

City Council



501 Delta Ave
Marysville, WA 98270

Regular Meeting Minutes

July 14, 2025

Call to Order

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

Pledge of Allegiance

Mayor Nehring led the Pledge of Allegiance.

Invocation

Pastor Rick Thiessen of Allen Creek Community Church gave the invocation.

Roll Call

Present:

Mayor: Jon Nehring

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

Staff: City Attorney Jon Walker, City Administrator Jennifer Stapleton, IT Director Stephen Doherty, I.S. Analyst Elliot Jacobson, Computer Technician Xay Keomongkhoun, Finance Director Jennifer Ferrer-Santa Ines, Principal Planner Angela Gemmer, Parks and Recreation Director Tara Mizell, Communications Manager Connie Mennie, Police Chief Erik Sclairpon, Engineering Services Director Jeff Laycock

Excused: Councilmember King, Councilmember Muller

Motion to excuse the absence of Councilmembers King and Muller moved by Councilmember Richards seconded by Councilmember James.

AYES: ALL

Approval of the Agenda

Motion to approve the agenda moved by Councilmember Richards seconded by Councilmember Norton.

AYES: ALL

Presentations

Public Comment

David Russell, 98270, thanked the City for enabling more multifamily housing.

Annette Gemmer stated she is concerned that the fireworks law doesn't seem to be enforced as well as it should be. She noticed a lot more noisy fireworks this year. She also commended whoever does the code enforcement for addressing some graffiti she reported.

Peter, 98270, expressed concern about the request for fire department funds. He thinks it would be better if information about ballots was sent out sooner. He criticized the use of certain vehicles by fire staff.

Approval of Minutes

1. June 23, 2025, City Council Meeting Minutes

CC 06232025.docx

Motion to approve the June 23, 2025, City Council Meeting Minutes moved by Councilmember Norton seconded by Councilmember Richards.

AYES: ALL

Consent

2. June 18, 2025, Claims in the Amount of \$2,407,375.89 Paid by Check Numbers 178373 through 178501 with Check Numbers 166462, 167503, 168305, 169348, 169908, and 178139 Voided

061825.rtf

3. June 25, 2025, Claims in the Amount of \$955,460.89 Paid by Check Numbers 178502 through 178642 with Check Numbers 163341, 163508, 165453, 170579, and 172100 Voided

062525.rtf

4. June 25, 2025, Payroll in the Amount of \$2,623,424.61 Paid by EFT Transactions and Check Numbers 35751 through 35773

5. July 2, 2025, Claims in the Amount of \$2,105,144.11 Paid by Check Numbers 178643 through 178772 with Check Numbers 164708, 168415, and 170233 Voided

070225.rtf

Motion to approve the consent agenda moved by Councilmember Richards seconded by Councilmember Condyles.

AYES: ALL

Review Bids

6. [Contract Award – Cascade Elementary - 100th St NE Improvements](#)

[R2104 - SRV Contract.pdf](#)

[R2104_Cascade Elementary - 100th ST NE Improvements_Bid Tab.pdf](#)

Director Laycock reviewed the recommendation of award for the Cascade Elementary - 100th Street NE project to SRV Construction, Inc.

Motion to authorize the Mayor to award and execute the Cascade Elementary – 100th Street NE project contract with SRV Construction, Inc. in the amount of \$948,533.50 and approve a management reserve of \$95,000.00 for a total allocation of \$1,043,533.50 moved by Council President Stevens seconded by Councilmember James.

AYES: ALL

7. [Contract Award – 67th Ave NE \(Grove St to 88th St\)](#)

[R2402 67th Ave NE \(Grove St to 88th St\)_Bayshore Construction Contract.pdf](#)

[Bid Tabulation_67th Ave NE \(Grove St to 88th St NE\)_Certified.pdf](#)

Director Laycock reviewed this item.

Motion to authorize the Mayor to award and execute the 67th Ave NE (Grove to 88th St) project contract with Bayshore Construction Company in the amount of \$1,370,949.00 and approve a management reserve of \$137,094.90 for a total allocation of \$1,508,043.90 moved by Councilmember James seconded by Councilmember Condyles.

AYES: ALL

Public Hearings

8. Public Hearing on Interim Ordinance 3350 which Adopted Interim Zoning Regulations to Comply with Engrossed Second Substitute House Bill 5258 Pertaining to Unit Lot Subdivisions and Adopted a New Chapter 22G.095 Unit Lot Subdivisions to the Marysville Municipal Code

O-3350 - Unit Lot Subdivisions Interim Regulations

Unit Lot Subdivisions - CC 7-14-25.pptx

Principal Planner Gemmer made the presentation regarding Interim Ordinance: Unit Lot Subdivisions. The purpose of the hearing was to accept public testimony. No action was requested. The public hearing was opened at 7:16 p.m.

Public Testimony: None

The public hearing was closed at 7:17 p.m.

Council Comments: None

9. Public Hearing on Interim Ordinance 3351 which adopted Interim Zoning Regulations to Comply with Engrossed House Bill 1337 Pertaining to Accessory Dwelling Units and Amended 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

O-3351 - Accessory Dwelling Unit Interim Regulations

Accessory Dwelling Units - CC 7-14-25.pptx

Principal Planner Gemmer introduced the public hearing regarding Interim Zoning Regulations pertaining to Accessory Dwelling Units. The purpose of the hearing was to accept public testimony. The public hearing was opened at 7:19 p.m.

Public Testimony: None

The hearing was closed at 7:19 p.m.

10. Public Hearing on Interim Ordinance 3352 which Adopted Interim Zoning Regulations 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

O-3352 - Middle Housing Interim Ordinance

Middle Housing - CC 7-14-25.pptx

Principal Planner Gemmer introduced Interim Ordinance: Middle Housing. The public hearing was opened at 7:20 p.m.

Public Testimony:

There was a question from a member of the public about what would happen if the City did nothing. Principal Planner Gemmer explained the main penalty would be ineligibility for grants and potentially not being able to access certain taxes. City Attorney Grant noted that the City could also be subject to litigation from developers.

David Russell spoke in support of creating more middle housing in Marysville.

The public hearing was closed at 7:22 p.m.

New Business

11. Region 1 SWAT Interlocal Agreement

[2025 Region 1 SWAT ILA_CompiledSignaturePages.pdf](#)

[Region 1 SWAT addendum 2_Add Marysville PD.pdf](#)

[SWAT Update ILA Exhibit B with Signature Page.pdf](#)

[SWAT Update Exhibit B.pdf](#)

Chief Scairpon reviewed this item. He noted there was no change to the substance of the agreement.

Motion to authorize the Mayor to sign and execute the interlocal agreement with Region 1 SWAT moved by Councilmember Richards seconded by Council President Stevens.

AYES: ALL

12. Freedom Run Women's Health and Wellness Family 5K Run

[E006 - Staff Recommendation - SEP25-0001.pdf](#)

Principal Planner Gemmer reviewed this special event permit request and responded to clarification questions.

Motion to approve the Special Event Permit for Freedom Run 5K, to be held exclusively in the grassy area of Ebey Waterfront Park and Ebey Waterfront Trail, subject to the conditions outlined in the Staff Recommendation moved by Councilmember Norton seconded by Councilmember James.

AYES: ALL

13. An Ordinance Affirming the Recommendation of the Hearing Examiner and Rezoning Approximately 0.34 Acres of the Josephine Caring Community Property Located at 16704 25th Ave NE from General Commercial (GC) to R-12 Multi-Family, Low Density (R-12) and Amending the Official Zoning Map of the City.

Ord. Josephine Caring Community second rezone

Exhibit C - Hearing Examiner Decision Josephine Caring Community Rezone and Minor CUP Revision

Josephine Caring Comm. Ord.pptx

Principal Planner Gemmer reviewed this item regarding the Josephine Caring Community rezone request. The rezone request is to accommodate an additional row of parking.

Motion to adopt Ordinance 3355 moved by Councilmember Condyles seconded by Council President Stevens.

AYES: ALL

14. Supplemental Agreement No. 7 to the Professional Services Agreement with HDR Engineering, Inc. for the 88th ST NE Corridor Improvement Project.

Supplemental No. 7 HDR Engineering.pdf

Director Laycock reviewed the Supplemental Agreement No. 7 to the PSA with HDR for the 88th Street Corridor Improvement Project.

Motion to authorize the Mayor to sign and execute Supplemental Agreement No. 7 to the Professional Services Agreement with HDR, Inc. for the 88th St NE Corridor Improvement Project moved by Councilmember Norton seconded by Councilmember Richards.

AYES: ALL

Legal

Mayor's Business

15. Re-Appointment of Steve Leifer to the Planning Commission

Re-Appointment to Planning Commission - Leifer.doc

Motion to approve the re-appointment of Steve Leifer to the Planning Commission moved by Councilmember Condyles seconded by Councilmember James.

AYES: ALL

Mayor's Business

Mayor's Business:

- He expressed appreciation for staff's work at Mother Nature's Window.
- Thanks to Council President Stevens for covering for him when he was gone last week.

Staff Business

City Attorney Walker stated the need for an Executive Session to address three items - one pending litigation item and two potential litigation items with action expected on one of those items for an estimated ten minutes.

Call on Councilmembers and Committee Reports

Adjournment/Recess

Executive Session

Reconvene

Adjournment

Call on Councilmembers and Committee Reports

Councilmember Condyles:

- It was a wonderful groundbreaking at Mother Nature's Window today.
- He attended Representative Cortes's coffee at The Creamery last week. There was a good turnout with a wide array of different topics that people were concerned about.
- He announced he won the raffle from the Jurassic Parliament class he took and got the guidebook.

Councilmember James:

- He attended the Farmers Market last week which was very well attended. He enjoyed all the offerings.
- He agreed that the Mother Nature's Window groundbreaking was a nice event.

Council President Stevens:

- He was sorry to have missed the groundbreaking ceremony today.
- He commended Steve Leifer's many years of work on the Planning Commission noting that he adds a lot of value to the group.

Councilmember Richards:

- He also expressed appreciation for Steve Leifer's service on the Planning Commission.

- He is happy that Mother Nature's Window is moving forward.
- He will be gone at the next meeting and would appreciate an excused absence.

Councilmember Norton was also excited about the groundbreaking at Mother Nature's Window.

Adjournment/Recess

The meeting recessed at 7:36 p.m. for five minutes.

Executive Session

Council entered into Executive Session convened at 7:41 p.m. to address one pending litigation item and two potential litigation items with action expected on one of the pending litigation items for a total expected time ten minutes. There was one five minute extension.

- A. Litigation – 3 items, RCW 42.30.110(1)(i)
- B. Personnel
- C. Real Estate

Reconvene

The regular meeting reconvened at 7:56 p.m.

Motion to authorize the Mayor to sign and execute the settlement agreement with Wishing Wells Associates in the amount of \$174,450 moved by Councilmember Richards seconded by Councilmember Norton.

AYES: ALL

Adjournment

Motion to adjourn the meeting at 7:57 p.m. moved by Councilmember Condyles seconded by Councilmember James.

AYES: ALL

Approved this 8th day of September, 2025