



CITY COUNCIL MINUTES

Regular Meeting
Monday – April 21, 2014
7:00 p.m.

CALL TO ORDER

Mayor Perry called the regularly-scheduled meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

ROLL CALL

Present: Mayor Perry, Mayor Pro Tem Taylor, Councilmembers Whalen, Jones, Ott, Morton, Manley, and Zaroudny

STAFF PRESENT

City Administrator Langford, City Attorney Park, Public Works Director Neal, and Finance Director Tylor, City Clerk Bolam

ADDITIONS / DELETIONS

None.

CITIZEN PARTICIPATION

Speaker	Address	Comments
Susan Johnson	Events Committee Chair	Parks Appreciation Day is this Saturday, April 26 10 th Anniversary of the Skate Park – spaghetti feed celebration on May 2 Events Committee has received three applications for appointment: Nitisha Coleman, Tom Boyle, and April Balsley.
Bob Wallace	Wallace Properties	Owner of the Safeway properties for almost 10 years, which has been a challenging time period for retailers. Shares the city's interest in improving the aesthetics and code; but has had experience with other communities attempting similar requirements with poor results. (Example: Bellevue's regulations caused five shopping centers to NOT rejuvenate.)

		Has specific, sincere and demonstrable concerns based on what has been seen elsewhere. Respectfully asks Council to take care in moving forward.
Aaron Laing	Schwabe, Williamson & Wyatt	<p>Handed out a letter dated 4/21/14 with back-up documentation – the letter was received by email in mid-afternoon.</p> <p>Thanked Mayor for letter of a week ago.</p> <p>Understands that there are three actions proposed to Council tonight: Comprehensive Plan amendments; a new chapter added to the Milton Municipal Code; and adoption of new design guidelines.</p> <p>Asking that the comments in the handout letter to be considered – asserts that none of the three proposed actions are ready.</p> <p>Prefers Option 4; at a minimum options 2 & 3. Those are straight from the stakeholders meetings, recognizing the site’s grade difference and build-to lines.</p> <p>The Comprehensive Plan proposed policies are specifically asking for form-based codes – asserts that that is a radical approach. The City can still adopt them without tying them to the Comprehensive Plan, allowing for more flexibility.</p> <p>The proposed regulations are not flexible. All examples shown are uniformly related to raw land – not redevelopment of an existing site.</p> <p>Pleasantly surprised at Milltown District’s regulations – those are exactly the flexibility and vision that would allow for nice redevelopment in the Uptown District.</p>

APPOINTMENTS TO EVENT COMMITTEE

Mayor has three recommendations, as stated earlier by Susan Johnson: Nitisha Coleman, Tom Boyle, and April Balsley. She regrets she does not have applications to share, nor were the three appointees available to be present tonight.

Councilmembers expressed support and appreciation for all three appointees, and requested they attend a future council meeting.

Ms. Johnson announced a change in the meeting schedule for the Events Committee, which makes it easier for people to volunteer – the first meeting of the month (which occurs on the 2nd Wednesday) is the main voting meeting, while the second meeting is specific for sub-committees to meet.

COUNCILMEMBER MORTON MOVED, seconded by Councilmember Jones, to approve the three appointees named to the Events Committee. **Passed 7/0.**

CONSENT AGENDA

Approval of:

- A. Minutes – April 14 Regular Meeting

COUNCILMEMBER JONES MOVED, seconded by Mayor Pro Tem Taylor, to approve the consent agenda. **Passed 7/0.**

PUBLIC HEARING

- A. Uptown Design Standards and Guidelines – Visioning Ad Hoc

Planner Larson explained that this is an optional 2nd public hearing for this item, and it is specifically for the Uptown Design Standards and Guidelines, not for the Comprehensive Plan amendments.

At 7:26 pm, the Mayor opened the Public Hearing.

Speaker	Address	Comments
Leonard Sanderson	1201 24 th Ave Ct	Complimented the document as beautiful. Two problems: <ul style="list-style-type: none">• Can't see backing out into a 35mph roadway.• How does the city get there? It will require mounting a major program to get there 20 years down the road.
Aaron Laing	Schwabe, Williamson & Wyatt	On behalf of Wallace Properties, please incorporate the earlier citizen comments by him and Mr. Wallace into the public hearing.

At 7:28 pm, the Mayor closed the Public Hearing.

REGULAR AGENDA

- A. 2013 Comprehensive Plan Amendments – Ordinance
- B. Uptown Design Standards and Guidelines - Ordinance

City Administrator Langford explained the background of agenda items 8A and 8B.

Planner Larson said that the two are separate actions but closely related. The direction by the ad hoc committee was to bring it back to Council as a whole, with options.

The Comprehensive Plan is the overarching document that allows for the district design standards and guidelines to be implemented.

The Options presented on page 27 of the packet are "conceptual packages" related to the Uptown District Design Standards and Guidelines:

- Option 1 is as was originally proposed in November, 2013.
- Option 2 represents the work of the ad hoc committee, and proposes a "softening" approach to Meridian; it closely matches Edgewood's design guidelines.
- Option 3 represents the work of the ad hoc committee, and proposed the removal of the build-to line from Meridian.
- Option 4 was identified by the Planning Commission, but failed under vote. It would make the design standards and guidelines recommendations rather than requirements.

At 7:35 pm, Mayor Perry recessed for the purpose of reviewing the handout letter from Schwabe, Williamson & Wyatt; meeting reconvened at 7:40 pm.

At 7:45 pm, Mayor Perry recessed to consult with city staff and attorney; meeting resumed at 7:51 p.m.

Director Neal addressed Council, assuring that nothing in this very complex document has changed since the first time it was presented to Council in November 2013. It reads exactly the same way that it came out of the Planning Commission, with the one exception of the Options outlined on page 27 of the packet, which reflect specifically design standards. The Comprehensive Plan document has no changes at all.

Mayor Perry asked the Council if they would you like this moved to a study session, or to proceed with a decision tonight.

Councilmember Whalen said he is in favor of options 2 and 3, as Planner Larson said those options best represent the ad hoc committee's recommendation.

Councilmember Ott said that, as a member of the ad hoc committee, his understanding was that this would be brought before Council at a study session prior to being an action item.

Councilmember Zaroudny said she came into this meeting comfortable with Option 2. The handout letter raises some concerns. She would like to see everything in the letter thoroughly covered in a study session.

Mayor Pro Tem Taylor said this has become more complex than expected, and he is uncomfortable taking action tonight.

Councilmember Jones would like to spend time in a study session to go over each point.

Councilmember Morton would like to discuss in a study session.

Councilmember Whalen strongly asserted that all councilmembers come to the study session ready with specific questions and comments so time is not wasted, and cited examples by comparing a few points in the letter to the document and stating the question to be solved.

Speaker	Address	Comments
Jacquelyn Whalen	1605 13 th Ave	<p>As a member of the Planning Commission and the ad hoc committee, referred back to instruction on goals and policies, and setting the vision and boundaries. It's not about saying what the incentives and form-based codes are, it's about laying the groundwork for the day that will come in Milton where form-based codes are necessary. She asked Planner Larson to confirm her statements:</p> <p>Planner Larson said yes, using a development agreement as an example. The goals and policies go a long way to putting such an agreement together and looking to use incentives.</p> <p>Commissioner Whalen said that the concerns that arose at the Planning Commission level were assuaged by the framework of goals and policies, which is also the point of going for grant funding. She concluded by stating that codes, covenants and restrictions (referenced in the handout letter) can be changed and shouldn't be used as a reason to stop this process.</p>
Aaron Lang	Schwabe, Williamson & Wyatt	<p>Hopes Council will choose to hold a study session.</p> <p>Don't tie your hands by including form-based codes in the Comprehensive Plan.</p> <p>None of the language that makes the Milltown District flexible is included in the Uptown District, but that's what's needed for redevelopment. All the Uptown examples are for raw sites.</p> <p>Wants to see the removal of UD policies 1.9, 2.2 and 2.3 – internal pedestrian circulation – it's a pipe dream! Property owners don't have agreements with each other. You can't just force eight different property owners to do away with CC&Rs.</p> <p>Referring to page 3 of the handout letter, there's no allowance for flexibility – it says that the director may allow ideas – this kind of subjectivity leads to litigation.</p> <p>Referred to the stipulation “not based on monetary savings” – for example, if Safeway triggers a façade requirement, the other owners are not allowed to use “can't afford” reasoning to stop the requirements.</p>

COUNCILMEMBER WHALEN MOVED, seconded by Mayor Pro Tem Taylor, to move the Comprehensive Plan amendments and uptown design standards to a study session.
Passed 7/0.

Mayor Perry emphasized that there is no new information in this packet.

C. Short Plat Frontage Improvement Code Amendment

Director Neal explained this is a follow-up item from the April 7 study session and gave the background.

COUNCILMEMBER MANLEY MOVED, seconded by Councilmember Jones, to adopt the attached Ordinance amending Milton Municipal Code Section 16.28 related to short plat improvements.

Councilmembers shared their support, especially thinking of property owners who have held onto their land with the intent to sell portions at an opportune time; also comfortable with the fact that it is consistent with other cities' methods.

Passed 7/0.

D. 5th Avenue Stormwater Project Design Contract – Award

Director Neal explained that the negotiations surrounding this item took longer than expected, and the previous consultant has since retired, so it is necessary to approve this new consultant.

COUNCILMEMBER MORTON MOVED, seconded by Councilmember Whalen, to authorize the Mayor to enter into a contract with the firm of Skillings Connolly, Inc. for consulting services related to the 5th Avenue Stormwater Treatment Facility, as substantially represented in the attached scope and fee, for a cost not to exceed \$58,630.

City attorney Park clarified the contract that is being approved.

Passed 7/0.

E. Administrative Assistant/Deputy City Clerk Position – Authorize

City Administrator Langford explained this item.

Discussion ensued regarding the funding for the position, the fact that it is filling a vacant position with a few changes to better meet today's needs for the city, and the union's involvement and support for the position.

COUNCILMEMBER ZAROUDNY MOVED, seconded by Mayor Pro Tem Taylor, to approve the attached job description and salary range of *Administrative Assistant – Deputy City Clerk*, and direct staff to move forward with the posting and hiring process.

Councilmember Zaroudny said she's comfortable with the funding explanation and that the tasks are varied and require sophisticated knowledge; the position will give the city more strength.

Mayor Pro Tem Taylor emphasized that this is not a new position, but an expanded position. The pay scale is representative of the necessary skill level.

Councilmember Ott is supportive of the position but not the pay grade.

Councilmember Jones would like more information regarding other positions that remain vacant in the city.

City Attorney Park said that, as it currently stands, the Mayor has authority to fill this position without a change in the job description. This proposed job description is a compromise so the position can be expanded and better utilized. The job description has been edited back-and-forth with the union so no challenge will result.

Councilmember Whalen said that speaks well of the city's relationship with the union.

Passed 5/2 (Ott/Jones).

F. Old Police Office Space – Discussion

City Administrator Langford updated Council as to the disposal of the furniture.

Councilmember Manley shared wholesale prices that he is familiar with, and he said that the prices on the packet proposal are very good.

Councilmembers expressed support for the work and comfort with the cost estimate.

COUNCILMEMBER WHALEN MOVED, seconded by Mayor Pro Tem Taylor, to authorize the Mayor to contract with a licensed general contractor to perform work to remodel the old Police Department space at a cost not to exceed \$20,000.

Councilmembers said the current space is not designed well, now's a great opportunity to consolidate, it makes sense, and this is a good price.

Councilmember Ott said he is uncomfortable due to only one proposal at this time. Director Neal explained the process and how it's different than what council sees more often when bringing forth a bid for capital funding needs.

The motion was voted on and passed 7/0.

CITY ADMINISTRATOR REPORT

- The city's employee safety committee is trying to coordinate a time for CPR/first aid training by the EPFD. This would be a non-certified class of one hour right before a city council meeting. Councilmembers interested should let City Administrator Langford know.
- Last week was the statewide Public Works director's conference in Tacoma, for which Director Neal is on the board. It is significant for Milton to be represented,

and there are many intangible benefits that come from these types of associations.

- Director Neal announced that it was a very good, well-attended conference with many informative technical sessions.
- City Administrator Langford announced that he will be on vacation 4/21 through 5/4, and Sergeant Luckman will be the Acting Police Chief while he's gone.

COUNCIL REPORTS

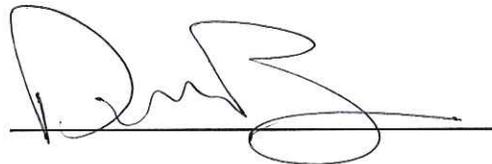
- Councilmember Whalen
 - Encouraged councilmembers to thoroughly read the comprehensive plan and uptown design standards documents and have questions and concerns ready for the study session.
- Councilmember Jones
 - He would like the city to find a way to get packets on a device to save on paper packets.
 - He would like the police department to keep council informed of significant events happening in town so they don't learn from the news.
- Councilmember Zaroundny
 - Happy to see that one of the duties of the new position is to help with the city's volunteer boards.
 - Encourages people to stop referring to Triangle Park and use the correct name of Community Park.
- Councilmember Manley
 - Happy to have the city attorney present at meetings.
- Councilmember Morton
 - Thanked council for excusing him from the last meeting.
- Councilmember Ott
 - None
- Mayor Pro Tem Taylor
 - Asked for councils excuse from meetings for the next few months due to some health issues. He will continue to be involved in council matters.

MAYOR'S REPORT

- Parks Appreciation Day this Saturday, 4/26 – strongly encourages the public to come help.
- Shred Event this Saturday, 4/26, at Albertson's parking lot.

ADJOURNMENT

The meeting adjourned at 10:03 p.m.



Debra Perry, Mayor

ATTEST:


Katie Bolam, City Clerk