

**CITY OF DUVALL  
COUNCIL MEETING  
March 11, 2010  
7:00 P.M. - Duvall Fire Station**

Council Workshop – I.T. Discussion Continued

**The City Council Meeting was called to order by Mayor Ibershof at 7:00 P.M.**

**Council Present:** Gérard Cattin, Vicki Edwards, Dianne Brudnicki, Glen Kuntz, Amy Ockerlander, Gary Gill, Elizabeth Walker

**Staff Present:** Glenn Merryman, Harry Oestreich, Jodi Lee Wycoff, Lara Thomas, Bruce Disend, Steve Leniszewski, John Lambert

**I. Additions or Corrections to the Agenda:**

Under Consent Agenda add: Payroll Checks #10074-10093 in the amount of \$209,823.53; and Claims Checks #10094-10179 in the amount of \$250,873.81; Under New Business Remove: Item #1: Continued Discussion on I.T. and Item #2: Continued Discussion on Sustainability, and Add: AB10-18 Approve Resolution authorizing use of Contingency Fund resources and authorizing Mayor to sign contract with Kass Holdeman for DCC Liaison Services; and Under Council add: Councilmembers Walker and Ockerlander.

**II. Adoption of Council Agenda:**

*It was moved and seconded (Edwards-Ockerlander) to adopt the 03/11/10 Council Agenda. The motion carried. (7 ayes).*

**III. Comments from the Audience:**

Matt Higgins, owner of True Value, wanted to thank Council, the Mayor, Chief Merryman, Kris Wentworth, and Steve Leniszewski for their support and hard work to resolve a problem (Duvall Days road closure).

Roger Lang, 11009 -317<sup>th</sup> Street, Carnation, said that he owns two parcels on NE 143<sup>rd</sup> Place. He said that he just found out that the City plans to run 2<sup>nd</sup> Avenue right through the middle of those two parcels. He was planning to eventually join the parcels and develop them but if 2<sup>nd</sup> Avenue goes through he will not be able to do that. He does not understand why the City is planning to do this. He said he spoke with CamWest and they don't want to do it either. Mr. Lang said that he has had a verbal commitment from a buyer interested in the property but they are beginning to shy away because of this potential roadway. He said that if that happens, it would be the third time since 2005 that

the City has done something to prevent them from either selling or developing that property. He said that if the road does go through he would have to give up almost half an acre for the road. He does not feel that 2<sup>nd</sup> Avenue needs to go through.

Carrie Lang, Carnation, said that she wants Council to come up with a good reason that 2<sup>nd</sup> Avenue needs to go through their two parcels. She wants Council to seriously reconsider this project.

Bruce Disend, City Attorney, did mention to the Langs that their next step should be to bring this to the Hearing Examiner during the public hearing for the project. Although Council needs to hear about stuff like this, they do not make decisions on land use, the Hearing Examiner does.

Matt Laturner, 26809 NE 163<sup>rd</sup> Street, Duvall, said that he attended the last Council meeting and found the discussion on Sustainability very interesting. Although he is interested in it, he does not feel that another government group should be formed to handle it. He would like to be a part of a citizen committee to help make this happen. Sustainability should be presented and integrated in to an existing entity that is not run by the government.

Tove Burhen, Box 6, Duvall, said that sustainability is a catchword that has a different meaning today than yesterday. All farmers of all sizes want to be able to farm next year as this year so they try to sustain their farms to keep producing. In order to feed the millions of people who live in cities we now rely on mega farm industries. Even though we want to import things and use things from other countries they have to realize that restrictions make us want to buy things from here. Other resource industries such as mining, logging, and oil are done in the US under strict regulations – stricter than elsewhere in the world. To keep the Earth in good shape, we need to use our own resources. One of our best renewable resources in this area is our trees. Is Sustainability going to be like environmentalism? Environmentalism used to be something she could relate to as part of her way of living but now it is just something terrifyingly political. She does not want to see a good idea go political.

Ray Burhen, Box 6, Duvall, said that this idea of Sustainability needs a lower level of detail to really explain how we would live if this general sustainable idea was pursued. The general platitudes sound interesting but the total lifestyle that would evolve needs to be quantified. It appears that we could be going back to assistance farms. Back in the early 1900's 75% of the population was working in agriculture, now it is only 2-3%. Under the sustainability system, our whole lifestyle needs to be quantified. What would the standard of living be like? What would the economic system be like? How would people doing assistance farming fair? Would we be able to feed our population and part of the worlds as we do now? How would the quality of life be in our country? Many people in Mexico are doing sustainable assistance farming but many of the young people on those farms are moving to this country as soon as they can. He said that Korea had a very sustainable system for thousands of years until about fifty years ago when they completely changed to an industrial system, utilizing latest systems for the betterment of their citizens. A quantified model should be developed to show us what the end result would be. Could we maintain our same standard of living? Could we support our current

and growing population and also help with the needy of the world. We need a detailed total system that is quantified with detailed analysis, not just a good idea.

Albert McRae, 31455 NE 176<sup>th</sup> Place, Duvall, said that less government involvement the better as far as sustainability is concerned. The citizens are supposed to tell government what they want, not the other way around. Do not add a layer of bureaucracy to sustainability. Duvall is a great place to live and wants to keep it that way.

**V. Approval of Consent Agenda:**

*It was moved and seconded (Walker-Edwards) to approve the consent agenda which included Payroll Checks #10074-10093 in the amount of \$209,823.53; and Claims Checks #10094-10179 in the amount of \$250,873.81; Approving the Council Meeting Minutes of 2/25/10. The motion carried. (7 ayes).*

**IV. Presentation:                      Sno-Valley Senior Center – CDBG Grant Funding  
Building Renovation Presentation, Amara Oden – 5 Minutes**

Amara Oden, Director, Sno-Valley Senior Center, handed out documents explaining why they need to renovate the Senior Center and showing plans of how they will break the renovation in to five phases. They need to be ready for the Baby Boomers that will start using their facilities soon if they haven't already. They examined what building changes need to be done to meet those needs. They want to do the renovations in phases for financial reasons and to minimize the impact on the seniors that currently use the facility. Amara said that the first phase is to fill in the second floor. They have \$330,000 of funding for this phase and need to raise another \$30,000 so look for their fundraisers. She said that they plan to select a contractor in August, hope to begin construction in November, and be done with the first phase by Spring 2011. Once the second floor is installed, which will hopefully be fast, there will be minimal impact on first floor activities.

Amara said that the second phase will consist of adding bathrooms to the second floor and siding for the whole building. They are working on funding for the second phase now. The entire five-phase renovation could take a few years.

Ray Burhen, Board Member, Sno-Valley Senior Center, said that all of the plans have been done pro-bono so far. He thanked Councilmember Kuntz and his company for helping with the numbers so they knew how much in grants to apply for. He also thanked Duvall for their continued support of the Senior Center.

**Presentation:                      KPG – Main Street Presentation – 10 minutes**

Joe Giacobazzi, Principal and Paul Fuesel, Principal, KPG, wanted to show their appreciation for a great project and for Council's vision to go forward with the project as an Economic Redevelopment project and not just a utility project. Paul said that this

project is a direct reflection of the citizen advisory group's efforts. They presented a plaque showing pictures of the finished project.

Joe said that out of the many other jurisdictions he has worked with on many different projects, this project involved the community the most all the way through the process. Duvall involved the community in everything from a "Paint the Sidewalks" event before the construction started, to Duvall Days staying on Main Street during the project, to a wonderful grand opening celebration.

He reminded everyone that this project started out as a utility replacement project to replace aging water, sewer, and storm drain lines. With Council's vision they decided since they were tearing up the roads, why not fix them, and if you're doing that, why not beautify the area while you're at it. What started out as a simple utility project, morphed in to the corridor improvement project you see now.

They commended Mayor, Council, staff, and specifically Steve Leniszewski for their vision. When they decided to go forward with the entire renovation project, there were not enough funds. They tried for grants in 2006 but were denied. When they asked why, they were told that everything looked good but they just weren't far enough along in the design phase. So Council agreed to pay for the design work needed which cost almost as much as the original project would have cost. Because of that, they were able to get the grants the next time they applied. Joe and Paul handed out toy giraffes to staff and Council for "sticking their necks out" on the design phase which really paid off since they ended up paying less for the entire project than the original utility project would have cost thanks to the grants.

They said this was a fun project from beginning to end and it was a great collaboration. It truly is a reflection on Duvall's community.

Councilmember Gill thanked KPG and said it was great to work with them on this project. By going through this process of getting the design done first and then going for the grant taught them a great lesson for future projects.

Councilmember Brudnicki thanked the Mayor for having the vision to say "Why not beautify the City".

Joe and Paul handed out two posters to Council showing before and after pictures of the Main Street Reconstruction Project.

## **VI. Scheduled Items:**

### **1. Mayor:**

Mayor Ibershof reported that Association of Washington Cities (AWC) completed their fiscal conditions survey. He handed out a document summarizing the results. He asked that the newly formed Council Committees meet and get their goals outlined. He would like to have those by the next Council meeting so they can be included in the April newsletter.

## **2. Council:**

Councilmember Elizabeth Walker reported that Tuesday, March 16<sup>th</sup> is the election for a Board Supervisor position for King Conservation District. There is a polling station at the King County Library in Carnation. She said that there are five candidates and suggested that people go to [www.kingcd.org](http://www.kingcd.org) to get more details and see statements from each candidate. Elizabeth said that she got a message from Marcelina McGinnis, Duvall Chamber of Commerce President, saying that the food banks in Duvall and Carnation are dangerously low in fruits, vegetables, and boxed goods. The Chamber is doing a food drive for these items. You can drop off your donation at the Chamber office or the Coldwell Banker Bain office.

Councilmember Amy Ockerlander gave an update on current Legislative actions. Today is supposed to be the last day of the legislative session, but they are going in to special session to discuss a few budget issues. She said that Senate Bill 6611 which would extend some of the Growth Management Act required comprehensive plan updates is at the Governor's office. It should be signed in the next few weeks. Another bill regarding impact fees which would have taken away local control and put it in to a covenant failed. It did not make it out of the Rules Committee before the deadline.

Amy said that she attended the Suburban Cities Public Issues Committee meeting where there was a motion coming forth regarding county-wide planning policies through the county Growth Management Planning Council (GMPC) regarding transit services. There was some of the language in their recommendation that was of concern, specifically establishing as a second priority providing service to areas where plans call for future growth in housing and jobs. If that were to move forward our area would see decreased services from Metro. Many people in our community use transit and although we currently have the Microsoft Commuter Bus, that could go away at any time. Any reduction in transit could have a significant impact on our community traveling to and from work. The motion as it was read failed and they are going back to get the language to be a bit more clear and friendly to outlying areas. Lastly, Amy said that there were some parallels between the KPG presentation tonight and the sustainability discussions that Council has had at recent meetings. The key about the Main Street project was the community involvement and that is what sustainability is at its core. It is not about environmentalism or restricting land use. It is about bringing the community together to determine what we need as a whole to have a healthy environment.

**VII. Public Hearing:**     *None.*

## **VIII. New Business:**

**1. (AB10-18) Approve Resolution #10-03 authorizing use of Contingency Fund resources and authorizing Mayor to sign contract with Kass Holdeman for DCC Liaison Services.** *It was moved and seconded (Walker-Kuntz) to approve Resolution*

*#10-03 authorizing use of Contingency Fund resources and authorizing Mayor to sign contract with Kass Holdeman for DCC Liaison Services. The motion carried. (7 ayes).*

**IX. Scheduled Items:**

**1. Staff Reports:**

a. Bruce Disend, City Attorney, reported that he received a request from the attorney for CamWest. Their development will require a development agreement. Normally land use work is done through the Hearings Examiner; however, development agreements are specialized and require Council's review and approval. The attorney for CamWest has asked that since this is a complicated project, that they be allowed to present an overview to Council. Bruce handed out an outline of what CamWest would like to present. Although there is no legal requirement for Council to meet with CamWest, they feel it would be helpful for Council.

There was general Council consensus to allow CamWest to do their presentation during an upcoming Council Workshop.

b. Public Works: Steve Leniszewski, Public Works Director, reported that American Public Works Association (APWA) has yearly calls for projects in specific categories. We did win in 2007 for our Sewer Treatment Plant. They have applied for Main Street and presented it as a green project because we ground up and reused the old sidewalks and streetscape. This may get us national recognition if we win. With the Council Committee changeover they are doing a review of the new fifty year contract with Seattle Public Utilities which Steve has been attending monthly meetings on for a while. Other contracts they are working on are the six-year contracts with Little League and the soccer association for use of the Big Rock Ball Fields. Steve also reported that they held the bid opening for the 3<sup>rd</sup> Avenue Water Main project earlier today. The engineer's estimate was for \$1.1 million. There were fifteen bids which all fell in a good range. The apparent low bid was \$657,313.80. They will present the contract at the next Council meeting. Steve also quickly addressed the 2<sup>nd</sup> Avenue corridor issue brought up by the Lang's at the beginning of the meeting. That area from Kennedy to Big Rock is the highest density area yet to come. He said that the reason the 2<sup>nd</sup> Avenue alternate is in the transportation plan is because there has to be an alternate to Main Street and more inter-connectivity the better. The transportation plan does say 1<sup>st</sup> Avenue or 2<sup>nd</sup> Avenue.

c. Finance: Harry Oestreich, Finance Director, said that he attended a seminar today where they discussed the current economy. They said that technically the recession is over and there are signs of the State economy changing, and Duvall's economy changing positively with permits and sales tax. Right now the future looks good, but no one knows what is going to happen so don't plan to spend any money. Economists are saying that this will be a "Nike recovery" where it went way down and it will be a long steady climb out. Harry said we could be cautiously optimistic.

d. Police: Glenn Merryman, Police Chief, reported that he met with Alana McCoy, City Project Manager, about putting a roof on their sally-port. He also said that he is working with Lara Thomas, Planning Manager, on a training area behind the Police Department

building. Unit B-1 in the Tech Center is also a possible training area. Chief Merryman thanked Council for their time on the IT issue. He reported that this is special event time. They have received and reviewed quite a few special event permits recently. He announced that one of his officers had a baby girl recently. Lastly, Chief Merryman reported that he will be bringing the King County I-Net contract, the King County Jail contract, and an update on Animal Control to the next Council meeting.

e. Fire: John Lambert, Fire Chief, had no report.

f. Planning Department: Lara Thomas, Planning Manager, showed a PowerPoint presentation on current Planning projects including King County Library, Cherry Valley Elementary addition, Cedarcrest High School field, and Public Works storage and wetland fill. She suggested that Council attend the KCLS meeting on Tuesday, March 16<sup>th</sup>. They plan to have a LEED certified building and to use used barn lumber for the inside of the building. She reported that they did their first sweep of A-board signs last week. They are trying to work with businesses to make sure that signs are safe and compliant. They did some research last week and are working with Bill Falcon to look for inexpensive options for A-board signs.

Lara then showed a PowerPoint showing the **Duvall Village** project concept. Duvall does not currently have a lot of senior or affordable housing which Duvall Village would provide. This project is a very dense capacity project. Lara reminded everyone that when the mixed use district was created it was set up that if the houses are at ground level they are 12 units per acre but if there is commercial on bottom then the sky is the limit as far as units per acre and as this project stands now, it would be 45 units per acre. **Right now our code says a building can be 45 feet tall which you can do four floors in, but our code also says you can only build up to three floors.** Lara said the Land Use Committee and the Planning Commission are both supportive of changing the code to allow up to four floors with a 45 foot height limit. She said that only one section of the code would need to be changed but they would have to go through the entire code amendment process.

There was general Council consensus that they were okay with the four floors. They each expressed positive comments about the project.

**X. Executive Session: Potential Property Acquisition - 10 minutes**  
*RCW 42.30.110(1)(b)*

**8:30 p.m.** The Council Chambers were cleared for a 10-minute Executive Session regarding Potential Property Acquisition pursuant to RCW 42.30.110(1)(b).

**8:40 p.m.** The Executive Session was extended 10 minutes.

**8:50 p.m.** The Regular Council Meeting Resumed.

**XI. Adjournment:**

*It was moved and seconded (Kuntz-Gill) to adjourn the meeting. The meeting adjourned at 8:52 p.m.*

Signed \_\_\_\_\_  
Mayor Will Ibershof

Attest \_\_\_\_\_  
Jodi Lee Wycoff, Deputy City Clerk