

City Council



501 Delta Ave
Marysville, WA 98270

**Special Meeting
Minutes
September 2, 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.

Roll Call

Present:

Mayor: Jon Nehring

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

Staff: City Administrator Jennifer Stapleton, City Attorney Jon Walker, Interim Community Development Director Jeff Wilson, Police Chief Erik Scairpon, Communications Manager Connie Mennie, Parks & Rec. Director Tara Mizell, Engineering Services Director Jeff Laycock, Project Engineer Adam Benton, Wastewater Utility Manager Matt Eyer, I.S. Analyst Elliot Jacobson

Approval of the Agenda

Mayor Nehring requested waiving normal rules in order to take action on items 1 through 7 and to allow public comment.

Motion to waive normal rules in order to take action on items 1 through 7 and to allow public comment moved by Council President Stevens seconded by Councilmember Norton.

AYES: ALL

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

AYES: ALL

Presentations

A. Impact Fee Study Kickoff Presentation

City Administrator Jennifer Stapleton explained that the City entered into an agreement with FCS Group - Bowman Companies to undertake an impact fee study. John Ghilarducci and Doug Gabbard from FCS Group - Bowman Companies gave an overview of the impact fee characteristics, regulations, and calculation considerations. Policy issues for the City to think about include calculations and management of credits; discounting of impact fees; impact fee cost basis; methodology options; charging non-residentially-related demand for parks; housing affordability and impact fees; and uniform versus area-specific impact fees.

Councilmember Condyles asked clarification questions about the graph shown. He noted that some cities have a much higher percentage of impact fees going to parks as opposed to transportation. Mr. Gabbard agreed and noted that transportation projects tend to be more expensive for most cities.

Councilmember King asked about banking impact fees for specific projects. Mr. Ghilarducci noted they can bank them for up to 10 years.

Councilmember Muller asked how far back they can look under the historical model. Mr. Gabbard replied that it was as long as they have records. There was some discussion about how this would apply to the golf course.

Mayor Nehring thanked them for the presentation.

B. Update on Wastewater Treatment Master Plan

Project Engineer Adam Benton presented on the current Wastewater Master Plan Update. He reviewed the Master Plan elements and their current status. These elements include Existing System Description; Land Use & Planning Criteria; Flow & Load Analysis; Sewer Model Update and Calibration; Collection System Evaluation; Wastewater Treatment Plant Evaluation; Operations & Maintenance Evaluation; and the draft Capital Improvement Plan (CIP). Storm & Wastewater Utility Manager Matt Eyer discussed the Wastewater Treatment Plant Upgrade including capacity projections, regulatory considerations, a historical overview of improvements/major maintenance, recent upgrade studies, and next steps. Project Engineer Benton reviewed the updated Master Plan timeline.

Councilmember Richards asked how much they consider people who currently have septic who may be connecting to sewer in the future. Mr. Benton thought it was a pretty

small amount. Councilmember Richards asked about potential grants. Mr. Benton thought there were some but are pretty small. They will be looking into low interest loans.

Councilmember King asked if all the lift stations have stationary generators. Utility Manager Eyer explained that the critical pump stations do. Some of the smaller ones can be accessed with mobile generators. Councilmember King asked if some of the trunk lines will age out at some point. Utility Manager Eyer indicated that they would. He explained that they would be creating an asset list to identify older pipes and prioritize replacement. Councilmember King asked about the cost of the joint outfall with Everett. Staff explained there is a cost for the use of that. If the City upgrades to meet the nutrient requirements, it would allow them to go to the Steamboat outfall year round which would reduce the cost.

Councilmember Muller asked if a portion of this would be a membrane system. Utility Manager Eyer explained that it could be, but they are considering other options that are less expensive. Councilmember Muller asked about systems that could help to reclaim water. Staff thought this could be part of the alternatives analysis in the future.

Audience Participation

None

Approval of Minutes

Consent

1. July 23, 2025, Claims in the Amount of \$530,450.46 Paid by Check Numbers 179039 through 179171 with Check Numbers 170660 and 178339 Voided

072325.rtf

2. July 25, 2025, Payroll in the Amount of \$2,016,652.46 Paid by EFT Transactions and Check Numbers 35798 through 35818
3. July 30, 2025, Claims in the Amount of \$2,111,494.82 Paid by Check Number 179172 through 179309 with Check Numbers 171727, 172289, 174933, 175558, and 175789 Voided

073025.rtf

4. August 6, 2025, Claims, in the Amount of \$1,389,242.51 Paid by Check Numbers 179310 through 179435 with Check Numbers 171947, 172673, and 175622 Voided

080625.rtf

5. [August 08, 2025, Payroll in the Amount of \\$2,038,426.16 Paid by EFT Transactions and Check Numbers 35819 through 35839](#)

Motion to approve Consent Agenda items 1-5 moved by Councilmember Condyles seconded by Councilmember Richards.

AYES: ALL

[Review Bids](#)

[Public Hearings](#)

[New Business](#)

6. [An Ordinance Relating to Business Licensing and Amending Chapter 5.02 of the Municipal Code](#)

[Ordinance - Business Licenses - Revocation - Advertising or operating without a valid state license or certification.pdf](#)

Police Chief Scairpon discussed the need for code revisions related to business license protocol for review and revocation - specific to illicit massage businesses. The code changes are designed to promote a proper and legal business environment. They will be easy to navigate and understand for both the owner and the City.

City Attorney Walker reviewed the proposed changes including the repeal of suspension; summary revocation; state license or certification requirements; penalties for operating without a business license after being notified; and alignment of reasons for denial and revocation of a business license.

Clarification questions and answers followed.

Motion to adopt Ordinance No. 3359 moved by Councilmember Richards seconded by Councilmember Condyles.

AYES: ALL

7. [An Ordinance Relating to Chronic Nuisance Properties and Amending Chapter 6.23 and Section 4.02.04 of the Municipal Code](#)

[Memo - Chronic Nuisance Code Amendment.pdf](#)

[Ordinance - Chronic Nuisance Code Amendment.pdf](#)

City Attorney Walker discussed the chronic nuisance code. A chronic nuisance includes nuisance with a public safety component and involves criminal conduct. Chief Scairpon reviewed police challenges associated with nuisance violations. City Attorney Walker reviewed the proposed changes which treat all types of properties equally and aligns fines and potential criminal penalties with Nuisance chapter. It would pertain to three

chronic nuisance activities in 90 days or seven in 364 days. It authorizes the recording of Notice of Chronic Nuisance on the title of the property. It would be handled by the Police Chief and reviewed by the City Administrator.

Councilmember Muller asked if this would give landlords any tools to help get problem tenants out of a property. Chief Scairpon explained it might encourage them to use the tools available to them.

Councilmember Norton asked for clarification about the verbiage of "the property owner or the person in charge". City Attorney Walker explained how this has been used in association with nightclubs. This helps to cover all their bases because ultimately both the property owner and the person in charge are responsible.

Motion to adopt Ordinance No. 3360 moved by Councilmember Norton seconded by Councilmember Muller.

AYES: ALL

Legal

Mayor's Business

Mayor Nehring had the following comments:

- He reported on the 9-11 event coming up.
- The spray park will remain open through the weekend.
- Touch-a-Truck is coming up.

Staff Business

City Attorney Walker made a recommendation that the Council change the code so that the first meeting in January and September be regular meetings because there will always be action that needs to be taken after the Council breaks. There was consensus to have him draft up those changes.

Call on Councilmembers and Committee Reports

Councilmember Condyles:

- Thanks to staff for the ordinances provided tonight which show responsiveness to community concerns.
- He reported on the recent Snohomish County Tomorrow meeting where they had an update from Sound Transit on the Everett Extension, the Urban Core Subarea Plan, the Light Rail Community Zone, and the tree canopy monitoring report.
- He is happy to see the box wraps that were installed over the last several weeks. They look very nice.
- There are a lot of fall events coming up. The cemetery is having a cleanup day on Saturday from 9 to 3.

Councilmember James:

- Night Out Against Crime was a big success.
- Thanks staff for the work on the ordinances.

Councilmember King:

- He thanked the City for all the activities and functions over the summer. He has enjoyed seeing all the kids playing at the spray park.
- The traffic signal at Sunnyside and 53rd Avenue is making progress.

Council President Stevens:

- He reported on tonight's Economic Development Committee meeting where they had a presentation on sports tourism, the proposed sports complex with potential partners and next steps, and updates on the CIC development activity.
- He welcomed everyone back.
- Thanks to staff for the detailed presentations.
- Thanks to Legal for massaging the code.

Councilmember Richards noted that a citizen brought up the fact that the Council gets along so well. They wondered why there wasn't more debate or opposition to items. He said he attributes this to the fact that the Mayor and staff listen to what they have to say so well in the discussions and process leading up to the votes.

Councilmember Muller:

- Thanks to staff for the great ordinances. He is proud they are leaders in these regulations.
- He asked if wraps could be included on new signalizations. Director Mizell replied that they will be included moving forward.

Councilmember Norton expressed appreciation for the presentations and welcomed everyone back.

Adjournment

Motion to adjourn the meeting at 9:16 p.m. moved by Councilmember Muller seconded by Councilmember Condyles.

AYES: ALL

Approved this 22nd day of September, 2025