



CITY OF  
**SUMNER**  
WASHINGTON

**SPECIAL CITY COUNCIL MEETING MINUTES**  
**City Hall – 1104 Maple Street**  
**January 21, 2025 6:00pm**

Staff present: Wilson, Marquez, Moericke, Palmer, Steffens, Beagle, Kosa, Barry and Converse

**CALL TO ORDER**

Mayor Hayden called the meeting to order at 6pm.

Pledge of Allegiance

Invocation – Greg Nuert

Roll Call: Bitetto, Bowman, Clerget, Cole, Elfers, Kenna and Reinke

DEPUTY MAYOR BOWMAN WAS ABSENT. MOVED BY BITETTO SECONDED BY ELFERS TO APPROVE DEPUTY MAYOR'S ABSENCE. PASSED BY VOICE VOTE.

**CONSENT AGENDA**

MOVED BY BITETTO, SECONDED BY COLE TO APPROVE THE CONSENT AGENDA CONSISTING OF:

1. Approval of the checks and electronic payments in the amount of \$2,054,464.46.
2. Resolution No. 1708 – Heritage Park & Hops Alley Phase 2 Construction – Pierce County LTAC Grant Acceptance
3. White Rive Restoration Project – Construction Management Consultant Supplement
4. Resolution No. 1711 – Endorsement for the Administration of the Sumner-Bonney Lake Joint Pretreatment Program
5. Resolution No. 1705 – Setting Public Hearing for Multifamily Tax Exemption Ordinance
6. Resolution No. 1709 – Simple Possession Advocacy and Representation Grant Acceptance
7. Approval of the minutes from the regular council meeting of January 6, 2025, and study session from January 13, 2025

PASSED BY VOICE VOTE.

**PUBLIC HEARING**

There was not one this meeting.

**REGULAR BUSINESS**

**1. Unfinished Business**

**2. Public Comment**

Greg Burd, owner of TopDown Brewery, Main Street. Spoke about food truck parking and public safety.

Tina Burnett, Spoke about the BESS and the potential of fire safety in that area.

Randall Adams, 15013 63<sup>rd</sup> St Ct E. Spoke about the Ryan House.

Nick Biermann, 5802 Parker Road East. Addressed several issues based upon comments made by the other participants.

### 3. New Business

#### **a. Ordinance No. 2916 – Amending Sumner Municipal Code 12.38 (Park Impact Fees)**

MOVED BY ELFERS SECONDED BY KENNA TO APPROVE ORDINANCE NO. 2916 –  
AMENDING MUNICIPAL CODE 12.38 (PARK IMPACT FEES)

Community Services Derek Barry addressed the council.

Discussion ensued.

PASSED BY ROLL CALL VOTE.

### 4. Reports

#### **a. Council**

Councilmember Bitetto shared the speaker at the local Rotary meeting spoke about the importance of the public safety. She ended her comments by thanking our first responders.

Councilmember Clerget had no comments tonight.

Councilmember Cole had the opportunity to participate in the Sumner High School MLK day celebration. She praised the talented students and the facility who worked with them.

Councilmember Elfers updated the Council and the public on the Pierce County Regional Council and their Legislative Priorities and their Agenda for the year. He attended the Puget Sound Regional Council interesting to hear the thoughts on the region. Thanked public for their comments at meetings. He also met with a representative from Pacific Northwest Vets, and hopes to partner with that organization on some projects in the upcoming year.

Councilmember Kenna spoke about the Martin Luther King holiday. He ended his comments by agreeing with the TopDown Brewery owners and it is a safety issue with pedestrians and food trucks.

Councilmember Reinke had no comments tonight.

#### **b. City Administrator**

City Administrator Jason Wilson reported on the following:

#### **Upcoming Policy Issues:**

- January 27, 2025 – Study Session
  - Murrey's 2025 Rate Increase
  - Pierce Transit Long Range Plan Presentation
  - 2025 6 year Transportation Improvement Plan
- February 3, 2025 – Regular Council Meeting
  - Public Hearing on the 6 year Transportation Improvement Plan
  - Resolution amending the Interlocal Agreement with Sunnyside for jail services.
  - Resolution adopting the 2025 Murrey's Disposal rates
  - Ordinance creating a new law Endangerment with a Controlled Substance

### Policy Follow-Up:

- The Finance Department implemented the senior low income and disabled resident discount onto 186 utility bills. Individuals who receive the property tax discount through the county will automatically see their utility bills lower starting with this billing cycle. The City is also working with SSHAP to host a property tax discount seminar to help other qualified individuals apply for the program. More information will be available once the details are confirmed.

### Miscellaneous:

- **Main Street Tree Replacement:** Crews will begin replacing the street trees on Main Street between Fryar and Sumner Avenues, as well as Alder Ave between Main and Maple Streets. The new trees are a more appealing and appropriate species and will be planted in raised planters reducing future trip hazards and maintenance. Additional work will be done to repave old tree wells that will no longer be needed. The project is expected to take several months to complete.

### c. Mayor

Mayor Hayden reported on the follow two items – South Sound 911 and the Legislative Session. The Mayor attended her last meeting with South Sound 911 and how it was an honor to represent Sumner. Mayor Hayden then commented on the Legislative Session beginning last week and how Sumner will continue to monitor the bills that would affect us. She ended her comments by encouraging people to get involved at the state level.

### 5. Executive Session

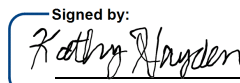
There was no Executive Session tonight.

### Adjournment

With no additional business before the Council, Mayor Hayden adjourned the regular meeting at 6:38pm. Councilmembers concurred.

ATTEST:

DocuSigned by:  
  
Michelle Converse, CMC City Clerk

Signed by:  
  
Mayor Kathy Hayden



1211 South Pearl St. | Tacoma, WA 98465  
253.272.2112 | [www.masterbuilderspierce.com](http://www.masterbuilderspierce.com)

December 3, 2024

Sumner City Council  
104 Maple Street  
Sumner WA 98390

Dear Sumner City Council,

On behalf of the Master Builders Association of Pierce County (MBAPC) Legislative Strategy Committee, I am writing today to express our concern with Ordinance No. 2916, regarding Park Impact Fees.

Washington is in the midst of a housing affordability crisis and lowering development costs, especially for housing, should be prioritized over parks. However, Ordinance No. 2916 would do the opposite. While RCW 82.02.060, provides municipalities the ability to collect proportional park impact fees based on factors like square footage, number of bedrooms, or usage, it does not mandate the sharp fee increases in this proposal. The proposed changes would nearly double Park Impact Fees for families seeking larger homes, adding substantial costs across the board.

Additionally, these increases would disproportionately affect middle housing projects, which could see nearly \$1,000 added in park impact fees. These homes are often the first step for many residents aspiring to become homeowners and bear the brunt of these rising costs. According to the National Association of Home Builders (NAHB), with every \$1,000 increase in the cost of new home prices hundreds of people in the region are priced out of the market. Already, with over 83% of residents in Pierce County unable to afford a median priced home, these impact fee increases only push the dream of homeownership further away.

It is crucial to carefully consider the implications of Ordinance No. 2916 for future Sumner residents. Engaging with builders, like the members of the MBAPC, is essential to accurately assess the impact of this decision and ensure it does not exacerbate the housing affordability crisis. We look forward to working with you to help address housing affordability.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Kaul".

Scott Kaul  
Legislative Strategy Committee Chair  
Master Builders Association of Pierce County

Which was it decided that comments submitted to the City & Council before these meetings are no longer included in the formal meeting minute disclosures as was not included in the minutes approved tonight from your 1-6-25 meeting?

The reason I keep coming to these meetings is not only because the city acted illegally, more importantly to me, is the fact that the city acted intentionally & immorally to hide from citizens that they wanted to demolish the Ryan House & bullied you to act quickly & vote a week after it was presented to council in a study session to insure it was done before an open house. The city intentionally did not have WJE create blue prints because then they would have had to get bids to verify costs to renovate and without blue prints & having no bids, the intent was to stop any attempts to save the Historic Ryan House. It was this deception and incorrect information given to the City Council to get staff's desired response from you that I object to. Yet keeping citizens in the dark is a consistent game plan used by the city and more are included in my email to the city & you earlier today.

Recent examples of this include;

- 1) The BESS plant was approved before council was included, well before some of you were allowed to go out to Dieringer to see a presentation & before the recent ordinance regarding the next BESS was brought to you (the Planning Commission told Ryan next time bring the ordinance before you approve something, not after). Shouldn't the presentation from PSE been done 2 years ago, before BESS was approved. Does the BESS fire that's destroyed 40% of it's building in CA and is still burning out of control cause you to pause & wonder what if it happened here? Do any of you know how much tax \$ the city will get from the BESS site, as that is why it was approved.
- 2) Has the council approved how much of the golf course proceeds are to be used to cover the general fund's contribution towards the new utility complex? There was approx 28M suggested in the approval of the contractors bid for phase 3, yet no discussion nor formal presentation to you in public regarding how much you should allocate or why 100% of the general fund's commitment has to come out of the golf course proceeds. Why hasn't the amount of the golf course proceeds been disclosed, the same amount put into a new account to keep track of those funds? That should be public knowledge!

5) What the City planned for the Event Center was only found out when blue prints were a part of the permitting process, yet all of you already knew of the plans for it and maybe for this building without disclosure in public. Did you learn of this during your tour of the parks earlier this year when you were not on camera and could talk privately? Your meeting minutes do not go into those details. Shouldn't that have been a presentation here so we all could know what they city is planning & how are you going to address the overcrowding upstairs that was shown to you here previously? Shown in the same presentation when we learned the city was fine with employees having to use a leaf blower to get rid of rat feces off their work stations before starting to work! At the recent Open House there was nothing about the Heritage Park building that now in your Appendix B of the Parks & Trails Capital Facilities Plan shows costs @ 11.7M, not the 7M previously forecasted in your budget work.

- 4) Recently you removed a utility discount originally used to entice companies years ago to come to our new industrial park. Originally staff didn't even know how much of a benefit it might be to the city, yet after Council Member Elfers asked, staff later presented a researched estimate of 600K. You approved removing the discount, happy to find \$600,000/year, yet with no thought to contacting those who were going to be affected. If you were to act professionally, honorably and in the light of day, you should have reached out to those companies whose bills were going to go up, explain why (state is putting onerous costs onto the city and you can no longer extend this benefit to you as an example) and reaffirm their importance to you and that you appreciate the great working relationship you have with them. Also, that should have been done in a letter directly to them and denote a person in the city who they could contact if they have any questions. Instead, you took the dishonorable & unprofessional way out by simply having PSE charge them more starting this month. You could afford to have spent maybe \$10,000 as a one time cost for an employee's time to handle any feedback in order to get \$600K a year moving forward. This is yet another example of government arrogance and no need to explain what you are doing nor why. You can do better, be professional and proud of all your decisions, don't hide behind being an uncaring city government and performing non-disclosed actions.

Thank you kindly for your time & efforts,

Randall Adams

# Appendix A: System Value Estimate 2024 (Land and Facilities)

| Park                                               | Address                               | Total Land Value<br>(2024) | Total Improvements<br>Value (2024) | Total Value<br>(2024) |
|----------------------------------------------------|---------------------------------------|----------------------------|------------------------------------|-----------------------|
| Rhubarb Alley                                      | between 1011 and<br>1101 Main Street  | \$107,471                  | \$235,311                          | \$342,782             |
| Dining Parklet                                     | 1012 Main St                          | \$-                        | \$10,996                           | \$10,996              |
| Pocket Park off 45th<br>St                         | xxx Tacoma Ave                        | \$8,900                    | \$15,978                           | \$24,878              |
| Hops Alley                                         | 915 Kincaid and<br>922 Alder          | \$704,100                  | \$7,100                            | \$711,200             |
| WWTF mowed area                                    | 13114 63rd St E                       | \$430,645                  | \$-                                | \$430,645             |
| The Shops mowed<br>area                            | 4711 142nd Ave E                      | \$574,194                  | \$-                                | \$574,194             |
| Current library<br>mowed area                      | 1116 Fryar Ave                        | \$430,645                  | \$-                                | \$430,645             |
| North St Parking Lots<br>(used for some<br>events) | Multiple locations<br>on North Street | \$1,282,900                | \$-                                | \$1,282,900           |
| Rainier View Park                                  | 15603 Meade<br>McCumber Rd            | \$396,700                  | \$2,671,068                        | \$3,067,768           |
| Loyalty Park                                       | 1300 Park St                          | \$502,700                  | \$650,662                          | \$1,153,362           |
| Reuben A. Knoblauch<br>Heritage Park               | 916 Kincaid Ave                       | \$863,600                  | \$187,358                          | \$1,050,958           |
| Lucy V. Ryan Park                                  | 1228 Main St                          | \$756,400                  | \$2,250,804                        | \$3,007,204           |
| Bill Heath Sports<br>Complex                       | 5604 Graham Ave                       | \$3,217,300                | \$2,580,543                        | \$5,797,843           |
| Seibenthaler Park                                  | 1602 Bonney Ave                       | \$748,600                  | \$632,086                          | \$1,380,686           |
| Bennett Property                                   | 4811 East Valley<br>Hwy               | \$399,100                  | \$-                                | \$399,100             |
| Qunell Family Park                                 | 14324 72nd St E                       | \$16,300                   | \$-                                | \$16,300              |
| Sumner Link Trail*                                 | N/A                                   | \$-                        | \$382,497                          | \$382,497             |
| <b>TOTAL</b>                                       |                                       | <b>\$10,439,555</b>        | <b>\$9,624,404</b>                 | <b>\$20,063,958</b>   |

\*Note: Valuation for the Sumner Link Trail does not include land value or the value of the trail itself, only the improvements value of the restroom and parking areas. The land and improvement value for the trail itself is part of the analysis underlying the City's 2025 Transportation Impact Fee.

# Appendix B: Parks & Trails Capital Facility Plan 2024-2030

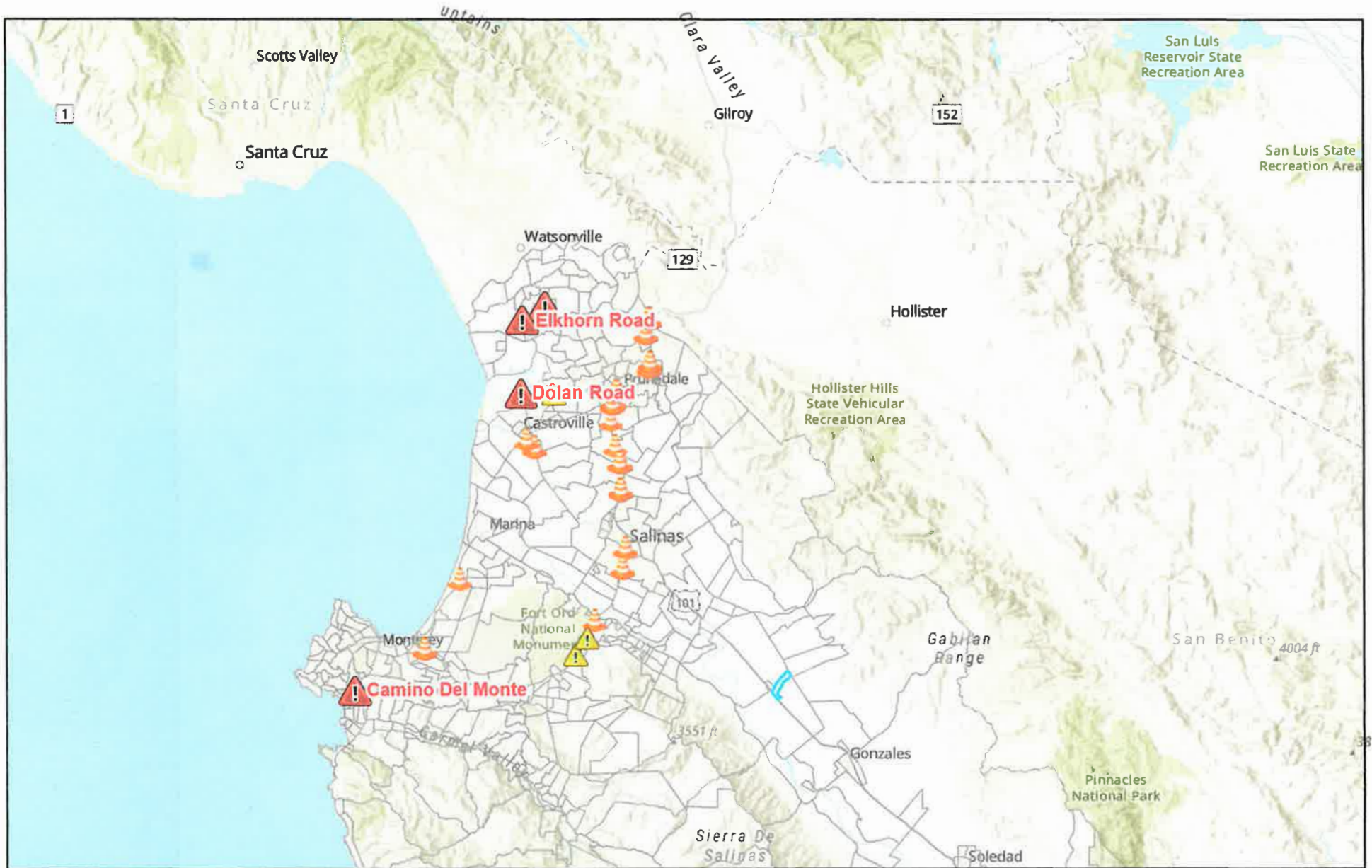
The following table includes updated cost estimates for the projects listed in the 2024 Parks and Trails Plan and the amount of these projects that are considered “capacity-adding” or potentially eligible for use of impact fees. Impact fees must be spent on projects that serve new demand as the city grows.

| Project                         | Park                  | Updated Estimate<br>(2024\$) | Amount Potentially<br>Eligible for Impact Fees |
|---------------------------------|-----------------------|------------------------------|------------------------------------------------|
| Covered Court (Funded)          | Rainier View          | \$937,000                    | \$0 (already completed)                        |
| Misc Site Improvements          | Rainier View          | \$100,000                    | \$0                                            |
| Alley                           | Heritage              | \$1,673,412                  | \$1,673,412                                    |
| Park & Playground               | Heritage              | \$1,253,458                  | \$1,253,458                                    |
| Building                        | Heritage              | \$11,700,000                 | \$0                                            |
| Master Plan                     | Lucy V. Ryan          | \$75,000                     | \$0                                            |
| Demo                            | Lucy V. Ryan          | \$185,000                    | \$0                                            |
| Development                     | Lucy V. Ryan          | \$100,000                    | \$100,000                                      |
| Drainage & Site<br>Improvements | Loyalty               | \$109,000                    | \$0                                            |
| Picnic/Shade Shelter            | Loyalty               | \$25,000                     | \$25,000                                       |
| Expansion & Parking             | Loyalty               | \$700,000                    | \$700,000                                      |
| Field                           | Heath Sports          | \$3,000,000                  | \$1,000,000                                    |
| Lighting                        | Heath Sports          | \$600,000                    | \$0                                            |
| Fencing                         | Heath Sports          | \$375,000                    | \$0                                            |
| Pump & Sk8                      | Heath Sports          | \$1,200,000                  | \$1,200,000                                    |
| Picnic & Pathways               | Heath Sports          | \$365,000                    | \$91,250                                       |
| Site Improvements<br>(phases)   | Seibenthaler          | \$9,756,000                  | \$3,219,480                                    |
| ROW Improvements                | Seibenthaler          | \$352,700                    | \$0                                            |
| Site Improvements<br>(phases)   | Bennett               | \$10,157,000                 | \$10,157,000                                   |
| Master Plan                     | Qunell                | \$35,000                     | \$0                                            |
| Site Improvements               | Qunell                | \$1,090,000                  | \$1,090,000                                    |
| Master Site Plan                | New & Expanding Parks | \$200,000                    | \$0                                            |

| Project                             | Park                  | Updated Estimate<br>(2024\$) | Amount Potentially<br>Eligible for Impact Fees |
|-------------------------------------|-----------------------|------------------------------|------------------------------------------------|
| Acquisition                         | New & Expanding Parks | \$1,000,000                  | \$1,000,000                                    |
| Minimum Park Standard<br>Investment | New & Expanding Parks | \$1,000,000                  | \$1,000,000                                    |
| Total                               |                       | \$45,988,570                 | \$22,509,600                                   |

Public Comment  
Tina Burnett

# Fire Evacuation Areas



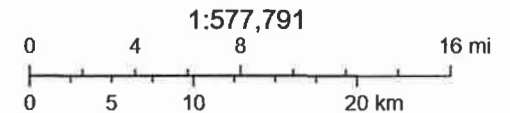
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Override 1

County Traffic Advisory/Aviso de Trafico del Condado

County Road Closures/Cierre de Caminos del Condado

Caltrans Lane Closure System/Sistema de cierre de carril



Esri, CGIAR, USGS, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, MET/NASA, USGS, Bureau of Land Management, EPA,

Monterey County Office of Emergency Services

Sources: Monterey County OES, CALFIRE; CDF. This GIS data is provided "AS IS." The County of Monterey (COUNTY) makes no warranties, express or implied, including without limitation, any implied warranties of merchantability and/or fitness for a particular