

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

Staff Present: Michael Kosa, Alisa O'Haver-Ayala, Ryan Johnstone, Andria Hannegan, Andrew Leach, Thi Le, Gursimran Singh, Courtney Littrell

The meeting convened at 4:00 PM.

The following topics were discussed:

Ordinance No. 2895: Amending SMC - Pretreatment Regulations

Pretreatment Coordinator Hannegan stated Ordinance No.: 2895 was brought before the PWC on 8/6/24. Staff provided an update regarding comments from the Department of Ecology after their review of the City's Pretreatment Program's Request for Delegation submitted on June 1, 2024. The ordinance incorporated revisions to Chapter 18 (Pretreatment Regulations) of the Sumner Municipal Code to address the administrative errors and incorporated Ecology requirements. In addition to the amendments reviewed during the 8/06/24 meeting, City staff have added a revision changing the name of a form from "Non-Domestic Wastewater Survey" to "Non-Domestic Wastewater Screening" form. *"Do-Pass Recommendation by the Committee"*

Stewart Road Bridge - PSE Easement Acquisition

Public Works Director Kosa stated as part of the Stewart Road Bridge project, the City is required to relocate certain PSE transmission lines and poles out of the project footprint. To do so, the City had to acquire certain property owned by PSE and acquire for PSE replacement easements further north and outside the project footprint. These documents are to approve acquisitions from PSE including one small portion of fee simple property and two easements (one permanent and one temporary). The total cost of these acquisitions is \$8,961.50 to compensate PSE for the loss of its gas rights on the property being acquired by the City. City Staff thoroughly negotiated these property acquisitions and asserts that the compensation is reasonable and prudent. *"Do-Pass Recommendation by the Committee"*

Stewart Road Bridge - Construction Management Consultant Agreement

Public Works Director Kosa stated the Stewart Road corridor provides an important transportation link between West Valley Highway, East Valley Highway, and SR 167 from Auburn, Pacific, Bonney Lake, Pierce County, and Sumner. The existing bridge over the White River is considered "functionally obsolete" and is operating at overcapacity due to the increasing traffic volumes using this corridor. Replacing this bridge is vital to providing the transportation infrastructure for development of the Sumner/Pacific Manufacturing Industrial Area. WSP USA, Inc was selected to provide construction management services for this project through a qualification-based selection process completed in Summer 2024. A negotiated-hourly-rate agreement with a maximum amount payable of an additional \$4,993,733.00 was negotiated for the construction phase of this project. This work is partially funded by grants. *"Do-Pass Recommendation by the Committee"*

Washington Street Preservation - Consultant Contract Award

Engineering Specialist Singh stated this project will include full roadway reconstruction, curb, gutter and sidewalks, replacement of sanitary sewer water distribution and storm drainage, as well as completing any work to conform to current ADA requirements. Three statement of qualifications were received on July 19, 2024 for this project. KPG Psomas, Inc. was selected to provide consulting services for this project through a qualification-based selection process. An agreement with a maximum amount payable of \$219,900 was negotiated for the design of the project. *"Do-Pass Recommendation by the Committee"*

TIF Rate Discussion

Public Works Director Kosa gave a presentation on the City of Sumner's Traffic Impact Fee (TIF) Program Update. Since May 2024, the amount of trips used in the previous TIF recalculation was reduced. The presentation discusses the impact of that change and options for moving forward. See attached presentation for additional information. Councilmembers had questions on what the different outcomes mean. *Informational Only*

WWTF Parking Lot

Public Works Deputy Director Johnstone stated the parking lot located at the WWTF is located on property owned by the City of Sumner Sewer Utility. It has been used by Sumner Link Trail users, people fishing, and up until May 2024, users of the RV Dump Station. With the closure of that facility, use of the parking lot is infrequent, with the highest use occurring seasonally when salmon fishing on the White River is open. There is a detached bathroom located on this parking lot that, in the past, has been available for the public. However, this bathroom has been closed for an extended duration due to vandalism and it being used as a place to sleep. Due to this infrequent and illegal use, Public Works would like to consider using the parking lot for other uses. Other uses include using the parking lot for contractor space for the Biosolids Modernization Project or use by the Parks Department. Further into the future, this parking lot will be needed for staff parking as current staff parking on the WWTF site is located where a future aeration basin is proposed for construction. *Informational Only*

ADA Transition Plan Update

Engineering Specialist Littrell provided an update on the City of Sumner's ADA project accomplishments (Elm Street Sidewalks, Main & Wood Intersection, Rainier View Covered Court, Sidewalk Repair Program), future projects (Maple ST & Traffic Ave Pedestrian Signal and Citywide Backplates, Washington Street Preservation) and anticipated challenges (none) are part of the City's Americans with Disabilities Act Transition Plan. *Informational Only*

Project managers briefed the committee on current project updates.

Adjournment 5:19 pm

What Occurred in the Past 6 Months

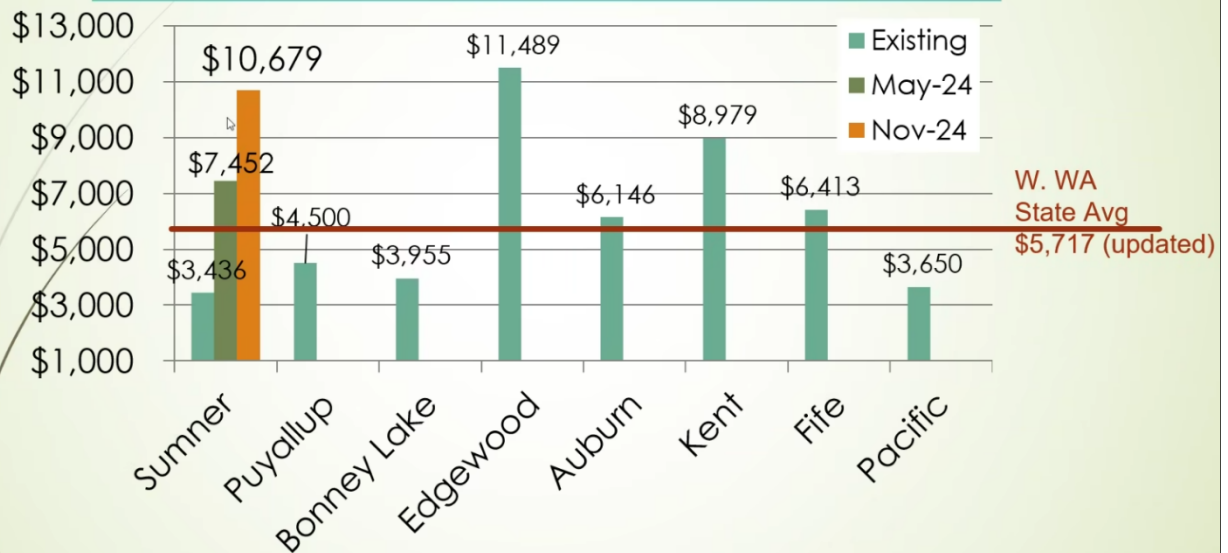
- New trips were based on housing starts in the Draft Comprehensive Plan
- Housing starts were revised downward due to Dept of Commerce input, decreasing trips
- Comprehensive Plan scheduled for adoption January 6, 2025

$$\frac{(\text{Project Value Assigned to TIF fees})}{(\text{New Growth Related Trips})} = \text{Cost per Trip}$$

	May 2024	Oct 2024
TIF Assigned Project Value	\$26,514,175	\$26,514,175
New Growth-Related Trips (housing units)	3,558 (3,000)	2,479 (1,985)
Cost per Trip	\$7,452/trip	\$10,696/trip

Michael Kosa

Nearby TIF Fees



Michael Kosa



Discussion

- Staff discussing how to best modify TIF effective date
- Policy Choice: How to address fewer PM Peak Growth Trips (denominator)
 - OPTION 1: Raise cost per trip as shown
 - OPTION 2: Direct staff to equally reduce TIF contributions to projects from \$26.5 M to \$18.5 M
 - Reduces TIF project contribution to 20% -30% max per project, from 60% eligible contribution on majority of projects, no projects cut
 - Option 3: Direct staff to reduce Non-Motorized TIF contributions to projects from \$26.5 M to \$18.5 M
 - Maintains TIF Vehicular contributions, Reduces Non-Motorized contributions to 15% grant match, cuts funding to 7 out of 21 projects