

**CITY COUNCIL
BUSINESS/STUDY SESSION MINUTES
August 9, 2011**

The Business/Study Session of the Monroe City Council was held on August 9, 2011, in the Council Chambers at City Hall. Mayor Robert Zimmerman called the meeting to order at 7:00 p.m.

Councilpersons present: Balk, Kamp, Cudaback, Tuttle, Stima, Williams, and Goering.

Staff present: Brazel, Feilberg, Quenzer, Nelson, Inahara, and Martinson.

City Attorney Zach Lell was not present.

The meeting was opened with the Pledge of Allegiance.

COMMENTS FROM CITIZENS

Lynn Gose, PO Box 221, Monroe, President of DREAM, addressed Council to give them an update on DREAM's planned events. The Farmers Market is doing well and has a new market manager, there will be a Vintage Flea market in September, Main Street Clothing is celebrating their Fifth Anniversary, and Jody Bergsma will be in town for a signing. Other events include a car show and flag displays on Friday nights showing merchant support for Monroe High School Bearcats during football season. She stated that Downtown is starting to blossom and she has been working on the "350 Project", which helps businesses stay in business. The heart of a town is the downtown; when you make everything right with the heart, everything else falls into place.

BUSINESS & ACTION ITEMS

CONSENT AGENDA

Councilperson Cudaback pulled Consent Agenda #3.

The motion was made by Councilperson Williams and seconded by Councilperson Goering to approve Consent Agenda items #2 & 3. On vote,

Motion carried 7/0.

Items approved: 1A) June 7, 2011 Business Meeting Minutes; 1B) June 14, 2011 Study Session Minutes; 1C) June 21, 2011 Business Meeting Minutes; 1D) July 12, 2011 Study Session Minutes; 2) Bills (Vouchers #080073 – 80234 in the amount of \$465,551.79; 3) Ordinance Amending SEPA Regulations MMC 20.04.

Councilperson Cudaback wanted a first and second reading on the ordinance in question.

The motion was made by Councilperson Cudaback and seconded by Councilperson Kamp, to adopt as first reading of Ordinance #018/2011 amending Chapter 20.04 of the Monroe Municipal Code.

After further discussion, the motion was on the floor to adopt Ordinance #018/2011. On vote,

Motion carried 6/1.

Councilperson Goering was opposed (to having a second reading).

COUNCIL RECESSED AND RECONVENED INTO STUDY SESSION: 7:11 p.m.

STUDY SESSION ITEMS

Discussion: Galaxy Theatre Lease

City Administrator Brazel gave a brief overview and introduced Frank Rimkus, CEO of Galaxy Theatre and John Seehus, Galaxy Theatre Manager, who lives in Sultan.

Frank Rimkus, who is headquartered in Los Angeles, expressed concerns for the financial viability of the Galaxy Theatre in Monroe at the current lease rate. He gave the history of the Galaxy and the City of Monroe. They had wanted to buy the ground, but the City preferred to lease it. It's a 45-year ground lease; 25 years, plus two options. The lease calls for an annual fixed lease arrangement and the City also gets a portion of tickets and gross revenue over certain levels. They invested over \$10M to develop the property. Over the years, the number of people attending the theatre is declining. They would like to enter into a private discussion regarding restructuring the lease.

After discussion, it was determined that Mr. Rimkus would return to Council at a later date with a draft Agreement.

Introduction: Fremont Street Reconstruction Project

Managing Engineer, Maggie Inahara, gave a short introduction, explaining that, if everything goes well with negotiations, they will present a contract for RH Engineering.

After discussion and questions about pipe replacement, she explained that the consultant has several ideas and is tasked with checking into different alternatives to determine which is the best option and cost savings for the City.

Discussion: Newspaper of Record

City Administrator Brazel gave a brief overview, explaining that staff had obtained initial quotes for advertising agenda and legal notices. The Herald offers a discount, if they have a contract. The listed quotes are based on non-contract pricing. He explained the history of the single source process.

After discussion, City Administrator Brazel stated that the City is not allowed to solicit bids without a formal process. He explained the process for "sole source" and stated that he would conduct additional research and move forward one way or the other. He also explained the option for selecting the best value.

After further research, this topic will come back Council at a later date.

Department Reports

Finance Department

Finance Director Nelson explained that she listed the expenses by function to show how the money gets spent. With sales tax, the budget is on target for this year. It spikes in February; the rest of the months are fairly even. Property tax should be at 50%, and the City is ahead on utility tax. It looks like the City will come in very close to budget for revenues and below budget on expenses.

Police Department

Chief Quenzer thanked Council members who attended Night Out against Crime. Department staff members noted who attended. The event was very well-attended.

Public Works Department

Public Works Director Feilberg gave a presentation to demonstrate the Website redesign. They had met with Civic Plus and have an aggressive timeline, with plans to go live on January 20th. He explained the proposed theme and about the branding plan from 2007. They will ask for Council direction on the theme and branding at the September 6 Council meeting. Staff will develop standards and content. There will be a presentation of the new design to Council on November 1st, where they will ask Council approval of the new design.

Mayor Zimmerman reported on the proposed Innovation Partnership Zone (IPZ), being considered by the mayors in the Valley. This would be a collaborative group of cities that could apply for grants. The Mayors agreed that Monroe has a special resource in multiple recreation opportunities that are very unique compared to the rest of Snohomish County. They will miss the opportunity to apply for a grant this year, but can try in 2013. Mayor Zimmerman commented that "Gateway to the Cascades" made him feel that Monroe was just a pass-through. He feels that "Gateway to Adventure" and "the Adventure Starts Here" would be a better fit. Other cities will be looking to Monroe for direction.

Draft Agenda/August 16, 2011 Council Business Meeting

City Administrator Brazel presented the draft agenda for August 16, 2011. The second reading of the ordinance for SEPA regulations was added to the agenda.

The first four items on the agenda spreadsheet for the August 16th meeting were moved to August 23rd.

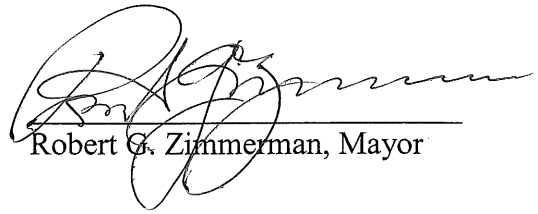
Director Feilberg reported on the Currie View HOA meeting he attended. He informed them that as an HOA, it is their responsibility to maintain the park, according to the plat requirements. The homeowners questioned whether or not they could remove the playground equipment and picnic table. Director Feilberg explained that the plat requires that the park has playground equipment in it. The CC&Rs show how they could petition the Council to take it back; but he explained that, with current staffing levels, they wouldn't want to maintain any additional parks.

After discussion, it was determined that Council would wait for a petition or formal presentation from the HOA. Mayor Zimmerman suggested seeking direction from Council on those parks that are rarely used and use the funds for other heavily used parks.


Councilperson Stima gave a report on Community Transit's; route Alternatives I and III. They are cutting 80,000 hours of service and will have hybrid of the two alternatives in the next week or two.

Councilperson Goering reported on the Transportation and Planning Committee meeting, stating that they determined that Alternative II would be best for Monroe, to keep Sunday service. City Administrator Brazel will contact other east county cities to offer support.

MEETING ADJOURNED: 9:17 p.m.



Robert G. Zimmerman, Mayor



Eadye Martinson, Deputy City Clerk