeting due to guest speakers in attendance.

DISCUSSION**AB-68_ Utility Payment Arrangements and ARPA Grant Parameters**

Ibershof clarified the discussion centered around VOA grant parameters, and that council decision would not affect the Utility Payment Arrangement Policy being presented for action later in the meeting. He provided background on the topic explaining that currently the city has 134 past due utility accounts with \$143,387 outstanding in past due funds. He acknowledged that most account holders had made between three to nine payments towards their amount owed over a sixteen month timeframe. He then explained that prior to the pandemic 53% of the accounts had been in arrears, and that 33% of the past due customers had already received grant assistance from the VOA. Staff recommendation presented various grant amount options to be awarded to customers with past due balances, but allowing the VOA to determine the grant amount customers could received with a larger percentage allowed to those that have made payments.

Lynsey Gagnon, Executive Director of the VOA Community Resource Center provided information on the VOA response to citizen assistance and the process of assistance through their organization. The VOA envisions connection with city staff to clarify what is needed; expressed appreciation for them reviewing a 12 month payment plan later in the meeting, and explained the VOA can work with the city for greater accountability if the citizen needs to come back to the VOA for further assistance. The VOA wants to see action as citizens are provided a step up towards self sufficiency.

Discussion from council regarding other funding sources if council chose to set limit; if council can amend contract as needed; covering past due amounts for timeframe of "during covid" past due and the amount of accounts that might be, forms needed at VOA, other potential questions to ask during determination, and parameters at low end and high end of assistance amounts available.

Mayor Wiita asked if the council was comfortable with a grant to the VOA of \$40,000 to get the ball rolling with another installment to VOA if needed; all were in consensus.

AB21-36_Potential Park on Hammer Property

Public Works Director Morgan shared three conceptual park designs as follows: Concept 1 Sports and Fitness, Concept 2 Community Backyard, and Concept 3 Summer Camp. He explained the next steps in the process were public outreach in August; updates to the city's website including a small survey for public input; an open house/public hearing meeting DTBD in September, and compile the information for an update to be provided to council in September/October; with final information being presented to a consultant to define the conceptual graphic design that would be ready for construction.

Council discussion on reviewing the traffic impact; naming the park, features of the property and what it can provide to include views of the valley, additional survey components, power options, and maintenance costs.

PRESENTATION

AB21-63: HB1923 – Lot Size Averaging and Cluster Subdivisions

Community Development Director Galuska explained the key issues of ESHB 1923 which provided funds to help cities provide more affordable housing, however, the city currently has a lot size averaging code that is confusing and may not be working as intended. Galuska explained the proposal being presented will create two new options for developments.

New lot size averaging simplifies the process to add together the proposed lot areas, open space or recreation areas, and unfenced, natural or recreational stormwater facilities, divided by the total number of proposed lots, average must be above the minimum lot size of the development. Developments still must meet general requirements in regards to parking, open space and recreation, as well as road standards.

Galuska then explained cluster subdivisions which allows the developer to reduce the size of lots and place in a higher density when you account for critical areas on the property that cannot be developed. Galuska showed how the changes proposed would affect the new units/acre maximum based on the new criteria being applied. He confirmed that developments still must meet general requirements regarding parking, open space and recreation, as well as road standards. Council discussion on the various elements in relationship to the changes being presented.

Next steps are to set a public hearing on this topic scheduled to be held at the planning board meeting.

PUBLIC COMMENT

Connor Morgan, Loves Hill Drive: Thank you to VOA and City staff regarding utility payments and suggestion to err on the side of more assistance.

Genny Smith, Marguerite Lane: Excited to hear public outreach regarding potential park on Hammer property; interesting presentation on lot size averaging and speaker answered a lot of questions; in acknowledgement of appointment of new planning board members thanked those volunteering their time and questioned the vetting process of the appointees as well as one appointee's amount of possible conflict of interest due to their employment.

Collen Rupke, Bryant Road: Referencing lot size averaging and cluster developments discussion explained affordable housing and current pricing of homes being built on small lots can't be deemed affordable housing; due to current pandemic banks are responding by protecting themselves by requiring bigger down payments and higher credit scores. Those that need affordable housing don't meet those criteria. Request to create standards that work to assist the citizens as well as developers.

Shana Sims, Marguerite Lane: Regarding critical protection areas, citizen presented information last week that showed no construction should be done in critical wetlands. If construction is being done in those areas it can affect homeowners. Hoping situations brought to the councilmembers can be taken care of.

COUNCILMEMBER COMMENTS

Vaughn: Thanked citizens for comments; recognizes what affordable housing means to businesses and developers is very different to those trying to live in houses.

Sivewright: Appreciated citizen comments; questioned if the sheriff's office would come to a future meeting to continue the discussion on new laws impacting their work; received her spring cleanup event flyer in the mail scheduled for the upcoming weekend and reminded citizens of alternatives for those who do not receive their flyer in time; acknowledged future developments coming forward that might bring forth true affordable housing.

MAYOR COMMENTS

Acknowledged flyers for the spring cleanup got sent out later than usual this year and the city made accommodations for those who do not receive their flyer in time. Visioning project interns work is moving forward and will be bringing suggestions forward soon. The Supreme Court's ruling on drug possession in the Blake Decision and its effect on the Sheriff's Office, is still in the planning stages as the next steps are still being defined. Once they are ready the Sheriff's Office will come back to council with

an update. Reminder Sultan Farmers Market is every Saturday and produce selection is improving as the season progresses.

CITY ADMINISTRATOR COMMENTS

Provided more in-depth details of the spring cleanup set for Saturday, July 10, 2021, from 8:00 a.m. to noon. Downtown Visioning survey has generated 377 responses as well as 10 citizens signing up for focus groups moving forward. Management retreat set for tomorrow to go over operating details of the city moving forward, as well as initial preparation of the 2022 budget.

STAFF REPORTS

None Noted

CONSENT AGENDA:

On a motion by Councilmember Walker, seconded by Councilmember Aldrich, council approved the consent agenda. Consent agenda items included as follows: 1) July 08, 2021, vouchers for approval in the amount of \$748,515.80 and Payroll in the amount of \$67,523.88 all to be drawn and paid on the proper accounts; Motion passed 7-0.

ACTION ITEMS

AB21-64_Planning Board Appointment

On a motion by Councilmember Beeler, seconded by Councilmember Aldrich, council confirmed the mayor's reappointment of Michael Weidman and appointments of Kyle Christiansen, Judie Cyr, and Andrew Rockwell to the Sultan Planning Board; Motion passed 7-0.

AB21-65_Resolution 21-17_Surplus List

On a motion by Councilmember Walker, seconded by Councilmember McCarty, council approved Resolution 21-17 to surplus equipment from City Inventory; Motion passed 7-0.

AB21-66_ Video Surveillance and Access Control

Administrator Ibershof explained video surveillance to be added to additional areas of City Hall and public works, as well as access controls to be added to the doors of City Hall. On a motion by Councilmember Neigel, seconded by Councilmember Walker, council authorized the Mayor to sign an agreement with Right Systems Inc. for an amount not to exceed \$123,080.03 without council approval; Motion passed 7-0.

AB21-67_Ordinance 1349-21_2021 Budget Amendments

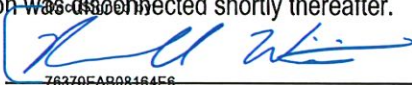
On a motion by Councilmember Walker, seconded by Councilmember McCarty, council approved Ordinance 1349-21 adopting the 2021 Budget Amendments; Motion passed 7-0.

AB21-68_Resolution 21-18_Utility Payment Plan Policy

On a motion by Councilmember Walker, seconded by Councilmember Aldrich, council approved Resolution 21-18 the utility billing payment plan policy. On a motion by Councilmember Beeler, seconded by Councilmember Aldrich, under policies and procedures number 2, first sentence to strike the word "only" from the sentence and second sentence insert "with owner authorization"; Motion and amendment passed 7-0.

ADJOURNMENT

On a motion by Councilmember Walker, seconded by Councilmember Aldrich, the council meeting was adjourned at approximately 8:32 p.m. The Zoom meeting connection was disconnected shortly thereafter.



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Russell Wiita, Mayor

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Tami J. Pevey, City Clerk