

AGENDA
MONROE CITY COUNCIL

Date: July 24, 2012 7:00 P.M. City Council Chambers

Call To Order

Roll Call

Pledge Of Allegiance

Comments From Citizens

This time is set aside for you to speak to the City Council on any issue **except any quasi-judicial matter subject to a public hearing (citizens wanting to voice concerns about quasi-judicial matters must do so during the public hearing process). Those items are marked with an ***. You are welcome to address the council on any other subject. (You must sign in before the meeting starts and give your request to the City Clerk).

Please limit your time to 5 minutes.

Business & Action Items

Final Action

1. Resolution Declaring Council's Intent for Use of Funds from Land Sales

Documents: [20120724 FA1 Coversheet.pdf](#), [20120724 FA1 Attach 1 Resolution.pdf](#)

2. Resolution Calling for Election/Roosevelt Ridge Annexation

Documents: [20120724 FA2 Coversheet.pdf](#), [20120724 FA2 Attach 1 Resolution.pdf](#), [20120724 FA2 Attach 2 Legal Description.pdf](#), [20120724 FA2 Attach 3 Map.pdf](#)

Study Session Topics

1. Draft Agenda for August 14, 2012 Study Session

Documents: [20120724 SS1 081412 Draft Agenda.pdf](#)

Adjournment

Majority vote to extend past 10:00 p.m.

THE CITY COUNCIL MAY ADD AND TAKE ACTION ON OTHER ITEMS NOT LISTED ON THIS AGENDA

No final decisions can be made during the Discussion Topics portion of the meeting. Desicisions on Discussion Topic items will be scheduled for a regular or special Council meeting; provided however, the City Council may give notice before the recess that action might be taken immediately following the close of the Discussion Topics.

Accommodations for people with disabilities will be provided upon request. Please call City Hall at 360-794-7400. Please allow one-week advance notice.

MONROE CITY COUNCIL

Agenda Item Cover Sheet

TITLE:	<i>Resolution Declaring Council's Intent for Use of Funds from Land Sales</i>
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DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
7/24/12	Finance	Council Finance Committee	Dianne Nelson	Final Action #1

<i>COUNCIL GOAL:</i>	<i>(if applicable)</i>
<i>OBJECTIVE:</i>	

Discussion:

Public Hearing – Plan. Com.:

Public Hearing – Council:

First Reading:

Attachments: 1. Proposed Resolution

DESCRIPTION/BACKGROUND

Starting in 2012, the City of Monroe will be receiving substantial amounts of money from the sale of land in the North Kelsey area. This is a unique opportunity for the City to make plans for its future. After much deliberation, the Council Finance Committee has created a plan to prioritize the use of those funds. In order to convey those plans, and keep the city on-course, this resolution declares council’s intent on how to use these funds. The use of funds is in three categories:

Approximately \$4.5 million will be received from the Galaxy Theatre property sale and the sale to Nexcore for the medical facility in the latter part of 2012. These funds shall be used as follows:

\$2.5 million to fund reserves per the Reserve Policy

\$350,000 to the North Kelsey Development Fund for costs of developing/selling the land

\$750,000 to an operating reserve for economic hard times to be used at \$250,000 per year

\$150,000 to a traffic study for the Comp Plan

\$200,000 to add to the Sick Leave Reserve Fund, since some long term employees are near retirement

Approximately \$100,000 for interest on the North Kelsey debt

Remainder (approximately \$550,000) to the Council Contingency Fund

\$7.5 million will be received from the Sabey Corporation (Walmart) in 2013. These funds shall be used as follows:

\$6.5 million will be used to pay principal and interest on the North Kelsey debt

\$1 million will be placed in the Council Contingency Fund

Roughly \$7 million will be received for the sale of the remainder of the land at the North Kelsey area. All of this money will be used to pay the remainder of the North Kelsey debt. After the retirement of all North Kelsey debt, any remaining funds shall be deposited into the Council Contingency Fund.

IMPACT – BUDGET

IMPACT – SERVICE DELIVERY

TIME CONSTRAINTS

RECOMMENDED ACTION

Motion to approve Resolution #2012/019 declaring Council's intent for the use of funds from land sales in the North Kelsey area.

ALTERNATIVES TO STAFF RECOMMENDATION

RESOLUTION NO. 2012/019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, DECLARING THE CITY COUNCIL'S INTENT REGARDING THE USE OF THE PROCEEDS FROM PENDING LAND SALES WITHIN THE NORTH KELSEY AREA; RESERVING THE CITY COUNCIL'S DISCRETION; ACKNOWLEDGING THE SUPREMACY OF THE CITY'S ADOPTED BUDGET; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Monroe has executed or is anticipated to execute Purchase & Sale Agreements for various parcels of City-owned real property within the North Kelsey area; and

WHEREAS, the City is anticipated to begin receiving the proceeds from these land sales in 2012; and

WHEREAS, the receipt of these funds presents a unique opportunity for the City to develop fiscal plans for its future; and

WHEREAS, as steward of these public funds, the Monroe City Council desires to develop and publicly announce the City's plan for the use of proceeds from the North Kelsey land sales; NOW, THEREFORE,

IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONROE AS FOLLOWS:

Section 1. Nonbinding Declaration of Intent. The City Council hereby declares its intent to allocate and utilize the proceeds from the pending real property sales within the North Kelsey area as set forth herein.

Section 2. Galaxy Theatre and Nexcore Property Sales. Proceeds from the sale of the Galaxy Theatre property and the sale of land to Nexcore shall be designated as follows:

\$2.5 million for reserves per the Reserve Policy to be adopted by the City on July 10, 2012

\$350,000 for the North Kelsey Development Fund for costs incurred in the development and sales of property in the North Kelsey area

\$750,000 for municipal operations/hardship, to be used over a three year period at the rate of \$250,000 per year

\$150,000 for a traffic study for the Traffic Element of the City's comprehensive plan

\$200,000 for the City's Sick Leave Reserve Fund

The remainder to be variously deposited into a Council Contingency Fund and used to cover interest on the City's North Kelsey debt

Section 3. Sabey/North Kelsey, LLC Property Sale. Proceeds from the sale of property to Sabey Corporation/North Kelsey, LLC shall be designated as follows:

\$6.5 million to pay principal and interest on the City's North Kelsey debt

The remainder to be deposited into a Council Contingency Fund

Section 4. Sale of Remaining North Kelsey Property. The proceeds from the sale(s) of any remaining City property within the North Kelsey area will be utilized to retire principal and interest on the City's North Kelsey debt. After the retirement of all North Kelsey debt, any remaining funds shall be deposited into the Council Contingency Fund.

Section 5. Legislative Discretion Reserved. This Resolution is intended to serve as a nonbinding statement of the Monroe City Council's intent. Nothing in this Resolution shall be construed as binding the City Council, or as limiting, abridging or otherwise altering the Council's legislative discretion to utilize the land sale proceeds identified herein for any other lawful purpose.

Section 6. Consistency with Adopted Budget. Nothing in this Resolution is intended to amend or otherwise deviate from the City of Monroe's budget as adopted by the City Council. To the extent that any provision of this Resolution is inconsistent with any provision of the budget, the budget provision shall control.

Section 7. Effective Date. This resolution shall take effect immediately upon passage.

PASSED BY THE MONROE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 24th DAY OF JULY, 2012.

CITY OF MONROE, WASHINGTON

EFFECTIVE: 7/24/12

Robert G. Zimmerman, Mayor

APPROVED AS TO FORM:

ATTEST/AUTHENTICATED:

J. Zachary Lell, City Attorney

Eadye Martinson, Deputy City Clerk

Draft

**AGENDA
MONROE CITY COUNCIL**

Agenda Item
SS #1
7/24/12

August 14, 2012

7:00 P.M.

City Council Chambers

CALL TO ORDER; ROLL CALL; PLEDGE OF ALLEGIANCE

COMMENTS FROM CITIZENS:

This time is set aside for you to speak to the City Council on any issue **except any quasi-judicial matter subject to a public hearing (citizens wanting to voice concerns about quasi-judicial matters must do so during the public hearing process). Those items are marked with an *.** You are welcome to address the council on any other subject. (You must sign in before the meeting starts and give your request to the City Clerk).

Please limit your time to 5 minutes.

BUSINESS & ACTION ITEMS:

CONSENT AGENDA

1. Minutes
 - A. July 17, 2012 Business Meeting
 - B. July 24, 2012 Study Session
2. Accounts Payable & Payroll
 - A. Bills

**THE CITY COUNCIL MAY ADD AND TAKE ACTION ON
OTHER ITEMS NOT LISTED ON THIS AGENDA**

RECESS MEETING & RECONVENE IN STUDY SESSION prior to 8:00 PM. (Council may extend discussion on Action Items beyond 8:00 p.m. by majority vote.)

STUDY SESSION TOPICS:

1. Student Council Representative
2. Expand Water Service Area to Encompass Sky Meadow Water Association Boundaries
3. Introduction to 2013 Comprehensive Plan Amendment Requests
4. 2015 Comprehensive Plan Update
5. Discussion: Coffee Stand Regulations
6. Department Reports
7. Draft Agenda for August 21, 2012

ADJOURN (Council may extend meeting past 10:00 p.m. by majority vote.)

No final decisions can be made during the Study Session portion of the meeting. Decisions on Study Session issues will be scheduled for a regular or special Council meeting; provided however, the City Council may give notice before the recess that action might be taken immediately following the close of the Study Session.

Accommodations for people with disabilities will be provided upon request. Please call City Hall at (360) 794-7400. Please allow one-week advance notice.

MONROE CITY COUNCIL

Agenda Item Cover Sheet

TITLE:	<i>Resolution Calling for Election/Roosevelt Ridge Annexation</i>
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DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
7/24/12	Public Works/ Planning		Paul Popelka	Final Action #2

COUNCIL GOAL:	<i>Enhance the Quality of Life Through Responsible Development of Land and Stewardship of the Environment.</i>
OBJECTIVE:	<i>Allow annexations to occur when the City determines that it is beneficial to provide urban services to an area contiguous to the City to promote growth at prescribed urban densities, it is in the best interest of the City, and it is feasible to extend such services and facilities without burdening its financial resources.</i>

Discussion: 7/21/2009, 4/05/2011, 4/19/2011, 5/03/2011; 4/15/2011;
2/21/2012; 5/08/2012; 7/17/12

Public Hearing – Plan. Com.: N/A

Public Hearing – Council: N/A

First Reading: N/A

- Attachments:**
1. Resolution #2012/021
 2. Exhibit A: Legal Description of Annexation Area
 3. Exhibit B: Map of Annexation Area

DESCRIPTION/BACKGROUND

The purpose of this meeting is to adopt this resolution and place this annexation proposition on the November 6, 2012 election.

The Roosevelt Ridge annexation consists of approximately 264 acres within the Monroe Urban Growth Area north of the city. The annexation area lies west of Robinhood Lane and includes the US-2 bypass right-of-way. The areas of existing and future homes includes approximately 183 acres, 126 parcels and 101 existing single-family residences. The largest vacant parcel is approximately 53 acres. The 2011 total assessed value for the area is \$37,248,000. There are approximately 201 registered voters in the annexation area.

Council reviewed this item on July 10, 2012 and directed changes to the resolution for a combined proposition for both the Proposed Annexation and the Assessment, Taxation and Assumption of Indebtedness (see Attachment 1).

IMPACT – BUDGET

The City will incur annual, ongoing costs of approximately \$55,270 for maintenance of streets (\$23,140) and stormwater (\$32,130) infrastructure. The City will collect additional utility and property taxes, stormwater fees, and one-time revenues from building permits.

IMPACT – SERVICE DELIVERY

Additional area for maintenance activities and police patrol and response.

TIME CONSTRAINTS

The resolution to place the annexation election on the November 6, 2012 ballot must be submitted to the Snohomish County Auditor no later than 5:00pm, August 7, 2012.

RECOMMENDED ACTION

Motion to adopt resolution #2012/021 Calling for Election for the Roosevelt Ridge Annexation on November 6, 2012.

ALTERNATIVES TO STAFF RECOMMENDATION

RESOLUTION NO. 2012/021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, CONCERNING THE UNINCORPORATED AREA OF SNOHOMISH COUNTY COMMONLY KNOWN AS THE ROOSEVELT RIDGE ANNEXATION AREA; DESCRIBING THE BOUNDARIES OF SUCH AREA; CALLING FOR A SPECIAL ELECTION TO BE HELD ON NOVEMBER 6, 2012, SUBMITTING TO THE VOTERS WITHIN SUCH AREA A COMBINED PROPOSITION FOR ANNEXATION SUBJECT TO PREVIOUSLY ADOPTED CITY ZONING REGULATIONS, AND FOR PROPERTY WITHIN SUCH AREA TO ASSUME ITS PROPORTIONATE SHARE OF THE CITY'S PRE-EXISTING INDEBTEDNESS AND TO BE ASSESSED AND TAXED AT THE SAME RATE AND UPON THE SAME BASIS AS OTHER PROPERTY WITHIN THE CITY.

WHEREAS, there is located contiguous to the boundaries of the City of Monroe that certain unincorporated territory comprised of approximately 264 acres and known commonly as the Roosevelt Ridge Annexation Area; and

WHEREAS, the Roosevelt Ridge Annexation Area is located entirely within the City's Urban Growth Area, and is identified and legally described as set forth in Exhibit A and Exhibit B, respectively, each attached hereto and incorporated herein by this reference as if set forth in full; and

WHEREAS, to the best of the City's knowledge and belief, there are currently 201 registered voters residing within the Roosevelt Ridge Annexation Area; and

WHEREAS, on May 8, 2012, the City Council passed Resolution No. 2012/012, authorizing the annexation of the Roosevelt Ridge Annexation Area into the City of Monroe in accordance with the election method procedures set forth at RCW 35A.14.015 *et seq.*; and

WHEREAS, pursuant to RCW 35A.14.015, a certified copy of Resolution No. 2012/012 was forwarded to the Snohomish County Boundary Review Board, which did not invoke jurisdiction or otherwise disapprove the proposed annexation; and

WHEREAS, pursuant to RCW 35A.14.330 -.340, on April 24, 2012, the City Council adopted Ordinance No. 010/2012, variously establishing UR96000 and UR6000 zoning classifications for the Roosevelt Ridge Annexation Area; and

WHEREAS, pursuant to RCW 35A.14.050, the City Council desires to call for a special election on a combined proposition for annexation and associated taxation, assessment and assumption of indebtedness issues to be held concurrently with the November 6, 2012, general election; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON,
HEREBY RESOLVES AS FOLLOWS:

Section 1. Findings. The City Council hereby adopts the above recitals in support of this resolution. The Council further finds that the best interests and general welfare of the City of Monroe would be served by the proposed annexation.

Section 2. Election on Annexation Proposal and Assumption of Indebtedness and Taxation Called. The Monroe City Council hereby calls for an election to be held submitting to the voters of the unincorporated territory commonly known as the Roosevelt Ridge Annexation Area the proposition of whether said territory shall be annexed into the City of Monroe, in accordance with the process set forth at RCW 35A.14.015 *et seq.*, and subject to the zoning regulations set forth in Ordinance No. 010/2012. Said proposition shall also state whether, upon annexation, all property within the annexation area shall be assessed and taxed at the same rate and on the same basis as property within the City of Monroe, and taxed to pay for a proportionate share of the then-outstanding indebtedness of the City, which indebtedness has been approved by the voters, contracted for, or incurred prior to, or existing at, the date of annexation. The City of Monroe shall pay the cost of such election.

Section 3. Ballot. In accordance with Section 2 of this resolution, and pursuant to RCW 35A.14.085, the Snohomish County Council is hereby requested to authorize and direct the Snohomish County Auditor to submit to the qualified electors of the Roosevelt Ridge Annexation Area for their approval a combined proposition in substantially the following form:

City of Monroe
Proposition No. 1
Roosevelt Ridge Annexation Proposal

The Monroe City Council has authorized an election on the proposed annexation of an area of unincorporated Snohomish County known as the Roosevelt Ridge Annexation Area.

Shall the Roosevelt Ridge Annexation Area be annexed to the City of Monroe subject to zoning regulations as provided in Ordinance No. 010/2012, and upon annexation shall the property within such area assume a proportionate share of the City's then-outstanding indebtedness and be assessed and taxed at the same rate and upon the same basis as property within the City?

- For Annexation, Adoption of Proposed Zoning Regulations and Assessment, Taxation and Assumption of Indebtedness
- Against Annexation, Adoption of Proposed Zoning Regulations and Assessment, Taxation and Assumption of Indebtedness

Section 4. Changes. The Mayor and City Attorney are authorized to make such minor adjustments to the wording of such propositions as may be recommended by the Snohomish County Auditor, as long as the intent of the proposition remains clear and consistent with the intent of this resolution as approved by the City Council.

Section 5. Filing. The City Clerk is hereby authorized and directed to file a copy of this resolution with the Snohomish County Council and Snohomish County Auditor.

PASSED by the City Council this 24th day of July, 2012.

CITY OF MONROE, WASHINGTON

Robert G. Zimmerman, Mayor

ATTEST:

Eadye Martinson, Deputy City Clerk

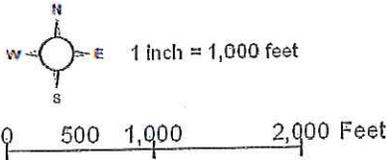
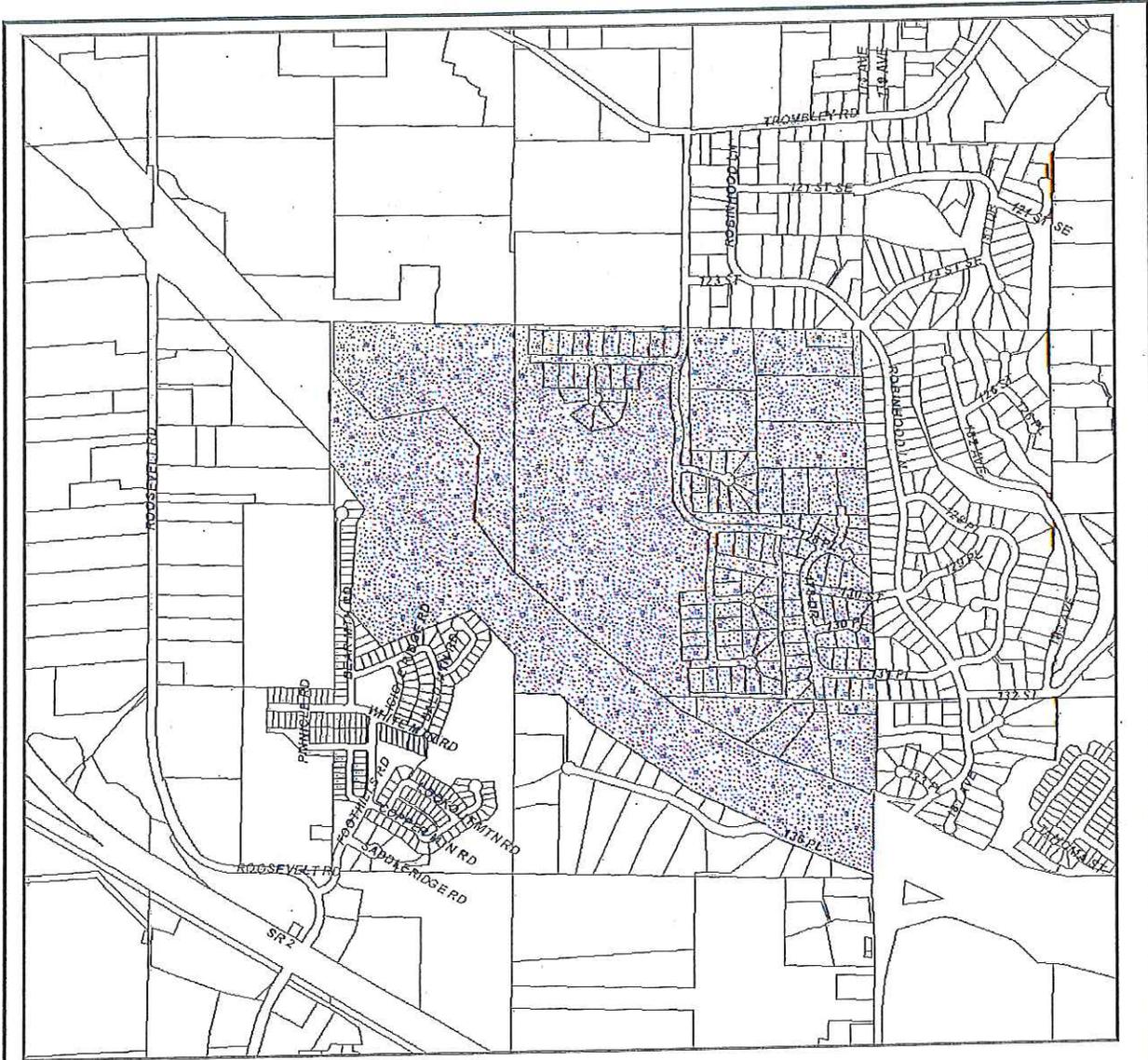
APPROVED AS TO FORM:

Zach Lell, City Attorney

Exhibit A
Legal Description for Proposed Roosevelt Ridge Annexation Area
(As approved by Snohomish County)

Beginning at the northwest corner of the NE1/4 of the SW1/4 of Section 26, Township 28 East Willamette Meridian, Range 6 North; thence, easterly along the north line of the south half of said section to the northeast corner of the south half of said section; thence, southerly along the east line of said section to the northeast corner of Section 35, Township 28 East Willamette Meridian, Range 6 North; thence, southerly along the east line of said section to the south line of the proposed SR No. 2 Westwick Road-North Monroe Interchange right-of-way as it existed on July 22, 1987 and described by the city of Monroe annexation ordinance 860; thence northwesterly along said right-of-way to the south line of the south half of Section 26, Township 28 East Willamette Meridian, Range 6 North; thence west to the east line of the SE1/4 of the SW1/4 of said section; thence north along said east line to the south line of said right-of-way as it existed on November 23, 1988 and described by the city of Monroe annexation ordinance 895; thence northwesterly along said right-of-way to the west line of the NE1/4 of the SW1/4 of Section 26, Township 28 East Willamette Meridian, Range 6 North; thence northerly along said west line to the Point of Beginning.

Exhibit B
Map of Proposed Roosevelt Ridge Annexation Area



City of Monroe
Roosevelt Ridge
Annexation

Annexation Areas & Boundaries
 Roosevelt Ridge Annexation



Map data shown is the property of the sources listed below. Inaccuracies may exist, and the City of Monroe implies no warranties or guarantees regarding any aspect of data depiction. This map is to be used for reference purposes only.

Source: City of Monroe GIS, 2011;
Snohomish County GIS, 2011