

CITY OF NORTH BEND  
CITY COUNCIL WORKSTUDY NOTES

**April 22, 2025**

City Hall, 920 SE Cedar Falls Way, North Bend, WA

Acting Mayor Pro Tem Rustik called the meeting to order at 7:00 p.m.

**Councilmembers Present:** Brenden Elwood, Alan Gothelf, Mark Joselyn (Remote), Heather Koellen, Christina Rustik, Suzan Torguson (Remote) and Errol Tremolada.

**Staff Present:** Mayor Mary Miller, Interim City Administrator Bob Larson (remote), Deputy City Administrator/Public Works Director Mark Rigos, Community & Economic Development Director James Henderson, Finance Director Martin Chaw, Administrative Services Director Lisa Escobar, IT Manager Phillip Davenport, Senior Planner Jamie Burrell and Deputy City Clerk Jennifer Bourlin.

**PJO NW Development Agreement for Mountain View Townhomes**

Community and Economic Development Director Henderson presented an overview about the Mountain View Townhome and Commercial Project that was pulled from the agenda at the April 1, 2025 City Council meeting. PJO NW Development, LLC ("PJO") requested the following zoning deviation:

- Allowance for first floor residential: Per NBMC 18.10.030 1.54P, only upper floor residential was allowed in the NMU zone. The applicant proposed to construct 8,000 square feet of commercial space along SE North Bend Way and up to 65 townhome units behind with residential units on the ground floor.

Project Applicant Phillip O'Sullivan, CEO/Principal of PJO Holdings was present to answer questions.

Council, staff and Mr. O'Sullivan from PJO discussed the following:

- Proposed project is 4.2 acres that included 4 parcels 102308-9057, -9052, -9032 and -9049
- The western end of the project is bordered by The Meadows and the eastern edge is bordered by Smitty's Towing and the Mt Si Memorial Cemetery
- Properties for the project are zoned Neighborhood Mixed Use, Permitted Uses
- Proposed Project included Mixed Use Commercial/Residential, 8,000 square feet of commercial space along North Bend Way and up to 65 Townhome units on the ground floor
- Project Benefits included Fiscal Sustainability, Tax Increment Financing, Complete Streets with new frontage improvements along North Bend Way, Catalytic Development and Supported Council Priorities to bring Middle Income Housing to the community

Mr. Henderson concluded by noting the proposed agreement was recommended by the Planning Commission on February 19, 2025 and staff recommended Council consideration on May 20, 2025.

### **Police Services Request for Proposal Scored Results Presentation**

Finance Director Chaw provided an updated presentation on the Police Services Request for Proposals scored results which included scoring summary by component, the averaged final score for City of Snoqualmie (121.25) and King County Sheriff's Office (117.30), non-scored items, proposal recaps and cost comparisons per officer with both agencies. Mr. Chaw reviewed a memo regarding follow up questions posed from Council and staff and a draft Agenda Bill that was planned to be brought forward to the May 6, 2025 City Council meeting.

Acting Mayor Pro Tem Rustik recessed the Council Workstudy for an Executive Session at 8:59 p.m. to review negotiations on the performance of publicly bid contracts when public knowledge regarding such consideration would cause a likelihood of increased costs, pursuant to RCW.42.30.110(1)(d). No action was anticipated as a result of the Executive Session, which was expected to last fifteen minutes.

At 9:15 p.m. it was announced to audience members outside the adjournment room that the Executive Session was expected to last an additional fifteen minutes.

### **Adjournment**

The Workstudy closed at 9:31 p.m.

ATTEST:

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Christina Rustik, Acting Mayor Pro Tem

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Jennifer Bourlin, Deputy City Clerk