

City Council



501 Delta Ave
Marysville, WA 98270

**Regular Meeting
February 10, 2025**

Call to Order

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

Invocation

Pastor Meredith Gudger-Raines of Marysville United Methodist Church 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 Muller, Councilmember Norton

Staff: Chief Scairpon, Engineering Services Director Jeff Laycock, Communications Manager Connie Mennie, IT Director Stephen Doherty, City Administrator Jennifer Stapleton, City Attorney Jon Walker, Community Development Director Haylie Miller

Approval of the Agenda

Item 2 was removed from the Consent Agenda.

Motion to approve the agenda with the removal of item 2 moved by Councilmember Richards seconded by Councilmember Muller.

AYES: ALL

Presentations

Public Comment

David Russell, 1604 7th Street, Marysville, WA 98270 urged the Council to stand against President Trump and his agenda.

Glenice McKeon, 3723 97th Place NE, Marysville, WA 98270, said she was disappointed by the ruling of the Hearing Examiner regarding the planned Stevens development at 35th Avenue NW, 98th Street NE, and 100th Street NE. She urged the Council to reconsider the planned development in her area. She cited concerns related to the traffic pattern on 35th with only one way in and one way out; the safety of the current 150+ homes in there; potential contamination of wells; and impacts to the water levels. She believes the current planned development does not follow guidelines set forth in the Housing Element of the Comprehensive Plan and expressed concern about the higher density housing in Marysville.

Mike Soderstrom, 10117 35th Drive NE, President, 35th Avenue Community Action Group, reiterated concerns for the safety of the neighborhood. He is not satisfied with the City's response to their concerns about access issues to their community in the event of an emergency.

Approval of Minutes

Consent

1. January 22, 2025, Claims in the Amount of \$427,265.52 Paid by EFT Transactions and Check Numbers 175074 through 175186 with Check Numbers 174272, 174466 and 174924 Voided

012225.rtf

Motion to approve Consent Agenda item 1 moved by Councilmember Condyles seconded by Councilmember King.

AYES: ALL

Review Bids

Public Hearings

3. An Ordinance Vacating a 20-Foot-Wide Portion of Unopened Alley Right-of-Way Occupying a Portion of Block 6 of SW Sisco's Addition to the Town of Marysville, as per Plat Recorded in Volume 2 of Plats, Page 37 and Corrected Plat Recorded in Volume 6 of Plats, Page 37, Records of Snohomish County. Specifically, the Alley of Block 6 Lying East of Cedar St. and West of the Burlington Northern Right-of-Way

[05 Matheus Vacation Ordinance.docx](#)

[01 Matheus Petition \(Revised\).pdf](#)

[02 Matheus Vicinity Map.pdf](#)

[03 Matheus Exhibits.pdf](#)

[04 Matheus Appraisal.pdf](#)

[06 Matheus Alley - Public Notice.pdf](#)

[R-2564 - Establishing February 10, 2025, as the Date a Public Hearing to Consider the Vacation of an Unopened Alleyway Adjacent .pdf](#)

Director Laycock reviewed this item. There were no comments or questions.

Public comments were solicited. Seeing none, the public hearing was closed.

Motion to adopt Ordinance No. 3340 moved by Councilmember Muller seconded by Council President Stevens.

AYES: ALL

New Business

4. [A Resolution authorizing the investment of City funds in the Local Government Investment Pool](#)

[Resolution_-_LGIP_Fund_Authorization_2025.pdf](#)

[LGIP Authorization Form 2025 Completed.pdf](#)

[LGIP Money Market Fund - Prospectus 2025.pdf](#)

City Administrator Stapleton reviewed this item.

Motion to adopt Resolution No. 2565 moved by Councilmember Richards seconded by Councilmember Norton.

AYES: ALL

5. [An Ordinance Affirming the Recommendation of the Hearing Examiner for the Lakewood Heights Subdivision and Rezoning Approximately 1.38 Acres from Mixed Use to R-6.5 Single Family, High Density \(R-6.5\), and 1.64 Acres from R-6.5 to Mixed Use and Amending the Official Zoning Map of the City.](#)

[Ord. Lakewood Heights Rezone.pdf](#)

Director Miller reviewed this item related to the Hearing Examiner's decision for the Lakewood Heights Subdivision and Rezone. She summarized the project and stated that staff is requesting that the City Council affirm the decision of the Hearing Examiner.

Motion to adopt Ordinance No. 3341 moved by Councilmember Norton seconded by Councilmember Muller.

AYES: ALL

6. [An Ordinance Establishing a Residential Density Incentive Fund](#)

[Ordinance - RDI Fund Codification.pdf](#)

City Administrator Stapleton reviewed this item which would establish an RDI fund outside of the General Fund so they can be tracked separately for capital projects.

Councilmember Muller asked about the driver for this. City Administrator Stapleton explained that it would make tracking and reporting easier. It is a best practice to have restricted funds separated.

Councilmember Condyles asked if any of this money has been spent on capital improvements to date. City Administrator Stapleton affirmed that it has. She noted that the funds must be used on capital projects identified in the CIP.

Motion to adopt Ordinance No. 3342 moved by Councilmember King seconded by Councilmember Condyles.

AYES: ALL

7. [Snohomish County Human Services First Responder Flex Fund](#)

[Proposed Contract - First Responder Flex Fund.pdf](#)

Chief Scairpon reviewed this item related to the Snohomish County Human Services First Responder Flex Fund. This would allow the City to receive those funds from the County.

Motion to authorize the Mayor to sign and accept the 2025 Snohomish County Human Services First Responder Flex Fund Grant in the amount of \$10,295 moved by Councilmember Richards seconded by Councilmember James.

AYES: ALL

8. [Washington Utilities and Transportation Commission Grant Acceptance](#)

[Project_Agreement_Grade_Crossing_Protective_Fund.pdf](#)

[Washington_Utillities_And_Transportation_Commission.pdf](#)

Chief Scairpon reviewed this item accepting a grant from the Utilities and Transportation Commission to pay for a drone to help monitor crossings for compliance and increase railroad safety in the community.

Councilmember King asked if the drone could be used for other things as well. Chief Scairpon explained it would mainly be used to enforce safety compliance around railroad crossings, but it would not be restricted just for this use. He also explained how the drone operator would direct other resources on the ground to address safety situations.

Councilmember Muller asked if this was compatible with the City's other drones. Chief Scairpon explained it would fit within their existing infrastructure. Councilmember Muller asked about the privacy aspect of retained footage. Chief Scairpon reviewed this, noting it would be saved just as any other drone footage right now. If it is unused footage, it would only be retained for the standard timeline.

Motion to authorize the Mayor to sign and accept the grant funds awarded by the Washington Utilities and Transportation Commission (UTC) from the Grade Crossing Protective Fund in the amount of \$12,067.69 moved by Councilmember Norton seconded by Councilmember Richards.

AYES: ALL

9. [Project Acceptance for the State Avenue "Phase II" Corridor Improvement Project, 104th Street NE to 116th Street NE](#)

[Notice of Physical Completion.pdf](#)

Director Laycock reviewed this item related to Phase II of the State Avenue corridor improvement. He was very pleased to mark the end of this project.

Motion to authorize the Mayor to accept the State Avenue "Phase II" Corridor Improvement Project, starting the 60-day lien filing period for project closeout moved by Council President Stevens seconded by Councilmember James.

AYES: ALL

10. [An Ordinance Specifically Identifying Required Improvements on the 172nd Street NE Corridor](#)

[Ordinance - 172nd Required Traffic Improvements Final.pdf](#)

City Attorney Walker noted this item had been workshopped last week.

Motion to adopt Ordinance No. 3343 moved by Councilmember Norton seconded by Council President Stevens.

AYES: ALL

11. [Public Art Projects](#)

[O-3282 Amending the 2023-2024 Biennial Budget and Providing for Increase of Certain Expenditure Items.pdf](#)

[O-3276 Regarding Funding Public Art and Local Artists.pdf](#)

[Art Discussion February 2025.pdf](#)

Director Mizell presented the Economic Development Committee's recommendation of eight traffic wraps and 66 flag banners to be used by public art funds.

Councilmember Condyles was excited to use the money for this public art project. They have received a lot of good feedback about the signal wraps. Councilmember Norton's idea about the 4th of July banners will also be a nice addition to State Avenue during the summertime.

Motion to approve the covering of eight traffic wraps at a cost of \$56,312 and 66 flag banners costing \$9,495 using public art funds moved by Councilmember Muller seconded by Council President Stevens.

AYES: ALL

Legal

[Mayor's Business](#)

[12. Appointment of John Ray to the Planning Commission](#)

[John Ray - Appointment to Planning Commission.pdf](#)

Mayor Nehring thanked Zebo Zhu for his work on the Planning Commission and requested the confirmation of his appointment of John Ray to the Planning Commission.

Motion to approve the appointment of John Ray to the Planning Commission moved by Councilmember Richards seconded by Councilmember Condyles.

AYES: ALL

Mayor Nehring reported that the City had legislative days in Olympia last Wednesday. He thanked councilmembers for their work on the legislative agenda. Overall, the response was very positive, but budgets are tight this year. He thanked staff for their excellent work in submitting information. The City will continue to closely monitor the situation.

[Staff Business](#)

City Attorney Walker stated the need for an Executive Session to cover two items related to pending litigation with action expected for 5 minutes.

Call on Councilmembers and Committee Reports

Councilmember Condyles:

- He agreed that the legislative day in Olympia was very impactful.
- SB 5184 would change the parking requirements and in some cases only allow the City to require one parking spot per dwelling unit.
- He thanked Zebo Zhu for his time on the Planning Commission. Welcome to John Ray.

Councilmember James thanked Planning Commissioner Zebo Zhu and welcomed John Ray.

Councilmember King:

- He thinks the drone will be a good investment for rail safety.
- Last Tuesday was the Strawberry Festival royalty judging. Everyone did a fine job.

Council President Steven said he attended the Father-Daughter dance at Cedarcrest Middle School. It is a great event, and its longevity is a testament to the community.

Councilmember Richards:

- He commended Streets for doing a great job last week during the snow event. He also commended garbage for getting out during the event.
- He responded to the residents who commented regarding the development on 35th. He sympathized with their concerns but noted that the City's hands are tied.

Councilmember Muller:

- He also commended Streets for the great job they did last week.
- Olympia was awesome. He appreciates that they are so welcoming and respectful.
- He asked about the status of a house on 92nd Street with a cyclone fence and graffiti. Chief Scairpon said Code Enforcement would take a look at it and get back to Council.
- He will be gone the 4th week of the month.

Councilmember Norton:

- She appreciated the opportunity to go to Olympia. She hopes they are able to get funding for some of the important projects for the City.
- She referred to another impactful bill; HB 1175 would allow small cafes and convenience stores to be placed in residential areas. This is another bill to watch.

Adjournment/Recess

Council recessed at 7:53 for a nine minute break before reconvening at 8:02 p.m. in the Executive Session.

Executive Session

Council entered into Executive Session at 8:02 for five to discuss two pending litigation items with action expected.

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

Reconvene

The regular meeting was reconvened at 8:07 p.m.

Motion to sign and execute the settlement agreement with Hanson Sister LLC and Smokey Point Apartments moved by Councilmember Muller and seconded by Councilmember Condyles.

AYES: ALL

Motion to sign and execute the settlement agreement with Marysville 172nd and Smokey Point Apartments moved by Councilmember Norton and seconded by Councilmember Muller.

AYES: ALL

Adjournment

Motion to adjourn moved by Councilmember Richards seconded by Councilmember Norton

The meeting was adjourned at 8:09 p.m.

Approved this 24th day of February, 2025