

**City of Kenmore
City Council Regular Meeting
Minutes
February 3, 2020**

CALL TO ORDER - Mayor David Baker called the meeting to order at 7:00 p.m.

ROLL CALL

Mayor David Baker
Deputy Mayor Nigel Herbig
Councilmember Joe Marshall
Councilmember Milton Curtis
Councilmember Debra Srebnik
Councilmember Corina Pfeil
Councilmember Melanie O'Cain

FLAG SALUTE

AGENDA APPROVAL

BUSINESS AGENDA

Status Update on the Environmental Impact Statement (EIS) Process for the St. Edward Ballfield Project and Options for Next Step - Debbie Bent, Community Development Director and Bryan Hampson, Development Services Director

City Manager Karlinsey, Director Bent, Director Hampson and Principal Planner Anderson explained that at the January 2020 Council retreat, staff noted that State Parks had recently completed the Phase 1 scoping process for the SEPA Environmental Impact Statement (EIS) process for the St. Edward ballfield project.

The purpose of scoping was to narrow the focus of the EIS analysis to significant environmental issues and to identify reasonable alternatives, including mitigation measures. Scoping also invites public participation. Attachment #3 is the EIS Scoping Summary Report.

The conclusion of Phase 1 scoping provides an opportunity for Council to consider options prior to authorizing further expenditures for Phase 2 related to the EIS. Before proceeding with Phase 2 of the EIS (draft EIS and final EIS), staff is requesting Council direction on potential options. Council concurred with the City Manager's recommendation to hold a

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special meeting February 3rd to allow public comment, review potential options and provide Council direction.

Potential Options:

At the Council retreat, staff outlined three potential options. No direction on potential options was requested by staff or given by Council at the Council retreat

1. Continue with the EIS process: Continuing with the EIS process is consistent with Council direction given May 2018. The outcome of the EIS SEPA process will help inform the City's decision on the critical area buffer variance permit application and the State Park Commission's decision on a long-term 20-year lease with the City to allow ballfield improvements and ongoing maintenance. The SEPA scoping document also notes that the EIS is not the only document that State Parks decision makers (State Parks Commission and staff) will consider and that other information sources like written comments received during the EIS scoping document will also be considered.

Continuing with the EIS will require an additional estimated \$131,747 of city funds to be allocated to the current park capital improvement budget of \$200k (total budget \$331,747). Council direction on an amended CIP budget would be brought forward at a future meeting. Council direction at a future meeting will also be required to authorize a new Interagency Agreement with State Parks outlining the cost and terms for reimbursement of Phase 2 EIS costs.

2. Reduce the number of alternatives considered in the EIS: Reducing the number of alternatives is not anticipated to significantly reduce the cost for EIS Phase 2. The question for Council to consider is whether there is a preference for turf versus grass, or lighting versus no lighting to focus on for the EIS analysis. If Council selects this option, Council direction on alternatives is needed.

The preliminary list of alternatives outlined in the draft scoping summary (Attachment #3) are as follows:

- Artificial turf with field lighting
- Artificial turf with no field lighting.
- Improved natural turf with field lighting.
- Improved natural turf with no field lighting.
- No action – how the field is currently used (existing grass, no lighting)

3. Stop the project. The policy question for Council consideration: Are there other capital projects that have a higher priority for resource allocation, given anticipated project costs and no funding allocated in the six-year CIP for the ballfield project beyond the EIS.

Background on EIS Process:

- May 2018, Council direction to proceed with a SEPA EIS for the St. Edward Ballfield Project.

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- 6/10/19 Council authorized approval of an Interagency Agreement Contract 19-2061 (see Attachment #1) for reimbursement of EIS Phase 1 costs to State Parks in the amount of \$65,105.
- 6/11/19 A SEPA lead agency agreement (Contract 19-2062) was executed designating State Parks as the SEPA lead agency for the EIS process (see Attachment #2).
- 7/31/19 state parks issued a SEPA Determination of Significance (DS).
- 8/13/19 State Parks hosted a public meeting on EIS scoping and held a public comment period 8/1/19 to 8/30/19.
- 9/9/19 Council authorized amendment #1 to the Interagency Agreement Contract 19-2062 in the amount of \$7,300 (total contract amount \$72,405)
- 11/13/19 State Parks provided a draft scoping summary document to the City outlining issues that need to be analyzed in the EIS. (see Attachment #3).
- 1/16/20 State Parks consultant (Watershed Company) provided a draft scope and budget for Phase 2 of the EIS process (see Attachment #4)
- 1/27/20 Council authorization for Amendment #2 to Contract 19-2061 in the amount of \$9,300 for Phase 1 EIS costs (total contract \$81,705).

Project Status: A Critical Area Buffer Variance Permit Application was submitted to the City on 7/28/17. The variance permit review process and decision are on hold pending the outcome of the SEPA EIS process. An updated Real Property Application was submitted to State Parks on 2/27/19 requesting a long-term lease. The State Parks Commission decision on the lease application is on hold pending the outcome the SEPA EIS process.

On 11/9/15 Council direction to staff was to move forward with SEPA documents and work with State Parks to secure a long-term lease. On 1/22/16 a Memorandum of Understanding (Contract 16-C1507) was executed between the City and State Parks to prepare a long-term lease whereby the City improves the ballfields and manages and maintains them.

Capital Improvement Budget: The adopted Park Capital Improvement Program (Ordinance 19-0497) allocates \$200k in 2019 for the EIS (REET funds and RCO grant funds) and \$500k as a placeholder in 2024 (park impact fee funds). The cost estimates to complete the EIS is now \$331,747. Additional City funds (\$131,747) will need to be allocated to the CIP budget in the current biennial budget to complete the EIS.

EIS Costs: \$331,747

Phase 1 (gap analysis and scoping): \$99,892

- Contract 19-2061 Interagency Agreement for reimbursement of Phase 1 EIS Consultant costs (Watershed Company) to State Parks \$81,705.
- Amendment #7 to Task 35 Contract 12-C1082 with Perteet \$18,187 (City's on call consultant) to respond to gap analysis questions from State Parks consultant

Phase 2 (draft and final EIS): \$231,855

- Staff received a scope and budget proposal from State Parks consultant (Watershed Company) on 1/16/20 for completing Phase 2. Cost not to exceed \$191,855.

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- Staff anticipates that additional consultant resources will be needed to respond to questions, comments, data requests during the EIS process. Staff estimates \$40k.

Project Expenditures to Date: \$420,655 (includes Phase 1 EIS costs).

Estimated Project Costs: Project costs estimates were last provided to Council 7/23/18. Both cost estimates assumed \$300k for completing an EIS.

- Grass fields and no lighting: \$5,450,510.
- Turf fields with lighting: \$7,071,910.

Grant Status:

- 1/14/19 Council gave direction to pursue reallocation of the \$611k King County Youth grant funds from the St Edward ballfield project to the Rhododendron boathouse project. The reallocation is pending.
- 11/18/19 Council update on withdrawal from the RCO 2016 grant agreements for \$750k. Withdrawal due to the project being unable to meet grant requirements for completing the project by 2024, or securing tenure of the property by March 2020, and permitting and environmental review taking longer than anticipated. Grant funds are therefore no longer available to match City funds for EIS costs as anticipated in the adopted CIP.

Citizen Comments on the EIS Process for the St. Edward Ballfield Project.

Mayor Baker opened the meeting for public comment. Comments were received from the following people:

Elizabeth Mooney	Danny Howe
Glenn Rogers	Mandie Neher
Mike Suarez	Nathan Dowell
David Dowell	Trish Lundeen
Susan Carlson	Scott VanCleave
Dylan Mason	Jeff Bryan
Peter Lance	Phyllis Finley
Tray Banaszynski	Frances Hill
Cody Pzinter	David Stokes
Sara and Violet Canheresi (spelling not confirmed)	Chris Finge
Malia Caracoglia	Chris Rothmier
The Holes Family	Russ Porter
Whitney Neugebauer	Jeff Rash
April Rose	Vicki Grayland
Karen Prince	Greg Slayden
Annaliese Stelzer	Beth DeVoe
Terminello	Dakota Rash
	Keith Dunbar

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Barbara Lau
Russ Goldberg

Ceilidh Sachs
Mike Satterlee

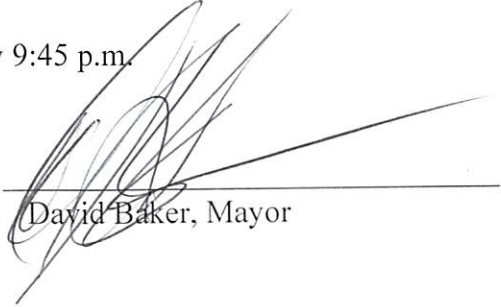
Council Discussion and Possible Direction on the EIS Process for the St. Edward Ballfield Project

Council and staff engaged in a discussion. The options on the table are to 1. Continue with the EIS, 2. Reduce the EIS and 3. Stop the EIS and therefore the project.

MOTION: Councilmember Curtis made a motion to go with Option 3 and Stop the Funding for the EIS, Councilmember Pfeil seconded the motion. The motion passed 4-3-0 with Councilmember Srebnik, Mayor Baker and Deputy Mayor Herbig voting no.

ADJOURNMENT

The meeting was adjourned at approximately 9:45 p.m.



David Baker, Mayor

ATTEST:



Kelly M. Chelin, City Clerk