



CITY COUNCIL MEETING AGENDA
City Hall – 1104 Maple Street
February 18, 2025 6:00 PM

The city conducted this public meeting using a hybrid model, in-person and on the Zoom platform.

Staff present: Wilson, Marquez, Windish, Steffens, Beagle, Kosa, Raymond, Moericke, Palmer, Littrell and Converse

THE REGULAR MEETING OF THE SUMNER CITY COUNCIL WAS CALLED TO ORDER BY MAYOR HAYDEN AT 6:00PM.

CALL TO ORDER

Pledge of Allegiance

Invocation

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

COUNCILMEMBER COLE WAS ABSENT. PER COUNCIL RULES, THE MAYOR WAS NOTIFIED. MOVED BY BITETTO SECONDED BY BOWMAN TO EXCUSE COUNCILMEMBER COLE FROM TONIGHT'S MEETING. PASSED BY VOICE VOTE.

CONSENT AGENDA

MOVED BY BOWMAN SECONDED BY KENNA TO APPROVE THE CONSENT AGENDA CONSISTING OF:

1. PSE Up and Go – Electric Vehicle Chargers at the Wastewater Treatment Facility
2. Maple Street Pedestrian Signal and Citywide Backplates – Construction Contract Award
3. Wastewater Treatment Facility Intrusion and Access Control – Contract Award
4. Approval of the meeting minutes from February 3, 2025, regular council meeting, and the 10^h of February 2025 study session.
5. Approval of the check and electronic payment in the amount of \$3,652,657.07.

PASSED BY VOICE VOTE.

PUBLIC HEARING

REGULAR BUSINESS

1. Unfinished Business

- a. **Resolution No. 1713 – 2026/2031 Six-Year Transportation Improvement Program Annual Update**

MOVED BY COUNCILMEMBER CLERGET, SECONDED BY COUNCILMEMBER KENNA TO APPROVE RESOLUTION NO. 1713 – 2026/20231 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM ANNUAL UPDATE.

Assistant Engineering Manager Courtney Littrell addressed the Council. This item had a formal public hearing on February 3, 2025, so no additional comments from the public were taken. Ms. Littrell noted minor changes of starting dates for some projects since this item was last in front of Council. The information was updated on the City's website.

No comments from Council.

PASSED BY ROLL CALL VOTE. 6-0.

2. Public Comment

3. New Business

a. **Ordinance No. 2920 – 2025 / 2026 Budget Amendment**

MOVED BY BITETTO SECONDED BY REINKE TO APPROVE ORDINANCE NO. 2920 – 2025 / 2026 BUDGET AMENDMENT.

Chief Financial Officer Kassandra Raymond addressed the Council.

No comments from Council or the public.

PASSED BY ROLL CALL VOTE. 6-0

b. **Ordinance No. 2918 – Delegation Authority 2025 Revenue Bonds (Public Works Operations Facility).**

MOVED BY REINKE SECONDED BY KENNA TO APPROVE ORDINANCE NO. 2918 – DELEGATION AUTHORITY 2025 REVENUE BONDS (PUBLIC WORKS OPERATIONS FACILITY).

Chief Financial Officer Kassandra Raymond addressed the Council. Ms. Raymond noted there was a slight change in the Ordinance originally posted. This information has since been updated on the City's website and revised ordinances were sent under a separate email to council for their review.

No comments from Council or the public.

PASSED BY ROLL CALL VOTE. 6-0.

c. **Ordinance No. 2919 – Amending Sumner Municipal Code 12.30.040 Truck Routes Established.**

MOVED BY ELFERS SECONDED BY CLERGET TO APPROVE ORDINANCE NO. 2919 – AMENDING SUMNER MUNICIPAL CODE 12.30.040 TRUCK ROUTES ESTABLISHED

Assistant Engineering Manager Courtney Littrell addressed the Council.

No comments from Council or the public.

PASSED BY ROLL CALL VOTE. 6-0.

4. Reports

a. Council

Councilmember Bitetto will be judging the STEM Art Fair at Bonney Lake High School on February 27, 2025.

Councilmembers Reinke, Kenna, Clerget and Deputy Mayor Bowman had nothing to report tonight.

Councilmember Elfers appreciates that Murrey's is also including the Carbon Tax, and the transparency especially when things are getting so expensive. He also mentioned that he attended the Pierce County Economic Development Board program, it looks like Pierce County will be flat the next year economically.

b. City Administrator

City Administrator Jason Wilson shared the following:

- February 24, 2025 – Study Session
 - Hazard Mitigation Plan Update
 - Transportation Benefit District Information
- March 3, 2025 – Regular Council Meeting
 - Hops Alley Construction Contract Award
 - Approval of the 2025 Computer Purchase
 - Elm Street Sidewalks - Construction Change Order
 - Public Hearing regarding - Adopting New Residential Target Area for MFTE in East Sumner
 - Ordinance related to the First Quarter Budget Amendment

Personnel Issues:

- Today we had three new employees start.
 - Johnnothan Francis is a lateral officer from San Diego County in California. Johnnothan's wife is from this area, and they relocated to raise their family. We still have 2025 vacancies to fill (1 now and 1 in July).
 - Lauren Wallin is our new Police Support Services Manager. Lauren is Mark Creley's replacement who retired last year. Lauren has spent over 20 years working civilian roles in law enforcement, most recently serving as the Chief of Staff for the Pierce County Sheriff's office.
 - Erin Schoolcraft is our new Police Records/Evidence Specialist. This was a new position included in the 2025 budget. Erin has previous experience working for SS911, Puyallup and Olympia police departments.

Significant Development Activity:

- On March 3rd at 4pm we will be hosting a public groundbreaking for the new Public Works Operations Facility.

Policy Follow-Up:

- **Legislative Update:** Staff is tracking multiple bills that are working their way through the legislative process. Our lobbyist and professional organizations (AWC, SSHAP, WASPC) are assisting us. Here are some of the bills that the city is providing direct input
- **Key week – see what comes out of committee. Actively engaging.**
 - **Parking in play this week**
 - HB 1491—focused on TOD, suggested amendment
 - SB 5184/HB 1299—ready for vote on Senate floor, Mayor sent message.
 - **SB 5148—Housing elements of a Comp Plan would go to State**
 - City registered as oppose, Ryan watching
 - Eliminates/undercuts all community engagement in their own plan
 - Mayor signed in as opposed for 2/18 hearing
 - **HB 1252-accountability for judges with pretrial release**
 - Deputy Chief testifying this week in favor.
 - Requires the court, in such circumstances, to specify in a written order the rationale for releasing an adult or juvenile on personal recognizance, declining to order electronic monitoring, or setting bail or a probation bond that is less than what the prosecutor recommended.
 - For example, the shooting at our Winco parking lot.
 - Awaiting committee action
 - **HB1710/1750—**Seem to increase opportunity for voters to sue local government if they don't like how an election goes. Liability? Hearing on 2/22
 - **Awaiting Committee Action**
 - Will focus rest of this session on items passing out of committee
 - Will keep “dead bills” to form 2026 agenda
 - Too many in play this week to list
 - Update to police speaking with juveniles
 - Prevailing wage requirements
 - Use of REET Funds
 - Requiring transitional & affordable housing in all residential zones
 - Requiring businesses and cafes in residential zones
 - \$100 million for law-enforcement hires
 - Submitted our Local Capital Projects ask for Stewart Road Bridge funding through Rep Stokesbary & Senator Fortunato
 - Working on a day in March to visit legislators.

Mayor

Mayor Hayden thanked the state legislators in the 31st and the 25th districts for keeping in touch with us and listening to our feedback on all the bills being introduced and considered at the state level. There are a mountain of bills being introduced this year.

The Community Summit returns March 13, 2025. This year we are doing a hygiene drive that is also a competition between the Valley and the Hill. Drop off personal hygiene items, here at City Hall in our lobby. A little friendly competition is always fun and the real winners are those who need the items.

5. Executive Session

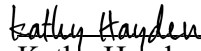
There was no Executive Session this evening.

6. Adjournment

With no additional business before the council, Mayor Hayden adjourned the meeting at 6:31pm. Councilmembers concurred.

ATTEST:

Signed by:


Kathy Hayden, Mayor

DocuSigned by:



9BA22DE678404D1...

Michelle Converse, CMC, City Clerk

Michelle and Council Members,

Here are my comments for your meeting tonight regarding the Ryan Housse and items that you can talk about together during your Executive Session and get clarity from the City Attorney. Also attached is the original deed, the 2nd deed and Excise Tax Affidavit for your review.

Thank you kindly,

Does the city actually still own the Ryan House or have you defaulted on the parameters stated in the original deed that the city now states is the only deed? Certainly, there has not been a library there for over 45 years as is required in the 1926 deed and that deed requires the city to give the property back to the heirs if there was no longer a library.

Regarding the 2nd deed and the city's suggestion that the heirs required it and from a legal perspective they are not allowed to do that. Let us remember the City Communications Director stating in the council chamber the great efforts and difficulty the city had in tracing down a large number of heirs getting their approval for the 2nd deed. That demonstrates it was the city that sought the change & authored the 2nd deed! Since the 2nd deed was a Quit Claim Deed and the representation that the city did not sign it, (see that attached deed) you can see that the Transferors (heirs) sign and the Transferee (city) does not sign this type of document. So no, by definition, the city would not sign the 2nd deed and the suggestion that the 2nd deed is invalid because the city did not sign it is without merit. Also, the specific signers were the closest Ryan Family members to the children of Lucy V. Ryan, who signed the original deed, and for clarity makes sense for these 2 heirs be who signed the document on behalf of the heirs. Attorney Gordon A. Scraggin, acting for the city, signed the Real Estate Excise Tax Affidavit in December 1996 to record the 2nd deed, 17 yrs 7 months after the Quit Claim Deed was signed on May 17, 1979. This also demonstrates that not only was the city in control of the document from it's inception yet also failed to record the 2nd deed for over 17 yrs, all the time not being in compliance with the original deed.

So, whichever deed the city wants to say is valid, you have defaulted on your requirement to maintain a library open to the public and therefore the property should revert to the heirs of Lucy V. Ryan.

Yes, we know that significant savings in the cost of the repairs to be done will happen if done privately with a number of large local construction companies willing to help with and coordinate with others to do the work with some pro bono, with discounts on supplies, with help from known architectural firms who tell us that the Ryan House is grandfathered in with lessor load bearing requirements than the city is using because the city was making it a commercial event center and not how it would be used moving forward. Many more companies have offered to help vs giving money to the unrealistic \$2.2M suggested cost. Also, the heirs do not have to spend the \$300k+ for the commercial kitchen and that the commercial ratings for the walls do not apply for this historic home, so cutting costs will be a much more efficient way to save the Ryan House vs throwing money at it as the city is saying says it has to do. Also, we are aligned with a significant historical non profit to help guide and maybe even be a part of the Ryan House' future as we move forward.



Randall Adams

15013 63rd St Ct E, Sumner WA 98390

Edith E. Van Vechten,
 Ward E. Van Vechten, Henry
 R. Ryan, Amy J. Ryan, Lewis
 D. Ryan, Mildred E. Ryan,
 Charles A. Ryan, Constance P.
 Ryan, Warren W. Ryan and
 Muriel Ryan

DEDICATION DEED
 Consideration
 Dated Jan. 25, 1926
 Ack'd Jan. 25, 1926
 Filed Apr. 9, 1928
 at 10-14 A.M.
 (Filed Under Land
 Registration Act)

-To-

Town of Sumner, Pierce County,
 Washington

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned grantors and dedicators, to-wit:
 Edith E. Van Vechten, of Tacoma, Washington; Henry R.
 Ryan, Lewis D. Ryan, Charles A. Ryan and Warren W. Ryan,
 of Sumner, Washington, being the heirs at law and
 devisees of Lucy V. Ryan, deceased, and the owners of the
 property hereinafter described, which constituted the
 home of the said Lucy V. Ryan, deceased, being desirous
 of perpetuating her said home as a memorial to her, do
 hereby grant, convey and dedicate to the Town of Sumner
 Pierce County, Washington, and to the public forever,
 that certain tract of land, situated in the town of
 Sumner, Pierce County, State of Washington, and described
 as follows; to-wit:

The North one hundred and thirty-six (136) feet of
 Tract Twenty-seven (27) Ryan's Second Addition to the
 Town of Sumner, Pierce County, State of Washington;
 and the East Twenty-four (24) feet of Tract Twenty-
 six (26) in Ryan's First Addition to the Town of Sumner,
 Pierce County, State of Washington, reserving the
 right to remove one Holly tree, Ten Roses, and other
 small plants.

The said premises being hereby granted, conveyed
 and dedicated to the Town of Sumner for the use of
 the public forever as and for a public park and site for
 a public library, to be maintained on said premises
 by the Town of Sumner, but no building, other than
 for library purposes shall ever be erected on said
 site.

It is stipulated as follows: The old house on
 said premises shall be used as a public library as
 long as it is suitable, or at least for a period
 of five (5) years; and the same shall be kept in
 proper repair. The old building shall remain
 standing; no new library building shall be constructed
 on said premises; nor, any addition to the old building
 built within five (5) years from date herewith. The
 lawn, trees and shrubs shall be properly maintained
 and cared for and the forest and ornamental trees shall
 be kept undisturbed as long as they live, this clause
 applying particularly to the cut leaf birch on the West
 the big Holly and surrounding Rhododendrons, the

Hemlock on the West line and the butternut tree standing in the street.

When the present building is ready to be torn down, the heirs reserve the right to enter and remove any part of the old house that is desired. The heirs also reserve the right to go upon the premises at any time for the purpose of assisting in the care of the grounds, if they so desire, or for the purpose of making minor repairs on the old house.

The heirs desire that a space, as they may select, on the grounds be reserved for a tablet to the memory of their mother, Lucy V. Ryan, the same to be perpetually maintained by the Town of Sumner.

Should, at any time, a building be erected on these premises other than specified above, the property will revert to the heirs.

No hedge or division of any kind shall be made on the east half of the south line as long as the landscaping of the lots to the South is made to conform to the city property. And when a new building is erected it shall be of the old English residential style, following, if practical, or as nearly as possible, the contour of the old house.

Edith E. Van Vechten
Ward E. Van Vechten
Henry R. Ryan
Amy J. Ryan
Lewis D. Ryan
Mildred E. Ryan
Charles A. Ryan
Constance P. Ryan
Warren W. Ryan
Muriel Ryan

STATE OF WASHINGTON)
COUNTY OF PIERCE (SS.

Acknowledged by Henry R. Ryan and Amy Ryan, his wife, Lewis D. Ryan and Mildred E. Ryan, his wife, Charles A. Ryan and Constance Ryan, his wife, and Warren W. Ryan and Muriel Ryan, his wife, of Sumner, Washington as their free and voluntary act and deed, before

(Seal Ex. of Com) Fred Carnahan Notary Public in
(Aug. 16, 1927) and for the State of Washington,
residing at Sumner, in said County.

STATE OF WASHINGTON)
COUNTY OF PIERCE (SS.

Acknowledged Jan. 25, 1926 by Edith E. Van Vechten and Ward E. Van Vechten, her husband of Tacoma, Washington, as their free and voluntary act and deed, before

(Seal Ex. of Com) Fred Carnahan Notary Public in
(Aug. 16, 1927) and for the State of Washington,
residing at Tacoma, in said County.

Affidavit of Purchaser of Registered Land
STATE OF WASHINGTON)
COUNTY OF PIERCE (SS.

R.G.Fryar Clerk of the Town of Sumner, Wash. being first duly sworn on oath, deposes and says, the Town of Sumner the purchaser of registered land, situate in Pierce County, Washington from Edith E. Van Vechten, Ward B. Van Vechten, Henry R. Ryan, Lewis D. Ryan, Charles A. Ryan, Anna J. Ryan, Mildred E. Ryan, Constance P. Ryan, Warren W. Ryan and Mariel Ryan, the holder of Certificate No. __, that the affiant R.G.Fryar is of the age of 35 years, resides at Sumner, Wash. and is under no legal disability; that the affiant is married to __ whose age is __ years and who resides at Sumner, Wash. __

R.G.Fryar
Town Clerk

Subscribed and sworn to before me this 6th day of
Feb., A.D. 1928__

(Seal Ex. of Com)
(Aug. 16, 1931)

Fred Carnahan Notary Public in
and for the State of Washington
Residing at Sumner, Wash. __ County

--abt--

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE, IT IS DUE TO THE QUALITY OF THE DOCUMENT.

UNRECORDED

9612190069

BK1291PG2636

QUIT CLAIM DEED

ORIGINAL

The Grantors, CONSTANCE P. RYAN, a widow, and DOROTHY PETERKIN, a married woman, each dealing with their sole and separate property, for and in consideration of one (\$1.00) dollar, convey and quit claim to the City of Sumner, a municipal corporation, the following described real estate, situated in the County of Pierce, State of Washington including any interest therein which Grantors may hereafter acquire:

The north one hundred and thirty-six (136) feet of Tract Twenty-seven (27) Ryan's Second Addition to the Town of Sumner, Pierce County, State of Washington, and the East twenty-four (24) feet of Tract Twenty-six (26) in Ryan's First Addition to the Town of Sumner, Pierce County, State of Washington.

Save and except that the reservations set forth in a deed dated January 25, 1926, and recorded under Auditor's Fee No. 896573, shall be amended to read as follows:

1. The above described real property shall only be used for a library, historical museum or a park site.
2. The house located upon the above described real property shall only be used for a library, historical museum, or restored and maintained as an 1890 home.
3. The above described real property and the house located thereon shall be maintained as a national historical site, and kept open to the public to provide reasonable access and use by the public.
4. The lawn, trees and shrubs shall be properly maintained and cared for by Grantee.
5. Grantors shall have the right to select a space on the above described real property to be reserved for a tablet in memory of Lucy V. Ryan, the same to be perpetually maintained by Grantee.
6. Should the above described real property and the house located thereon be used for a purpose not specified herein, or should, at any time, a building be erected on said real property other than for the above specified purposes, then said real property and the house shall revert to Grantors and/or their heirs. Failure to keep the building open to the public at reasonable times shall cause the property to revert to Grantors and/or their heirs. This provision shall not apply to or prohibit the construction of buildings, to be located only on the Southwest portion of the property, to be used for or in connection with the above specified purposes.

DATED this 18th day of MAY, 1979.

Constance P. Ryan
Dorothy Peterkin

EXCISE TAX PAID \$ 0
Re. No. 928405 Date 12-19-96
Pierce County

9612190069

9-

APR. FEE 13

By R. Romano Auth Sta
See #666

96 DEC 19 AM 11:28

RECORDED
CATHY REARSAULT-SPIER
AUDITOR PIERCE COUNTY WASH

BK1291PG2637

STATE OF WASHINGTON)

) ss.

COUNTY OF PIERCE)

On this day personally appeared before me Constance P. Ryan, to me known to be the individual described in and who executed the attached, within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of MAY, 1979.


NOTARY PUBLIC in and for the State of Washington, residing at Sumner.

STATE OF WASHINGTON)

) ss.

COUNTY OF PIERCE)

On this day personally appeared before me Dorothy Peterkin, to me known to be the individual described in and who executed the attached, within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of MAY, 1979.


NOTARY PUBLIC in and for the State of Washington, residing at Sumner.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR, IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9612190069

Certificate Of Completion

Envelope Id: 47584720-DDD2-4C16-8FFD-BE038ABB5BF1

Status: Completed

Subject: Complete with Docusign: Regular Council Meeting Minutes - February 18, 2025 (1).pdf, 20250224 ...

Source Envelope:

Document Pages: 13

Signatures: 4

Envelope Originator:

Certificate Pages: 5

Initials: 0

Michelle Converse

AutoNav: Enabled

1104 Maple St

Envelopeld Stamping: Enabled

Sumner, WA 98390

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

MichelleC@sumnerwa.gov

IP Address: 174.61.174.84

Record Tracking

Status: Original

Holder: Michelle Converse

Location: DocuSign

3/5/2025 9:26:28 AM

MichelleC@sumnerwa.gov

Signer Events

Signature

Timestamp

Kathy Hayden

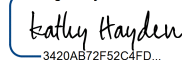
khayden@sumnerwa.gov

Mayor Kathy Hayden

City of Sumner

Security Level: Email, Account Authentication
(None)

Signed by:


3420A672F52C4FD...

Sent: 3/5/2025 9:28:04 AM

Viewed: 3/5/2025 9:32:33 AM

Signed: 3/5/2025 9:33:04 AM

Signature Adoption: Pre-selected Style

Using IP Address: 75.172.25.131

Electronic Record and Signature Disclosure:

Accepted: 3/5/2025 9:32:33 AM

ID: fa671a67-3530-4a14-9038-a04d4f1b803f

Michelle Converse

michellec@sumnerwa.gov

City Clerk

City of Sumner

Security Level: Email, Account Authentication
(None)

DocuSigned by:


9BA22DE678404D1...

Sent: 3/5/2025 9:33:08 AM

Viewed: 3/7/2025 1:20:07 PM

Signed: 3/7/2025 1:20:16 PM

Signature Adoption: Uploaded Signature Image

Using IP Address: 174.61.174.84

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

3/5/2025 9:28:04 AM

Certified Delivered

Security Checked

3/7/2025 1:20:07 PM

Signing Complete

Security Checked

3/7/2025 1:20:16 PM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	3/7/2025 1:20:16 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		