

**CITY OF DUVALL  
CITY COUNCIL  
COMMITTEE OF THE WHOLE MINUTES  
May 3, 2016 – 5:30 p.m.  
Riverview Educational Service Center – 15510 – 1<sup>st</sup> Ave NE**

Mayor Pro Tem Brudnicki called the meeting to order at 5:31 p.m.

**Council present:** Amy Ockerlander, Scott Thomas, Becky Nixon, Gary Gill, Jason Walker  
Dianne Brudnicki, Leroy Collinwood

**Staff present:** Matthew Morton, Lara Thomas, Police Chief Carey Hert, Dean Rohla, Jodi Wycoff

**a. 2016 Q1 Financial Statement**

Dean Rohla, Finance Director, gave a presentation showing current levels of revenues and expenditures. Overall, the City is on target for first quarter expectations. Mr. Rohla also updated Council on the Finance Department's current work load including completing the Financial Statement, preparing for the second quarter budget amendment, and the first 2017 budget workshop which is scheduled for May 31<sup>st</sup>. Lastly, Mr. Rohla said that he will bring the debt issuance discussion back to Council soon as we get closer to contracting for the Main Street Project.

**b. 2015 Comprehensive Plan Amendment**

Lara Thomas, Planning Director, said that the Comprehensive Plan Amendment is almost complete. Planning Commission will hold its Public Hearing on May 11<sup>th</sup> and Council will hold theirs on May 17<sup>th</sup>. The Amendment will go in front of Council for approval at the May 31<sup>st</sup> special meeting. Ms. Thomas explained that there are other items that will be approved and adopted in relation to the Comprehensive Plan approval including the Zoning Map and Code Amendments. Ms. Thomas said that the process of approval through Puget Sound Regional Council (PSRC) is almost complete and at this time the City has two options: accept a conditional certification and work towards a full certification or delay the submittal which staff does not support. Lastly, Ms. Thomas spoke regarding the letter from small cities that was sent to the PSRC Board regarding their housing and jobs targets. Ms. Thomas then answered questions from Council.

**c. WRECK Center – surplus and lease options**

Matthew Morton, City Administrator, reviewed the packet documents which included a new offer from Duvall Cooperative Preschool (DCP). Mr. Morton reviewed the staff recommendations which include: accept the offer from (DCP); enter into a two-year lease with a first right of refusal to purchase with DCP; direct staff to complete the surplus process for an identified non-negotiable certain sale date that would begin at the end of the two-year lease extension; and direct staff to explore rezoning the property. Council discussed the options and staff recommendations. There was Council consensus in favor of the staff recommendation. Mr. Morton said that he will bring forth a lease extension agreement for Council to consider to the next meeting.

**d. Good of the Order**

Matthew Morton, City Administrator, said that at the last meeting, a question was brought up about the City sharing costs with property owners for maintenance and repair or replacement of adjacent sidewalks. Mr. Morton was asked to explore program options for this and handed out and reviewed a staff memo outlining what he found. Mr. Morton said that there are a few different options that the City could explore further including creating a Pareto Improvement Compliant Sidewalk Replacement Program. Basically, the Pareto Efficiency Criterion is a theorem which generally states that “if one person in society is made better off by a change, and no one is made worse off, then social welfare [public benefit] has increased”. Mr. Morton said that the Replacement Program could be structured so that citizens and the City work together either through a type of in kind work program or grant type program or a combination of the two.

Mayor Pro Tem Brudnicki said that during discussions with Matthew Morton, City Administrator, an idea of having quarterly mini retreats was brought up. The mini retreats could happen during the week and would be an opportunity for Council to spend a few hours discussing and re-evaluating their priorities as well as focus on current issues facing the City. Council was in agreement that they would like to try this approach.

**Adjournment**

The Committee of the Whole adjourned at 6:57 p.m.

**Written Reports** – *the following reports were distributed in the Committee of the Whole packet:*

- 2016 Q1 Investment Report
- April 2016 Sales Tax Report

ATTEST:

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Dianne Brudnicki, Mayor Pro Tem

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Jodi Wycoff, City Clerk