

**CITY OF SEQUIM
CITY COUNCIL MINUTES
SEQUIM CIVIC CENTER
152 WEST CEDAR STREET
SEQUIM, WA
NOVEMBER 12, 2019**

1. Lobbyist Updates

Lobbyist Davor Gjurasic was introduced by Acting City Manager Charisse Deschenes. He discussed Sequim corridor and the formation of a coalition with Jamestown S'kallam and the county. He said that we are in the process of discussing what happened and what didn't happen at the State Legislature and they are gearing up for 2020 agenda.

Gjurasic said it is wise to keep project in front of legislatures for the future 2020 and 2021. now in statewide competition and need to keep the momentum going and keep our projects in front of legislators.

Gjurasic advised the City to have short term and long-term goals, have vision and direction so a plan can be put in place.

2. ADU Amendments

Department of Community Development Director Barry Berezowsky presented the draft residential infill development regulations.

3. Residential Infill Development

Berezowsky presented the draft Accessory Dwelling Units (ADUs) regulations.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Dennis Smith, Ted Miller, Bob Lake, Jennifer States, Candace Pratt, Brandon Janisse

Absent: None

Excused: William Armacost

Motion to excuse Armacost by Lake, seconded by Miller. **Passes unanimously.**

CHANGES TO THE AGENDA

Student Liaison Eva Lofstrom asked to move up the Student Liaison report to immediately following this item.

Motion to move the Student Liaison Report to immediately following this item by Lake, second by Miller. **Passes unanimously.**

STUDENT LIAISON REPORT

Lofstrom said that both girls soccer and tennis made it to State. She said the all-school play is coming up. She said that the STEM club is hosting a night for grades 6 -12. They are opening it up to the public. The Future Business Leaders are preparing to go to State.

Student Liaison Hannah Hampton said the Robotics club is selling tickets to the annual luau to fund their annual competition.

CEREMONIAL

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

Jenna Rose spoke against the MAT. She mentioned problems in other areas that have MAT with addicts hanging around local businesses. She wants to discuss how it's all about money. She asked if there is a Tribal fee schedule, discussing the gaining of 30 million dollars to the Tribe due to the MAT clinic.

Robin Pengborn discussed prevailing wages. She pointed out the need for the Tribe to pay prevailing wages, and she mentioned the waiver thereof in order to quickly complete the building of the "facility" to fulfill the need present today. She asked why they would get an exception and it's taking away jobs from hard working people in Sequim.

Charles Griesor wanted to talk about utility rates. He was concerned with his electricity bill and the 4% City tax. He said he feels like he is being taken advantage of. The PUD is raising our rates. He asked why we still need 4% of that new rate. He asked the City to use Lean and Six Sigma to answer his questions.

PUBLIC HEARINGS (Quasi-Judicial or Legislative)

4. Preliminary 2020 Budget

Sue Hagener gave presentation of City Manager 2020 budget.

Griesor commented about the budget and six sigma.

Motion by Lake, 2nded by Pratt to continue the public hearing for the preliminary 2020 budget to the next meeting. **Passes unanimously.**

5. 2020 Budget Revenue Sources - Rates and Fees

Hagener presented the 2020 Budget Revenue Sources – Rates and Fees. Hagener proposes that they open and close the rates and fees public hearing. She said this is the formal way to approve the rates and fees for the following year.

She said that we attempt to recover the cost for most services but Council has directed Staff to subsidize some programs. An example of this subsidy is Guy Cole rentals.

Hagener said there is a slight change in the rates and fees for the recommendation of approval.

Pratt asked all to turn to page 16 of 27 concerning the ADU square footage price.

Janisse asked a question regarding rates relating to affordable housing.

Council set a goal that said growth pays for growth. The fees Berezowsky mentioned are so low that we aren't capturing the cost to the City. He said we are subsidizing land use development by 40 to 50 percent.

He said the new fees are associated with the new Development Engineering need.

Janisse pointed out that on one hand we say we need affordable housing and on another we raise fees on developers.

Hagener mentioned that the inspections will make things more affordable and efficient over time with the addition of the Development Engineer. She said that the development fees proposed changes and additions are going to save the City money in the long run.

City Attorney Kristina Nelson-Gross pointed out that we have had tort claims in the past as a result of poor processes and procedures surrounding the lack of development inspections.

Ted Miller mentioned that we also need to consider inflation and adjusted dollars aren't even considered.

Lake said that the City of Sequim is very conscientious with its budget scrub.

Mayor Smith opened up the Public Hearing.

Charles Grieser said that the developer in his neighborhood wouldn't pay for the streets and sidewalk repairs. He said the people need to pay to live here. He wants the people of Sequim to live in an affluent neighborhood. He would like to see cost avoidance, 6 sigma, updates to the public.

Gary Miller had a question regarding the tie in to the treatment plant for the Tribe. He had a concern future for maintenance.

Public Works Director David Garlington clarified the agreement with the Tribe. Nelson-Gross discussed the legal requirements to look at the maintenance and future outlook of the system. Garlington spoke to the history of the WRF. Selling capacity to county and the Tribe is recovering costs to pay for the upgrades of the WRF facility.

Hagener addressed the cost fees to the Tribe and how the sewer is at low capacity and that they are adding of more customers which lowers and/or maintains the cost to the customers.

Smith closed the Public Hearing.

States moves to adopt Ordinance 2019-015 the Rates and Fees with the corrections noted by Hagener. 2nd by Lake. **Motion carries unanimously.**

6. 2020 Budget Revenue Sources - Property Tax Levy

Deputy Administrative Services Director Connie Anderson gave presentation on Property Tax Levy 2020.

Charles Greiser said to go find cost avoidance, why give a 1% raise. He said to use six sigma. He asked to show me how the city is doing things to keep money in my pocket.

Gary Miller has a concern about the relationship with the Tribe. He said that if the MAT clinic comes in will they pay property tax to the city and if not, why?

Nelson-Gross answers that the Tribe would have to pay taxes as any other business would.

Bob Violet wants to increase the 1% in order to stay ahead and not end up like California.

Smith closed the Public Hearing.

Motion called miller, 2nd Lake

MOTION by Miller to adopt Resolution R2019-05 Authorizing the Regular Property Tax Levy for 2020 and authorizing the 1% increase in the regular property tax levy, seconded by Lake.

YES: Dennis Smith, Ted Miller, Bob Lake, Jennifer States, Candace Pratt

NO: Brandon Janisse

ABSTAIN: None

The vote Passed.

7. 2019 Year End Budget Amendments ACTION ITEMS

Hagener presented the 2019 Year End Budget Amendments.

Smith opened the Public Hearing.

Smith closed the Public Hearing.

Miller asked and Nelson-Gross confirmed that you need a majority of the members of City Council plus one.

Lake moved to approve Ordinance 2019-017 adopting the Year End Budget Amendments. Miller second. **Motion passes unanimously.**

CONSENT AGENDA

Claim voucher recap and the October 14, 2019 minutes were read.

Pratt had a correction for the minutes. Carol Hull instead of Carol Vull.

Pratt moved to approve the Consent agenda with the adjustment to the October 14, 2019 minutes. 2nd by States. **Motion passes unanimously.**

LEGISLATIVE AGENDA

Deschenes stated that we have looked at the Legislative Agenda a number of times.

Pratt said that the State is blank on the clean copy. She mentioned Item 10, attachment 5 moving a sentence to the beginning of the paragraph.

States confirmed that we should clarify the ask first.

States proposed that we move up Item 4, municipal water rights, higher up and becomes number two on the list.

Pratt mentioned that the second one wouldn't require a lot of money.

States said short-term on the top.

Motion by Pratt to approve as modified Resolution 2019-06 the Sequim Legislative Policies and Agendas. Second by States. **Motion passes unanimously.**

2020 RATES STUDY

Garlington presented the Rates Study in segments. He described the potentials that we have considering different options.

Garlington said that the Rate Study sets us up for the next six to 10 years. He said that the current model is aging.

Motion by Lake to approve Option D for a full rate study and authorize the City Manager or Designee to enter into a contract with FCS Group. Second by States. **Motion carries 5-1.**

GUY COLE PHASE III

Matt Klontz, City Engineer presented the plan to update the breakout rooms and updating the storage room. Tables and chairs will also be replaced.

Klontz said we had four bids. All were higher than the Engineer's bid of \$93,000. The low bid was \$97,000.

Miller motioned to approve the contract with AVRIL Construction in the amount of \$97,889 and additionally he authorizes the City Manager or his designee to enter into a contract with AVRIL Construction with a 10 % contingency above the award amount. Second by Pratt. **Motion carries unanimously.**

CEMP

Police Chief Sheri Crain presented the first touch review of the CEMP. She said that the letter included from the State talks about a five-year review. She must submit the final CEMP to the State by the end of 2019.

She said there are some new Federal and State updates to the plan. She said that the County is also working on their update.

They will tighten up the Emergency Support Functions over the next year.

JOHN WAYNE MARINA RFI RESPONSE

Garlington presented that there are four goals to maintain salt water access, have public input into the decisions on how the property would be run, recreational options and sustaining the property over the next 20 years.

He said that the response is that the Port transfer the Port properties into the City of Sequim and put the profit into a fund so that when the City takes over, there is a little bit of a fund to help to sustain the marina.

Council provided wordsmithing to Garlington.

Motion by Lake to direct Staff to submit the John Wayne Marina response Attachment 1, to the Port no later than December 10, 2019 at 9am. Second by Miller. **Motion carries unanimously.**

DEPARTMENT OF COMMERCE GRANT FOR ROOFTOP SOLAR

Ann Soule, Public Works Resource Manager provided an update on the \$75,000 grant program. Two steps are approval of the funding and reapproving the funding with DES and committing to the solar grant. She said that these two actions are mutually required. In June Council approved the commitment to move forward with the match.

Motion by States to authorize the City Manager to sign the subject grant contract with Washington Department of Commerce for a \$75,000 grant award as well as Amendment 1 to the Interagency Agreement with Washington Department of Enterprise Services, both related to construction of a 50-kilowatt solar array on the Civic Center roof. Second by Lake.

Motion passes unanimously.

COMMITTEE BOARD AND LIAISON SUMMARY REPORTS

City Manager's Report

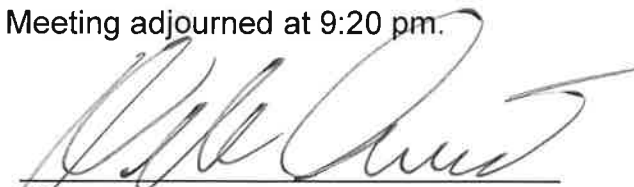
Deschenes mentioned the Criminal Justice Committee. Nelson-Gross said that David Alvarez mentioned this to her. Move to appoint Miller as the Criminal Justice Liaison. Second by States. **Motion passes unanimously.**

Add this to the list for next year's discussion.

Criminal Justice Consolidation Study is another item and it will also need to be discussed.

Miller moved and States seconded to adjourn the meeting and move the discussion concerning the Council Advance to the November 25, 2019 meeting. **Motion passes unanimously.**

Meeting adjourned at 9:20 pm.



William Armacost
Mayor



Sara McMillon
City Clerk