1. CALL TO ORDER

Mayor Eidinger called the Study Session to order at 7:04 p.m.
Mayor Eidinger led the Pledge of Allegiance.

ROLL CALL

Staff Present: City Manager Mark Bauer, Assistant City Manager Eric Phillips, Acting City Clerk Jane Montgomery, Police Chief Ed Knutson.

2. COUNCIL BUSINESS

A. Discussion regarding the Dogwood Meadows Development Agreement and a request by the primary property owner to modify or extinguish that agreement.

City Manager Bauer addressed the Council on the agenda item. Manager Bauer introduced Mr. Cary Falk who is the Manager of Edgewood Heights LLC. Mr. Falk is requesting a change to the Dogwood Meadows property existing Development Agreement. City Manager Bauer discussed the following:

- Briefing on Development Agreements in general.
- The Kelly Pit/Westridge Developer Agreement.
- North Meridian LLC and Robert Knutson Agreement which was signed in 2007 with a ten year sunset on July 27, 2017.
- History of the Property/Foreclosure.
- Purchase of property by two new owners.
- Consideration to Council to extinguishing the current developer agreement with an agreement to accept current code restrictions as well as development of the parallel road.
- Explanation of Exhibit B from Mr. Falk’s letter to Council.
- Proposed roadway.

Discussion continued between Council, City Manager Bauer and Mr. Falk.
Assistant City Manager Phillips briefed the Council on the development of the property.
Discussion continued between Council and Staff. Traffic Impact was a topic of discussion.
Councilmember O’Ravez showed City Manager Bauer a proposed drawing change to Exhibit B.
Discussion continued between Staff and Council. Latecomer’s agreements were discussed and the possible location of the roadway and proportionate shares of the cost.

City Manager Bauer explained that the property cannot be developed under the current development agreement because there are two property owners and one will not sell.
Assistant City Manager Phillips explained the process of development and the main drivers.
Council asked Mr. Faulk to address them about his request.
Mr. Cary Falk- 6539 170th Place SE, Bellevue, WA.
Mr. Falk addressed the Council about the following:
- A historical review of his ownership of the property.
- His meetings with City Staff.
- His position that the developer agreement is extinguished.
- Carrying cost of the property.
- Getting the road down to 16th.
- Phasing of the development.
- Cost of road development.

Discussion continued between Council and Staff about possible reasons why the City would not want to extinguish the Developer Agreement. City Manager Bauer recommended moving forward on extinguishing the current development agreement as it is in the best interest of the community.

Mayor Eidinger recommended to move this forward to the next Council meeting. Council voted unanimously to move the item to the next Council meeting.

Mayor Eidinger reminded the Council of the upcoming AWC Conference, City Action Days and asked them to let the City Clerk know if they planned to attend.

B. ADJOURN

Mayor Eidinger adjourned the meeting at 8:35 PM.

Jane Montgomery, Acting City Clerk

Daryl Eidinger, Mayor