

**CITY OF SEQUIM  
CITY COUNCIL MINUTES  
SEQUIM CIVIC CENTER  
152 WEST CEDAR STREET  
SEQUIM, WA  
JUNE 12, 2017**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Bob Lake, Pam Leonard-Ray, John Miller, Ted Miller, Candace Pratt, Dennis Smith, Genaveve Starr

**CHANGES TO THE AGENDA**

**CEREMONIAL**

**REPORTS**

**Committee, Board and Liaison**

Lake reported on the CERT exercise. The National Guard and the Washington State Guard were here. A report will be sent. Community pods of distribution - the National Guard can drop off supplies in Sequim. We want to work on having that here. He also toured Peninsula Behavioral Health.

T. Miller attended Comp Plan steering committee with Pratt.

Pratt reported it was a very cooperative meeting. All the changes Hugo detailed were approved at the committee level. Next meeting is end of June. She also attended the Lodging Tax Advisory Committee meeting. Hotel/motel taxes are up from last year. They approved a grant request for the Picklers for the 2018 budget.

Leonard-Ray reported she was the docent for the art exhibit in the lobby on Saturday. It is on for 2 more Saturdays. The exhibit leaves June 30. The Sister City Association met on June 8. They have finalized student ambassadors and their chaperones. Next Thursday Sequim Nourish will host a Japanese tea from 3-5. Gloria Dahlquist is doing a fundraiser with a doll collection. She will give 1 doll to each of the 10 students to market and help finance their trip. She stated that Sequim is featured in the latest edition of the Subaru magazine.

Emily Straling reported that graduation was June 9. There were 238 students in the class. The next Council meeting will be her last meeting.

## Presiding Officer

Mayor Smith indicated his meetings have been detailed in the City Manager's report.

## City Manager

- \* U.S. National Women's Rugby Team
- \* Homeward Bound
- \* Guy Cole Charette
- \* Update on Stormwater Operations

Bush attended the Peninsula Behavioral Health tour in Port Angeles and toured a group home.

Joe Irvin introduced Barry Berezowsky as the new DCD Manager.

The city received items from the U.S. Rugby Team that was recently here. They plan to come back next year.

Homeward Bound owns 5 homes in Port Angeles and is involved in Port Townsend. He has been asked to be on the board. It involves Clallam and Jefferson counties. A council goal is to work on homelessness. This is a great opportunity to create partnerships. According to his contract he is to let council know about his involvement on boards. Council consensus was to proceed.

Garlington explained the plans for the Guy Cole remodel which includes a large refrigerator, freezer and warming cabinet. We need to look at stove issues, electrical capabilities. The estimate on the break out rooms is about \$65,000 with an adjacent kitchenette. \$72,000 with contingency. We have \$90,000 available. We will come back with details and look at what is required by code. Council can then determine how to proceed. Garlington stated that just the items to bring the facility up to code will cost approximately \$50,000.

Ann Soule reported on the work that is done for routine maintenance that is completed once a week. We have stormwater ponds that have not been maintained. She explained the various categories. A lot of stormwater originates in the county. It is our problem when it reaches the city. She explained that accounting for stormwater activities is being allocated appropriately rather than included in sewer/water activities. The water/sewer funds decrease the same as the stormwater fund increases. We will add water quality compliance and inspection and enforcement to the 2018 budget. Hope to receive grant funding for these.

Lake asked what would be a good number to make sure we maintain things properly? Bush will find out.

**PUBLIC COMMENTS** Please limit comments to 3 minutes. Please see "Public Comments" rules attached.

## **INFORMATION/COUNCIL QUESTIONS INVITED**

### **PUBLIC HEARINGS (Quasi-Judicial)**

#### 1. Bell Hill Estates - Preliminary Major Subdivision

Mayor Smith read the rules for the public hearing. He asked for Appearance of Fairness issues from the councilmembers. There were none. The public hearing was opened at 6:45 p.m.

Kristina Nelson-Gross explained how the quasi-judicial process works for the city. The project must meet the established standards and law.

Lake indicated that the entire council received an email from someone with a position on the item. He will forward that to the clerk.

Deschenes indicated the property is located south of Brownfield. The request is for approval of 103 single family residential lots; 25.66 acres; 3 phases; walking trail along the west edge of the property; 2 stormwater tracts. There will be ingress/egress points from Brownfield Road. The streets will be built to city standards. It is a grid pattern street network, no alleys, and includes shared driveways in Phase C. Park impact fees will be collected at the time of the building permit. There are no wetlands onsite. She addressed issues that were presented during public comment periods such as schools, elk herd and wildlife, traffic and recreation, stormwater, temporary road design, fence, phasing and density. The Planning Commission found that the project is consistent with the SMC and recommended approval subject to the mitigation measures.

Matt Klontz the traffic impact analysis was prepared. The conclusion was there is no issue on Brownfield Road requiring left turn lanes. Miler Road should be spelled correctly on the assessor's map.

Starr asked if it would be up the homeowners to put up fencing for the elk? The herd travels through the area and the development adjoins the area. Deschenes stated the elk travel through the region. They will migrate north to south through the property.

T. Miller is concerned about consolidated mailboxes. He doesn't want the city to require those. Let the applicant and post office work that out. Stormwater will be developed in Phase A. The walking trail is their private open space.

Mayor Smith called the applicant forward for a presentation.

Neil Latta with Latta Engineering stated that Brownfield traffic is below the threshold for channelization. Fencing was brought up because they were going to introduce an elk corridor. It was not feasible to build the corridor. It is not safe and profitable to create a

corridor. They will provide postal service per the postal service requirements. Solar compatibility is not restricted. The walking trail most likely will be available to the public but he reserves comment at this time.

Nelson-Gross stated that we don't have standards for walking trails. This is something they are choosing to do.

Mayor Smith asked for speakers in favor. There was no response. He asked for speakers opposed or neutral. There was no response.

Vincent Lewis expressed concern about traffic on Brownfield. Everyone will have to come west on Brownfield to access the onramp at Sequim Avenue. There is congestion now. When additional homes are added, it will be a major problem. Are there plans for another onramp at the east end of Brownfield? There are no sidewalks Brownfield to Miller so there won't be any additional sidewalks. That is inviting people onto Miller that will add to an issue of people being hit by cars. The irrigation ditch will be piped and pressurized. It looks like the line runs on the back of his property? That could impact his property.

Klontz responded South Sequim Avenue and Brownfield were analyzed. It was determined to be no measurable loss in level of service. Westbound onramp at Simdars is on our radar and we are working to get that completed. Pipe will be placed on north side of Miller Road and daylight into a ditch. It should not affect the Lewis property.

Deschenes stated proposed path does connect with Miller Road. Over time the road will be improved with more development in the area.

Klontz added that the recently built subdivision on Miller Road does have sidewalks. This will help make the connection. There are examples where sidewalks were not required and will have to be addressed in the future.

The public hearing closed at 7:50 p.m.

**MOTION to approve Major Subdivision SUB17-001, subject to the mitigation measures established in SEPA File SEP17-002 and the Findings, Conclusions, Standard Conditions of Approval and Special Conditions of Approval with the exception that Special condition of approval E and Standard Conditions of Approval #27 be deleted by Ted Miller; seconded by Bob Lake. Carried Unanimously.**

## CONSENT AGENDA

### 2. Approve/Acknowledge

- a. City Council Meeting Minutes - May 22, 2017
- b. Claim Voucher Recap Dated 6/12/17 Total Payments \$645,356.08

- c. Appointing Bill Wrobel and Reappointing Susan Smith and Miles Carignan to the Park, Arbor and Recreation Board
- d. Renewal of Pasturage Addendum for Keeler Park

**MOTION to approve the Consent Agenda made by Genaveve Starr; seconded by Candace Pratt. Carried Unanimously.**

## UNFINISHED BUSINESS

## NEW BUSINESS

### 3. Request for Proposals for Civic Center Art

Sharon Delabarre provided information concerning the Request for Proposals.

**MOTION to authorize the City Arts Advisory Commission to issue the proposed Request for Proposals by Candace Pratt; seconded by Pam Leonard-Ray. Carried Unanimously.**

### 4. Ordinance No. 2017-14 Amending Fees and Charges (Deposit for alcohol-involved events)

Hagener reported that the current fee schedule includes a refundable \$150 deposit. Staff is recommending that be increased to \$500 for events that will be serving alcohol. It is common among cities that rent facilities to groups that serve alcohol. It is scheduled for a public hearing at the next meeting.

Leonard-Ray \$500 seems to be high. How was this fee determined? Hagener responded a carpet cleaner was recently hired to clean the carpet for the ribbon cutting. The cost was approximately \$500. Alcohol had been served at Guy Cole and the building was damaged. We will be putting over \$400,000 into this asset and want to protect it.

Leonard-Ray stated that events where there is food but no alcohol, could still sustain damage. The carpet tiles can be replaced.

### 5. Award Contract for City Wide Pavement Repairs

Klontz stated bids were opened last week with 2 bids. This sets the stage for chip sealing next year.

**MOTION to approve award the contract to Northern Asphalt in the amount of \$608,876.30 and authorize the City Manager, or his designee, to enter into a contract with Northern Asphalt. Additionally, I move to authorize a 10% City held construction contingency above the award amount by Ted Miller; seconded by Pam Leonard-Ray. Carried Unanimously.**

## GOOD OF THE ORDER

Bush stated there was a request at the agenda review meeting to put this on the agenda.

**MOTION to approve cancellation of August 24, 2017 City Council meeting by Ted Miller; seconded by John Miller. Aye by T. Miller, J. Miller, Pratt, Starr, Leonard-Ray, Lake. Nay by Smith. Motion Carries.**

Pratt reported that on July 28 there is a women veterans health expo in PA at Vern Burton.

## PUBLIC COMMENTS (Please limit comments to 3 minutes each)

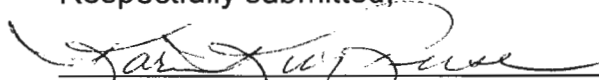
Shenna Younger thanked council for the experience given to Emily Straling this year. It has been invaluable. United Sequim has been formed to give kids a chance to sit on boards and commissions. A pilot program has been created. There will be students serving as student liaisons on several boards. She is excited about this. This will be part of their leadership grade. There are a lot of expectations with this program. It all started with the City Council. Thank you.

## EXECUTIVE SESSION

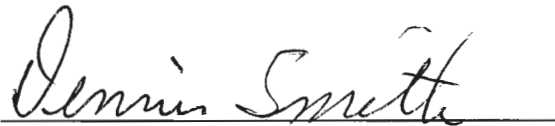
**NEXT MEETING DATE June 26, 2017 (6:00 P.M.) and July 10, 2017 (5:30 p.m.)**

ADJOURNMENT at 8:24

Respectfully submitted,



Karen Kuznek-Reese, MMC  
City Clerk



Dennis Smith  
Mayor

Minutes approved at a regular Council meeting held on June 26, 2017.