The Everett City Council Retreat was called to order at 8:02 a.m., Saturday, January 12, 2019, in the City Council Chambers of the William E. Moore Historic City Hall. Upon roll call, it was found that Mayor Franklin and Council Members Moore, Roberts, Murphy, Bader, Stonecipher, and Tuohy were present. Council Member Vogeli arrived a few minutes late.

President Bader welcomed everyone. He thanked Deb Williams, the Mayor, Paul Kaftanski, and City staff for assembling the information for today’s topics. He also thanked council members for their willingness to meet on a Saturday. President Bader stated the retreat was an opportunity to take a deeper dive into several important topics, and he reminded council members that the focus would be on policy.

**REVIEW KEY FINDINGS / OVERVIEW OF BERK BENCHMARKING ANALYSIS**

Chief of Staff Lyle Ryan reviewed the background of the Berk Study and presented key findings. He thanked the Council for providing the Berk Study as a tool that will assist in taking a strategic look at possible revenue generation and continued reduction in expenditures.

The key policy questions presented for reference were:

1. Does the City need to consider opportunities to increase revenues?  
2. Does the City need to change the services provided or governed?  
3. Should the service delivery mode and the level of service be adjusted to reduce expenditures?

Council Member Roberts stated that the elements presented for discussion today will take significant work and time to address and will require further analysis and thought.

Council Member Stonecipher suggested taking a closer look at the finding that suggests the City has an over-burdened government bureaucracy and internal services are high.
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Chief of Staff Ryan provided an update on the Voluntary Separation Incentive Program. He stated the program provides an opportunity to reduce staffing levels and to look carefully at reorganization.

Mayor Franklin stated that a reduction in staff might affect the level of sustainable services the City provides. She encouraged council members to provide guidance about the essential services they want the City to continue to provide.

Council Member Moore stated it is important for the public to understand the basis that created the structural deficit, which is the Washington State one percent limit on increases in property taxes.

FUTURE PLANNING FOR TRANSIT SERVICES

Paul Kaftanski, Administration, provided background information about recent and frequent discussions concerning Everett Transit financial sustainability, as well as a review of the Berk Study findings. He also stated corridor-based service versus service based on social equity is a key question for Council to consider.

The key policy questions presented for reference were:

1. How should a "corridor" or "coverage" service model be prioritized?
2. Is there a desire to explore options to Everett Transit’s current institutional structure?
3. Should a higher level of local tax support be analyzed?

Discussion took place regarding the following:

- Review of different types of commuter versus non-commuter service models by corridor and neighborhood coverage
- Better understanding of Paratransit service
- Impacts of Community Transit contract expiring in 2022
- Corridors being covered by the City, corridors being eliminated, and household coverage ratio
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- Tax structure needed to provide the service requested by the community – make or buy decision
- Focus service on Everett residents
- What percentage of riders board in Everett and commute to Seattle versus local service ridership? Need for good ridership data.
- Critical to consider Everett as part of a region; focus on tomorrow’s transit needs
- What is an appropriate target level of cost support from riders?
- Look at most efficient vehicle types for the service provided and communication tools and equipment used by bus drivers.
- Review economic development aspects; sales tax revenue options
- If future service is increased, how to time it by density?
- Effects of autonomous vehicles
- Future legislative action
- Short-term and long-term analysis, i.e., should the City merge or contract with Community Transit?
- The cost per mile of coverage or cost per rider

Tom Hingson, Transportation Services, stated he would provide the Council with ridership data.

OPPORTUNITIES TO CONSIDER REGARDING GOLF COURSES

Lori Cummings, Parks, provided background information on golf. She noted the supply of Everett golf courses is higher than the demand, which mirrors the trend. She also reviewed the Berk Study findings.

The key policy questions presented for reference were:

1. Are golf courses the best and highest use of the properties?
2. How should golf be prioritized against other city recreational opportunities?
3. Is there a desire to explore other land use options for either course?

Discussion took place regarding the following:
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- Data on the number of 9-hole rounds versus 18-hole rounds; consider if there is a viable business model for a shorter course
- Debt portion / interfund loan – consider refinancing
- Land use options/potential relating to uses of Walter E. Hall property, i.e., municipal uses, subarea planning
- Analysis of Walter E. Hall property
- Opportunities to stimulate the economy in the south end
- Look at broader picture of the entire south Everett area; assessment by Parks staff of recreational needs
- If Walter E. Hall is eliminated, consider using some of the proceeds to pay down debt at Legion Hall; consider creating a better golf experience at Legion Hall
- How golf should be prioritized against other recreational opportunities
- Resurrect two prior surveys that address what citizens want, i.e., walking/hiking trails, waterfront access, bicycle options, etc.
- Utilization of all recreational spaces

Dan Eernisse, Economic Development Director, stated he was encouraged by the discussion and the opportunity to rethink how Everett will look in the future.

MEETING THE GROWING AND CHANGING COMMUNITY NEEDS – HOUSING

Becky McCrary, Planning, provided background information on housing needs and various strategies. She also reviewed the Berk Study findings.

The key policy questions presented for reference were:

1. Does Council have feedback on the suggested housing strategies?
2. Are there additional strategies or other community needs to target?

Discussion took place regarding the following:

- Strategies used by other agencies that Everett is not using
- Assist individuals in gaining access to owner-occupied housing
Challenges created by absentee landlords; inspection of rental properties
Need for more starter homes
Propel legislation/reform to condo liability laws
Increase in affordable housing; analysis to determine if Everett is built out
Policies relating to square footage requirements
Consider housing potential as parcels become available
Preservation of varied types of housing options
Interest in learning about strategies and cost benefits of each strategy
Look at code enforcement and design guidelines
Interconnection between housing, recreation, transportation services, etc.
Develop regulations that encourages a marketplace where people want to invest

Deputy Mayor Nick Harper provided an update on the City's legislative agenda on housing and condominium liability reform. He also suggested coming back with definitions for built out.

President Bader announced that further discussion regarding districting would be scheduled at a future date.

Council Member Tuohy left the Council Chambers at 10:01 a.m.

Council Member Roberts also provided a reminder that the Retreat has historically been a place to review council procedures. President Bader encouraged council members to email any suggested changes.

The City Council Retreat concluded at 10:12 a.m.

Read and approved as printed.