



**CITY OF EDGEWOOD  
REGULAR COUNCIL MEETING SUMMARY**

November 13, 2018 – 7:00 p.m. ♦ City Hall – 2224 104<sup>th</sup> Avenue East ♦ Edgewood, WA

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**1.  CALL TO ORDER**

Mayor Eidinger called the meeting to order at 7:00pm. Citizen Alec Chesson led the attendees in the Pledge of Allegiance.

**ROLL CALL**

**Present:** Mayor Daryl Eidinger, Councilmember John C. West, Councilmember Mark Creley, Councilmember Ryan Day, Councilmember Stephanie Hunter, Councilmember Roseanne Tomin, Councilmember Nate Lowry. **Excused:** Deputy Mayor Tyron Christopherson.

**Staff Present:** Assistant City Administrator Dave Gray, City Clerk Rachel Pitzel, Community Development Director Darren Groth, Public Works Director Jeremy Metzler, Police Chief Micah Lundborg, Carol Morris, City Attorney.

**Additions/Deletions to the Agenda**

There were no additions or deletions to the agenda.

**2. PUBLIC HEARINGS**

- 1. AB18-048- Hall Street Vacation (Wyoming Avenue)** – Proposed Ordinance No. 18-0534, relating to street vacations, approving that portion of Wyoming Avenue (also known as 115<sup>th</sup> Avenue E. or 14<sup>th</sup> Street NE) and 1<sup>st</sup> Street (also known as 72<sup>nd</sup> Avenue NE or 1<sup>st</sup> Street E) within the City of Edgewood, imposing conditions

Mayor Eidinger read the rules for the hearing.

Mayor Eidinger opened the public hearing at 7:03pm.

Public Works Director Metzler discussed the Hall Street Vacation (Wyoming Avenue).

Mayor Eidinger asked for public comments. No public comments received during the meeting.

Mayor Eidinger closed the public hearing at 7:07pm.

- 2. AB18-049- Perceived Density Code Amendments** - proposed Ordinance No. 18-0535, relating to Land Use and Zoning, amending density and rounding calculations in SF zones with community on-site systems, amending the standards for Residential Cluster Developments in various zoning districts, and amending EMC Sections 18.50.035, 18.80.040, and 18.090.040

Mayor Eidinger opened the public hearing at 7:08pm.

Community Development Director Groth discussed proposed Ordinance No. 18-0535, regarding perceived density.

Mayor Eidinger asked for public comments.

**Tim Ramssaur** – Discussed his recent purchased property and the density standards.

**Fred Hurber** – Detailed the various reason why this proposal would have a negative impact.

**James Barth** – Explained his reasons for selling his property and moving out of Edgewood.

**Bill Sager** – Discussed the complexity of the issue, suggested consulting septic engineers, and master builders to figure out what the city's end game is.

**Cheryl Barth** – Explained she is currently selling 26 acres in the SF3 zone. If this code changes her family would lose 12 of the 38 lots that could be built under the current code.

**Kathy Barth** – Discussed her concerns with the proposal being pushed through without consulting professionals. Stated this will only hurt property owners as they will lose income.

**Cale Ramsey**- Noted that with the proposal language there is no examples of how the city will calculate the density, noting other city codes have several examples.

Councilmember West asked Mr. Groth about the original brief when he stated any property owner who wished to increase density would still have the option to do so, but they would have to submit an individual plat and go through the public hearing process.

Mr. Groth stated the Residential Cluster Development (RCD) is still a separate application, but the plat would have to match whatever was approved through the RCD, clarifying it is a separate request not in the code standard.

Mayor Eiding closed the public hearing at 7:28pm.

**3. AB18-050- Accessory Dwelling Units (ADUs) Amendments** - proposed Ordinance No. 18-0536, relating to land use and zoning, adding new requirements for attached Accessory Dwelling Units (ADUs) amending EMC Section 18.90.190

Mayor Eiding opened the public hearing at 7:29pm.

Community Development Director Groth discussed proposed Ordinance No. 18-0536, relating to Accessory Dwelling Units (ADUs) amendments.

Mayor Eiding asked for public comments. No public comments received during the meeting.

Mayor Eiding closed the public hearing at 7:33pm.

**4. AB18-051- 2019 Preliminary Budget**

Mayor Eiding opened the public hearing at 7:34pm.

Asst. City Administrator Gray discussed the 2019 Preliminary Budget, and handed out the working model for review.

Mayor Eiding asked for public comments.

**Kathy Barth** – Pointed out the city would be losing out a considerable amount of revenue if the city passes the perceived density ordinance.

Councilmember Day – Inquired about the interest rate on USDA debt.

Mr. Gray noted it was 4.25%.

Councilmember Lowry – Noted it's a losing battle to keep servicing the debt.

Mayor Eiding closed the public hearing at 7:56pm.

**5. AB18-052- 2019 Property Tax Ordinance** – proposed Ordinance No. 18-0537, setting the Property Tax Levy for Fiscal Year 2019

Mayor Eiding opened the public hearing at 7:57pm.

Asst. City Administrator Gray discussed the 2019 Property Tax Ordinance

Mayor Eiding asked for public comments.

**Wayne Conrad** – Discussed his concerns with the saturation of the community and reaching a point where growth can no longer be sustained. He noted as growth tapers off there will be an increase of service fees, and property taxes. Property owners will have to bare a larger portion of the operating budget to maintain a certain level of government, which will drive out retirees living on a fixed income.

Councilmember Lowry – Inquired on the percentage of the property tax the city collects overall.

Mr. Gray noted it's about 8.49% of the total tax bill.

Councilmember West – Inquired about the annual process for property tax levy's and how the state allows for up to 1% and how most cities do this on an annual basis.

Mr. Gray clarified the process.

Councilmember West – Inquired as to what happens if the city doesn't take it, does it lose out in that fiscal year money that could have been collected?

Mr. Gray confirmed the revenue would not be recaptured.

Mayor Eidinger closed the public hearing at 8:07pm.

### **3. AUDIENCE COMMENT**

**Fred Clerge** – Discussed running a used uniform bank for the Boy Scouts. He noted their current location is closing and they are looking for a new one.

Mayor Eidinger noted Council would discuss this at a study session in the near future.

### **4. MAYOR'S REPORT**

Mayor Eidinger spoke about the following:

- Met with ATS to finalize the plan for installation of school zone cameras. The actual installation work has begun and we expect the cameras to be up and running before the end of the year. The plan includes three cameras at Hedden Elementary and two at Edgemont Junior High on 24<sup>th</sup>.
- Morgan Sound returned to finish some work in the communications system in the council chambers, including the raising of the screen. He noted elsewhere on campus, he has issued a notice to proceed for the break room construction in our rented space downstairs. The final work in the lower parking lot has been completed with the addition of lighting.
- Mayor and staff met with Josh Brown (PSRC) regarding the getting better prepared for the next grant cycle. He noted, they also met with the Master Builders Assoc., which is a quarterly meeting to discuss how we can better achieve working within the code to build affordable housing in our city.
- Bob Dolhanyk from Pierce County Emergency Management came and met with staff regarding what Edgewood could do to prepare for a regional emergency. Discussion took place regarding water, temporary housing, food, and other needs that would exist if a disaster hit the area. He noted these are just preliminary conversations for now with some objectives to increase our preparedness.
- Movie night was well attended last Friday. He thanked Councilmembers Tomy and Hunter for their work during these events. He noted the Veteran's Day Event in Milton was a bit chilly, and thanked Councilmembers Hunter, West, and Creley for attending.

Public Works Director Metzler briefed on the following:

- None

Community Development Director Groth briefed on the following:

- Updated Council of the last Planning Commission meeting.

Assistant City Administrator Gray briefed on the following:

- None

Chief Lundborg briefed on the following:

- Statistical information provided by Pierce County, he noted the numbers are YTD numbers on the average of the previous month for the last five years. He ran through the numbers.
- Shared gratitude to Council for the police departments new Office Assistant 3.

## 5. CONSENT AGENDA

*The consent agenda includes items that are routine in nature and are adopted by one motion. Should Council wish to discuss a consent agenda item, the item would be removed from the consent agenda and discussed under Council Business.*

The following items are presented for Council approval:

- A. Regular City Council Meeting Minutes of October 23, 2018,
- B. Study Session Meeting Minutes of October 30, 2018
- C. Study Session Meeting Minutes of November 6, 2018
- D. **AB18-053**, a motion approving November 2018 Budgeted Expenditures as follows: Deferred Compensations Program; Payroll Direct Deposit; Dept. of Retirement Systems; Dept. of Labor and Industry; IRS 941 ACHs; and AWC Employee Benefit Trust in the amount of \$103,924.65; and Vendor Check Numbers 23543 through 23567 with EFT Payments in the amount of \$190,765.11. Total distributions submitted for review & authorization in the amount of \$294,689.76.
- E. **AB18-0436**, a motion to adopt Resolution No. 18-0436, to segregate original assessments under Local Improvement District (LID) No. 1, pursuant to section 35.44.410 of the Revised Code of Washington (RCW) regarding the Carrera Holdings LID Sewer Assessment.

**Motion:** As Read, **Action:** Approve, **Moved by** Councilmember Stephanie Hunter, **Seconded by** Councilmember Roseanne Tomy. **Motion passed unanimously (6-0).**

## 6. COUNCIL BUSINESS

- A. **AB18-0537**, a motion adopting Ordinance No. 18-0537, setting the Property Tax Levy for Fiscal Year 2019.

Asst. City Administrator Dave Gray briefed on the agenda item.

Councilmember Tomy discussed the email she had with Mr. Gray regarding the numbers and asked if he could go through those numbers with folks.

**Motion:** As Read, **Action:** Approve, **Moved by** Councilmember Stephanie Hunter, **Seconded by** Councilmember Roseanne Tomy.

**Roll Call Vote:** Motion passed (summary: Yes = 4, No = 2, Abstain = 0).

**Yes:** Councilmember Mark Creley, Councilmember Stephanie Hunter, Councilmember Roseanne Tomy, Councilmember Nate Lowry.

**No:** Councilmember John C. West, Councilmember Ryan Day.

## 7. COUNCIL COMMENTS

Councilmember Tomya – Noted they had the best turnout they have ever had at the movie night. Reminded everyone of Coffee with Council on Saturday, November 17<sup>th</sup>.

Councilmember Day – Noted how an audience member called the planning team novices and he reassured the planning team Council knows they are all professional and Council supports them.

Councilmember West – Asked for clarification on a plat being in jeopardy because the density is going away.

Discussion ensued between council and staff.

## 8. EXECUTIVE SESSION

Mayor Eiding called City Attorney Carol Morris if there was an executive session.

City Attorney Morris stated there would be an Executive Session pursuant to RCW 42.30.110(1)(i) pending litigation. The Executive Session will last approximately 5 minutes.

Mayor Eiding recessed the meeting to Executive Session at 8:28pm for 5 minutes.

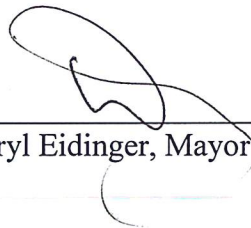
Mayor Eiding called the meeting back to order at 8:32pm.

## 9. ADJOURN

Mayor Eiding adjourned the meeting at 8:33pm.



Rachel Pitzel, City Clerk



Daryl Eiding, Mayor