



Minutes of the Arlington City Council Workshop

Council Chambers
110 East 3rd Street
Monday, November 27, 2023

Councilmembers Present: Don Vanney, Heather Logan, Debora Nelson, Marilyn Oertle, Jan Schuette, Michele Blythe, and Yvonne Gallardo-Van Ornam.

Council Members Absent: None.

Staff Present: Mayor Barb Tolbert, Paul Ellis, Jim Kelly, Kris Wallace, Marc Hayes, Amy Rusko, Jonathan Ventura, Tony Orr, City Attorney Steve Peiffle, and Wendy Van Der Meersche.

Also Known to be Present: Kathy Vanney, Kimberly Casteel, Julie Good, Holly Sloan-Buchanan, Sid Logan, and Nathan Senff.

Mayor Barb Tolbert called the meeting to order at 6:00 pm, and the Pledge of Allegiance and roll call followed.

APPROVAL OF THE AGENDA

Mayor Pro Tem Jan Schuette 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

Ordinance Amending Arlington Municipal Code Chapter 20.98

Planning Manager Amy Rusko reviewed an ordinance approving an amendment to Arlington Municipal Code (AMC) Chapter 20.98 State Environmental Policy Act (SEPA).

The amendments to AMC Chapter 20.98 State Environmental Policy Act is a city-initiated request to update sections that directly relate to changes that were made to WAC 197-11 and RCW 43.21C by the Department of Ecology as mandated by Senate Bill 5818 under Administrative Order 22-08. Changes were also made to the Flexfile Thresholds for Categorical Exemptions to add attached residential housing, increase the threshold for multi-family residential and update the fill and excavation description. The changes to the Categorical Exemptions align with the city's permit types.

- WAC 197-11-800(1)(b)(c) and (d) – Minor new construction flexible thresholds
- WAC 197-11-444(2)(c) – Elements of the Environment
- WAC 197-11-960 – Environmental Checklist
- WAC 197-11-172(1)(b) – Planned actions project review

- WAC 197-11-164(1)(b) – Planned actions definition and criteria
- Chapter 43.21C RCW – Sections relating to the above changes.

The AMC Chapter 20.98 Zoning Code Amendments were proposed with the 2023 Docket. The proposed zoning code amendments are required to meet the regulations of the state through senate bill 5818. Discussion followed with Ms. Rusko answering Council questions.

Amendment #2 to the BHC Contract

Public Works Director Jim Kelly reviewed Amendment #2 to the BHC Contract. This Statement of Work (SOW) and fee estimate from BHC is for additional work requested for new MBR blower design, selection, sizing, specification, and support at the Water Reclamation Facility.

The City contracted with BHC in 2021 for support services during the membrane replacement project. While the MBR replacement is complete, during the process it was determined that the MBR blowers and MBR control program are both not operating in an efficient and effective manner.

Staff has asked BHC to add an additional task to their existing contract to assist the city with selecting, sizing, and specifying new MBR blowers to increase air supply and redundancy.

Original PSA	\$ 82,886.00
Amendment #1	TIME ONLY EXTENSION
Amendment #2	\$ 37,089.00
New PSA Total	\$119,975.00

Discussion followed with Mr. Kelly answering Council questions.

Six-Year Transportation Improvement Plan (TIP) for 2024-2029

Public Works Director Jim Kelly reviewed the Six-Year Transportation Improvement Plan for years 2024-2029.

In accordance with state law, every municipality must annually update their TIP for the following six years. Any road construction project that is to be considered for Intermodal Surface Transportation Efficiency Act or Transportation Improvement Board funding must be listed on the TIP. To be eligible for allocation of 1/2 cent gas tax monies, projects must also be listed.

The TIP represents projects that the City would like to have completed or funded, over the next six years (2024 to 2029). Prior to adopting this plan, it must be presented for a public hearing which will be held on December 4, 2023. Discussion followed with Mr. Kelly answering Council questions.

Ordinance Extending the Moratorium for Island Crossing

Community and Economic Development Director Marc Hayes reviewed the interim ordinance which provides a six-month extension of the Island Crossing Moratorium allowing for a Subarea Plan to be developed by the City staff and the consultant.

Emergency ordinance 2023-008 was adopted June 12, 2023, in order to suspend any new development applications within the identified Island Crossing Subarea and provide time for

city staff and consultants to conduct studies that will identify a vision and long-term design of the Island Crossing "Gateway" to include development design standards, infrastructure needs, conceptual roadway design, access control, stormwater solutions, and traffic throughput. The interim emergency ordinance is due to expire on December 12, 2023, and requires an extension of that moratorium timeline to complete the described work. A public hearing is required and will be held on December 4, 2023. Discussion followed with Mr. Hayes answering Council questions.

Authorization to Purchase CXT Precast Concrete Restroom and Concession Facility for Smokey Point Park Project

Community and Economic Development Director Marc Hayes reviewed a request for Authorization to purchase a precast concrete restroom and concession facility for the Smokey Point Park project.

CXT Precast Products offers an ADA compliant restroom facility constructed of high strength concrete walls and roof, making the buildings easy to maintain and able to withstand high wind, category E seismic loads, and the rigors of vandalism. The buildings are prefabricated and delivered complete and ready to use, including plumbing and electrical. CXT is under a Washington State Department of Enterprise Services (DES) contract allowing purchase of the CXT building through use of this contract. The total cost of the restroom building is \$410,028.00.

The city already has several CXT buildings in use and is very satisfied with their quality and functionality. The building model is the Denali, which is the same model as the restroom at Haller Park. This version has 4 single-use restrooms and a concession area. We originally had the restroom in the park project contract, but it became apparent during the advertisement/pre-bid process, that including it in the bid package created some confusion and requests for additional construction time. By purchasing the building directly, we will receive 10% off the purchase price from CXT and receive a cost savings of at least an additional 10% related to contractor overhead if they were to purchase the same building. Discussion followed with Mr. Hayes answering Council questions.

October Financial Report

Finance Director Kristin Garcia presented the October financial report.

Community and Economic Development Fourth Quarter Report

Community and Economic Development Director Marc Hayes presented the fourth quarter report for Community and Economic Development.

ADMINISTRATOR AND STAFF REPORTS

None.

MAYOR'S REPORT

Mayor Tolbert provided a legislative update.

COMMENTS FROM COUNCILMEMBERS

Councilmember Yvonne Gallardo-Van Ornam thanked everyone involved in the Hometown Holidays kickoff Saturday.

COUNCILMEMBER REPORTS

Councilmembers had nothing to report this evening.

PUBLIC COMMENT

None.

REVIEW OF CONSENT AGENDA ITEMS FOR NEXT MEETING

Councilmembers discussed and agreed to put Item No. 2 on the consent agenda for the December 4, 2023 Council meeting.

EXECUTIVE SESSION

None.

ADJOURNMENT

With no further business to come before the Council, the meeting was adjourned at 7:05 p.m.



Barbara Tolbert, Mayor