

CITY OF STANWOOD
Regular Meeting of the City Council
Thursday, July 28, 2022 – 7:00 p.m.
In-Person & Zoom Online Meeting
MINUTES

1. Call to Order and Pledge of Allegiance

Mayor Sid Roberts called the meeting to order at 7:00 p.m. Councilmember Schmitt led the Pledge of Allegiance.

2. Roll Call

City Clerk Lisa Sokolik called the roll with the following Councilmembers present: Dani Gaumond, Marcus Metz, Darren Robb, Tim Pearce, Steve Shepro, Andreena Bergman and Tim Schmitt. The meeting was quorate.

Also present: City Administrator Shawn Smith, Community Development Director Patricia Love, Sergeant Karl Gilje, City Attorney Nikki Thompson, Utilities Supervisor Leigh Danielson, Assistant to the Administrator & Communications Manager Krista Hintz, and City Clerk Lisa Sokolik.

3. Approval of the Agenda

Motion by Councilmember Metz, second by Councilmember Pearce to approve the agenda as written. Motion carried unanimously.

4. Presentation - None

5. Public Comments

Written comments must be provided to the Clerk by 9:00 a.m. on the day of the meeting. Verbal comments may be provided by attending the meeting in person or via Zoom.

Written Comments – None

Verbal Comments

Robin Carmichael, Stanwood

Topic: City Tree Program

Cathy Wooten, Stanwood

Topic: Transportation Benefit District Fund and
Tree City Program

6. Staff / Department Reports

- a. Police Compstat Report – June 2022
- b. Q2 Finance Report

7. Council Committee Reports

- a. Community Development Committee Meeting Minutes – July 7, 2022
- b. Economic Development Board Meeting Minutes – June 17, 2022
- c. Planning Commission Meeting Minutes – June 13, 2022

- d. Parks and Trails Advisory Committee – June 20, 2022
- e. Public Works Committee Meeting Minutes – July 11, 2022

8. Consent Agenda

- a. Approve Vouchers and Payroll Checks
- b. Approve City Council Regular Meeting Minutes - July 14, 2022

Councilmember Robb noted an error on page 8.10 under Roll Call of Votes, he voted yes. The City Clerk will correct the minutes.

- c. Adopt Resolution 2022-12, Approve Mayor Medical Benefit Change

Motion by Councilmember Robb, second by Councilmember Metz to approve the consent agenda items A - B. Motion carried unanimously.

9. Unfinished Business

10. Public Hearing

- a. Resolution 2022-11 Declaration of Surplus Property

City Administrator Smith explained that state law (RCW 35.94.040) says any property purchased with utility funds cannot be destroyed, sold, or given away without holding a public hearing. Most of the items on the surplus list (page 10.5 of the council packet) are old, obsolete, broken, or were stolen during the break-in at the Public Works shop last year.

Council questions and comments:

- What lessons were learned from the break-in? Smith answered that the City is adding security to the PW Shop.

Mayor Roberts opened the Public Hearing to receive public comments. No public comments were received.

Motion by Councilmember Metz, second by Councilmember Robb to adopt Resolution 2022-11 declaring certain property to be surplus to the needs of the city and authorizing the Finance Director to arrange for and to execute the disposal of said property.

Roll call of votes was taken:

<i>Councilmember Schmitt</i>	<i>Yes</i>
<i>Councilmember Gaumond</i>	<i>Yes</i>
<i>Councilmember Metz</i>	<i>Yes</i>
<i>Councilmember Robb</i>	<i>Yes</i>
<i>Councilmember Pearce</i>	<i>Yes</i>
<i>Councilmember Shepro</i>	<i>Yes</i>
<i>Councilmember Bergman</i>	<i>Yes</i>

Motion carried unanimously.

b. Resolution 2022-13 Von Moos Development Agreement Amendment

Community Development Director Patricia Love said the Von Moos Development Agreement was put in place as part of the Schmitt Plat, located on the corner of 80th and 284th, and was approved in 2019. The property is zoned as a Traditional Neighborhood (TN) which requires three housing types. One subdivision has been completed and built out with single-family homes and a few duplexes. Lots 79, 80, and 81 per the agreement include two single-family home lots (80 and 81) and one multi-family lot (79). The amendment would allow temporary and accessory structures on the three lots.

The original agreement lists limited allowed uses. The Von Moos' have come back to the City asking to build a barn/storage facility on one of the lots. Per the agreement, if there is a change in usage, Council must approve and hold a public hearing.

All other segments of the agreement remain the same.

Council questions and comments:

- Building a pole barn on lot 80, is that considered a permanent or temporary usage? Love answered looking at it from a planning point of view, it is temporary as it won't prevent the future development of the larger lot. It doesn't prevent a multi-family unit from happening as the pole barn can be removed or a lot line adjustment can be made to go around the structure.
- Is the easement between lots 80 and 81 for vehicle access to the future development of the multi-family home on lot 79? Love answered yes.

Mayor Roberts opened the Public Hearing to receive public comments.

Verbal Comments

Cathy Wooten Topic: Concerned that the one lot zoned for a multi-family unit is being
Stanwood used for something else, even temporarily.

Brian Von Moos Topic: Offered some clarity: they have been upfront throughout this
Stanwood process on what their intentions are for the lots.

Love added that because of the long-term nature of the development plan, the pole barn is not detrimental to the agreement, it will allow the Von Moos family to put a pole barn/storage facility there so they can move on with their plans and in the future, if they decide to sell or develop, the agreement is set up to where that can happen.

Motion by Councilmember Shepro, second by Councilmember Bergman to approve Resolution 2022-13 for the Von Moos Development Agreement Amendment and to authorize the Mayor to sign the development agreement amendment in accordance with SMC 17.155.110, concomitant or development agreement.

Roll call of votes was taken:

Councilmember Schmitt	Yes
Councilmember Gaumond	Yes
Councilmember Metz	Yes

Councilmember Robb	Yes
Councilmember Pearce	Yes
Councilmember Shepro	Yes
Councilmember Bergman	Yes

Motion carried unanimously.

11. New Business

a. Twin City Mile Steering Committee Recommendation-Council Discussion

Community Development Director Patricia Love briefed the Council on the Twin City Mile project, the work that the Steering Committee has done, and discussed moving forward with the engineering design phase of the project.

The Steering Committee held three meetings; they stayed on time and on budget for the project. In May, a four-question survey was sent out. The support of the Committee and the comments from the community were overwhelming.

Since the project is a mile long, it has been broken out into smaller projects. The chart on page 11.15 (in the council packet) shows a tentative implementation schedule on how to move forward. The goal is to design and construct shorter-term projects, while the heavy long-term project design work is being done to keep the momentum alive and for the community to see that progress is being made.

The preliminary cost estimates, page 11.16, include underground work (sewer and/or water lines). The cost estimates are based on the design concepts, and at 30% design the numbers will be more accurate.

This project has been discussed by the Steering Committee, Community Development Committee, Public Works Committee, Planning Commission, and Economic Development Board, and all are overwhelming enthusiastic and excited about the project and want to see it move forward.

Council questions and comments:

- Any thought as to who will maintain the landscaping? Love answered staff has talked about whether to have property maintenance codified into the Stanwood Municipal Code, it sounds like a good idea, but it would be a lot of code enforcement, which would require a full-time code enforcer. This issue can be discussed more as we move through the process.
- Will the road be straight or curvy, page 11.10 shows both? Love said it could be either, whatever design is approved.
- The illustration on page 11.12 showed up on FaceBook which drummed up a lot of negative comments. Can the illustration be re-done so it doesn't look like the historical buildings are being removed and replaced with warehouses? Love answered that Lankford did a simple drawing due to time and budget. If the project moves forward, Lankford should be able to update the drawing.
- On page 11.15, is the implementation schedule suggesting at least one project be designed and built per budget cycle? Love explained that is what we're hoping to do so citizens can see progress being made on the mile.

- If Council approves tonight, will staff bring the item back in September with a more finite estimate? Love answered yes, and with a scope of work describing the different elements.
- Comment: liked the unifying nature of the project, the idea of carrying the bricks throughout, hearing the excitement from citizens, the crosswalk bump-outs by train tracks will help slow down traffic, and the parks at both ends of town. A lot of good thought has gone into this project.
- Comment: against the idea of making the street down the hill towards the train tracks a one-way.
- Comment: appreciative for all the work that has gone into this project by the Steering Committee and City; the bricks and continuity, the bump-outs, and the focus on pedestrian comfort and safety. At this stage, we couldn't ask for much better to get us moving forward with the actual design and getting things implemented.
- Comment: looking forward to getting started and getting it off the page.
- Comment: would like to see Stanwood historical plaques be added to the design.
- Comment: this would be a great time to celebrate the Norwegian heritage.

The Mayor added that there is a lot of work going into finding grants. Love said staff is working with a consultant who has a strong background in federal grants working in DC, as well as state grants.

Motion by Councilmember Pearce, second by Councilmember Shepro to accept the board and commission recommendations and direct staff to bring forward a design scope of work to the council for approval based on the proposed priority project list and implantation schedule.

Roll call of votes was taken:

Councilmember Schmitt	Yes
Councilmember Gaumond	Yes
Councilmember Metz	Yes
Councilmember Robb	Yes
Councilmember Pearce	Yes
Councilmember Shepro	Yes
Councilmember Bergman	Yes

Motion carried unanimously.

b. Storefront Improvement Program-Council Discussion

Community Development Director Patricia Love said the Storefront Improvement Program came out of the Steering Committee's conversations about the City putting a lot of investment into our infrastructure and making downtown look nice. There are a lot of historic buildings, and the question was how do we improve those buildings or incentivize property owners to improve their buildings? One thing that happens with main street revitalization, it encourages redevelopment by the property owners. One of the things we don't want to happen is for these small independent property owners or small businesses to get bought out by bigger businesses. We want to create incentives to keep our small businesses, keep the quaintness, and keep the character that we are trying to improve.

Love discussed the proposed Storefront Improvement Program that the Community Development Committee and the Planning Commission unanimously support.

Council questions and comments:

- Comment: would like to see \$100,000 in the budget.
- Comment: the concept is good, having design standards is key.
- Comment: concern with large projects that the building would lose some of the historic uniqueness.
- Comment: if funds are exhausted quickly, staff could bring an update and status of the program to Council so they can re-evaluate upping the program budget.
- Has anyone talked to business owners to see if they would be interested in this program? Love said not yet, it has not been launched yet.
- Can there be small and large grants? Love said yes, the program can be structured however Council wants, \$5,000 is a good minimum.
- Can business owners come back year after year to apply for a grant? Love said yes, but one concern could be that one business uses all the grant funds every year, so the policy could be written that first-time applicants get first approval and funds left can go to second-time applicants.
- Who decides on the upgrade, property owner or business owner? Love said anything needing a permit, the property owner would have to approve.
- Comment: would like to see more Scandinavian heritage, not just Norwegian and/or maybe some other historic elements like logging and farming.

Mayor Roberts asked if the grant can be used on the backside of the buildings, for example, where the Farmers Market sets up. Love said that section of town does have engagement on the rear side, so that section could be added to the program.

Motion by Councilmember Pearce, second by Councilmember Robb to support the storefront improvement program and request that staff prepare an adopting resolution and implantation plan for Council approval.

Roll call of votes was taken:

Councilmember Schmitt	Yes
Councilmember Gaumont	Yes
Councilmember Metz	Yes
Councilmember Robb	Yes
Councilmember Pearce	Yes
Councilmember Shepro	Yes
Councilmember Bergman	Yes

Motion carried unanimously.

12. Public Closing Comments

Cathy Wooten	Topic: The City should find out where the brick road bricks came from; she heard from Holland? How many multi-family dwellings have been built in our developments?
Stanwood	

13. Executive/Legislative Reports

a. Mayor's Report

- The next Walk with the Mayor is Friday, August 5th at 8:00 a.m., meet at City Hall.
- Remember to vote!
- Next Council meeting is on August 11th at 7:00 p.m., there will also be a Special Workshop starting at 5:00 p.m., Capital Improvement Plan (CIP) budget is on the agenda.
- The August 28th Council meeting is canceled for summer break.
- There has been a lot of talk about code enforcement. Stanwood is getting close to needing a part-time code enforcer.

b. City Administrator Report

- Good News! The City was awarded a \$5,000 grant from the Washington State Finance Officers Association. The grant will cover the cost of the finance intern.
- The City's Building Official Scott Black passed the first of three exams to become a certified Building Official. He's now a certified residential plans examiner.
- July 29th is the last day to submit the Pros/Cons Statement Committee application. We've received 3 Pros so far, but no Cons.
- FEMA has recalculated its insurance rate structure. It resulted in a 66% decrease for Stanwood-Camano residents.
- National Night Out (NNO) is Tuesday, August 2nd, Moonlight Movies Night is Thursday, August 4th, and the Stanwood Fair starts Friday, August 5th (early access is the 4th).

c. Councilmember Reports/Questions

- The Sylvania Fair is this weekend.
- At the June 23rd council meeting, Councilmember Shepro motioned and seconded by Councilmember Schmitt to add to a future council meeting agenda the discussion of amending the Stanwood Municipal Code (SMC) to authorize initiative and referendum. Shepro has learned that the same issue is being proposed by staff with the SMC update process. Shepro will not be asking for the issue to be added to a future council meeting agenda at this time.
- Thank you to the Parks Crew for always keeping Lions Park cleaned and mowed.
- Councilmember Schmitt and Councilmember Shepro will be volunteering at the fair. Volunteers are still needed, so please consider volunteering.

14. Executive Session – None Scheduled

15. Adjourn

There being no further business before the Council, and hearing no objection to adjournment, Mayor Roberts adjourned the meeting at 8:33 p.m.

CITY OF STANWOOD


Sid Roberts, Mayor

ATTEST:


Lisa Sokolik, City Clerk