



City Hall remains closed during Governor Inslee’s “Safe Start” order, a consequence of the Covid-19 pandemic. The public is invited to attend the meeting virtually by using the ZOOM Meeting access information below -

Please click the link below to join the webinar:

<https://sumnerwa-gov.zoom.us/j/85724301266>

Or iPhone one-tap :

US: +12532158782,,85724301266# or +13462487799,,85724301266#

Or Telephone:

+1 253 215 8782

Webinar ID: 857 2430 1266

CALL TO ORDER

Roll Call: Bitetto, Brown, Hayden, Hochstatter, Neuman and Reed

REGULAR BUSINESS

1. Degrees of Change, Seed Internship Program
2. Operations Center Update
3. Golf Course Sale Proceeds--White River Restoration
4. Golf Course Sale Proceeds--Operations Center

CITY ADMINISTRATOR REPORT

AGENDA SETTING

1. Council Meeting Agenda Calendar
2. Council Committee Meeting Calendar

EXECUTIVE SESSION

ADJOURNMENT

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact the City Clerk at (253) 299-5590, 24 hours in advance.

SUBJECT: Degrees of Change, Seed Internship Program

CATEGORY: No Council Action

BUDGET IMPACT: None

ATTACHMENTS:

STAFF CONTACT: Jeff Steffens, Administrative Services Director

SUMMARY BACKGROUND:

Tonight, Andrew Whitney, Tacoma Career Programs Site Director will be introducing Seeds of Change organization the City will be partnering with to help us fill two Public Works summer internships.

Seeds of Change partners with community organizations, high schools, colleges and employers to provide cohort-based leadership training, college success support, and career development programming to underrepresented students and graduates who desire to lead and serve their home communities.

The City is very excited about this collaboration.

COUNCIL COMMITTEE/STUDY SESSION:

Study Session

MEETING/STUDY SESSION DATE: 1/11/2021

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

No Council Action Needed.

SUBJECT: Operations Center Update

CATEGORY: Other

BUDGET IMPACT:

ATTACHMENTS:

1. CSPW Exterior Design Presentation Study Session 1-4-21

STAFF CONTACT: Doug Beagle, Development Services Director

SUMMARY BACKGROUND:

The City of Sumner hired TCF Architecture in June of 2020 to take the existing work from the needs assessment and collaborate with Administration, PW, Shops, Parks, Police and Cemetery to provide a draft site plan to accommodate all departments. There were 3 workshops held during the past 6 months and plans and layouts were provided for input by all departments. All departments were able to contribute to the design and provide input specific to their departments. This presentation represents that work to date.

COUNCIL COMMITTEE/STUDY SESSION:	MEETING/STUDY SESSION DATE: 1/11/2021
Study Session	
COMMITTEE RECOMMENDATION:	

STAFF RECOMMENDATIONS/MOTION:

To continue with the proposed draft plan.

City of Sumner Operation

Facility

EXTERIOR DESIGN PRESENTATION



29th St E

142nd Ave E

145th Ave Ct E

Location

CITY OF SUMNER
M&O FACILITY

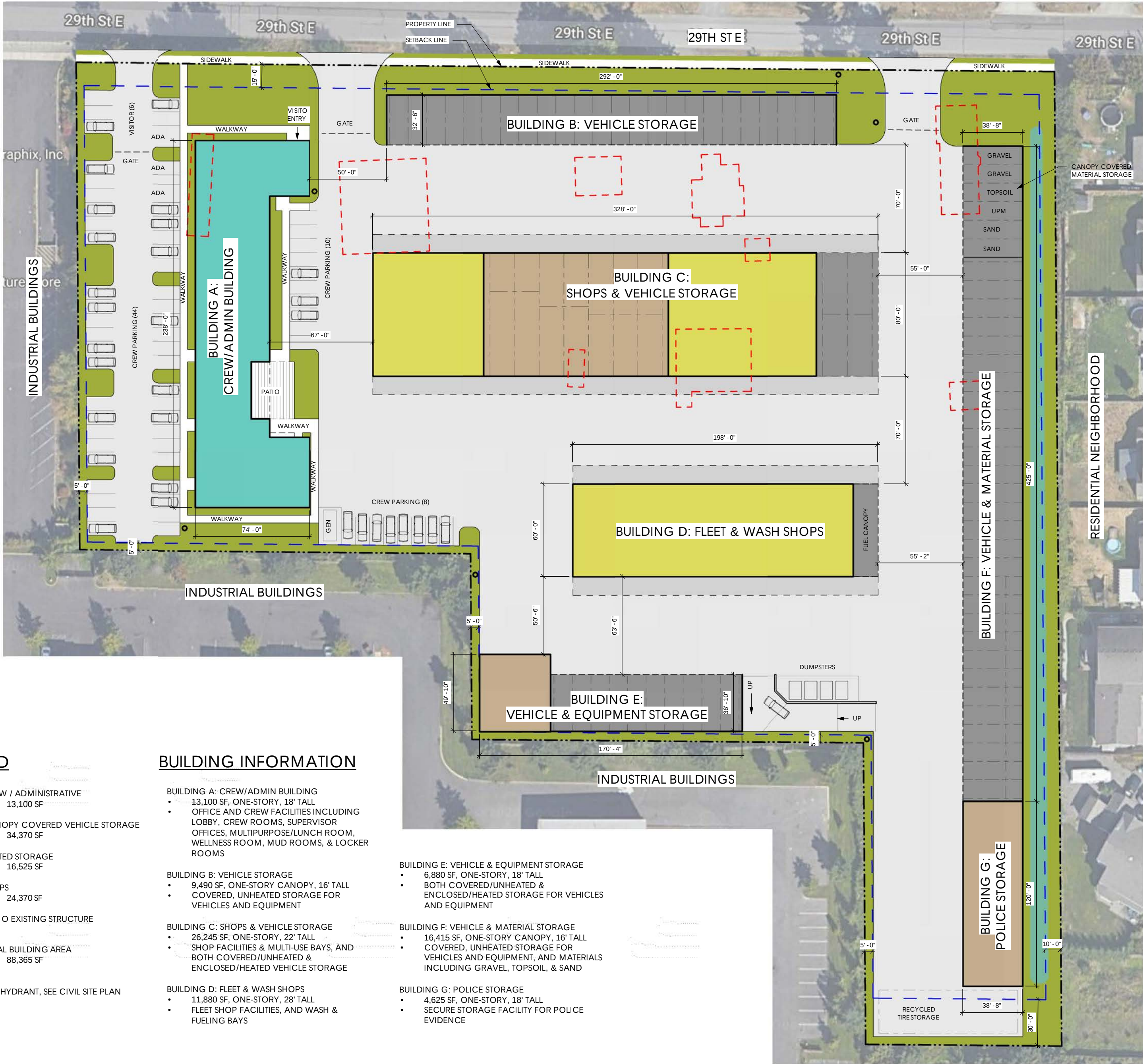
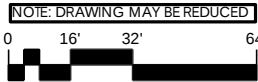


TCF Architecture

CONDITIONAL
USE PERMIT
NOVEMBER 2020



SITE PLAN



CONTEXT & INSPIRATION



Rich History of Farming & Agricultural Architecture



Adjacent Residential Neighborhoods



Industrial / Warehouse Buildings



Industrial / Warehouse Buildings

CONSTRUCTABILITY & MATERIALS

Simple / Straightforward Construction

- Admin Building: Conventional wood framing
- Storage sheds: Pole Barn Construction with CMU walls
- Shop Buildings: Steel Construction
- Float & Police: Conventional Wood Framing

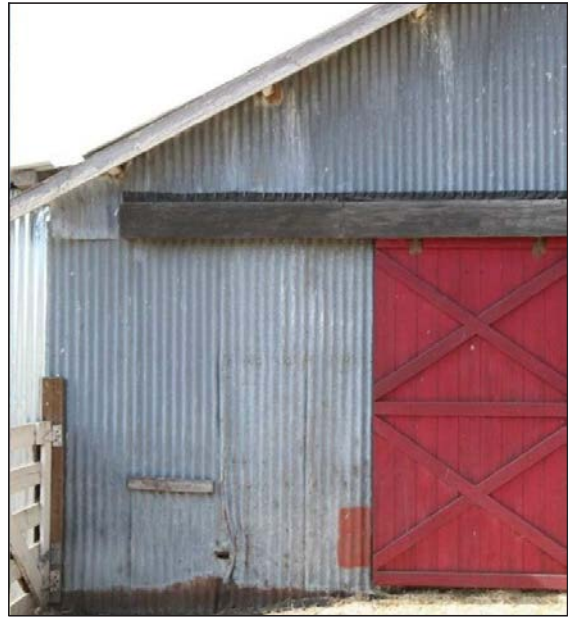
Value-Driven / Durable / Easy Maintenance

- Metal siding: Low Maintenance, Easily Cleanable
- CMU: Extremely durable, Low Maintenance
- Wood Siding: Aesthetic Value, Periodic Maintenance

AESTHETICS & DESIGN LANGUAGE

- Civic Quality
- Pleasing to residential neighbors
- Mix of Agricultural, Industrial & Residential Styles
- Neutral timeless colors

MASSING DIAGRAMS



Corrugated Metal Siding



Standing Seam Roof



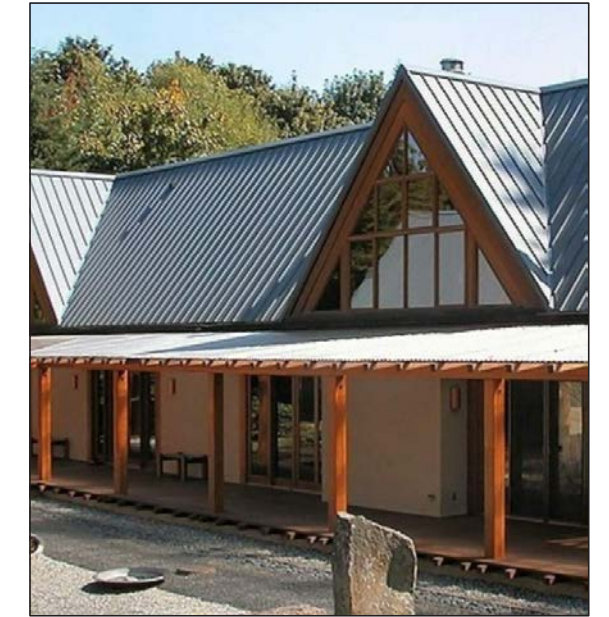
Concrete Block



Wood Accents



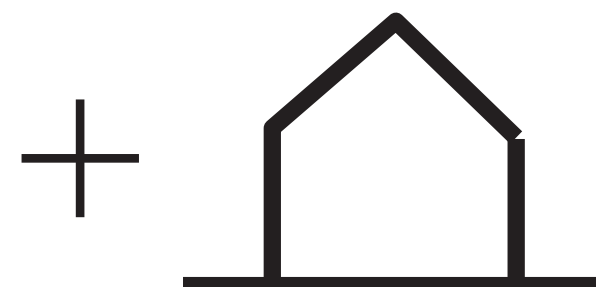
Pergola Style Eyebrows



Covered Patio



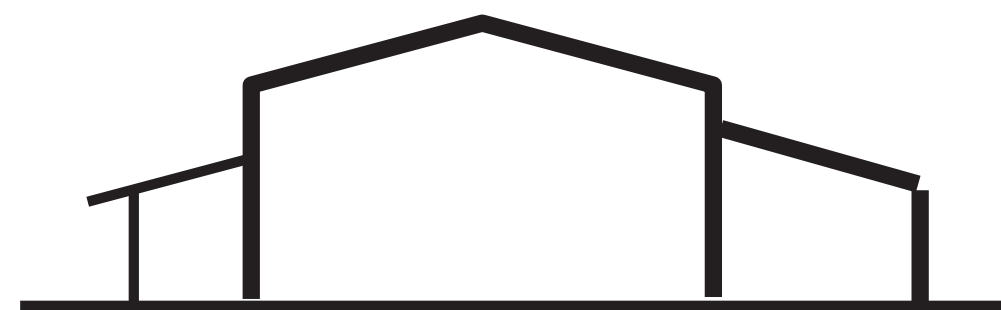
Typical Warehouse



Typical Residential

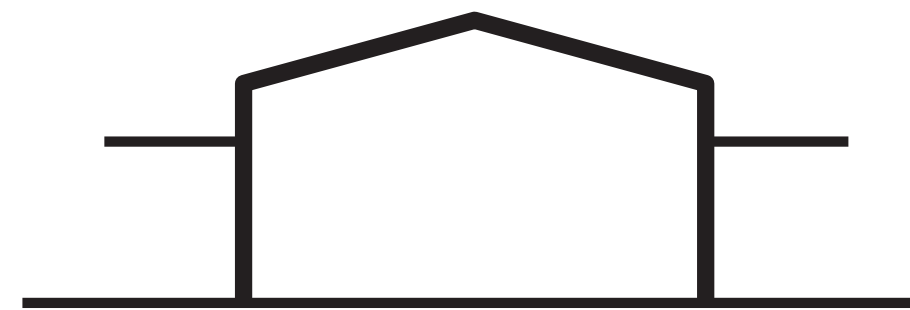


CSPW Admin Building



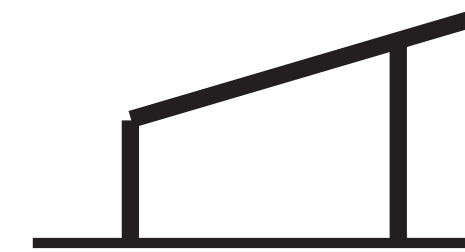
COVERED POST & BEAM
SIDE STORAGE MAIN
BUILDING LOWERED SIDE
ADDITION

Traditional Agricultural Building



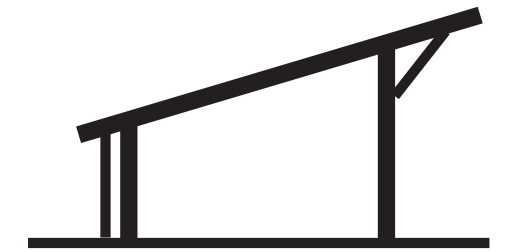
COVERED PARKING /
WORK ZONE MAIN
BUILDING COVERED PARKING /
WORK ZONE

CSPW Shop Building



SIMPLE SHED
ROOF

Common Agricultural Storage Shed



SIMPLE SHED ROOF
WITH STRUCTURE EXPOSED

CSPW Storage Shed

CITY OF SUMNER M&O FACILITY



TCF Architecture

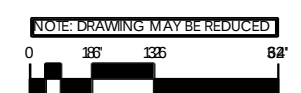
CONDITIONAL
USE PERMIT

NOVEMBER 2020



OVERALL AERIAL VIEW

EXTERIOR
RENDERING



CITY OF SUMNER M&O FACILITY



TCF  Architecture

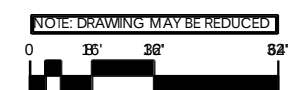
CONDITIONAL
USE PERMIT

NOVEMBER 2020



WEST ENTRANCE & ADMIN BUILDING

EXTERIOR
RENDERING



CITY OF SUMNER M&O FACILITY



TCF Architecture

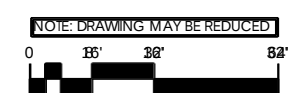
CONDITIONAL
USE PERMIT

NOVEMBER 2020



ADMIN BUILDING

EXTERIOR
RENDERING



CITY OF SUMNER M&O FACILITY



TCF  Architecture

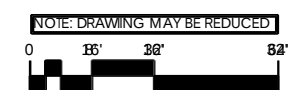
CONDITIONAL
USE PERMIT

NOVEMBER 2020



PARKING CANOPY - NORTH

EXTERIOR
RENDERING



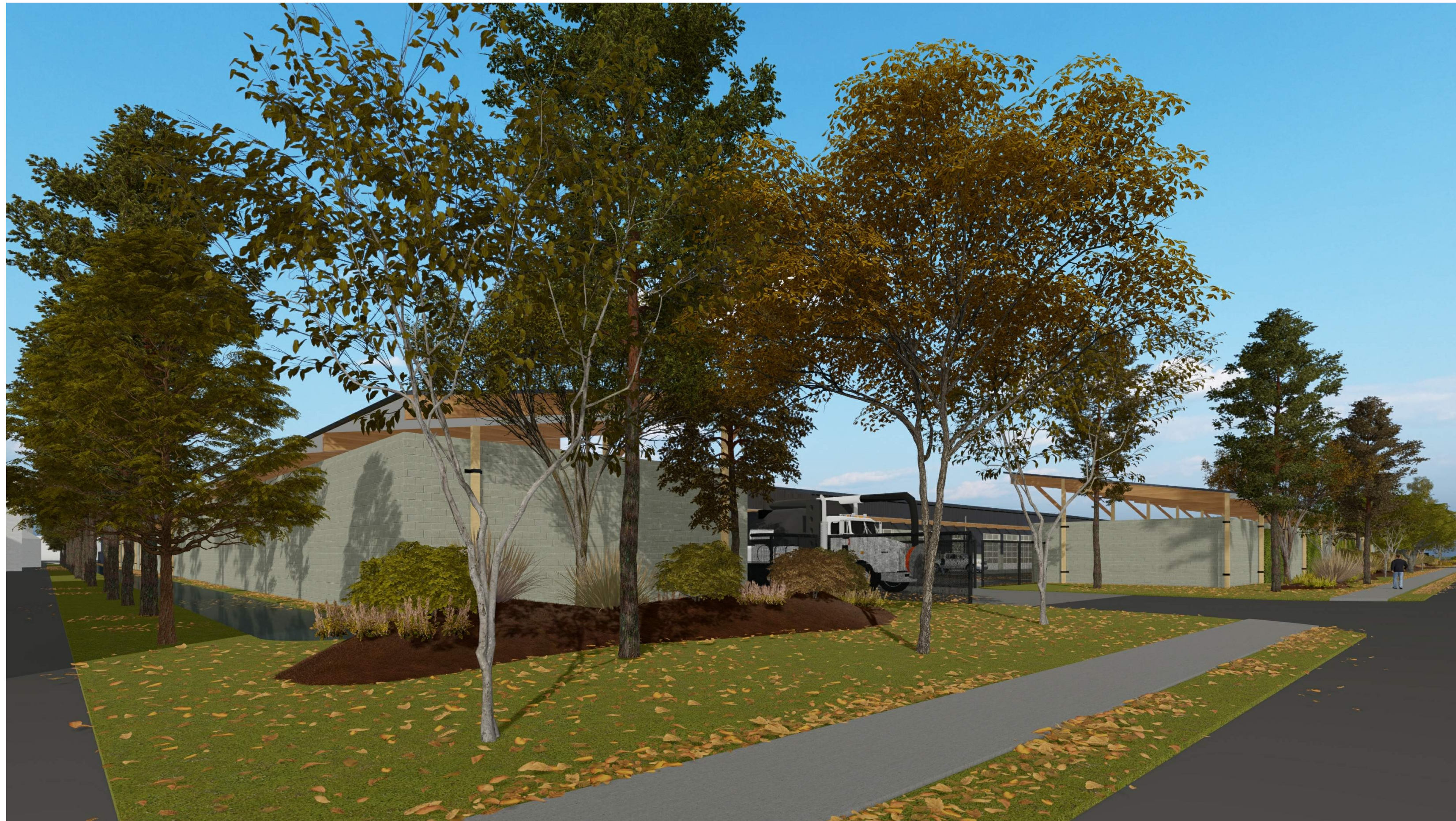
CITY OF SUMNER M&O FACILITY



TCF  Architecture

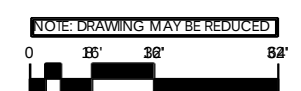
CONDITIONAL
USE PERMIT

NOVEMBER 2020



PARKING CANOPY - EAST

EXTERIOR
RENDERING



CITY OF SUMNER M&O FACILITY



TCF **A**rchitecture

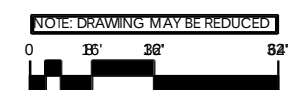
CONDITIONAL
USE PERMIT

NOVEMBER 2020



SHOP BUILDING

EXTERIOR
RENDERING



CITY OF SUMNER M&O FACILITY



TCF **A**rchitecture

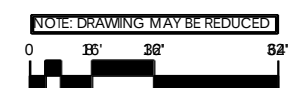
CONDITIONAL
USE PERMIT

NOVEMBER 2020



FLEET BUILDING

EXTERIOR
RENDERING



CITY OF SUMNER M&O FACILITY



TCF Architecture

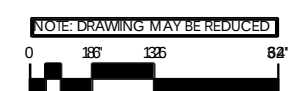
CONDITIONAL
USE PERMIT

NOVEMBER 2020



OVERALL AERIAL VIEW

EXTERIOR
RENDERING



CITY OF SUMNER
M&O FACILITY



TCF Architecture

CONDITIONAL
USE PERMIT
NOVEMBER 2020

FLOOR PLAN LEGEND

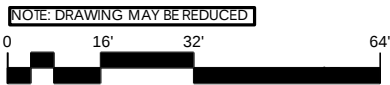
- OFFICE & ADMINISTRATIVE
- CREW SPACES
- SHOP SPACES
- ENCLOSED/HEATED STORAGE
- CANOPY COVERED STORAGE
- UTILITIES
- CIRCULATION
- OUTDOOR PATIO



1 BUILDING A - ADMIN & CREW BUILDING
3/32" = 1'-0"



BUILDING A
FLOOR
PLAN



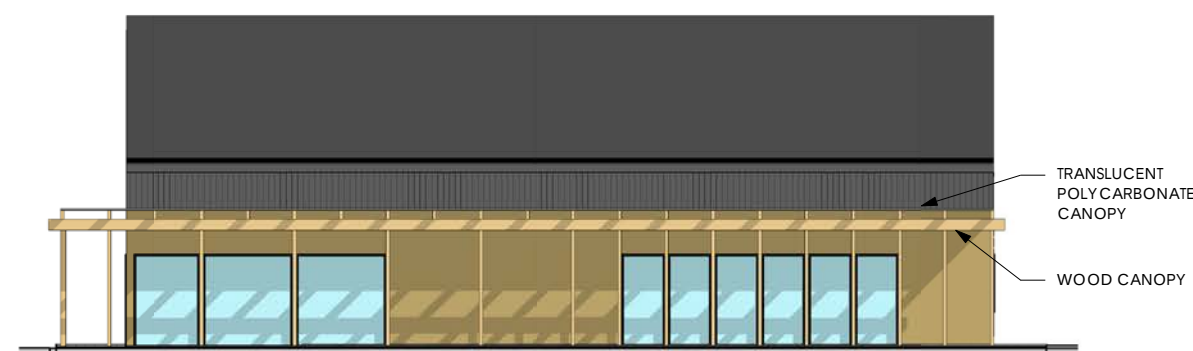
CITY OF SUMNER M&O FACILITY



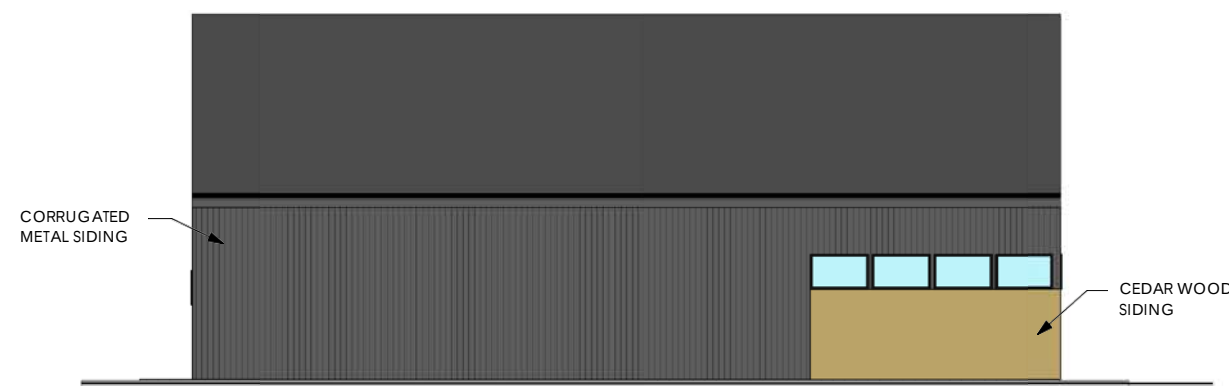
TCF Architecture

CONDITIONAL
USE PERMIT

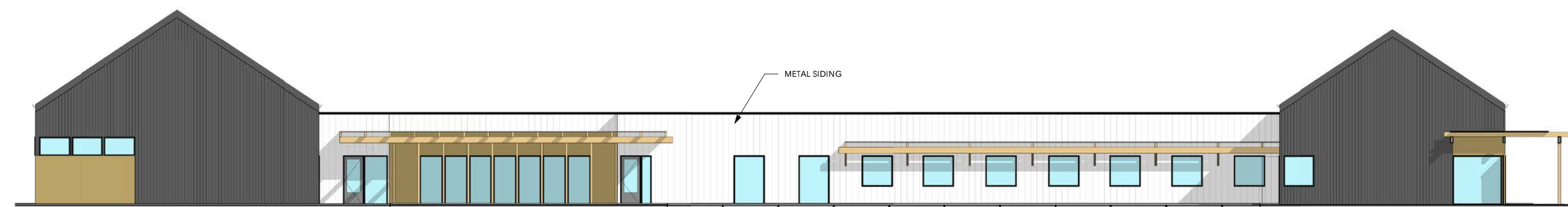
NOVEMBER 2020



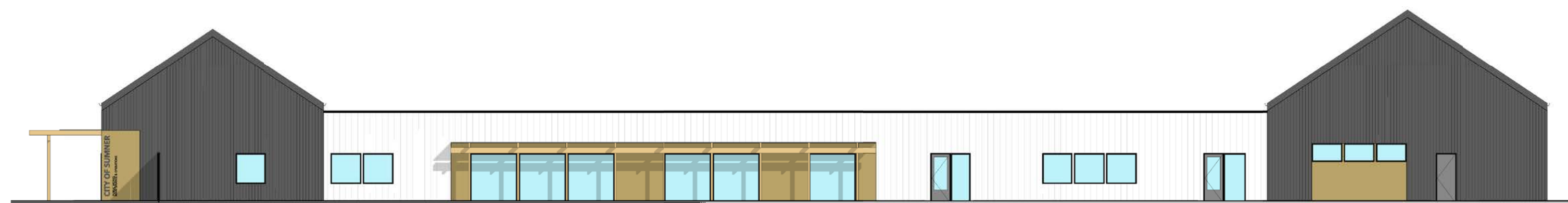
1 BUILDING A - NORTH ELEVATION
3/32" = 1'-0"



2 BUILDING A - SOUTH ELEVATION
3/32" = 1'-0"

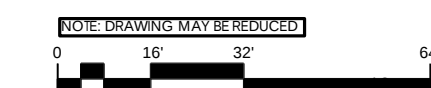


3 BUILDING A - EAST ELEVATION
3/32" = 1'-0"



4 BUILDING A - WEST ELEVATION
3/32" = 1'-0"

BUILDING A
EXTERIOR
ELEVATIONS



CITY OF SUMNER
M&O FACILITY

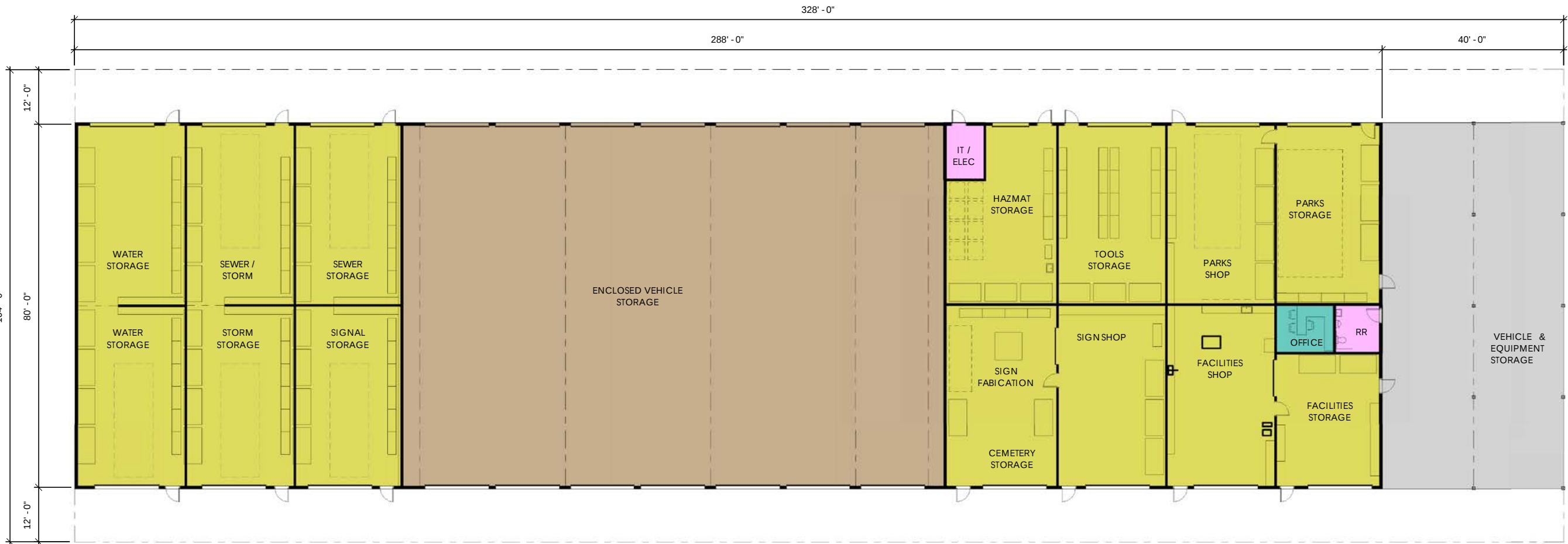


TCF Architecture

CONDITIONAL
USE PERMIT
NOVEMBER 2020

FLOOR PLAN LEGEND

- OFFICE & ADMINISTRATIVE
- CREW SPACES
- SHOP SPACES
- ENCLOSED/HEATED STORAGE
- CANOPY COVERED STORAGE
- UTILITIES
- CIRCULATION
- OUTDOOR PATIO



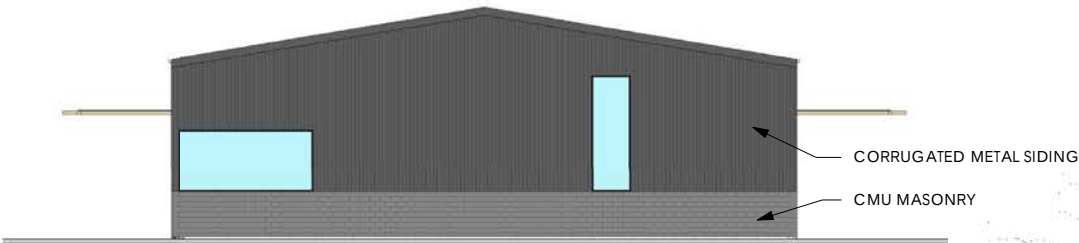
1 BUILDING C - SHOPS & VEHICLE STORAGE
1/16" = 1'-0"



2 BUILDING C - NORTHELEVATION
1/16" = 1'-0"



3 BUILDING C - EASTELEVATION
1/16" = 1'-0"

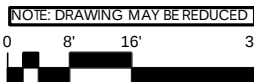


4 BUILDING C - WESTELEVATION
1/16" = 1'-0"



5 BUILDING C - SOUTH ELEVATION
1/16" = 1'-0"

BUILDING C
PLAN &
ELEVATIONS



Preliminary Cost

- 33 to 37 Million Dollars *

* This is an all inclusive preliminary estimate to include site and building construction, construction management, shop equipment, office furnishings, technology systems, utility fees permitting fees etc...

Next Steps

- Public Outreach / Open House Quarter 1, 2021
- Obtain a Conditional Use Permit –Submitted awaiting hearing
- Contract Amendment for Final Design & Construction Phase
- Finalize financial plan for construction and long-term debt issuance

Questions?

EXTERIOR DESIGN PRESENTATION

SUBJECT: Golf Course Sale Proceeds--White River Restoration**CATEGORY:** Resolution

BUDGET IMPACT: None

ATTACHMENTS:

1. Resolution No. 1572 - Golf Course Sale Proceeds Intent White River Restoration

STAFF CONTACT: Jason Wilson, City Administrator

SUMMARY BACKGROUND:

On October 15, 2012 the City Council passed Resolution 1360 directing the Mayor to sell the Sumner Meadows Golf Course property. After a period of time on the market, the City accepted an offer to purchase and entered into a Purchase and Sale Agreement in 2013. Since that time, the City discovered that certain conditions on the property hindered its development without substantial mitigation and required federal permits. In 2018, the City entered into a revised Purchase and Sale Agreement with the same purchaser, which reduced the square footage being sold, and the sale price accordingly. The revised sale price is \$40,449,380.00, and the property is anticipated to close as early as 2022, provided certain conditions are met. The golf course is a general fund asset, which would result in the sale proceeds being general fund revenue. General fund revenue can be used for any governmental services.

The City is currently designing its White River Restoration Project ("Project"), encompassing more than 200 acres of City property and comprised of multiple sub-projects aimed at achieving infrastructure improvements, flood protection, habitat restoration and water rights mitigation. The Project includes four sub-projects consisting of the Stewart Road Bridge Replacement, Point Bar, Set-Back Levee and Habitat Restoration. The total anticipated cost of the project is expected to exceed \$125,000,000 (excludes value of City land).

The City has been successful in obtaining over \$38,000,000 in funding from State/Federal Grants as well as partner agencies. The City has also committed over \$20,000,000 in utility and impact fee funds to the Project.

Most of the grants require local contributions. Some of the local contributions can be covered through already budgeted utility funds, however staff must start identifying other local funds to support various grant applications.

Proceeds from the sale of the golf course are a logical funding source for the White River Restoration Project. The golf course is in the same geographic region as the Manufacturing Industrial Center that the project protects, part of the existing golf course will be restored to natural habitat, and the proceeds from one capital asset (golf course) would be used for another capital asset (restoration project(s)).

State law does not allow our current City Council to obligate future councils' budget decisions, however staff feels that it's necessary for our current council to clearly state the intention that a portion of the golf course sale proceeds be used to support the City's ongoing grant applications and ultimately help fund the White River Projects.

The proposed resolution states Council's intention to reserve twenty million dollars (\$20,000,000) from the sale of the golf course to be used for purposes of local matching and or local funding of the White River Restoration Project. Further it expressly states that the resolution does not bind future councils and does not constitute a formal allocation of funds. After the sale of the golf course, the city council would be asked to take formal

action allocating sale proceeds to the project—or other expenses/savings as desired.

COUNCIL COMMITTEE/STUDY SESSION:

Study Session

MEETING/STUDY SESSION DATE: 1/11/2021

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Approve Resolution No. 1572, indicating the Council's intent to allocate \$20,000,000 of golf course sale proceeds to the White River Restoration Project.

RESOLUTION NO. 1572

A RESOLUTION DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF SUMNER TO RESERVE A PORTION OF THE PROCEEDS FROM THE SALE OF THE FORMER GOLF COURSE PROPERTY FOR PURPOSES OF FUNDING THE WHITE RIVER RESTORATION PROJECT.

WHEREAS, the City is currently designing its White River Restoration Project, encompassing more than 200 acres of City property and comprised of multiple sub-projects aimed at achieving infrastructure improvements, flood protection, habitat restoration and water rights mitigation; and

WHEREAS, the subprojects consist of the Stewart Road Bridge Replacement, Point Bar, Set-Back Levee and Habitat Restoration (collectively the “Project”); and

WHEREAS, the total anticipated cost of the Project is expected to exceed One Hundred Million Dollars (\$125,000,000.00); and

WHEREAS, the City is in the process of applying for federal and state grant opportunities to assist with the funding of the Project, many if not all of which will require some percentage of a local match; and

WHEREAS, the City has already been awarded over \$38,000,000, in funding towards the total anticipated Project costs; and

WHEREAS, approximately 71 acres of the former Sumner Golf Course property is under contract to be sold for a purchase price of \$40,449,380, the closing of said sale expected to occur as early as 2022 or thereafter; and

WHEREAS, in an effort to provide for appropriate local funding of the White River Restoration Project, it is the intention of the Sumner City Council to reserve for future allocation no less than \$20,000,000 of the golf course sale proceeds.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Golf Course Proceeds Reserved. It is the intent of the City Council to reserve no less than Twenty Million dollars and 00/100 (\$20,000,000) from the sale of the golf course to be used for purposes of local matching and or local funding of the White River Restoration Project.

Section 2. Non Binding. The intent expressed herein is not binding on future councils and does not constitute an allocation of funds. Any future allocation of funds for the purposes expressed herein shall be by majority vote of the Sumner City Council through the budget process and in accordance with applicable laws.

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this resolution, including but not limited to the correction of clerical errors; or references to other local, state, or federal laws, codes, rules, or regulations.

Section 4. This resolution shall take effect and be in full force immediately upon passage by the City Council.

ADOPTED AND APPROVED this _____ day of January, 2021.

Mayor

Approved as to form:

City Attorney

Attest:

City Clerk

SUBJECT: Golf Course Sale Proceeds--Operations Center**CATEGORY:** Resolution

BUDGET IMPACT: None

ATTACHMENTS:

1. Resolution No. 1573 - Golf Course Sale Proceeds Intent Operations Center

STAFF CONTACT: Jason Wilson, City Administrator

SUMMARY BACKGROUND:

On October 15, 2012 the City Council passed Resolution 1360, directing the Mayor to sell the Sumner Meadows Golf Course property. After a period of time on the market, the City accepted an offer to purchase and entered into a Purchase and Sale Agreement in 2013. Since that time, the City discovered that certain conditions on the property hindered its development without substantial mitigation and required federal permits. In 2018, the City entered into a revised Purchase and Sale Agreement with the same purchaser, which reduced the square footage being sold, and the sale price accordingly. The revised sale price is \$40,449,380.00, and the property is anticipated to close as early as 2022. The golf course is a general fund asset, which would result in the sale proceeds being general fund revenue. General fund revenue can be used for any governmental services.

The City is currently designing a new Operations Facility that will house the City's street, parks, and utility employees. The new facility replaces several outdated and undersized facilities including the public works shops, parks office, float storage, police impound and evidence facility, and facility maintenance and operations. The total anticipated cost of the project is expected to exceed \$30,000,000.

When design is completed, finance will be developing a financing strategy which will be presented to council later this year. The plan may require the issuance of revenue or councilmanic bonds. Because the new facility will house utility funded programs and employees, a portion of the cost will be born by the utility funds. Portions of the project will have to be funded by the general fund for the general fund programs and employees. Both the utilities and the general fund contributed to the property acquisition and design costs.

Proceeds from the sale of the golf course are a logical funding source for the Operations Center. The proceeds from one capital asset (golf course) would be used for another capital asset (Operations Center).

State law does not allow our current City Council to obligate future councils' budget decisions, however staff feel that it's necessary for our current council to clearly state the intention that a portion of the golf course sale proceeds to support the construction of the Operations Center.

The proposed resolution states Council's intentions to reserve twenty million dollars (\$10,000,000) from the sale of the golf course to be applied to the general fund expenses needed for the Operations Center. Further it expressly states that the resolution does not bind future councils and does not constitute an allocation of funds. After the sale of the golf course, the city council would be asked to take formal action allocating sale proceeds to the project—or other expenses/savings as desired.

COUNCIL COMMITTEE/STUDY SESSION:

Study Session

MEETING/STUDY SESSION DATE: 1/11/2021

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Adopt Resolution No. 1573, indicating the Council's intent to allocate \$10,000,000 of golf course sale proceeds to the new Operations Center.

RESOLUTION NO. 1573

A RESOLUTION DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF SUMNER TO RESERVE A PORTION OF THE PROCEEDS FROM THE SALE OF THE FORMER GOLF COURSE PROPERTY FOR PURPOSES OF FUNDING THE PUBLIC WORKS OPERATIONS CENTER REPLACEMENT PROJECT.

WHEREAS, the City's current operations facility is insufficient to sustain current public works operations or accommodate expected growth, so the City is currently designing its public works operations center replacement project (the "Project"); and

WHEREAS, the total anticipated cost of the Project is expected to exceed Thirty Million Dollars (\$30,000,000.00); and

WHEREAS, the City will be funding the majority of the Project through the issuance of bond debt; and

WHEREAS, approximately 71 acres of the former Sumner Golf Course property is under contract to be sold for a purchase price of \$40,449,380.00, the closing of said sale expected to occur as early as 2022 or thereafter; and

WHEREAS, in an effort to reduce the debt incurred by the Project, it is the intention of the Sumner City Council to reserve for future allocation no less than Ten Million dollars and 00/100 (\$10,000,000) of the golf course sale proceeds.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Golf Course Proceeds Reserved. It is the intent of the City Council to reserve no less than Ten Million dollars and 00/100 (\$10,000,000) from the sale of the golf course to be used as a local contribution towards funding of the Project.

Section 2. Non Binding. The intent expressed herein is not binding on future councils and does not constitute an allocation of funds. Any future allocation of funds for the purposes expressed herein shall be by majority vote of the Sumner City Council through the budget process and in accordance with applicable laws.

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this resolution, including but not limited to the correction of clerical errors; or references to other local, state, or federal laws, codes, rules, or regulations.

Section 4. This resolution shall take effect and be in full force immediately upon passage by the City Council.

ADOPTED AND APPROVED this _____ day of January, 2021.

Mayor

Approved as to form:

City Attorney

Attest:

City Clerk

CITY COUNCIL AGENDA CALENDAR

Updated January 5, 2021

CA – CONSENT AGENDA	ES – EXECUTIVE SESSION	NB – NEW BUSINESS
UB – UNFINISHED BUSINESS	P – PRESENTATION	PH – PUBLIC HEARING PR – PROCLAMATION

JANUARY 19 (Tuesday / RCM) (6:15pm SS)

NB Ordinance No. XXXX – Amending Refuse Code
NB Amazon Donation
CA Stewart Road Final Design Consultant Supplement

SS

- Refuse Rate Increase
- Sumner Tapps Channelization

JANUARY 25 (SCM) (SS - Canceled)

Council Appointment & Interviews

FEBRUARY 1 (RCM)

P New Councilmember Swearing In
NB Resolution No. XXXX – Operations Center Funding Intent
NB Resolution No. XXXX - Refuse Rate Increase
NB Resolution No. XXXX – White River Restoration Funding Intent
NB Ordinance No. XXXX - Budget Amendment – Parks

FEBRUARY 8 (SS)

- 2020 Comprehensive Plan Amendments

FEBRUARY 16 (Tuesday) (RCM)

CA 2021-2022 On-Call Consultant Services Contract Awards
NB Ordinance No. XXXX - Parking Code Text Amendments

FEBRUARY 22 (SS)

- Ordinance No. XXXX - Street Tree Code Revisions
- Ordinance No. XXXX – Sidewalks

MARCH 1 (RCM)

MARCH 8 (SS)

- Sound Transit Realignment Update

MARCH 15 (RCM)

MARCH 22 (SS)

- SBLSD Family Center
- 2020 Financial Year End Review

Pending

MISC.	MISC.	WHITE RIVER RESTORATION PROJECT
ROW Vacation Code Amendment		PH - Surplus Utility Property South of 24 th Street East
LEOFF 1 Policies	Contract Approval Code Amendment	UB - Resolution No. XXXX - Surplus Utility Property South of 24 th St E
Emergency Management Code Update		PSA Golf Course Extention
Cable Franchise Agreement		
Sign Code Update		BNSF Agreement
Raffle Repeal SMC 904		CWA Agreement
CTR Ordinance Update		CA - Water Rights Cost Reimbursement Agreement
Update electronic signatures code		

January 2021

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2
				RECOGNIZED HOLIDAY CITY HALL CLOSED	
4	5	6	7	8	9
6:00PM Regular Council Meeting (Virtual)	4:00 PM Public Works Committee (Virtual)	5:30PM Finance Committee (Virtual)	6:00PM Planning Commission (Virtual)		
11	12	13	14	15	16
6:00PM Study Session (Virtual)		6:30PM Design Commission (Virtual)	4:30PM Forestry/Parks Commission (Virtual)		
18	19	20	21	22	23
RECOGNIZED HOLIDAY CITY HALL CLOSED	6:00PM Regular Council Meeting (Virtual) 6:15PM Special Study Session (Virtual)	5:00PM Public Safety Committee (Virtual)			
25	26	27	28	29	30
6:00PM Study Session Special Council Meeting (Virtual)		5:00PM CD Committee (Virtual)	5:30PM Arts Commission (Virtual)		

Meeting dates and times may change. Please contact City Hall to confirm this information prior to any meeting you plan to attend. **These meetings are accessible to persons with disabilities.** For individuals who require special accommodations, please contact City Hall at (253) 299-5500, 24 hours in advance.

Name: Michelle Converse, CMC

Title: City Clerk

City of Sumner
1104 Maple Street
Sumner, Washington 98390
Ph: (253) 299-5500 Fax: (253) 299-5509
Website: **www.sumnerwa.gov**