City Council

501 Delta Ave
Marysville, WA 98270

Regular Meeting Minutes

June 23, 2025

Call to Order

Mayor Nehring called the meeting to order at 7:00 p.m.

Invocation

Luis Sanchez from the Fellowship of Christian Athletes and Bilingual Chaplain for the Mariners gave the invocation.

Pledge of Allegiance

Mayor Nehring led the Pledge of Allegiance.

Roll Call

Present:

Mayor: Jon Nehring

Council: Councilmember Condyles, Councilmember James, Councilmember King, Council President Stevens, Councilmember Richards, Councilmember Norton

Staff: City Attorney Jon Walker, City Administrator Jennifer Stapleton, Interim Community Development Director Jeff Wilson, Finance Director Jennifer Ferrer-Santa Ines, IT Director Stephen Doherty, Chief Scairpon, Systems and Database Analyst Will Kaiser, Principal Planner Angela Gemmer, Engineering Services Director Jeff Laycock, Assistant Parks Director Dave Hall, Project Manager Nick Loutsis, Emergency Preparedness Manager Sarah LaVelle, Risk and Program Manager Leah Tocco

Motion to excuse Councilmember Muller moved by Councilmember Norton seconded by Councilmember Condyles.
AYES: ALL

Excused: Councilmember Muller

Approval of the Agenda

Motion to approve the agenda moved by Councilmember James seconded by Councilmember King.
AYES: ALL

Presentations

A. Proclamation Declaring July 2025 Parks and Recreation Month in Marysville

PROCLAMATION Parks and Recreation Month 2025.pdf

Mayor Nehring read the Proclamation into the record.

Public Comment

David Russell, Marysville, 98270, thanked the City for putting on the Strawberry Festival this year.

Joe Long, Cornerstone Homes, Marysville, 98271, commented on item 14, the Middle Housing Interim Ordinance. He would like to see single family residences as an allowed permitted use in all zones if possible. It is being proposed to be removed from the R-18 zone. He would also like to see the minimum lot size in R-8 zone remain 4000 sf instead of the proposed 5000 sf. He stated that you can't achieve an R-8 in an R-8 zone without having 4000 sf lots; it doesn't work with 5000 sf lots. Additionally, he would like the impervious surface percentage to remain at 50%.

David Toyer, Toyer Strategic Advisors, Everett, 98201, distributed some supplemental information and also spoke on item 14. He agrees that lot sizes should remain at 4000 sf in R-8 zones and discussed the impact of larger lot sizes. He spoke against the proposal to eliminate single family in the R-18 zone. He explained how this would negatively impact a site they are working with in the 116th Street Master Plan Area. He urged the City to consider an alternative, at least for that site. He referred to a letter he had submitted already with some other recommendations. Mr. Toyer and Mr. Long responded to several clarification questions about the R-18 zone and the intended proposal for this area.

Approval of Minutes

1. May 27, 2025, City Council Meeting Minutes

CC 05272025.docx

Motion to approve the May 27, 2025, City Council Meeting Minutes moved by Councilmember Condyles seconded by Councilmember Richards.

AYES: ALL

2. June 2, 2025, City Council Work Session Minutes

WS 06022025.docx

Motion to approve the June 2, 2025, City Council Work Session Minutes moved by Councilmember King seconded by Councilmember Norton.
AYES: ALL

3. June 9, 2025, City Council Meeting Minutes

CC 06092025.docx

Motion to approve the June 9, 2025, City Council Meeting Minutes moved by Councilmember James seconded by Councilmember Condyles.
AYES: ALL

Consent

4. June 4, 2025, Claims in the Amount of $2,030,454.29 Paid by Check Numbers 178082 through 178195 with Check Numbers 167024, 167913, 167949, 168741, 173220, 173429, and 173757 Voided

060425.rtf

5. June 10, 2025, Payroll, June 10, 2025, Miscellaneous Payroll and June 10, 2025, Void and Re-issue Payroll in the Amount of $2,074,583.54 Paid by EFT Transactions and Check Numbers 35718 through 35750 with Check Number 35749 Voided.

6. June 11, 2025, Claims in the Amount of $636,328.50 Paid by Check Numbers 178196 through 178372 with Check Numbers 163893, 166063, 166659, 166764, 168385, 170635, 174185, 174618, 178056, and 178123 Voided

061125.rtf

Motion to approve Consent Agenda items 4, 5, and 6 moved by Councilmember Norton seconded by Councilmember Richards.
AYES: ALL

Review Bids

7. Contract Award - WWTP Chemical Tank Replacement Project

Certified Bid Tabulation

Contract

Director Laycock reviewed this item related to the Wastewater Treatment Plant Chemical Tank Replacement project. Three bids were received; McClure and Sons, Inc. was the low bidder.

Councilmember King asked about the life expectancy of the tanks. Director Laycock indicated he could find out.

Motion to authorize the Mayor to award and execute the WWTP Chemical Tank Replacement project contract with McClure and Sons, Inc. in the amount of $489,861.47 including sales tax and approve a management reserve of $48,990.00 for a total allocation of $538,851.47 moved by Councilmember Norton seconded by Councilmember Richards.
AYES: ALL

8. Contract Award - WWTP Effluent Flow Splitting Project

Certified Bid Tab

Contract.pdf

Director Laycock reviewed this item related to the Wastewater Treatment Plant Effluent Flow Splitting project. Three bids were received; McClure and Sons, Inc. was also the low bidder for this project.

Motion to authorize the Mayor to award and execute the WWTP Effluent Flow Splitting project contract with McClure and Sons, Inc. in the amount of $492,286.87 including sales tax and approve a management reserve of $49,230.00 for a total allocation of $541,516.87 moved by Council President Stevens seconded by Councilmember King.
AYES: ALL

9. Contract Award – Comeford Park Sidewalk and Lighting Project

Certified Bid Tabulation

Contract Draft

Project Engineer Nick Loutsis reviewed this item related to the Comeford Park Sidewalk and Lighting Project. Staff is recommending approval of the contract with Reaper Construction Inc. He noted the total cost for the City should be corrected to $138,392.96.

Councilmember King praised the project.

Council President Stevens asked for clarification about the location of the project. Mr. Loutsis reviewed this and noted there would be no impacts to the play area.

Councilmember Richards noted there has been a lot of money put into Comeford Park when there are a lot of other parks in the city. Director Laycock explained this should be about the end of the projects there for now.

Motion to authorize the Mayor to award and execute the Comeford Park Sidewalk and Lighting Project contract with Reaper Construction Inc. in the amount of $283,330.00 including sales tax and approve a management reserve of $28,333.00 for a total allocation of $311,663.00 moved by Councilmember Richards seconded by Councilmember James.
AYES: ALL

10. Contract Award - Cedarcrest Golf Course Irrigation Replacement Project

Tabulation of Quotes.pdf

Contract.pdf

Vicinity Map.pdf

Project Engineer Nick Loutsis reviewed this item related to the Cedarcrest Golf Course irrigation project. Staff is recommending approval of the contract with Terra Dynamics Inc. Clarification questions followed.

Motion to authorize the Mayor to award and execute the Cedarcrest Golf Course Irrigation Replacement Project contract with Terra Dynamics Inc. in the amount of $3,858,829.00 including sales tax and approve a management reserve of $385,882.90 for a total allocation of $4,244,711.90 moved by Councilmember Norton seconded by Councilmember King.
AYES: ALL

11. Contract Award - Cedarcrest Pump Replacement

Bid Tabulation_Cedarcrest Pump Replacement.pdf

Cedarcrest Pump Replacement - PumpTech Contract DRAFT.pdf

Director Laycock reviewed this item related to the replacement of two additional pumps at Cedarcrest. Staff is recommending approval of the contract with PumpTech, LLC. Clarification questions followed related to energy efficiency and the bidding process.

Motion to authorize the Mayor to award and execute the Cedarcrest Pump Replacement contract with PumpTech, LLC in the amount of $232,477.05 and approve a management reserve of $23,247.71 for a total allocation of $255,724.76 moved by Council President Stevens seconded by Councilmember James.
AYES: ALL

Public Hearings

New Business

12. An Ordinance Adopting an Interim Zoning Ordinance to Comply with Engrossed Second Substitute House Bill 5258 Pertaining to Unit Lot Subdivisions and Adopting a New Chapter 22G.095 Unit Lot Subdivisions to the Marysville Municipal Code

Principal Planner Gemmer reviewed the interim ordinance related to Unit Lot Subdivisions. She explained the reason for the interim regulations.

Councilmember Norton asked about potential impacts in the interim period before final regulations are approved. Ms. Gemmer reviewed the potential benefits of this.

Councilmember Condyles spoke in support of the interim ordinance. He would also like to discuss increasing the allowance for unit lot subdivisions in the coming months.

Memo re. Unit Lot Subdivision Interim Ordinance

Interim Ordinance - Unit Lot Subdivisions

DRAFT Interim Ord. Unit Lot Subdivisions - jw edit 6-17-25.docx

Motion to adopt Ordinance No. 3350 moved by Council President Stevens seconded by Councilmember Condyles.
AYES: ALL

13. An Ordinance Adopting an Interim Zoning Ordinance to Comply with Engrossed House Bill 1337 Pertaining to Accessory Dwelling Units and Amending MMC Title 22 Unified Development Code by Repealing MMC Chapter 22C.180 Accessory Structures and Adopting New MMC Chapters 22C.180 Accessory Structures and 22C.185 Accessory Dwelling Units

Memo re. Interim Accessory Structure and Accessory Dwelling Unit Amendments

Interim Ordinance Accessory Structure and Accessory Dwelling Unit Amendments (Exhibit 1)

Principal Planner Gemmer reviewed the interim ordinance relating to Accessory Dwelling Units.

Motion to adopt Ordinance No. 3351 moved by Council President Stevens seconded by Councilmember King.
AYES: ALL

14. An Ordinance Adopting an Interim Zoning Ordinance and other Interim Official Controls to Comply with Engrossed Second Substitute House Bill 1110 and Engrossed Substitute House Bill 2321 Pertaining to Middle Housing and Amending Impacted Titles of the Marysville Municipal Code

Memo re. Middle Housing Interim Ordinance

Interim Ordinance Middle Housing

Councilmember Condyles recused himself from this item.

Interim Director Jeff Wilson reviewed the proposed Interim Zoning Ordinance pertaining to middle housing.

Councilmember Norton spoke in support of removing the limitation of single family homes for now and discussing it further when they bring it back in the fall.

Council President Stevens thought they should remove the single family from the R-18 zone but this particular piece is a challenge. He wondered if a rezone would be the appropriate way to address it. He thinks that Councilmember Norton's proposal would address this and would also open it up to others. Director Wilson expressed concern about density issues. He noted that at this point there are no vested projects in that area. He discussed the possibility of looking at a complete re-evaluation of the area. Council President Stevens concurred that it probably needs to be revisited.

Councilmember James agreed with keeping the code as it is and making the change in the future after they have time to discuss it.

Principal Planner Gemmer explained the proposed amendment would approve the interim ordinance and amend exhibit NN to remove the striking of the single family from R-18 and R-28 zones.

City Attorney Walker explained they would need to pass with a majority plus one in order to take effect immediately.

Motion to adopt the Interim Ordinance 3352 pertaining to middle housing with an amendment to Exhibit NN to remove the removal of single family zones from R-18 and R-28 zones moved by Councilmember Norton seconded by Councilmember King.

VOTE: Motion carried 5 - 0
AYES: Councilmember James, Councilmember King, Council President Stevens, Councilmember Richards, Councilmember Norton
NOES: None
ABSENT: Councilmember Muller
ABSTAIN: None
RECUSED: Councilmember Condyles

Councilmember Condyles returned to the meeting.

15. An Ordinance Amending the 2025-2026 Biennial Budget and Providing for the Increase/Decrease of Certain Expenditure Items as Budgeted for in Ordinance 3325

June 2025 Budget Amendment Memo.docx

062325 BA OrdinanceR.pdf

Director Ferrer-Santa Ines reviewed the proposed ordinance.

Motion to adopt Ordinance No. 3353 moved by Councilmember Richards seconded by Councilmember James.
AYES: ALL

16. Grant Agreement with the Washington State Military Department for Emergency Preparedness Outreach to Limited English Proficiency Populations

Proposed Contract_approved.pdf

Emergency Preparedness Manager Sarah LaVelle reviewed this item and answered clarification questions.

Motion to authorize the Mayor to sign and execute the Emergency Management Performance Grant Agreement moved by Councilmember Condyles seconded by Councilmember Richards.
AYES: ALL

17. July 1, 2025, to July 1, 2026, Property, Pollution and Cyber Insurance Renewal

2025-2026-City of Marysville APIP Proposal (full proposal with final TIV).pdf

Risk and Program Manager Leah Tocco reviewed the Property, Pollution, and Cyber Insurance renewal.

Motion to authorize the Mayor to sign and bind the annual Property, Cyber, and Pollution renewal for policies effective July 1, 2025 in an amount not to exceed of $456,615 moved by Councilmember James seconded by Councilmember Richards.
AYES: ALL

18. Supplemental No. 1 to the Professional Services Agreement with BHC Consultants, LLC for the WWTP Chemical Tank Replacement Project

PSA_SuppSF.pdf

Original Contract for Reference.pdf

Director Laycock reviewed this supplemental agreement with BHC Consultants for the Wastewater Treatment Plant Chemical Tank Replacement project.

Motion to authorize the Mayor to sign and execute the Supplemental Agreement No. 1 to the Professional Services Agreement with BHC Consultants, LLC for the WWTP Chemical Tank Replacement project moved by Council President Stevens seconded by Councilmember James.
AYES: ALL

19. An Ordinance Regarding Parking Time Regulations and Amending Section 11.08.170 of the Municipal Code

Ordinance - Parking Time Limits.pdf

City Attorney Walker reviewed the proposed ordinance related to parking time regulations on city property that has time limits. Currently, this would only apply to the Waterfront Park. Chief Scairpon reviewed current parking enforcement procedures. They will be looking at Twin Lakes this summer to see if any additional parking restrictions are needed up there.

Motion to adopt Ordinance No. 3354 moved by Councilmember Richards seconded by Councilmember Norton.
AYES: ALL

Legal

Mayor's Business

Mayor Nehring:
- He thanked staff and Council for all their work on all the agenda items.
- He thanked everyone involved in Strawberry Festival over the weekend. It was a wonderful weekend. He also appreciated seeing the street sweeper out so quickly after the event.
- The next Council meeting is July 7. Mayor Nehring will be gone, and Council President Stevens will be running the meeting.

Staff Business

Communications Manager Connie Mennie and Chief Scairpon gave an update on the fireworks ban and the communications and enforcement approach for this year.

City Attorney Walker stated the need for an Executive Session to discuss two potential litigation items with action expected on one item for a total expected time of 15 minutes.

Call on Councilmembers and Committee Reports

Councilmember Condyles:

- He thanked everyone for the great work on the Strawberry Festival. It was a really successful year.
- It is great to see the flag banners up.

Councilmember James:

- He agreed that the Strawberry Festival was great. He thanked Gary Kemp for taking responsibility for the car show which turned out well also.
- He attended a CDBG meeting to discuss what to do with additional funds which will be evenly distributed to the programs.
- He attended two ribbon cuttings.
- Several councilmembers will be going to the AWC conference this week.

Councilmember King:

- Congratulations to Dave Hall and Parks for being recognized this month.
- He agreed that the parade went well. He has received a lot of positive feedback.

Council President Stevens:

- Thanks to everyone who showed up to speak tonight.
- He commended Planning staff for their hard work.
- He is excited about the Comeford Park sidewalks.
- He noted he appreciates the parade route. He also was impressed with how quickly it was cleaned up.

Councilmember Richards:

- Congratulations to Parks.
- Strawberry Festival was great.
- He has his fireworks sign up for the holiday.
- Happy Independence Day to everyone.

Councilmember Norton:

- She reported on today's finance committee meeting.
- She thanked Parks for the great work they do. She is very pleased with the new flag banners.
- She wished everyone a happy holiday.

Adjournment/Recess

Council recessed at 8:36 p.m. for five minutes before reconvening at 8:41 p.m. in the Executive Session

Executive Session

Council entered Executive Session started at 8:41 p.m. to discuss two potential litigation items with action expected on one item for a total expected time of 10 minutes. There were two five-minute extensions.

A. Litigation – two items, RCW 42.30.100(1)(i)
B. Personnel
C. Real Estate

Reconvene

The meeting reconvened at 9:06 p.m.

Motion to authorize the Mayor to sign and execute the agreement between the City of Marysville and Hanson Sisters, LLC regarding the size and value of property to be used for transportation purposes moved by Councilmember Richards seconded by Council President Stevens.
AYES: ALL

Adjournment

Motion to adjourn the meeting moved by Council President Stevens seconded by Councilmember King.
AYES: ALL

The meeting adjourned at 9:07 p.m.

Approved this 14th day of July 2025