



MONROE CITY COUNCIL

Regular Business Meeting
Tuesday, August 24, 2021, 7:00 P.M.
Zoom Online Meeting Platform

Mayor
Geoffrey Thomas

Councilmembers
*Heather Fulcher, Mayor Pro Tem;
Patsy Cudaback; Kevin Hanford;
Jason Gamble, Jeff Rasmussen;
Ed Davis, & Kirk Scarboro*

MINUTES

CALL TO ORDER

The City Council meeting was held virtually via Zoom. Due to the COVID-19 pandemic, and Proclamation 20-28 issued by Governor Jay Inslee, in-person meetings are not being held at this time.

Mayor Thomas called the meeting to order at 7:01 p.m.

ROLL CALL

Councilmembers present:

Fulcher, Cudaback, Gamble, Davis, and Rasmussen. Councilmembers Hanford and Scarboro were excused.

Staff present:

Knight, Hasart, Feilberg, Swanson, Warthan, Farrell, Jolley, Haley, Roberts, Criswell, Corey, Restall, Shaw, Lether, Klinkers, Harmon, Huebner, Christian, Judge Ness, and City Attorney Lell

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Gamble.

ANNOUNCEMENTS/PRESENTATIONS

Mayor Thomas recognized September 2021 as Hydrocephalus Awareness Month through proclamation. Councilmember Gamble expressed appreciation for the proclamation and shared personal information regarding this disease.

Mayor Thomas recognized September 6, 2021 as Labor Day through proclamation.

Mayor Thomas introduced Judge Jessica Ness from the Monroe Municipal Court, who presented information on court activities to date. Judge Ness expressed gratitude for the quarter time court clerk and the probation officer position. She stated both would further the goal of creating safe community. Judge Ness thanked the Council for their support. Mayor Thomas thanked Judge Ness for her work.

Mayor Thomas invited Mr. Criswell to present Washington Association of Building Officials (WABO) Jurisdictional Outreach Awards to Ms. Jessica Lether, Mr. Ted Corey, Mr. Darrell Harmon, Ms. Leigh Anne Barr, and Ms. Kim Shaw. Mr. Criswell also received this award. Mr. Criswell shared background about this award and read the letter of appreciation from WABO. Mayor Thomas thanked Mr. Criswell for his work and stated this team has done a great job. Mayor Thomas was pleased to see the WABO recognition.

PUBLIC COMMENTS

Zach Price, Fryelands area, wants to start a rock-climbing gym in Monroe. Mr. Price wanted to clarify he is not asking that the Light Industrial (LI) Zone be open to all exercise facilities; his business is not an exercise facility. His business can only be sited in the LI Zone due to height and square footage needs. Would hire a lot of people. Shared quotes from various Planning Commissioners. Discussed the Choose Monroe branding



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and website. Believes his business would support Choose Monroe. Would create jobs and community and he would appreciate the Council's consideration.

Richard Bynum, spoke to the definitions about connectivity and multifamily addressed in the updated Uniform Development Regulations ordinance (item 7.3 under new business) and shared the challenges associated with purchasing insurance to address connectivity/multifamily as defined. Asked for Council to consider these issues.

Preston Ross, Lake Stevens but family in downtown Monroe, supports Mr. Price with his rock-climbing proposal. Shared his experiences growing up in Monroe and shared his views how Mr. Price's proposal would be positive for Monroe.

Mitch Corea, Florence Acres, supports Mr. Price also. Shared his views on the benefits of the rock-climbing gym in Monroe. Climbing is one of the fastest growing sports in the US and made its debut in the Tokyo Olympics. Feels this type of sport is lacking in Monroe.

Aly, Woods Creek, also supports Mr. Price. Shared there had been a rock-climbing facility in the industrial zone and shared her positive experiences there. Shared the lack of options available in Monroe when she has guests.

Karlee Maddex, Ingraham/Richardson Creek neighborhood, came this evening to speak about the climbing gym. Would support this if located in Monroe.

Connie Sue Soules, the Farm in Monroe, supports Mr. Price in his plans to start a rock-climbing gym. Can address his work ethic. He is a leader families would want working with their children. Notices vacancies in town; if this is approved, it would be one more business to open.

Michael Lodge, Woods Creek Road, moved here from Atlanta about ten years ago. When planning events here, never in Monroe due to lack of options. Supports Mr. Price's endeavor. Loves Monroe and living here. Mr. Price's proposal would be another attraction to come to Monroe and would build community here.

Stu Hezlep, Woods Creek area, does not know Mr. Price but wants a climbing gym in Monroe. There are lots of things to do during the summer but lack of options after September. This would be a great opportunity for students to create new connections and get out of their comfort zone. This would be a great addition to Monroe.

Lily Maddex, Ingraham/Richardson Creek neighborhood, here in support of Mr. Price. When growing up, always leaving town for recreational opportunities. This would be wonderful for Monroe and seasons would not effect the business.

Logan Ross, Fryelands, here to support a rock-climbing gym in Monroe. This is a great opportunity for a safe and fun pass time in Monroe. Shared past experiences of leaving Monroe for entertainment as he grew up. Spoke to Mr. Price's character and leadership. Shared rock-climbing facilities in other cities are located in light industrial zones.

Joshua Scheffer, off Main Street, supports the Price family and their pursuit of starting the rock-climbing facility in light industrial zone. Has to drive to other cities to rock-climb. Feels this would bring people in from other areas to recreate. Light industrial zone is the only place that would accommodate the heigh needs.



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CONSENT AGENDA

- 6.1. City Council Meeting Minutes 08/10/2021
- 6.2. City Council Meeting Minutes 08/17/2021
- 6.3. AP/ACH Payment Approvals
- 6.4. AP/ACH Approvals through 08/24/2021
- 6.5. Accept Project/Begin Lien Period for S. Taft Lane Sewer Main Replacement Project
- 6.6. Right-of-Way Dedication to Widen Arthur Lane from 16' to 20'
- 6.7. Sewer Easement to Arthur Lane
- 6.8. Resolution No. 008/2021, Establishing Parking Restrictions in the City of Monroe
- 6.9. Authorize to Submit Grant Application to the Office of Public Defense

Motion: Move to approve the consent agenda. Councilmember Rasmussen moved. Councilmember Fulcher seconded. Motion passed 5-0.

NEW BUSINESS

- 7.1. Proposal to Allow Card Rooms within the City of Monroe. Mr. Swanson presented the materials as provided in the meeting packet.

Councilmember Cudaback not in favor of allowing card rooms throughout the City. Based on the Economic Development Advisory Board's (EDAB) and the Planning Commission's recommendation, she will make the motion.

Councilmember Gamble agreed with Councilmember Cudaback's statements.

Motion: Move to accept the Economic Development Advisory Board's and Planning Commission's recommendation and discontinue any further consideration of the matter by the staff and Planning Commission. Councilmember Cudaback moved. Councilmember Davis seconded. Motion passed 5-0.

- 7.2. Proposal to Allow Exercise Facilities (rock-climbing wall) in the Light Industrial (LI) Zone. Mr. Swanson presented the materials as provided in the meeting packet. Mr. Swanson clarified the EDAB and the Planning Commission like climbing walls; decisions come down to competing priorities.

Councilmember Gamble appreciates the information this evening and asked for clarification regarding grandfathering legal non-conforming uses. Staff will follow up on legal non-conforming uses.

Councilmember Fulcher thanked the EDAB and Planning Commission for addressing this issue. Understands the reason for zoning but sees empty spaces in the LI Zone. Feels we should allow this.

Councilmember Cudaback understands the difficulty of zoning. This request is challenging. Rock-climbing would be great and fits with our brand The Adventure Starts Here. Supports anything that encourages activity and health. LI is the only place rock-climbing can locate. Councilmember Cudaback asked for clarification regarding if a comp plan change was needed and inquired if there was a way to narrow definitions of use categories without opening zoning to all uses. Would like to send this back to the Planning Commission to make this work.

Councilmember Rasmussen inquired if comp plan amendment were to happen to allow this category in LI, would this be an all or nothing. Staff responded. Councilmember Rasmussen asked what amount



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of space is currently available in LI and are these spaces large enough; are these vacancies potentially long-term. Staff responded and will follow up. Councilmember Rasmussen stated if there is a high percentage of vacancies that are apt to stay vacant, he is more apt to consider changes to the zone. This proposal would be great for all in Monroe but must balance against the long-term needs of the zone. He needs more information.

Councilmember Davis appreciates the EDAB and Planning Commission perspectives and agrees with them. He also travels through the LI area and there seems to be a number of vacancies. Agrees with Councilmember Fulcher's statements that it is better to have what we have versus what we wish we had. Better to utilize the area for something like this than have vacancies. Supports the proposal.

Councilmember Gamble asked again if we could allow this proposal in a legal non-conforming space. This would be as simple as finding a property for the proposal that would be legal non-conforming. This would be great for our community. Councilmember Gamble also understands the long term strategy for the LI Zone.

Councilmember Rasmussen inquired if we know what the typical life span of these types of businesses are. If we are changing our long-term zoning strategy for something like this, wants to be sure it is a long-term viable business.

Mayor Thomas confirmed with staff regarding follow up issues to include potential siting in a current legal non-conforming site, long term viability of exercise facilities, and current vacancy rates. Mayor Thomas asked for clarification regarding how specific legal non-conforming uses would need to be. Staff responded.

Mayor Thomas clarified next steps. Ms. Knight and Mr. Swanson confirmed this will come back to Council on September 28, 2021. Councilmember Gamble clarified the legal non-conforming question does not need to wait for Planning Commission review. Staff concurred.

Mr. Lell shared he believed our code provides for the loss of the legal non-conforming status if use is interrupted after a specific amount of time.

Motion: Move to remand this issue to the Planning Commission for additional review and consideration and provide direction to the Mayor to direct staff to bring back additional information regarding non-conformities similar to what was discussed this evening. Councilmember Fulcher moved. Councilmember Cudaback seconded. Motion passed 5-0.

Mayor Thomas thanked those that came this evening to comment on this issue.

- 7.3. First Reading: Ordinance 008/2021, An Ordinance of the City of Monroe Adopting Emergency Interim Development Definitions for Chapter 22.12 MMC, Definitions. Ms. Restall presented the materials as included in the meeting packet.

Councilmember Cudaback thanked the Community Development staff for all their work on this issue.

Motion: Move to accept Ordinance No. 008/2021 as first reading and schedule final action on Ordinance 008/2021 for the September 14, 2021 City Council regular business meeting. Councilmember Cudaback moved. Councilmember Gamble seconded. Motion passed 5-0.



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- 7.4. First Reading: Proposed Code Amendments Regarding Temporary Homeless Encampments. Ms. Restall presented the materials as included in the meeting packet. Ms. Restall clarified these amendments only apply to religious institutions.

Councilmember Gamble asked for clarification regarding three month versus six month minimum and why go longer. Staff responded.

Councilmember Cudaback also asked for clarification regarding the timelines allowed by the state and what the ordinance recommends. Shared it would be wise to give more than four months; would be in favor of extending the time allowed.

Councilmember Gamble appreciated the guidelines about getting encampments up to code but inquired about enforcement. Mr. Lell responded.

Mayor Thomas clarified potential next steps for this Ordinance. Consensus was to bring this issue back to Council in September with addition information about the minimum versus consecutive timelines associated with this issue.

COUNCILMEMBER REPORTS

Councilmember Fulcher encouraged everyone attend the Farmer's Market. It has been great and it is coming to a close.

Councilmember Rasmussen discussed COVID case counts and additional mandates announced. Unfortunate businesses have to remind it is not their rules but they have to enforce. Applauds the businesses for trying to keep everyone safe. Knows it is tough and he appreciates everything they are doing.

Councilmember Gamble provided an updated on the Finance/Human Resources Committee meeting last week. Concurs with Councilmember Rasmussen's statements; we are in unbelievable times currently. Stated he appreciates everyone on the Council and recognizes it is okay to disagree.

Mayor Thomas stated it is about doing justice and being humble; truly value each an every one here. We continue to show civility and we continue to model what should be done at the local, state, and national level. Thank you.

STAFF/DEPARTMENT REPORTS

- 9.1. Finance July 2021 Dept. Report – Ms. Hasart presented the report as included in the meeting packet.
- 9.2. HR/IT August 2021 Dept. Report – Mr. Christian presented the report as included in the meeting packet.
- 9.3. Police Dept. July 2021 Report – Chief Jolley presented the report as included in the meeting packet.
- 9.4. Community Development July 2021 Dept. Report – Mr. Criswell presented the report as included in the meeting packet.



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- 9.5. Economic Development August 2021 Report – Mr. Huebner presented the report as included in the meeting packet.
- 9.6. Human Services Report June & July 2021 – Ms. Knight presented the report as included in the meeting packet.
- 9.7. Emergency Management Report – Mr. Feilberg shared the most recent case counts regarding COVID (attachment 1).

MAYOR/ADMINISTRATIVE REPORTS

Ms. Knight reviewed the extended agenda as presented in the meeting packet and shared the Legislative Affairs Committee meeting for 9/14/2021 is cancelled.

Mayor Thomas noted the International Overdose Awareness Day 2021 Proclamation and signed a joint statement with the County and other jurisdictions about this issue. Monroe This Week is also available in the packet.

Mayor Thomas met with County Councilmember Low and Public Works staffs to discuss intersection of Brown Road and Chain Lake Road. Discussed how to improve the intersection.

Mayor Thomas attended the third Imagine Monroe Steering Committee and provided information on process and next steps. Stated the group is doing a great job.

Mayor Thomas met with Take the Next Step to discuss Latinx community outreach.

Mayor Thomas shared he continues to work with staff on 2022 budget development.

Mayor Thomas congratulated the new Parks Manager Ben Swanson. Mr. Swanson's move opens the Community Development Director's position. Mr. Swanson did a great job as Community Development Director. We are fortunate he will still be with Monroe and his passion is with Parks and Recreation. He will do really well in this new role.

EXECUTIVE SESSION

Mayor Thomas noted the need for an executive session and provided the following information:

The City Council will convene an executive session for the purpose of discussing property acquisition pursuant to RCW 42.30.110(1)(b) and for the purpose of discussing potential litigation pursuant to RCW 42.30.110(1)(i) for 7 minutes. The Mayor will notify the Interim City Clerk (Ms. Hasart) if the executive session has been extended and the Interim City Clerk will notify the public. Council is anticipated to take action following the executive session. For purposes of the executive session, the Council will leave the current, publicly accessible Zoom meeting and will join a new Zoom meeting for which the dial-in information has been separately provided to the Council Members.

The Council meeting was recessed to executive session at 9:27 p.m. for 7 minutes.

At 9:34 p.m. the executive session was extended to 9:40 p.m.



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At 9:40 p.m. the executive session was extended to 9:43 p.m.

At 9:43 p.m. the executive session was extended to 9:46 p.m.

The executive session ended at 9:44 p.m. The Council meeting was reconvened at 9:46 p.m.

ADJOURNMENT

Motion: Move to adjourn. Councilmember Gamble moved. Councilmember Cudaback seconded. Motion passed 5-0.

MEETING ADJOURNED: 9:47 p.m.

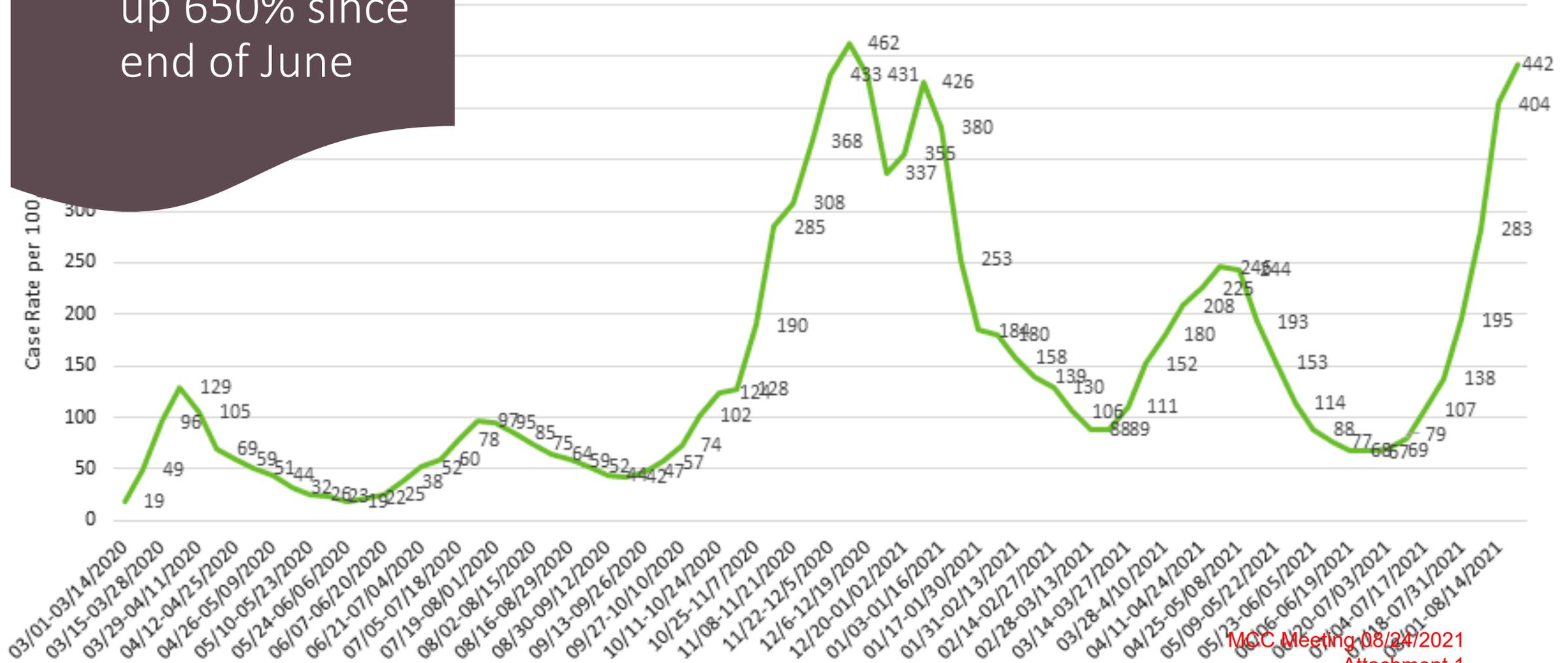
Geoffrey Thomas (Sep 16, 2021 07:12 PDT)

Geoffrey Thomas, Mayor

Rebecca R. Hasart, Interim City Clerk

Sno CO COVID-19 Case Rate up 650% since end of June

RATE PER 100,000 FOR 2-WEEK ROLLING PERIOD (UPDATED MONDAYS)



Vaccination Progress

As of August 3, 2021

Total Doses Administered: **908,602**

Completed Vaccinations: **445,444**

Percent of Snohomish County
who have initiated vaccination: **69%**

Percent of Snohomish County
Completely Vaccinated: **63%**

Based on Percentage of
Snohomish County Residents Aged 12+

www.snohd.org/covidvaccine or bit.ly/snocovaccine



Vaccination Progress

As of August 17, 2021

Total Doses Administered: **927, 884**

Completed Vaccinations: **453,549**

Percent of Snohomish County
who have initiated vaccination: **70%**

Percent of Snohomish County
Completely Vaccinated: **64%**

Based on Percentage of
Snohomish County Residents Aged 12+

www.snohd.org/covidvaccine or bit.ly/snocovaccine



Month	Total number of cases	Number of COVID-19 vaccine breakthrough cases	Percent unvaccinated
February	2,412	4	99.8%
March	2,069	16	99.2%
April	3,936	52	98.7%
May	2,873	80	97.2%
June	1,322	138	89.6%
July	2,670	537	79.9%
Total	15,282	827	94.6%

Month	Total COVID-19 related hospitalizations	COVID-19 vaccine breakthrough hospitalizations	Percent unvaccinated
February	60	0	100.0%
March	66	0	100.0%
April	161	2	98.8%
May	127	3	97.6%
June	74	5	93.2%
July	140	29	79.3%
Total	628	39	93.8%

MCC Minutes 08-24-2021

Final Audit Report

2021-09-16

Created:	2021-09-15
By:	Becky Hasart (bhasart@monroewa.gov)
Status:	Signed
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-  Document created by Becky Hasart (bhasart@monroewa.gov)
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