

**CITY OF SULTAN COUNCIL MEETING – September 9, 2021**

Mayor Wiita called the regular meeting to order at approximately 7:00 p.m. The meeting was held via Zoom Internet Conference Service. Mayor called roll and the following were in attendance: McCarty, Aldrich, Walker, Vaughn, Neigel, and Beeler; Absent: Sivewright

Staff in attendance: City Administrator Ibershof, Public Works Director Morgan, City Attorney Evans, and City Clerk Pevey.

**CHANGES/ADDITIONS TO THE AGENDA**

On a motion by Councilmember Beeler, seconded by Councilmember Aldrich the following changes/additions were made to the agenda: 1) presentation with Kirk Pearson removed at Pearson's request, and 2) Addition of action item regarding the selection of Mayor Pro-Tem for the remainder of 2021; Motion passed 6-0.

**COMMENTS FROM THE PUBLIC:**

Colleen Rupke, Bryant Road, Sultan: Voiced concerns urging council to reconsider AB21-63 regarding Lot Size Averages and Cluster Development Code.

Jenny Smith, Marguerite Lane, Sultan: Addressed proposed park plan discussion and urged council to review deeper and ask questions; regarding AB21-63 regarding Lot Size Averages and Cluster Development code requested council look beyond to the future and review the effect and impact of new development on the current population.

Conner Morgan, Loves Hill Drive, Sultan: Urging senior high school students interested in higher learning to submit a scholarship application to the Sultan Education Foundation.

**COUNCILMEMBER COMMENTS**

McCarty: Questioned if student rep will continue thru the current school year or if council needs to seek a new student rep.

Vaughn: Thanked public for comments and acknowledged they are heard.

Neigel: Acknowledged public comment and encouraged the public to attend board workshop meetings and other meetings held beyond the council meetings to see deeper discussions held by the council on topics of interest.

Beeler: Thanked public for comments and acknowledged comments are not falling on deaf ears; council does listen to their constituents. Acknowledged issues with development and keeping homes affordable for those who live here.

**MAYOR COMMENTS**

Mayor Wiita acknowledged the Return of the Salmon Festival has been cancelled, but that the Farmers Market would be continuing thru the end of September.

**CITY ADMINISTRATOR COMMENTS**

Administrator Ibershof confirmed the post office was painted and staff are working hard putting up refurbished signs. The City website is being updated with current information.

**STAFF REPORTS**

Written reports submitted and on file for: 1) Public Works, 2) Police, and 3) Contracts Approved August 2021. Chief Mike Martin gave an update that Sergeant Mark Bond retired from 31 years of police work. Confirmed they are bringing on a new deputy that has a background from the office of neighborhoods and has worked in chronic nuisance houses. A few new graveyard deputies are coming on duty.

Mayor reminded council that at the next council meeting there will be a joint presentation from SCSO and Zachor Thomas regarding the Blake Decision and potential impacts in Sultan.

City Clerk Pevey gave an update on staff projects worked on in August while council took a break from meetings included records room organization/cleanup and a sneak peek of Cemetery GIS Software to be brought on-line for city staff, with citizen access to follow.

#### **CONSENT AGENDA:**

On a motion by Councilmember Walker, seconded by Councilmember Neigel, council approved the consent agenda. Consent agenda items included as follows: 1) Vouchers for September 9, 2021, accounts payable vouchers for approval in the amount of \$306,209.34, council member payroll for August including taxes in the amount of \$4,521.31, all to be drawn and paid on the proper accounts; 2) July 22, 2021 Council Meeting Minutes; 3) Vouchers for August 12, 2021, accounts payable vouchers in the amount of \$302,405.38, employee payroll 15 and 16 including benefits and tax payments in the amount of \$170,208.02, council/mayor payroll including tax payments for July 2021 in the amount of \$4,844.28, and bank fees in the amount of 2,517.68 all to be drawn and paid on the proper accounts; and 4) Vouchers for August 26, 2021, accounts payable vouchers for approval in the amount of \$442,292.71, employee payroll 17 including benefits and taxes in the amount of \$85,984.92, Payroll Benefits 16 and taxes in the amount of \$72,323.16, and the 2nd Quarter Payroll Taxes in the amount of \$11,304.26 all to be drawn and paid on the proper accounts; Motion passed 6-0.

#### **ACTION ITEMS:**

##### **AB19-55\_ Water Treatment Plant Contract Amendment with Murraysmith, Inc.**

Public Works Director Morgan explained the addition to the current design contract. Risk assessment was completed to identify vulnerabilities in the system. This assessment recognized additions to automated valving, conduit, and controls for earthquake detection to maintain water supply, adding security cameras, key card entry access, as well as other additions. Councilmember Beeler explained this directly reflects the discussion on "planning for the future" and likes to see safety, security, and redundancy measures in place to protect our citizens. Councilmember Vaughn questioned a "break in the system" and asked if this would move the city away from occasionally purchasing water from the City of Everett. Morgan explained it will assist in the transition to Everett to be smoother so citizens wouldn't have an interruption in service. Morgan confirmed the goal is always to produce our own water and not use Everett water. On a motion by Councilmember Walker, seconded by Councilmember Beeler, council authorized the Mayor to sign Task Order #14 with Murraysmith for an amount not to exceed \$249,749.00; Motion passed 6-0.

##### **AB21-80\_ Vactor Truck Rental Contract with Solid Waste Systems**

Public Works Director Morgan explained two reasons why a Vactor Truck rental was needed and confirmed the large amount of cleanup work needed in the wastewater and stormwater systems would negatively impact the current truck owned by the city and push it to its capacity. Councilmember Vaughn requested more specifically the cost benefit of renting the vactor truck versus using our own. Morgan explained the city savings on repairs and maintenance costs in the short term, while keeping the city's truck active and in good health for emergency situations thru the winter until the city builds up the funds necessary to replace the truck. Councilmember McCarty requested hour meters on all equipment conveyed into a spreadsheet for council when renting equipment is required. Morgan acknowledged this could be tracked on an hourly basis monthly if council desires; council agreed they would like to see this on at least a quarterly basis. On a motion by Councilmember Walker, seconded by Councilmember Aldrich, council authorized the Mayor to sign the agreement with Solid Waste Systems for an amount not to exceed \$30,000.00; Motion passed 6-0.

##### **AB21-84\_ Governmental Affairs support with Gordon Thomas Honeywell**

Administrator Ibershof explained and request for qualifications was released in February 2021 for a lobbyist and Honeywell was the top candidate to assist the city with WSDOT projects as the city focuses on urging the state to move forward on US 2 improvement and expansion. On a motion by Councilmember Beeler, seconded by Councilmember Aldrich, council authorized the Mayor to sign a two-year agreement with Gordon Thomas Honeywell Governmental Affairs for lobbying services; Motion passed 6-0.

**AB21-81\_Police Station HVAC Replacement Contract with DK Systems**

Public Works Director Morgan explained during the high heat conditions in August 2021 the HVAC system at the police station broke down; the county was able to repair it and keep it working despite multiple issues. It is a 22-year-old system in need of replacement. Per the contract with the Sheriff's Office, it is the city's responsibility to replace it. On a motion by Councilmember Walker, seconded by Councilmember Neigel, authorized the mayor to sign the quote authorizing the work with D.K. Systems Inc. for an amount not to exceed \$21,300.00; Motion passed 6-0.

**AB21-17\_Change Order for Post Office Work with Garland/DBS Inc.**

Administrator Ibershof explained the fixes being proposed to add to the workload for Garland/DBS while they were completing the painting on the outside of the post office. This include removing the door and repairing the wall where an unsafe outdoor stairwell was removed; painting the remaining stairwell emergency exit to the second floor; and repairing interior damage from a previously repaired roof leak. Council appreciated city staff maintaining infrastructure better than previously done and questioned if the clock that was taken down due to disrepair would be returned to the location. On a motion by Councilmember Beeler, seconded by Councilmember Aldrich, council authorized the Administrator to sign the change order with Garland/DBS Inc. for the amount not to exceed \$19,482.66; Motion passed 6-0.

**AB21-83\_On Call Community Development Services with LDC**

Administrator Ibershof explained there are many complex upcoming projects requiring experience and the city was unable to locate an experienced Associate Planner. On call services would focus on code review and project review. The expenses would be reimbursed by the development community. On call needs would be brought back for council approval prior to being utilized. Discussion followed regarding the city repeatedly paying multiple people to perform the same job and the lack of qualified applicants in the industry. Discussion on the longer-term outlook as the city works to train staff, and that additional resources are being brought in to get the work done in the meantime. On a motion by Councilmember Walker, seconded by Councilmember Aldrich, council authorized the mayor to sign a two-year agreement with LDC for on-call planning services; Motion passed 5-1 with the vote as follows: McCarty yes, Aldrich yes, Walker yes, Vaughn no, Neigel yes, and Beeler yes.

**AB21-85\_On Call Building Inspector/Plan Review Contract with West Coast Code Consultants Inc.**

Administrator Ibershof explained the current building inspector completed 100 inspections in one day prior to going on vacation and came back to work early to complete further inspections. The growth the city is seeing requires a back up to assist the new employee in the learning curve as well as covering future vacations. Full cost recovery as expense is billed to developers. Council voiced that good customer service is needed to keep the building process moving efficiently and effectively forward while also supporting our current employees. On a motion by Councilmember Walker, seconded by Councilmember Beeler, council authorized the Mayor to sign a two-year agreement with West Coast Code Consultants, Inc. for on-call building inspections and plan review; Motion passed 6-0.

**Selection of Mayor Pro Tem**

The Mayor explained that due to personal issues, CM Sivewright is stepping down from the Mayor Pro Tem duties. On a motion by Councilmember Walker, seconded by Councilmember Vaughn, council nominated Councilmember Beeler to serve as Mayor Pro Tem thru the remainder of 2021. Following a brief discussion and confirmation from Beeler, On a motion by Councilmember Walker, seconded by Councilmember Aldrich, council authorized Councilmember Beeler to serve as Mayor Pro Tem thru the remainder of 2021; Motion passed 6-0.

**DISCUSSION ITEMS****AB21-82\_Scheuer Drive Right of Way Easement Vacation**


Administrator Ibershof explained the city received a request from Scheuer to vacate a right of way easement down the middle of a piece of property located in the 900 block of US 2; staff is supportive of the decision as previous right of way connections have already been vacated. Discussion followed on property access; it was determined as inaccessible from US 2 due to the weigh station. Moving forward the property owner must obtain an easement with the property owner from Old Owen Road. Council in consensus to bring back as an action item.

**AB21-63 Lot Size Averaging and Cluster Subdivision Code Updates**

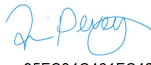
Adminstrator Ibershof explained that ESHB 1923 provided the city funds to help provide more affordable housing. The City currently has a lot size averaging code that is confusing and may not be working as intended; he proposal will create two new options for development. Discussion ensued with Councilmember Walker providing his experience with a background in construction and how builders will work around the restrictions to build versus giving the property up to the city for open space. The Mayor expressed the goal is not to make it easier for the builder, but to find ways to make development occur the way the citizens prefer and one way of doing that is lot size averaging which will steer the building away from cookie cutter developments that all look the same while leaving the odd areas as open space. Beeler explained this ties into parking issues recently addressed in new developments as well as road widths to address the traffic/parking flow issues. Ibershoff explained code updates are a work in progress and this mandate is coming down as requirements to be incorporated from the state. Discussion continued regarding code issues prompting excessive staff time in interpretation, decisions, and other factors stalling growth. Consensus to bring forward for further review and action.

**ADJOURNMENT**

On a motion by Councilmember Walker, seconded by Councilmember Aldrich, the council meeting was adjourned at approximately 8:23 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