



CITY COUNCIL MINUTES

May 5, 2015

15728 Main Street, Mill Creek, WA 98012 # (425) 745-1891

Pam Pruitt, Mayor
Brian Holtzclaw, Mayor Pro Tem
Sean Kelly
Donna Michelson
Vince Cavaleri (Absent)
Mike Todd
Mark Bond (Absent)

May 5, 2015
Regular City Council Meeting
6:00 p.m.

CALL TO ORDER

Mayor Pruitt called the meeting to order at 6:00 p.m.

FLAG SALUTE

Flag Salute was conducted.

ROLL CALL

Roll was called by the City Clerk with all Councilmembers present except Councilmember Cavaleri and Councilmember Bond.

Mayor Pruitt noted that Councilmember Bond had a personal issue come up and Councilmember Cavaleri was on vacation.

MOTION: Councilmember Michelson made a motion to excuse Councilmember Cavaleri and Councilmember Bond, Mayor Pro Tem Holtzclaw seconded the motion. The motion passed unanimously.

AUDIENCE COMMUNICATION

There were no comments from the audience.

PRESENTATIONS

Certificate of Appreciation to Outgoing Planning Commission Members Anderson and Oostra
(Pam Pruitt, Mayor)

STUDY SESSION

Testimony on Snohomish County Comprehensive Plan
(Tom Rogers, Department of Community Development)

The following agenda summary information was presented:

On May 13, 2015, the Snohomish County Council will conduct a public hearing on the proposed 2015 update to the County's Comprehensive Plan. The Plan includes a Future Land Use Map (FLUM) for the Southwest Urban Growth Area (SWUGA). Mill Creek and its Municipal Urban Growth Area are within the SWUGA.

The Snohomish County Planning Commission recommendation to the County Council includes no changes to the FLUM because the SWUGA already has sufficient capacity to meet its 2035 initial growth targets as approved by Snohomish County. The Snohomish County Executive has provided alternative recommendations to the County Council, including Recommendation #3 that would adopt infill amendments to the FLUM to increase population and employment capacity within the SWUGA. These infill amendments are not in the interest of the City of Mill Creek because there is already excess capacity to meet the initial growth targets adopted by the County Council, and adding capacity to the SWUGA would add additional traffic to a road system that is already at ultimate capacity.

Staff discussed the issue with the City Council during "Reports" at the April 28, 2015 Council meeting. After the discussion, the Council directed staff to prepare a letter supporting the County Planning Commission's recommendation of the SWUGA FLUM and opposing Recommendation #3.

Discussion.

Council and staff discussed the letter. The County's public hearing is scheduled for May 13 at 10:30 a.m.

MOTION: Mayor Pro Tem Holtzclaw made a motion to direct Mayor Pam Pruitt, Mayor Pro Tem Holtzclaw and Director Tom Rogers to approve the letter with the recommended changes stated tonight on behalf of the City of Mill Creek, Councilmember Todd seconded the motion. The motion passed unanimously.

Public Works Shop Appraisal

(Tom Gathmann, Public Works Director)

The following agenda summary information was presented:

The City has been engaged in discussions with the Silver Lake Water and Sewer District (District) for a little more than a year regarding the potential purchase of property owned by the District at 2210 132nd Street SE, immediately east of Lowes. The property was the former location of administrative and operations functions for the District and is the site of an 8-million gallon water reservoir (tank). The District property is composed of two tax parcels and has an area of about 3.2 acres. Through a boundary line adjustment process, the District will maintain ownership of the water reservoir and appurtenances, and sell 1.6 acres that fronts 132nd Street SE, which includes the office and maintenance buildings. The City hired firms to test for asbestos in the buildings and perform a Phase I Environmental Site Assessment (ESA). Based on the work performed, there are no known hazards within the buildings or on or beneath the property. To minimize the time and effort negotiating the purchase price, the City and District agreed to jointly hire an appraiser to determine market value. The final appraisal report was delivered on April 30, 2015 and portions of the executive summary are attached. The report states the estimate of market value is in the \$1,057,000 to \$1,184,000 with a most probable market value near \$1,100,000 as of March 26, 2015.

If the City purchases the front 1.6-acres of the District property, a partial list of additional action steps prior to moving the Public Works maintenance operations to the site include the following:

- Conditional Use Permit approval for minor changes proposed on the site
- Utility work to segregate the utility services for each lot.
- Remodel the maintenance buildings

Council Meeting Minutes

May 5, 2015

Page 3

- Install vehicle wash down area/bay to comply with NPDES permit requirements
- Fence and gate relocation and construction
- Materials storage

The driveway access onto 132nd Street SE will likely be limited to right-in-right-out vehicle movements in the next several years. The City has been discussing with the District an access license across the property the District will retain to get to the existing “driveway” that accesses Lowes’ parking lot and the traffic signal. Physical changes to the District property would be required, and preliminary estimates for the design and construction of that work are in the \$80,000 to \$100,000 range. In addition there may be an annual lease fee.

There are no current plans for use of the 3,800 square foot office building adjacent to 132nd Street SE, and the appropriated \$1.45 million project budget was not intended to remodel that building. However, the parking lot that is west of that building will be needed for the Public Works maintenance operations, most likely as employee and/or visitor parking.

The Finance Director recommends a Request for Proposal process to secure funding for the purchase through financial institutions to secure the lowest interest rate.

Discussion.

Council and staff discussed the property purchase. The details of the easement and a purchase and sale agreement will be brought back to a future meeting.

REPORTS

Mayor Pruitt reported that she attended the PSRC general assembly meeting.

Councilmember Michelson reported that she will attend the Art and Beautification Board meeting next Wednesday.

Councilmember Todd reported on the PSRC general assembly meeting he attended.

Mayor Pruitt suggested canceling the May 12 Council meeting. Council discussed the cancelation.

AUDIENCE COMMUNICATION

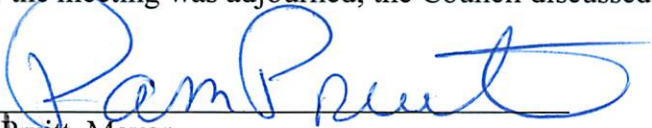
There were no comments from the audience.

MOTION: Councilmember Michelson made a motion to cancel the May 12 Council meeting, Councilmember Kelly seconded the motion. The motion passed 4-1-0 with Councilmember Todd opposed. (Councilmember Todd stated that he believed Council had business to take care of and therefore was not in favor of canceling the meeting.)

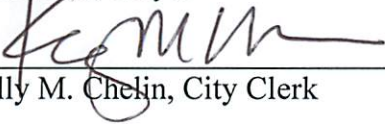
ADJOURNMENT

With no objection, Mayor Pruitt adjourned the meeting at 7:33 p.m.

After the meeting was adjourned, the Council discussed Collective Bargaining per RCW 42.30.140 (4).



Pam Pruitt, Mayor



Kelly M. Chelin, City Clerk