



MINUTES

City Council Regular Meeting

6:00 PM - Tuesday, February 19, 2019

Council Chambers, 15728 Main Street, Mill Creek, WA 98012

Minutes are the official record of Mill Creek City Council meetings. Minutes document action taken at the council meeting, not what was said at the council meeting.

A recording of this City Council meeting can be found [here](#).

The agenda packet for this City Council meeting can be found [here](#).

CALL TO ORDER

Mayor Pruitt called the meeting of the Mill Creek City Council to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Councilmembers Present:

Pam Pruitt, Mayor
Brian Holtzclaw, Mayor Pro Tem
Vince Cavaleri, Councilmember
Mike Todd, Councilmember
Mark Bond, Councilmember
John Steckler, Councilmember
Stephanie Vignal, Councilmember

Councilmembers Absent:

AUDIENCE COMMUNICATION

A. Public comment on items on or not on the agenda

Larry Allen, a Mill Creek resident, addressed Council on behalf of the Bluegrass Meadows HOA to speak about impacts of The Farm development.

Don Armstrong, a Mill Creek resident, expressed his concerns over potential traffic impacts caused by the number of apartments proposed in The Farm development.

Carmen Fisher, a Mill Creek resident, expressed her support of projects that bring workforce housing to our community.

STUDY SESSION

B. The Farm at Mill Creek - Process for Consideration and Proposed Vision

Interim City Manager Bob Stowe facilitated a study session on the process for consideration and proposed vision of The Farm development. City Manager Stowe introduced Senior Planner Christi Amrine who led Council through a [PowerPoint](#) presentation providing background information on the East Gateway Urban Village

(EGUV), binding site plan review process and proportional impact mitigation assessment process, and The Farm review status.

Senior Planner Christi Amrine introduced Ryan Patterson, President of Vintage Housing and architect Chris Olsen of Olson Projects. Mr. Olsen led Council through a [PowerPoint](#) presentation detailing the binding site plan, wetland mitigation, parking, retail and commercial units, and development amenities. Mr. Patterson gave an overview of similar projects around the state, anticipated annual sales and property taxes, reviewed traffic studies, and described workforce housing. Mr. Patterson announced that he will be hosting an open house on Wednesday, February 20 at the Mill Creek Senior Center to provide project information and have direct discussions with the public on matters related to the development.

Council engaged in discussion.

NEW BUSINESS

C. AWC Center for Quality Communities Scholarship Nominee Selection

Councilmember Steckler summarized the scholarship structure and student applicant eligibility. Councilmember Steckler gave an overview of the council selection committee process and stated that he and Councilmember Todd reviewed 13 qualified applications. Councilmember Steckler announced that Glacier Peak High School student and Spring Tree resident, Elijah Beals, will receive a \$500.00 award in recognition of being the City's nominee.

Councilmember Steckler made a motion to select Elijah Beals to represent the City of Mill Creek in the statewide AWC Center for Quality Communities Scholarship selection process. Councilmember Todd seconded the motion. The motion passed unanimously.

D. Ordinance Amending the Mill Creek Municipal Code Related to Code Enforcement

Interim City Manager Bob Stowe introduced Associate Planner Sherrie Ringstad who led Council through a [PowerPoint](#) presentation detailing the proposed amendments, responsibility for Code Enforcement assigned to Development Services, aspects of enforcement, Planning Commission review, and proposed code language.

Council engaged in discussion. Staff will revise the proposed amendments as discussed and bring back to Council for adoption at a later date.

E. Exploration Park - Construction Management and Inspection Professional Services Agreement

Director of Public Works & Development Services Gina Hortillosa reviewed project and bid history, including constructability and bid-ability review of the design plans, specifications and estimate (PS&E) completed by KPFF in March 2018 in preparation for the first time the project was advertised in April 2018. Director Hortillosa reviewed the construction phase total cost estimate and construction timeline.

Council engaged in discussion.

Councilmember Cavaleri made a motion to authorize the City Manager to execute a contract with KPFF Consulting Engineers for construction management and inspection services for the Exploration Park project in an amount not to exceed \$98,374.00. Councilmember Steckler seconded the motion. The motion passed unanimously.

F. Ratification of Proclamation of Local Emergency

Interim City Manager Bob Stowe summarized the Proclamation of Local Emergency issued on Monday, February 11 in recognition of the local and regional winter storm event that was causing hazardous conditions and significant impact to the City of Mill Creek. City Manager Stowe explained how the proclamation allowed the City to quickly gain access to resources and recover some of the expenses. Although the proclamation was terminated today, City code requires Council to ratify the proclamation as soon as possible following the emergency.

Councilmember Cavaleri made a motion to ratify the Proclamation of Local Emergency issued by the City Manager on February 11, 2019. Councilmember Bond seconded the motion. The motion passed unanimously.

CONSENT AGENDA

- G. Approval of Checks #59686 through #59811 and ACH Wire Transfers in the Amount of \$1,766,567.94
(Audit Committee: Councilmember Steckler and Councilmember Cavaleri)
- H. Payroll and Benefit ACH Payments in the Amount of \$204,917.11
(Audit Committee: Councilmember Steckler and Councilmember Cavaleri)

Councilmember Cavaleri made a motion to approve the consent agenda. Councilmember Steckler seconded the motion. The motion passed unanimously.

AUDIENCE COMMUNICATION

- I. Public comment on items on or not on the agenda

Sean Duffy, a Mill Creek resident, thanked staff for The Farm presentation and would like Council to consider high density housing. Mr. Duffy also commented on the traffic study, impact fees, property taxes, and expressed concern over potential empty commercial space.

REPORTS

- J. Mayor/Council

Mayor Pruitt issued a [Proclamation](#) recognizing the month of February 2019 as Black History Month and asked all residents of Mill Creek to join her in commemorating the countless contributions of African Americans to our Nation and the World.

Councilmember Bond thanked Senior Planner Christi Amrine for her presentation on The Farm.

Councilmember Vignal thanked staff for their hard work during the snow event.

Mayor Pro Tem Holtzclaw reported that the Planning Commission will be discussing small wireless communications at their next meeting.

Councilmember Todd discussed a [handout](#) regarding the I-5 System Partnership.

Councilmember Todd reported that the Association of Washington Cities (AWC) conference was cancelled due to snow.

Councilmember Todd reported that he will be attending the next Economic Alliance of Snohomish County (EASC) meeting and encouraged Council to attend as well.

Councilmember Todd reported on the [AWC hot sheet](#) showing bills of interest that would impact the City and region. Interim City Manager Bob Stowe commented on bills that AWC recommends to oppose, and detailed land use related bills that would relinquish local control to the State. City Manager Stowe encouraged Council to communicate the City's opposition with State Representatives. Planning Manager Tom Rogers answered questions from Council.

K. City Manager

- Council Planning Schedule
- Storm Response Update

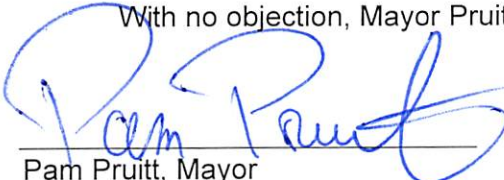
Interim City Manager Bob Stowe reported that the executive search firm is available on March 12 to review City Manager finalist applications with Council in executive session. Council will let City Manager Stowe know if they are available at 5:00 p.m. on March 12.


Director of Public Works & Development Services Gina Hortillosa reported on the snow event and will bring a detailed report to Council at a later date.

At 8:29 p.m. Councilmember Todd made a motion to extend the meeting up to 8:40 p.m. Mayor Pro Tem Holtzclaw seconded the motion. The motion passed unanimously.

ADJOURNMENT

With no objection, Mayor Pruitt adjourned the meeting at 8:38 p.m.


Pam Pruitt, Mayor


Gina Pfister, City Clerk