

**CALL TO ORDER, ROLL CALL, AND PLEDGE**

The November 27, 2018, Regular Business Meeting of the Monroe City Council was called to order by Mayor Thomas at 7:00 p.m.; Monroe City Hall, Council Chambers.

Councilmembers present: Cudaback<sup>1</sup>, Davis, Hanford<sup>2</sup>, Kamp, Rasmussen, and Scarboro.

Staff members present: Adkisson, Bright, Dickinson, Farrell, Hasart, Irving, Knight, Restall, Roberts, Swanson, Warthan, and Willis; City Attorney Lell.

The Pledge of Allegiance was led by Councilmember Kamp.

Mayor Thomas noted, without objection, the excused absence of Councilmember Gamble. No objections were noted.

**PUBLIC HEARING**

1. AB18-246: Resolution No. 026/2018, Approving MainVue Development Agreement

Mr. Ben Swanson, Community Development Director, provided background information on AB18-246, the required public hearing, and the proposed resolution approving a development agreement with MainVue WA, LLC. City Attorney Lell administered the Appearance of Fairness Doctrine questionnaire. There were no affirmative answers by Councilmembers; and no challenges from the public. Mr. Swanson responded to an inquiry regarding the proposed length of the development agreement.

Mayor Thomas opened the public hearing.

The following person spoke in support of AB18-246: Mr. George Neumann, MainVue WA, LLC, representative.

Councilmember Scarboro moved to close the citizen portion of the public hearing; the motion was seconded by Councilmember Cudaback. On vote,  
Motion carried (6-0).

Councilmember Scarboro moved to close the public hearing; the motion was seconded by Councilmember Cudaback. On vote,  
Motion carried (6-0).

Councilmember Scarboro moved to approve Resolution No. 026/2018, approving a Development Agreement with MainVue WA, LLC, pursuant to RCW 36.70b.170-200; authorizing the Mayor to execute the Development Agreement on behalf of the City; entering supportive findings and

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<sup>1</sup> CLERK'S NOTE: Councilmember Cudaback arrived at approximately 7:01 p.m.

<sup>2</sup> CLERK'S NOTE: Councilmember Hanford arrived at approximately 7:01 p.m.

conclusions; and providing direction to staff; the motion was seconded by Councilmember Cudaback. On vote,

Motion carried (6-0).

**2. AB18-247: 2018-2019 Comprehensive Plan Docket**

Mr. Swanson provided background information on AB18-247, the required public hearing, and the proposed 2018-2019 Comprehensive Plan Docket. General discussion ensued regarding the proposed docket, the process to approve the docket and initiate review of the proposed items, and additional opportunities for public comment and involvement.

Mayor Thomas opened the public hearing.

The following persons spoke in support of approving the 2018-2019 Comprehensive Plan Docket: Ms. Darcy, Cheeseman, Monroe School District Board President; and Ms. Laura Brent, Brent Planning Solutions.

The following persons spoke regarding concerns related to the 2018-2019 Comprehensive Plan Docket: Ms. Debra Bowman; Ms. Teresa Willard; Ms. Mariah Waldenberg; and Ms. Amy Martin.

Councilmember Hanford moved to close the citizen portion of the public hearing; the motion was seconded by Councilmember Davis. On vote,  
Motion carried (6-0).

General discussion ensued regarding the docket review process and further opportunities for public comment and input.

Councilmember Davis moved to close the public hearing; the motion was seconded by Councilmember Hanford. On vote,  
Motion carried (6-0).

Councilmember Kamp moved to place all of the presented docket requests on the 2018-2019 Final Docket; the motion was seconded by Councilmember Hanford. On vote,  
Motion carried (6-0).

**ANNOUNCEMENTS/PRESENTATIONS**

**1. AB18-248: Swearing-In Ceremony (Monroe Police Department Officers)**

Mr. Larry Dickinson, Interim Director of Public Safety, presented background information on AB18-248 and the two officers to be sworn-in: Ms. Noelle Richards and Ms. Natalie Steinbach. The individuals were sworn-in by the Honorable Monroe Municipal Court Judge Mara Rozzano; and their badges pinned on by associated family members.

Mayor Thomas added a special recognition of Interim Public Safety Director Dickinson, thanking him for his work with the Monroe Police Department and community during his term of service, and presenting him with a certificate of appreciation.

**PUBLIC COMMENTS**

There were no persons present wishing to address Council during the Public Comments portion of the agenda.

**CONSENT AGENDA**

1. Approval of the Minutes: November 13, 2018, Business Meeting
2. Approval of AP Checks and ACH Payments (*check nos. 89401 through 89434, ACH P-Cards, and ACH payments, in a total amount of \$2,374,710.59*)

Councilmember Rasmussen moved to approve the Consent Agenda; the motion was seconded by Councilmember Davis. On vote,  
Motion carried (5-0)<sup>3</sup>.

Mayor Thomas noted that New Business Items No. 1 and 2 were pulled from the agenda, as staff is still working on these agreements.

**UNFINISHED BUSINESS**

1. AB18-249: PERS for Elected Officials

Mr. Ben Warthan, Human Resources Director, and Ms. Becky Hasart, Finance Director, provided background information on AB18-249, PERS for elected officials, retroactivity, and eligibility. General discussion ensued regarding retroactivity, eligibility, application, and when availability was enacted. Staff will bring back additional information on retroactivity and eligibility for further discussion at a future Council Meeting.

**NEW BUSINESS**

1. AB18-224: Resolution No. 020/2018: Authorize Mayor to Sign Sky Valley Food Bank Lease Agreement (*D. Knight, City Administrator*)
2. AB18-225: Authorize Mayor to Sign Sky Valley Food Bank/Monroe Boys & Girls Club Joint Parking License Agreement (*B. Feilberg, Public Works Director*)

*NOTE: Items AB18-224 and AB18-225 were removed from the agenda at the time of the meeting.*

3. AB18-250: Ordinance No. 029/2018, Repealing MMC 3.04.025, Disposition of Municipal Property; First Reading

Mr. Jakeh Roberts, Public Works Operations and Maintenance Manager, provided background information on AB18-250, the proposed ordinance repealing code regulations related to the disposition of municipal property, and the proposed administrative policy to replace the code. Councilmember Hanford noted the draft ordinance and policy have been reviewed by the City Council Finance and Human Resources Committee.

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<sup>3</sup> CLERK'S NOTE: Councilmember Hanford was absent Council Chambers for the vote on the consent agenda.

Councilmember Hanford moved to accept for first reading Ordinance No. 029/2018, repealing Monroe Municipal Code Section 3.04.025, Disposition of municipal property; providing for severability; and establishing an effective date; the motion was seconded by Councilmember Kamp. On vote,

Motion carried (6-0).

4. AB18-251: Ordinance No. 030/2018, Amending MMC 5.02, Business Licenses; First Reading

Mr. Swanson provided background information on AB18-251 and the proposed ordinance amending business license code regulations to come into compliance with state law. General discussion ensued regarding the proposed code amendments, the two thousand dollar threshold (set by state law), deliveries, and task force recommendations.

Councilmember Kamp moved to accept as first reading Ordinance No. 030/2018, amending Monroe Municipal Code Chapter 5.02 Business Licenses; adopting a standardized definition of "engaged in business," and establishing a minimum threshold exempting certain businesses from licensing requirements; providing for severability and establishing an effective date; the motion was seconded by Councilmember Rasmussen. On vote,

Motion carried (6-0).

5. AB18-252: Ordinance No. 031/2018, Amending MMC 18.12.170, Regarding Downtown Commercial Zone Permitted Land Uses; First Reading

Mr. Swanson provided background information on AB18-252 and the proposed ordinance amending the Downtown Commercial Zone permitted land uses code regulations; and responded to an inquiry regarding the proposed permitted uses.

Councilmember Kamp moved to accept as first reading Ordinance No. 031/2018, amending MMC section 18.12.170, Downtown Neighborhood Land Use Matrix, allowing motorsports vehicle sales facilities in the East Downtown neighborhood of the Downtown Commercial zone as a permitted use; setting forth supportive findings; providing for severability; and establishing an effective date; the motion was seconded by Councilmember Davis. On vote,

Motion carried (6-0).

4. AB18-253: Ordinance No. 032/2018, Amending MMC Chapters 18.10 and 18.86 Regarding North Kelsey/Tjerne Place Planning Area; First Reading

Mr. Swanson provided background information on AB18-253 and the proposed ordinance amending the North Kelsey/Tjerne Place Planning Area code regulations. General discussion ensued regarding location/zone affected and buildable lands report to be reviewed in in 2019.

Councilmember Kamp moved to accept as first reading Ordinance No. 032/2018, amending Monroe Municipal Code Sections 18.10.050, Zoning land use matrix, 18.10.135, North Kelsey design guidelines, 18.10.140 (Table C), Commercial/Industrial zoning district bulk development requirements, and 18.86.050, Required number of parking spaces, to provide increased flexibility for the development of a combination of horizontal and vertical mixed-use development, incorporating multifamily housing, retail space, and open space in the North Kelsey Planned Development Area; setting forth supportive findings; providing for severability; and establishing an effective date; the motion was seconded by Councilmember Davis. On vote,

Motion carried (6-0).

**COUNCILMEMBER REPORTS**

1. City Council Finance & Human Resources Committee Update/DRAFT Minutes

Councilmember Hanford noted the items discussed at the City Council Finance & Human Resources Committee Meeting held on Tuesday, November 13, 2018, including the draft surplus policy.

2. Individual Councilmember Updates<sup>4</sup>

Councilmember Scarboro commented on the Light-Up Monroe Event, garbage services, and speed limits on Main Street.

Councilmember Cudaback commented on the Light-Up Monroe Event.

Councilmember Hanford commented on the Light-Up Monroe Event

Councilmember Davis commented on the Light-Up Monroe Event; and noted his upcoming absence on December 4, 2018.

Councilmember Kamp commented on the Light-Up Monroe Event.

**STAFF/DEPARTMENT REPORTS**

1. City Clerk/Records Update

Ms. Elizabeth Adkisson, City Clerk, noted the report included in the meeting materials and provided an update on the following topics: Quality Indigent Defense Grant award; electronic content management system purchase; public records disclosure processing; and Boards/Commission vacancies and events.

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<sup>4</sup> CLERK'S NOTE: Item addressed out of order at the time of the meeting.

2. Community Development Update

Mr. Swanson noted the report included in the meeting materials and provided an update on the following topics: new plats in development and a quasi-judicial matter forthcoming to City Council.

3. Economic Development Update

Ms. Deborah Knight, City Administrator, noted the report included in the meeting materials and provided an update on the following topics: economic development newsletter, meetings with local organizations and businesses, and results of a recently conducted business survey to be provided at a future Council Meeting.

4. Finance Update

Ms. Hasart noted the report included in the meeting materials and provided an update on the following topics: revenues, expenditures, and sales tax.

5. Human Resources/Information Technology (IT) Update

Mr. Warthan noted the report included in the meeting materials and provided an update on the following topics: personnel openings and IT projects.

6. Parks & Recreation Update

Mr. Mike Farrell, Parks and Recreation Director, provided an update on the following topics: exercise stations at Sky River Park, Wiggly Field fencing, Heritage Tree Program, Light-Up Monroe, and upcoming community events.

**MAYOR/ADMINISTRATIVE REPORTS**

1. City Administrator Update

Ms. Knight noted events attended in the previous week and upcoming meetings scheduled; and reviewed the Tuesday, December 4, 2018, Monroe City Council Study Session and Extended Agendas.

2. Mayor's Update


Mayor Thomas noted the meetings and events attended in the previous weeks; and wished all a happy belated Thanksgiving.

**ADJOURNMENT**

There being no further business, the motion was made by Councilmember Rasmussen and seconded by Councilmember Hanford to adjourn the meeting. On vote,


Motion carried (6-0).

MEETING ADJOURNED: 8:55 p.m.



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Geoffrey Thomas, Mayor



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Elizabeth M. Adkisson, MMC, City Clerk

*Minutes approved at the Regular Business Meeting of December 11, 2018.*