



Minutes of the Arlington City Council Workshop

Council Chambers
110 East Third Street
Monday, July 26, 2021

Councilmembers Present: Michele Blythe, Jan Schuette, Debora Nelson, Marilyn Oertle, Jessica Stickle, Don Vanney, and Mike Hopson.

Council Members Absent: None.

Staff Present: Mayor Barb Tolbert, Paul Ellis, James Trefry, Kristin Garcia, Jim Kelly, Nova Heaton, Marc Hayes, Jonathan Ventura, City Attorney Steve Peiffle, and Wendy Van Der Meersche.

Also Known to be Present: Kathy Vanney, Heather Logan, Sid Logan, Steve Maisch, Holly Sloan-Buchanan, Mark Tingley, Everett Lewis.

Mayor Barb Tolbert called the meeting to order at 7:00 pm, and the Pledge of Allegiance and roll call followed.

APPROVAL OF THE AGENDA

Mayor Pro Tem Jessica Stickle moved to approve the agenda as presented. Councilmember Marilyn Oertle seconded the motion, which passed with a unanimous vote.

INTRODUCTION OF SPECIAL GUESTS AND PRESENTATIONS

None.

WORKSHOP ITEMS - NO ACTION WAS TAKEN

Memorandum of Understanding with Port of Everett

City Administrator Paul Ellis reviewed a Memorandum of Understanding (MOU) with the Port of Everett.

The City of Arlington and Port of Everett work together and collaborate in supporting employer recruitment to the Cascade Industrial Center, including assessment, financial consulting, and outreach; evaluate the advantages of entering into a partnership agreement or lease regarding the Cascade Industrial Center for job development; evaluate opportunities to partner with Washington State University for a possible center of excellence in green manufacturing and robotics or other opportunities as they may arise; and consider other strategies that may assist in achieving the common goals. The MOU shall be effective until August 31, 2023. Discussion followed with Mr. Ellis answering Council questions.

Low Bid Award for Wastewater EQ Basin

Public Works Director Jim Kelly reviewed bids for the WRF Permeate Equalization Project and award of project to low bidder.

The November 2019 NPDES permit reissuance required the City to perform several maintenance and improvement projects to the WRF. These improvements include: 1) conversion of Arlington Water Reclamation Facility membrane basin #6 into a permeate equalization basin, 2) adding effluent controls and monitoring systems, 3) installation of a reclaimed water metering system, 4) replacement of the existing digested sludge pumps with positive displacement pumps, and 5) system integration (programming).

BHC completed the design and the project was publically bid in July, bids opened on July 15, 2021. The certified low bidder is McClure & Sons, Inc. with a bid in the amount of \$1,460,978.06. Discussion followed with Mr. Kelly answering Council questions.

Low Bid Award for Lift Station #16

Public Works Director Jim Kelly reviewed bids for the Cascade Industrial Center Lift Station 16 Project and award of project to low bidder.

The full project was not budgeted, but because of accelerated development in the Cascade Industrial Center, these utilities need to be installed. The additional funds are available in the Sewer Capital Fund.

The City contracted with Murraysmith for completion of the design and the project was publically bid in July, bids opened on July 15, 2021. The certified low bidder is Equity Builders, Inc. with a bid in the amount of \$1,349,073.20. Discussion followed with Mr. Kelly answering Council questions.

Murraysmith Contract Amendment #3

Public Works Director Jim Kelly reviewed Amendment #3 to the Murraysmith 2021 UPP and Smokey Point Blvd Overlay Project for additional design and preparation of construction documents.

The City's Pavement Preservation Program has planned roads to be resurfaced for years 2018-2021; a utility replacement program is running concurrently so aged and failing utility infrastructure can be replaced before the roads are resurfaced. Design and construction work has been completed for years 2018, 2019, and 2020. The City had requested additional design work for year 2021 which included additional paving, additional ADA ramp replacement, and additional water main replacement work. In addition, there were multiple requests made by WSDOT for the Smokey Point Boulevard Overlay project. Funding for this work will be divided among Utility CIP Funds and TBD funds.

This Amendment #3 will provide funding for design changes incorporated to date and work necessary to elevate construction documents to Public Bid quality. Discussion followed with Mr. Kelly answering Council questions.

Apparent Low Bid for 59th Avenue Complete Streets Project

Development Services Manager Nova Heaton reviewed the bid Tabulation for the 59th Ave Complete Streets Project and award project to apparent low bidder.

In 2018, the City of Arlington approved a Complete Streets Ordinance and the Complete Streets Plan for the City. In December 2018, the Snohomish County Health District nominated the City for Complete Streets funding. The Transportation Improvement Board responded with an award of funding for \$600,000. The Boys and Girls Club requested Department of Commerce funding for parking lot improvements and were awarded \$519,400.00 to improve parking areas on City owned property. The projects were combined into one public bid project opened on June 24, 2021. The apparent low bid was Reece Construction in the amount of \$1,035,287.09. Discussion followed with Ms. Heaton answering Council questions.

Development Agreement for the Outpost at Smokey Point

Community and Economic Development Director Marc Hayes reviewed the development agreement for the Outpost at Smokey Point, a mixed-use project.

A proposed development agreement for Arlington 51st St., LLC, describing certain conditions and uses for the subject project. In this instance it addresses the use of Traffic Impact Fees for the future construction of a Roundabout at the intersection of 168th St NE/51st Ave. NE., the use of Park Impact Fees for a portion of construction of the Community Building (restrooms/sewer lift station) and associated park improvements, the use of Utility Connection Fees for sewer and water line extensions and dedication of real property for public right of way uses.

Development Agreements are utilized to ensure that certain terms and/or conditions are addressed.

The developer, Arlington 51st Street, LLC is constructing a Mixed-Use Development on 20.38 acres that will consist of 500 apartments, 70,000 SF of retail space, 22,000 SF office space, 104,000 SF Public Park Space with public restrooms and 104,200 mini park space. The applicant is also constructing frontage improvements along 51st Ave., 43rd Ave. and constructing a roundabout at the intersection of 51st Ave/ 168th St. The applicant is also installing both sewer and water main extensions to provide for offsite connections to serve the south CIC area. The City recognizes the public benefits which will occur from the permanent development of the property as proposed by the Developer, including the Roundabout, 51st Ave. frontage improvements, 47th Ave. roadway construction, the Community Building and Mainline extension. Likewise, Developer recognizes the benefit of this agreement allowing the use of traffic impact fees, park impact fees and connection fee credits to construct the Roundabout, Community Building and mainline extensions in lieu of paying, all, impact fees in cash.

Per AMC 20.39.040, a public hearing is required to be held prior to a decision by City Council on Development Agreements. A public hearing is scheduled to be held at the regular City Council meeting on August 2, 2021. Discussion followed with Mr. Hayes answering Council questions.

Development Agreement for Centennial Park PH I & PH II

Community and Economic Development Director Marc Hayes reviewed the development agreement for Centennial Park PHI and II, a mixed-use project.

A proposed development agreement for Centennial Park 5J, LLC, describing certain conditions and uses for the subject project. In this instance it addresses the permanent use of the building types, the variance for the stream buffer reduction and the dedication of property for public right of way uses.

Development Agreements are utilized to ensure that certain terms and/or conditions are addressed. The developer is utilizing the “flex” option with its live/work units, which allow for the commercial portion of the unit to be utilized as residential for up to five years, allowing sufficient time for the marketplace to support the commercial/retail use of the unit. Another item addressed is the reduction of the buffer width on the relict channel along 172nd St NE, and its required mitigation, both onsite and offsite.

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June Financial Report

Finance Director Kristin Garcia presented the June financial report.

June Community and Economic Development Report

Community and Economic Development Director Marc Hayes presented the June Community and Economic Development report.

ADMINISTRATOR AND STAFF REPORTS

City Administrator Paul Ellis reminded Council that staff has committed to bring Council an update in September on the police department’s five year plan, and also discuss recent legislative actions, and the impact those changes will have on the police department.

MAYOR’S REPORT

Mayor Tolbert stated that 31 years ago today, the American with Disabilities Act became law. This law is based on the principles of inclusion and equity in our communities, and provides a welcoming and accessible way to get around in our communities.

COMMENTS FROM COUNCILMEMBERS

Councilmember Jan Schuette spoke regarding the workshop in September where legislative changes to the police department will be discussed, and encouraged fellow councilmembers to read and prepare ahead of time for the discussion.

Councilmember Michele Blythe stated she is on the AWC Legislative Priorities Committee, and there have been discussions regarding the recent legislative actions to policing. She is looking forward to the discussion in September regarding the police department, and how to fully support the department.

Councilmember Don Vanney stated that he is looking forward to September's discussion regarding the police department, and how they can get the help they'll need.

Councilmember Jesica Stickle read from a prepared statement, thanking fellow Councilmembers and the community for her eight years on City Council. She will be moving from Arlington, and is resigning from Council. Next Monday will be her last meeting.

COUNCILMEMBER REPORTS

Councilmembers had nothing to report this evening.

PUBLIC COMMENT

Everett Lewis, 521 N Dunham Ave, Arlington, thanked Police Chief Jonathan Ventura for monitoring speeds on Division Ave. He is looking forward to the September discussions regarding the police department and how the department can be supported financially.

REVIEW OF CONSENT AGENDA ITEMS FOR NEXT MEETING

Council discussed and agreed to place all agenda items for the August 2, 2021 meeting on new business.

EXECUTIVE SESSION

None.

ADJOURNMENT

With no further business to come before the Council, the meeting was adjourned at 8:17 p.m.



Barbara Tolbert, Mayor

