

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

Staff Present: Michael Kosa, Alisa O'Haver-Ayala, Doug Ruth, Scott Waller, Evan Brazitis, Ryan Johnstone, Robert Wright, Courtney Littrell, Andrew Leach, Drew McCarty, Kelsey White

The meeting convened at 4:00 PM.

The following topics were discussed:

White River Restoration Project – Plant Procurement

Engineering Specialist Wright stated phase one was complete and we're working on phase two going out to bid. The White River Restoration project will be installing a large number of plants in 2025 and 2026. To secure the necessary quantities of specific plant species, the City requested proposals from nurseries to provide the plant materials during the construction phase. One (1) proposal was received on November 12, 2024 for this project. The proposal was received by Fourth Corner Nurseries, with a proposal amount of \$742,679.92 including tax. Since only one bid was received, staff reviewed the prices to make sure they were fair priced. *"Do-Pass Recommendation by the Committee"*

Resolution No. 1706: Amending ILA with East Pierce County Interlocal Coalition (EPIC) for Emergency Management

Emergency Manager Brazitis stated the City is a member of the East Pierce Interlocal Coalition for Emergency Management (EPIC) which was formed in 2021 and is a combination of Emergency Management Departments from seven cities and towns in East Pierce County. The current members are: Sumner, Bonney Lake, Orting, Buckley, Carbonado, Wilkeson and Puyallup, which acts as the lead agency. The primary purpose of this Amendment is to add the Town of South Prairie as a member. Their inclusion in the ILA also modifies the cost distribution of the existing partner agencies. *"Do-Pass Recommendation by the Committee"*

Ordinance No. 2915: Sumner Library Development Agreement

Deputy City Attorney Ruth stated this item is for the new library building. To begin constructing the library, the District applied to the City for a conditional use permit as the site is zoned general commercial. The City and the District also drafted a development agreement to supplement the permitting process due to the mutual advantages that a development agreement might provide for the public entities. This development agreement vests various city development codes to the current version of the codes and sets other development guidelines. This vesting lasts for 3-5 years, depending on the District's progress toward completing construction of the library, but the agreement preserves the City's authority to address serious threats to public safety at any time. Similarly, transportation and park impact fees are vested at the 2024 rates. The agreement specifically addresses the street parking permitted on Main Street for the new building and defines the public access route from Main Street to the library's parking area, which will be located behind the building. The agreement also requires the District to construct an 8-foot fence where fencing is required between the library site and residential lots. In addition to these development guidelines, the agreement requires the Library to either create a space on the property or provide rotating exhibits that communicate historical information about Sumner to the public. This second, connected agreement, has a 50-year term. As required by City code, the City held a public hearing regarding the development agreement in front of the Sumner Hearing Examiner. At the same hearing, the Examiner also considered the District's application for a conditional use permit. The examiner took the agreement under consideration and may recommend the agreement to the City Council or suggest modifications. The Examiner has not issued an opinion at this time. The Examiner will rule on the District's conditional use permit application after the City Council takes action on the development agreement. *"Do-Pass Recommendation by the Committee"*

Operations Facility Phase 3 - Construction Contract

Deputy Public Works Director O'Haver-Ayala stated the Operations Facility project includes construction of a new public works facility with approximately 102,100 sf of total building space over 6 buildings on a 6.2 Acre site at 14320 29th Street East. The facility will house Public Works, Parks, and Facilities and will include an administration building, vehicle storage, fleet washing, and material storage. The project will also include frontage improvements, landscaping, site lighting and stormwater management.

Five (5) bids were received on November 21st, 2024 for this project. The lowest responsible bidder was submitted by FORMA Construction Company, with a bid amount of \$37,533,572.84. The engineer's estimate was \$40,342,862.00. The contractor will have four hundred and seventy-five (475) working days after issuance of the Notice to Proceed to complete the project. *"Do-Pass Recommendation by the Committee"*

2024 Sidewalk Repair Program – Change Order

Engineering Specialist Littrell stated the 2024 Sidewalk Repair Program consists of replacing sidewalks within the City that are failing due to street tree damages, installing sidewalks where there are existing sidewalk gaps, replacing sidewalks as part of the Helping Homeowners Program, and replacing sidewalk panels inside the Wastewater Treatment Facility. These sidewalk replacements also include a number of ADA curb ramp upgrades due to the location of the repairs. These sidewalk replacements will take place in different areas of the City, with the locations of the street tree damage being focused on equity.

This change order adds three additional commercial driveway approaches at 1302 Puyallup St that are not ADA compliant, of which the sidewalk surrounding each driveway approach is being replaced. The original contract amount with previous change orders was \$659,437.49 and the change order adds \$43,290.00 for a total contract cost of \$702,727.49. With a 5% contingency for any future change orders, the new authorized amount is \$737,863.86. *"Do-Pass Recommendation by the Committee"*

Resolution No. 1707: Grant Acceptance - TIB Complete Streets

Engineering Specialist Littrell stated the City of Sumner was awarded a Complete Streets grant from the Washington State Transportation Improvement Board (TIB) to improve pedestrian safety by upgrading various intersections along Main Street. This grant provides \$747,214.00 towards completion of the project. Acceptance of the grant requires the City to enter into a grant agreement.

"Do-Pass Recommendation by the Committee"

Biosolids Dryer Procurement – Change Order

Deputy Public Works Director Johnstone stated the Biosolids Equipment Modernization Project is replacing major components involved in the processing of wastewater sludge at the Wastewater Treatment Facility to a Class A Biosolids product. One of the pieces of equipment to be replaced is the biosolids dryer. Due to the long lead time necessary to manufacture the dryer and to not delay once in construction, the decision was made to procure the dryer in advance of the construction phase of the project. The procurement advertisement began March 13, 2024 and bids were opened on April 16th, 2024. Two bids were received with Komline-Sanderson Corporation being the lowest responsive bidder. This change order adds a new Thermal Fluid Heater, Thermal Fluid Heater Control Panel, Isolation and Control Valves, and Exhaust Stack. The original contract amount was \$4,905,600.00, and the change order adds \$545,310.00 for a total contract cost of \$5,450,910.00. When engaged with conversations with PSE, they stated there will be a monetary incentive with this thermal fluid heater. There will also be approximately \$60K in annual savings from not using natural gas. *"Do-Pass Recommendation by the Committee"*

Water Rights Pilot Project – Consultant Services Contract Amendment

Deputy Public Works Director Johnstone stated this item is part of obtaining water rights for the Central Well. Robinson Noble was brought on to find what the impacts would be to nearby surface waters and quantify, then put together a mitigation plan on how to mitigate those impacts. This is ongoing due to the complex ground water model which has taken awhile to be developed by others but we have arrived at a point where work can begin on the mitigation plan. Currently two amendments have been executed for this project extending the contract completion date to December 31, 2024 and increasing the budget by \$15,052. Contract total authorized to date is \$237,172. The reason for this amendment is that work will extend beyond the end of 2024 and while the scope of effort remains generally unchanged, extra work not anticipated when the scope of work was initially developed is now required. The extra work includes added analyses, such as analyzing the potential effects of using additional sources of water for mitigation, having to re-accomplish some work due to project modifications, such as previous work on the net ecological benefit needing to be redone due to changes in the proposed habitat project, and revisions to Terraphase's concept and understanding of the degree of analysis and mitigation planning required for the Foster pilot projects due to changes in Ecology and Tribal actions.

Work remaining includes completion of the net ecological benefit analysis, complete the modeling analysis and the mitigation plan, draft the Reports of Examination, participate in remaining meetings (including meeting preparation) and miscellaneous project management, and completion of review of the SES model. Terraphase estimates they need \$123,393 to finish this project. In addition, Terraphase has requested that the contract completion date be extended to December 31, 2026 and that use of their 2024 and 2025 fee schedules be permitted. *“Do-Pass Recommendation by the Committee”*

South Tank Retrofit – Design Consultant Contract Amendment

Associate Engineer Leach stated the City recently awarded the construction contract for the South Tank Reservoir retrofit project. In March 2021, the City performed an investigation of the condition of the tank and determined the interior and exterior coatings have a limited remaining life span. This project will remove and replace the interior and exterior coatings of the tank. In May 2021, a seismic analysis of the tank was performed, and the analysis recommended that the tank be strengthened with seismic retrofit upgrades. The project will install the recommended upgrades. RH2 Engineering, Inc. was previously selected via a qualification-based selection process to provide consulting design services. The City's current agreement with RH2 is a maximum amount payable of \$111,415.00. An amendment for \$79,851.00 has been negotiated with RH2 for this additional work. The additional work consists of support with construction contract administration and observation, submittal reviews, performing special inspections and material testing. *“Do-Pass Recommendation by the Committee”*

Project managers briefed the committee on current project updates.

Adjournment 5:24 pm