



MINUTES

City Council Regular Meeting

6:00 PM - Tuesday, February 26, 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. and led the Pledge of Allegiance.

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

Barbara Heidel, a Mill Creek resident, commented on the City's snow event response and asked Council to purchase an additional snow plow. Ms. Heidel requested that Council consider purchasing video equipment to record Council meetings and asked Council to speak clearly into their microphones. Lastly, Ms. Heidel would like another open house to be held at Vintage by The Farm developer.

Kevin White, a Mill Creek resident, would like The Farm developer to hold an additional open house.

Khurram Khan, owner of The Learning Center in Mill Creek, expressed concern over The Farm traffic impacts.

PRESENTATIONS

B. City Staff Recognition

- 2017 Larry F. Davis Award - Corporal Rory Mundwiler
- 2017 Police Officer of the Year - Officer Tony Bittinger
- Police Department Commendation Medal - Officer Tobie Eikenberry
- 2018 Larry F. Davis Award - Officer Tony Bittinger
- 2018 Police Officer of the Year - Corporal Brett Thompson
- 2018 Employee of the Year - Jodie Gunderson

Interim City Manager Bob Stowe and Police Chief Greg Elwin recognized and showcased the talent and accomplishments of the 2017 and 2018 City staff award recipients.

OLD BUSINESS

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

Interim City Manager Bob Stowe reviewed changes made to the proposed amendments since the meeting on February 19 and highlighted the significant changes to the requirements used to evaluate when considering enforcement.

Councilmember Cavaleri made a motion to adopt Ordinance 2019-846, AN ORDINANCE OF THE CITY OF MILL CREEK, WASHINGTON, AMENDING MILL CREEK MUNICIPAL CODE SECTION 14.01.030 DEFINITIONS, SECTION 17.22.080 VEHICLE PARKING, AND SECTION 17.24.030 MAINTENANCE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE. Councilmember Bond seconded the motion. The motion passed unanimously.

NEW BUSINESS

D. 2019 Street Pavement Marking Program - Construction Contract Award

Director of Public Works & Development Services Gina Hortillosa summarized the construction bid package and detailed the base bid and four additive alternatives including thermoplastic, paint striping, raised pavement markers, and paint. Director Hortillosa reviewed the funding, costs, and timeline for the project.

Council engaged in discussion.

Councilmember Steckler made a motion to authorize the City Manager to execute a contract with Apply-A-Line, LLC for the construction of the 2019 Street Pavement Marking Program in an amount not to exceed \$181,811. Councilmember Todd seconded the motion. The motion passed unanimously.

STUDY SESSION

E. The Farm Development Agreement

Interim City Manager Bob Stowe facilitated a study session regarding The Farm Development Agreement. City staff and developer Ryan Patterson presented background information and answered questions on the East Gateway Urban Village

(EGUV) developments, the history of developments in the district, and specifics relating to the new mixed-use facility.

Senior Planner Christi Amrine led Council through a [PowerPoint](#) presentation reviewing the Development Agreement process, purpose, and highlighted key aspects of the Development Agreement. Senior Planner Amrine detailed environmental impacts, mitigation, City revenues and expenses, and briefed Council on next steps.

City Attorney Scott Missall provided Council with the [redline version of the Development Agreement](#).

Due to the recent snow event, developer Ryan Patterson offered to hold another open house for the community. The date will be announced within the week.

Councilmember Bond made a motion to hold a Public Hearing on The Farm development on March 26, 2019. Councilmember Steckler seconded the motion. The motion passed unanimously.

At 8:27 p.m. Councilmember Todd made a motion to extend the meeting up to 9:30 p.m. Councilmember Steckler seconded the motion. The motion passed unanimously.

- F. Indoor Facility Use Policy and Ordinance Amending the Mill Creek Municipal Code Related to Facility Use Fees

Director of Communications and Marketing Joni Kirk briefed Council on questions that had come in over the weekend and provided Council with a [redline version](#) the proposed policy.

Director Kirk detailed changes from the old policy and reviewed prioritized user groups, deposit and fee schedules, and administrative rules.

Mayor Pro Tem Holtzclaw made a motion to adopt Ordinance 2019-847 with one edit to 6.3.3 as discussed, AN ORDINANCE OF THE CITY OF MILL CREEK, WASHINGTON, AMENDING THE MILL CREEK MUNICIPAL CODE SECTION 3.42.230 COMMUNITY ROOM USE CHARGES; AND ESTABLISHING AN EFFECTIVE DATE. Councilmember Steckler seconded the motion. The motion passed unanimously.

CONSENT AGENDA

- G. Approval of Checks #59812 through #59907 and ACH Wire Transfers in the Amount of \$754,960.91
(Audit Committee: Councilmember Steckler and Councilmember Cavaleri)
- H. Payroll and Benefit ACH Payments in the Amount of \$284,459.87
(Audit Committee: Councilmember Steckler and Councilmember Cavaleri)
- I. City Council Meeting Minutes of October 9, 2018
- J. City Council Meeting Minutes of October 23, 2018

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

REPORTS

K. Mayor/Council

Councilmember Steckler reported that he toured the USS Ralph Johnson with Councilmember Bond, Chief Elwin, City Parade Coordinator Jon Ramer, and is interested in pursuing ship adoption.

Councilmember Cavaleri reported that he attended the annual employee recognition event.

Mayor Pro Tem Holtzclaw reported that the Planning Commission discussed small wireless facilities (5G) at their last meeting.

Mayor Pro Tem Holtzclaw reported that he will be attending the Snohomish County Tomorrow (SCT) meeting on June 27.

Mayor Pro Tem Holtzclaw shared [emails and photos](#) from Mill Creek resident Jean Dewitt and shares her concern over sidewalk access during snow events.

Councilmember Todd shared a [handout](#) from Forward Washington, a comprehensive 10-year transportation and environmental plan to invest in infrastructure and green technology projects throughout the state.

L. City Manager

- Council Planning Schedule
- Council Liaison Positions

Due to time, the Council Liaison Positions item will be brought back at a later date.

Interim City Manager Bob Stowe reported that 2 change orders will be coming to Council relating to the 35th Ave SE construction project.

AUDIENCE COMMUNICATION

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

Sean Duffy, a Mill Creek resident, thanked Council for allowing public input on The Farm development and noted one discrepancy relating to workforce housing on the City's website FAQs.

Wil Nelson, a Mill Creek resident, asked Councilmember Steckler to spend time researching EGUV history.

Joel St. Marie, not a resident of Mill Creek, explained to Council that The Farm development impacts those living in unincorporated Snohomish County as well as Mill

Creek residents. Mr. St. Marie also commented on the EGUV master plan and expressed concern over traffic related issues.

Joshua Probert, not a resident of Mill Creek, expressed his support of The Farm development and would like to hear more about public transportation options and statistics.

Michael Scherping, a Mill Creek resident, commented that he likes The Farm project but would like to see it on a corridor closer to the Swift Line.

Ryan Patterson, The Farm developer, explained the AMI cap, parking capabilities, and how the Development Agreement differs from the Binding Site Plan.

Khurram Khan, owner of The Learning Center in Mill Creek, expressed concern over costs and increased traffic caused by The Farm, and does not want to see low income housing in Mill Creek.

RECESS TO EXECUTIVE SESSION

(Confidential Session of the Council)

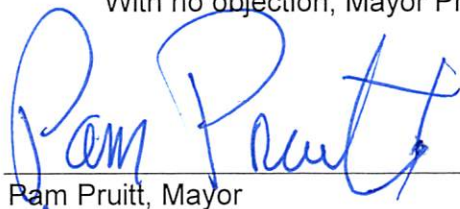
- N. At 9:20 p.m. Council recessed to executive session to discuss potential litigation pursuant to RCW 42.30.110(1)(i). City Attorney Scott Missall was present during the executive session. The executive session concluded at 9:29 p.m.

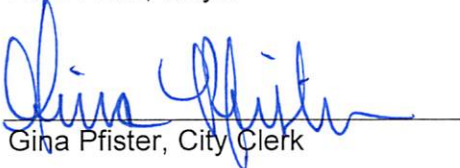
RECONVENE TO REGULAR SESSION

- O. The meeting reconvened to regular session at 9:30 p.m.

ADJOURNMENT

With no objection, Mayor Pruitt adjourned the meeting at 9:30 p.m.


Pam Pruitt, Mayor


Gina Pfister, City Clerk