

# COUNCIL MINUTES

## Special Meeting

August 6, 2012

Mayor Tom Odell called the regular meeting of the Sammamish City Council to order at 6:30 pm.

**Councilmembers present:** Mayor Tom Odell, Deputy Mayor John James, Councilmembers Don Gerend and Tom Vance. Councilmembers Ramiro Valderrama, and Nancy Whitten joined the meeting via telephone conferencing.

**Councilmember Absent:** Councilmember John Curley.

MOTION: Deputy Mayor John James moved to excuse Councilmember Curley. Councilmember Vance seconded. Motion carried unanimously 6-0.

**Staff present:** City Manager Ben Yazici, Parks & Recreation Director Jessi Richardson, Administrative Services Director Mike Sauerwein, City Attorney Bruce Disend, and Administrative Assistant Lita Hachey.

**Roll Call** Roll was called.

**Pledge of Allegiance** Councilmember Gerend led the pledge.

### **Approval of Agenda**

**MOTION:** Councilmember Vance moved to approve the agenda. Deputy Mayor John James seconded. Motion carried unanimously 6 -0.

### **Public Comment**

Rich Greenwell, 23425 SE 17<sup>th</sup> Place, Sammamish, President of the HOA for Pine Hill, spoke about the former Camp property, 30 acres, that CamWest is proposing to develop at 1906 228<sup>th</sup> Ave SE. This property runs adjacent to the Pine Hill neighborhood. His concerns are for the increase of traffic, an additional 280 more cars, a proposed new entrance off a now dead-end cul-du-sac. He is already worried about speeding complaints and with the increase of traffic this will just get worse. His second concern is the environmental impact on the area. King County has this area listed as an erosion hazard. How will this impact the surrounding area; noise levels from 228<sup>th</sup> will increase, wildlife will be affected. It is zoned R6 at present. Lastly, he is concerned with the impact on the school system, with 142 new homes, currently there are 600

children enrolled at Discovery Elementary.

Patrick Leong, 23307 SE 16<sup>th</sup> St., He is also concerned about the new CamWest development and the impact it will have on the kids with more car traffic and speeding. There is an issue of safety due to the steep hill that can be icy in winter. Second issue is the security and a potential for more home break-ins with easier access from 228<sup>th</sup> Ave SE.

Holly Hansen, 25235 SE Klahanie Blvd, Klahanie, spoke about the Sammamish Y and how it has helped her fitness. The truth is in the detail and this is true with the Sammamish Y. Excellent people, trainers, staff and she has made great friendships. All parties will benefit from the partnership of the Community and the YMCA. The Y will provide high quality, multi-generational fitness programs for youth, teens, families and seniors. It will contribute to the physical well-being of the entire community.

Jim Cairns, 107 East Lake Sammamish Shore Lane NE, he has been associated with the Y for many years. He likes the opportunity of taking many classes and the activities that the Y will bring to the community. These programs should be expanded to include the entire Sammamish community. One of his concerns is the cost of maintaining the pool but understands that the YMCA will cover the maintenance and day to day operations. Based on this he feels that this partnership with a non-profit, community based organization like the Y, would really be an asset to the City of Sammamish.

Terry Olson 23401 SE 17<sup>th</sup> Place, Pine Hill Neighborhood, She is here to second the information that Rich Greenwell reported earlier. She also has concerns about traffic, speeding, wildlife displacement, run-off, and school crowding. CamWest has organized a community meeting on Aug. 16<sup>th</sup> or 17<sup>th</sup>. Is there an opportunity to extend the deadline for the feasibility period which ends Sept. 2<sup>nd</sup>? Neighbors would then have a time to comment after they hear what CamWest is proposing at the Aug. 16<sup>th</sup> meeting.

Derek Doke, 238 246<sup>th</sup> Way SE, Sammamish resident for 13 years. He spoke about the Y and his concerns with a project that will not yield any revenues to us as residence or as a City. He would like to look at the true costs that will have an impact on cash on hand and the need use our reserves as opposed to jump starting the Town Center. He would like to wait a few years and get additional revenues from the tax base. Have we looked at all opportunities to take that money and apply it to jump starting the commercial aspect of Sammamish Plateau and using that revenue to go into lifestyle additions like the YMCA?

Christina Pribbernow, 2518 233rd Place NE, commented on services provided by the City for King County Police, Eastside Fire and Waste Management. She feels we are operating like a large homeowners association. The City is concerned about trails and parks but is not concerned about services provided. The City should be responsible to its taxpayers to provide the services needed.

Arthur Goldman, 4410 231<sup>st</sup> Place SE, Representing the Con Committee, the committee will have 200 words on the upcoming Proposition 1 and in order to have the most benefit they would like a say in the wording of the proposition. They find the current statement inadequate and misleading. It states that no new taxes will be levied in building this facility but does not disclose that this facility will use a majority of the City's reserves. He feels it is a \$25 million dollar gift to the private sector. In order to properly write the opposition statement, the con committee would like a full comparison of the differences of the proposed development and the YMCA facility recently built in Newcastle. Is this a true community center or just an upscale YMCA? Does Sammamish not have guidelines to follow like other cities when spending the residents money? Other cities follow an RFP (request for proposal) process before moving ahead. He feels Sammamish is following an anti-RFP process. It should allow a competitive bidding process. He feels the city could save millions of dollars if they put this project out to a bid. He has not seen commercial development since he has moved here, only City buildings, schools and family developments. Lastly, he is concerned about the safety issues here in the City and feels that our focus should be on these.

Cy Oskoui, Owner and operator of 2 health clubs in Sammamish, He feels that the City of Sammamish has treated him poorly. The Y will directly affect his business and he will have to close down his facilities. He hires 200 employees and pays over a million in taxes each year. He has tried to work with the City but has not had a good response. He would like to work with the City to build a facility. He would like the City to consider alternatives or go out to bid. Are government guidelines being followed or are they showing favoritism? Leave the money in the community. He would like to know why he has not been contacted by the City Manager to be considered in a partnership with the City. He suggests the Y build its own facility on its own land in Sammamish and raise its own money and leave the \$24 million for other necessities in Sammamish. He would like to know why Sammamish has not contacted him or other similar business and asked them to participate as a partner or to lease the fitness space from the City and pay 15% of the gross revenue as rent.

Matt Matches, 2922 202 Place SE, he has been a member of the YMCA for 6 years. He loves the YMCA and loves the fantastic staff. He welcomes the expansion of the YMCA.

Jim Alverson, 25811 NE 9<sup>th</sup> St, he strongly supports the YMCA and he currently must travel to the Coal Creek YMCA in New Castle for his wife's treatment, who is handicapped. The Y staff are wonderful, incredible, enthusiastic people, there to help and anticipate your needs. The YMCA is unique and they have attended for over 2 years. Having a Y on the Sammamish Plateau would be beneficial to all citizens. He urges the Council to enter into an agreement and let the YMCA operate a new facility.

Sue Honda, 3023-243<sup>rd</sup> Ave SE, Sammamish, she attended a Y orientation meeting in Sammamish for new employees. They shared their experiences and how their lives were impacted by the Y and how they now would like to participate in this organization. She feels this is what we want for our community, an organization that is capable of changing lives and benefiting people of all ages. She, herself, did adjust to this new regime in her life and she feels

the Y staff is exceptional. She supports the idea of moving forward with the Y facility. Sammamish and the Y would be a good team together.

Barbara Beyers, 3941 226th Place SE, Issaquah, She feels that the Y is a welcoming facility with lots of programs and activities. She believes that the existing Y is old and falling apart. We need a new facility here in Sammamish as this makes the community much more marketable.

Jenna Gorham, 24239 NE 5<sup>th</sup> Place, read an email she sent to a friend. The Y has multiple facilities; they are very good with kids and have very good prices. The Y fosters community, has excellent kids programs and connects adults that have similar interests.

Tom Sante, 25330 SE 29<sup>th</sup> Place SE, is a member of the Sammamish Y Board, grew up in the Y, the Y has had a big impact on his life. He feels the YMCA has given him so much. He congratulates the Council and staff and feels the city has an opportunity here to build a sense of community in Sammamish. The Y is serving everyone from the very young, to the very old. It is everyone together creating a community.

Colleen O'Keefe, 3126 233<sup>rd</sup> Place SE, YMCA member for 10 years, is in full support of the Y and the partnership with Sammamish. The YMCA has meant a lot to her and her family, great place to exercise, excellent staff, child care program, soccer, T-ball, swim lessons. Their family could have gone elsewhere but the Y is an affordable option and very family friendly.

April Wiese, 2322 229<sup>th</sup> Ave NE, supports the partnership with Y and Sammamish. She has been a Y member since 1995. The Y embraces community, the youth, young families with children, adults with older kids, a wide range of support through-out your life. The Y has all things that Sammamish is looking for and it embraces diversity in ages, cultures and lifestyles. The Y also offers scholarships to those in need.

Cornell Amaya, 3038 230<sup>th</sup> Place NE, he moved to Sammamish in 1995 to raise his family. He attended many planning meetings and workshops when Sammamish was first forming and citizens wanted an aquatic center. It was on the top of the list and we are still waiting for an aquatic center. The YMCA is a non-profit organization and puts money back into the community. The measure of a great community is how those organizations within lifts up the community.

John Galvin 4322 220<sup>th</sup> Ave SE, The question about the Y is; do we use public money to finance this facility? 25 – 30 million is a big investment of taxpayer's money. How many others have donated this much money to build a community center? What about Capital improvement project, what other taxes will be needed? Is it appropriate to use public funds in this manner? The City needs to debate this issue.

Tom Harsh, 1841 E lake Sammamish Pkwy NE, His concern is fiscal responsibility with the money we have. Is this the best time to do this, in this economy? He is really concerned that we are spending this much money, for this facility, at this time.

## Consent Agenda

- Payroll for the period ending July 15, 2012 for pay date July 20, 2012 in the amount of \$284,093.63.
- Payroll for the period ending July 31, 2012 for pay date August 3, 2012 in the amount of \$ 297,303.38.
- Approval: Claims for period ending August 6, 2012 in the amount of \$3,063,514.66 for Check No. 32603 through No. 32762.

**MOTION:** Deputy Mayor James moved to approve the consent agenda. Councilmember Gerend seconded. Motion carried unanimously 6-0.

## Unfinished Business

- **Community Center Advisory Vote:** Amending the motion passed at the council meeting on July 16, 2012 related to the Memorandum of Understanding between the YMCA and the City of Sammamish for the Community and Aquatic Center Project.

Ben Yazici gave a report. The council passed a motion at the meeting on June 16, 2012 that had special language regarding the partnership with the YMCA and there is a minor change that will be made with Council's approval. The Council has debated and discussed this partnership issue with the YMCA for many months and the Community will still have a say on the November 6<sup>th</sup> Election.

At the meeting on June 16, 2012 the Council approved a resolution, authorizing staff to place an advisory measure on the November 6, 2012 General Election ballot for construction of a Community Aquatic Center. The motion, adopting the resolution, included specific language regarding the development of a Memorandum of Understanding between the YMCA of Greater Seattle and the City of Sammamish. The particular portion of the motion, reads as follows: "Furthermore, submittal of this resolution is conditioned on the City Manager executing an MOU with the YMCA that includes provisions for a discounted facility-based program fees for Sammamish residents, a \$5 million capital contribution from the YMCA, allows for a 50 year, long term lease for \$1 per year, with an option to purchase, providing the city develop a plan within 10 years for use of the YMCA-owned land near Pine Lake Middle School, and development of a draft operating agreement by September 30." The memorandum of understanding has been completed and Mr. Yazici would like to thank Parks and Recreation Director, Jessi Richardson, Deputy City Manager Lyman Howard, and City Attorney Bruce Disend. Also thanks to our counterparts, Bob Gilbertson, President and CEO of the Seattle YMCA, the Eastside Regional Director of the YMCA, Marcia Isenberger and several of the YMCA Board members. The YMCA agrees to all the conditions with one minor exception. The motion said we would submit development plans for the YMCA property beside Pine Lake Middle school within 10 years and the YMCA would like to reduce that to 5 years. Mr. Yazici recommends the Council approve the motion modifying the acceptable terms of the MOU as

requested by the YMCA. If approved we will submit a resolution to the King County Election Office on Tuesday, August 7, 2012.

City Manager read the motion to move to amend the motion passed at the Council meeting on July 16, 2012 related to the Memorandum of Understanding between the YMCA and the City of Sammamish for the Community and Aquatic Center Project by striking the 10-year term on development of the site plan and replacing it with a 5-year term. This amendment will modify the original motion to read as follows: "Furthermore, submittal of this resolution is conditioned on the City Manager executing an MOU with the YMCA that includes provisions for a discounted facility-based program fees for Sammamish residents, a \$5 million capital contribution from the YMCA, allows for a 50 year, long term lease for \$1 per year, with an option to purchase, providing the city develop a plan within ~~10 years~~ 5-years for use of the YMCA-owned land near Pine Lake Middle School, and development of a draft operating agreement by September 30."

**MOTION: Councilmember Vance moved to approve the motion. Councilmember Don Gerend seconded. Motion carried unanimously 6 -0.**

Councilmember Vance commented that this is not a big change and that at this point it is only a plan to build something in five years.

Councilmember Nancy Whitten commented she is still concerned that the Y has not changed their position on donating the land but is supportive of the minor change tonight.

Councilmember Ramiro Valderrama is supportive of the motion as proposed.

Councilmember Don Gerend commented that the Y never promised to give the land to Sammamish in earlier discussions but did say they would consider leasing the 7 acre parcel, south of the Pine Lake middle school land for \$1 a year. He is looking forward to the discussion on what could be done with that land.

Deputy Mayor James thanked those present here tonight for their views and comments. He also has waited a long time for a pool. He is on the fence with this decision and this is only a motion to put this to a vote. He encourages all Citizens of Sammamish, with an opinion on this issue, to come out to vote on November 6<sup>th</sup>, 2012.

Mayor Tom Odell also thanked those who came tonight to express their opinions. He thanked the City Staff for all their efforts to put this together. He has a great appreciation for all the efforts the Y staff has put into this too. Tonight is a minor modification to a resolution that was passed previously, we are not voting on a contract with the Y tonight, but to put this on the ballot in November. This will be an advisory vote to the council and not binding. Mayor Odell suggested everyone please remember to mail in their ballots for the November 6<sup>th</sup> election.

Meeting adjourned at 7:45pm

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Lita Hachey, Administrative Assistant  
to the City Clerk

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Thomas T. Odell, Mayor