

**CITY OF SUMNER
Council Meeting
Minutes – February 1, 2021**

CALL TO ORDER

The Sumner City Council met in regular session at 6:01pm. City Hall remains closed during Governor Inslee’s “Healthy Washington – Roadmap to Recovery” order, a consequence of the Covid-19 pandemic. The Mayor, Council and staff members attended through ZOOM either telephonically or through their computer. The public was allowed to attend via ZOOM, PCTV livestream and by telephone.

Staff present via electronic device: City Administrator Jason Wilson, Public Works Director Mike Dahlem, Assistant City Attorney Christy Palmer, City Attorney Andrea Marquez, Communications Director Carmen Palmer, Community Development Director Ryan Windish, Development Services Director Doug Beagle, Police Chief Brad Moericke, Assistant City Engineer Michael Kosa, Administrative Services Director Jeff Steffens, Chief Financial Officer Kassandra Raymond and City Clerk Michelle Converse.

Councilmembers and Mayor present via electronic device: Pugh, Bitetto, Brown, Hayden, Hochstatter, Neuman. Councilmember Reed was absent.

MOVED BY HAYDEN, SECONDED BY NEUMAN TO EXCUSE COUNCILMEMBER REED.

PASSED BY VOICE VOTE.

OATH OF OFFICE

Mayor Pugh administered the Oath of Office to new Councilmember Joshua Hamilton, who was selected by the Council to fill Melony Pederson’s seat after her December resignation at the January 25, 2021 Special Council Meeting.

CONSENT AGENDA

MOVED BY HAYDEN, SECONDED BY HOCHSTATTER TO APPROVE THE CONSENT AGENDA WHICH CONSISTED OF THE FOLLOWING:

- | |
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| 1. Approval of the minutes from the rcm of January 4, 2021, January 11, 2021 study session, the January 19, 2021 special study session and the January 25, 2021 special council meeting. |
| 2. Stewart Road Final Design – Consultant Supplement |
| 3. Approval of the checks and electronic payments in the amount of \$5,443,386.26. |

COUNCILMEMBER BROWN ASKED TO REMOVE ITEM 1 – APPROVAL OF THE MINUTE FROM THE RCM OF JANUARY 4, 2021, JANUARY 11, 2021 STUDY SESSION, JANUARY 19, 2021 SPECIAL STUDY SESSION AND THE JANUARY 25, 2021 SPECIAL COUNCIL MEETING FROM THE CONSENT AGENDA.

ITEMS 2 & 3 PASSED BY VOICE VOTE.

Councilmember Brown spoke to his removal of item 1. There was a Scribner Error regarding a vote on the January 25, 2021 special council meeting.

COUNILMEMBER BROWN MOVED TO APPROVE ITEM 1 FROM THE CONSENT AGENDA. SECONDED BY HOCHSTATTER.

PASSED BY VOICE VOTE.

PUBLIC HEARING

There was none.

UNFINISHED BUSINESS

There was none.

PUBLIC COMMENT

There were no Public Comment tonight.

NEW BUSINESS

a. Resolution No. 1574 – Refuse Rate Increase

MOVED BY HAYDEN, SECONDED BY BITETTO APPROVE RESOLUTION 1574 ADOPTING THE 2021 MURREY'S DISPOSAL RATE INCREASE FOR SOLID WASTE COLLECTION, RECYCLING AND YARD WASTE.

Administrative Services Director Jeff Steffens spoke to the topic. He then introduced District Manager Josh Metcalf from Murrey's Disposal.

The City's contract with Murrey's Disposal stipulates that rates will be adjusted each year for both the increase in landfill tipping fees as well as 80% of CPI for refuse and Recycling activities. The contract also allows Murrey's to ask for an additional price adjustment to reflect unforeseen circumstances. Following the 2020 collection rate adjustment, the Washington State B&O Tax was increased by .25%. Collection rates proposed for 2021 include increased B&O taxes incurred since the April 1, 2020 B&O tax increase. The proposed 2021 rates are attached to the Resolution as exhibit A. The public was provided a forty five (45) day notice of the proposed rate increase, which is scheduled to go into effect March 1, 2021.

The proposed Resolution was reviewed by the Finance and Personnel Committee on January 6, 2021 and the full Council at the Study Session on January 19, 2021.

PASSED BY ROLL CALL VOTE.

b. Ordinance No. 2761 – Amending Sumner Municipal Code 13.12 Refuse Collection

MOVED BY HAYDEN SECONDED BY NEUMAN TO APPROVE ORDINANCE NO. 2761, AMENDING SUMNER MUNICIPAL CODE 13.12, REFUSE COLLECTION.

City Administrator Jason Wilson spoke to the topic.

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 ten 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.

Discussion ensued.

PASSED BY ROLL CALL VOTE.

c. Resolution No. 1573 – Golf Course Sale Proceeds – Operations Center

MOVED BY HAYDEN SECONDED BY HOCHSTATTER TO ADOPT RESOLUTION NO. 1573, INDICATING THE COUNCIL'S INTENT TO ALLOCATE \$10,000,000 OF GOLF COURSE SALE PROCEEDS TO THE NEW OPERATIONS CENTER.

City Administrator Jason Wilson addressed the Council.

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 ten 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.

COUNCILMEMBER NEUMAN MOVED TO AMEND SECTION ONE TO READ:

“It is the intent of the City Council to reserve up to ten million dollars from the sale of the golf course to be used as a local contribution towards funding of the project, unless, in Council's discretion, an equal or more critical project requiring a general fund contribution that has fewer immediate funding options is or becomes a higher priority at the time the proceeds are realized.”

HOCHSTATTER SECONDED.

Discussion/clarification ensued.

MAYOR PUGH CALLED FOR A ROLL CALL VOTE. COUNCILMEMBERS VOTING YES: HOCHSTATTER, NEUMAN AND HAMILTON. COUNCILMEMBERS VOTING NO: HAYDEN, BROWN AND BITETTO.

PROPOSED AMENDMENT FAILED.

MAYOR PUGH THEN CALLED FOR THE VOTE ON THE ORIGINAL MOTION, TO ADOPT RESOLUTION NO. 1573, INDICATING THE COUNCIL'S INTENT TO ALLOCATE \$10,000,000 OF GOLF COURSE SALE PROCEEDS TO THE NEW OPERATIONS CENTER.

PASSED BY ROLL CALL VOTE.

d. Resolution No. 1572 – Golf Course Sale Proceeds – White River Restoration

MOVED BY HAYDEN SECONDED BY BITETTO TO 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.

City Administrator Jason Wilson addressed the Council.

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.

Discussion ensued.

PASSED BY ROLL CALL VOTE.

COUNCIL REPORTS

Councilmember Hamilton began by thanking council and staff for being so welcoming. Several residents have reached out to him with their concerns/input.

Councilmember Neuman is excited having Councilmember Hamilton serve on the Council, she is glad that he's here. She ended her comments by remembering her mentor Mr. Bill Heath, who passed away recently. She will miss him dearly and hopes that people take a minute to read his obituary regarding his long and highly valued life.

Councilmember Hochstatter welcomed Councilmember Hamilton. She told him that this is a very exciting and stretching job.

Deputy Mayor Hayden welcomed Councilmember Hamilton.

Councilmember Brown welcomed Councilmember Hamilton, and told him to enjoy your time serving on the council. He added a memory of Mr. Bill Heath. When Councilmember Brown was in school, Mr. Heath was a teacher and he would lead cheers at pep assemblies. "It was awesome!"

Councilmember Bitetto also welcomed Councilmember Hamilton. She mentioned an upcoming article about the Interchange on Traffic Avenue and 410, how great it has been on reliving the bottle neck during peak traffic periods. She also attended the Sumner Main Street Association annual meeting. She added it's good to see local businesses hanging in there during the pandemic and the importance of supporting small business.

CITY ADMINISTRATOR

City Administrator Jason Wilson shared the following:

Upcoming Policy Issues:

- Next Week's Study Session
 - 2020 Comprehensive Plan Amendments
- Next Regular Council Meeting on Tuesday February 16th
 - Public Hearing on the 2020 Comprehensive Plan Update
 - Ordinance Amending Downtown Parking Restrictions
 - Ordinance Amending the 2021-22 Biennial Budget regarding Parks Planning

Personnel Issues:

- Staff continues to be busy filling vacancies caused by retirements and normal attrition. Look for openings at the Wastewater Treatment Facility and Cemetery in the coming weeks.

Miscellaneous:

- Utility Billing Conversion:** We're upgrading to a better utility billing system. Soon, you will receive paper bills that are easier to read and an online system that is easier to use. The conversion has delayed mailing of the February utility bills. Rest assured, they are still coming, and the delay will not cause any kind of late fees for any of our customers. Thank you for your patience as we complete this conversion plus finalize the educational information to guide you on how to use it for a smooth transition.
- Street Racing:** Our police department continues to address illegal street racing and reckless driving. Over the past several months we have seen this activity in our City. The past

weekend our department participated in a countywide emphasis to stop this illegal behavior. Our officers will continue to work with our regional partners on addressing this activity through the region. Staff will also be bringing code changes to council in the coming months to aid in enforcement.

- COVID-19:** Staff is working with Pierce County DEM to facilitate another mobile testing day in late February. We are also working to secure a site for a mobile vaccination clinic.

MAYOR REPORT

Mayor Pugh shared he and other Pierce County Mayors spoke with the County Executive regarding a more coordinated approach to street racing. Local jurisdictions banning together, and being able to move resources around should be able to tackle this growing problem. Now that we are in Phase 2 of the Governors plan, he hopes that people will be able to patronize local restaurants. He also mentioned with the roll out of the vaccine to our senior population, they may need help navigating the system. He added on to Councilmember Bitetto's comments regarding the article of the 410-interchange article; the on-line article is already out. Communications Director Carmen Palmer did a great job of conveying the information. There are so many people to thank, their work on this was truly amazing! We need to do some big thank you catch ups to partner agencies, staff, contractors, etc.

EXECUTIVE SESSION

There was none scheduled.

ADJOURNMENT

With no further business before the Council, the Mayor adjourned the 6:55pm meeting. Councilmembers concurred.

ATTEST:

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William L. Pugh

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William L. Pugh, Mayor

DocuSigned by:

Michelle Converse

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Michelle Converse, CMC City Clerk

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Mayor

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Michelle Converse
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City Clerk

City of Sumner
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Payment Events	Status	Timestamps
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