

Members Present: Councilmembers Pat Clerget (chair), Andy Elfers, Greg Reinke

Staff Present: Michael Kosa, Ryan Windish, Alisa O'Haver-Ayala, Ryan Johnstone, Robert Wright, Andria Hannegan, Ryan Johnstone, Drew McCarty, Thi Le, Kelsey White

The meeting convened at 4:00 PM.

The following topics were discussed:

Resolution No. 1705: Setting Public Hearing for MFTE Ordinance

Community & Economic Development Director Windish stated Resolution No. 1705 declares the intent of the City Council to adopt a new Residential Target Area expanding the Multifamily Tax Exemption (MFTE) program per RCW 84.14 within the East Sumner Neighborhood and fixing the time and place for a public hearing. The Public Hearing will be Monday, March 3, 2025 at 6:00PM at City Hall.

The 2024 Comprehensive Plan Periodic Update contains policy that encourages and creates greater opportunity and capacity for affordable housing consistent with the Growth Management Act (GMA). The expansion of the Residential Target Area in the East Sumner Neighborhood would create greater opportunity for developers of affordable multifamily housing to benefit from a 12-year Multifamily Tax Exemption as allowed under state law. *"Do-Pass Recommendation by the Committee"*

Resolution No. 1708: Heritage Park & Hops Alley Phase 2 Construction - Pierce County LTAC Grant Acceptance

Assistant Engineering Manager McCarty stated the Main Street Vision Project called for the City to activate alleys, update Heritage Park and improve the Main Street streetscape. This project moves forward two of those three priorities. In 2022-2023, JETT Landscape Architecture + Design worked with the city to re-imagine Reuben Knoblauch Heritage Park as a more active, useful space of the city, for special events and everyday use. They also designed an activation for the adjacent alley, naming it Hops Alley, to serve as a flexible event space and for a more accessible and inviting parking area for its day use. JETT provided a 30% design and concept in 2023, 100% plans and specifications in 2024 and now in 2025 we have construction ready plans for Phase 2 of the project that includes Hops Alley and the north end of Heritage Park. This funding, a grant from Pierce County Lodging Tax, funds construction of Phase 2 in 2025. The total grant amount is \$2,920,000. *"Do-Pass Recommendation by the Committee"*

White River Restoration Project - Construction Management Consultant Supplement

Assistant Engineering Manager Specialist Wright stated in 2023, a request for qualifications was completed with Parametrix being selected. The scope was for the first year of construction. Staff are preparing to bid the next "golf course" phase, this is the scope and fee for the next phase construction management work.. This supplement increases the overall contract amount by \$589,841 for a total authorized not-to-exceed of \$964,223. *"Do-Pass Recommendation by the Committee"*

Resolution No. 1711: Endorsement for the Administration of the Sumner - Bonney Lake Joint Pretreatment Program

Pretreatment Coordinator Hannegan stated this resolution is a formality and final step in delegating the Pretreatment Program. The proposed resolution is a formal adoption of the Sumner - Bonney Lake Joint Pretreatment Program for the Sumner Wastewater Treatment Facility (WWTF) in compliance with the National Pollutant Discharge Elimination System (NPDES) permit for the WWTF. This resolution endorses a locally administered Joint Pretreatment Program in partnership with Bonney Lake to ensure proper oversight of industrial and commercial discharges. While pretreatment regulations are already codified, this step is required by the Washington State Department of Ecology. Adoption of this resolution supports regulatory compliance and safeguards wastewater infrastructure and environmental health. *“Do-Pass Recommendation by the Committee”*

Project managers briefed the committee on current project updates.

Adjournment 4:28 pm