

**CITY OF DUVALL
CITY COUNCIL
COMMITTEE OF THE WHOLE MINUTES
July 19, 2016 – 5:30 p.m.
Riverview Educational Service Center – 15510 – 1st Ave NE**

Mayor Pro Tem Brudnicki called the meeting to order at 5:30 p.m.

Council present: Amy Ockerlander, Jason Walker, Dianne Brudnicki, Leroy Collinwood, Scott Thomas, (absent: Becky Nixon)

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

a. Closed Session: 30 minutes – Summit Law Group
RCW 42.30.140(4)(a)

5:30 p.m. The Council went into a 30-minute Closed Session.

6:00 p.m. The Regular Committee of the Whole Meeting resumed.

b. Toll Brothers Development Agreement Amendment #1

Lara Thomas, Planning Director, showed an aerial map of the area as well as maps of the proposed developments and gave a brief history of this development. Ms. Thomas explained that this amendment is a requirement of the Hearing Examiner decision and is a cleanup of sorts with respect to a section of the development that is included in the Duvall Urban Village development agreement. Ms. Thomas introduced Charles Hare, Senior Land Entitlement Manager with Toll Brothers. Mr. Hare said that the purpose of this amendment is to remove a parcel of land listed in the development agreement that Toll Brothers did not end up purchasing as well as to remove the 1.6 acre parcel that is owned and being developed as a part of Duvall Urban Village (DUV). The 1.6 acre parcel was listed in both development agreements for the Toll Brothers project and DUV project which the Hearing Examiner required being cleared up before moving forward. Mr. Hare introduced Nancy Rogers, a land use attorney working with Toll Brothers. Ms. Rogers said that she and her firm have been working with many developers in a similar situation as Toll Brothers – development started ten years ago then stalled out during the economic downturn and now starting up again and have to clean up and restructure the original development agreements. Mr. Hare explained that this is the first amendment and they hope to bring another amendment in September to address other Hearing Examiner decisions. Lastly, Mr. Hare, Ms. Rogers and Ms. Thomas answered questions from Council. Council requested a schedule of the development process including the conveyance of the property dedication to the City that was part of the original development agreement.

c. Public Safety Committee update

This update was given under Scheduled Items during the regular Council meeting.

d. Good of the Order

There were no reports for Good of the Order.

Adjournment

The Committee of the Whole adjourned at 7:02 p.m.

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

- 2016 Q2 Financial Report
- 2016 Q2 Investment Report
- Contract Amendment #1 - WWTP Membrane

ATTEST:

Dianne Brudnicki, Mayor Pro Tem

Jodi Wycoff, City Clerk