



CITY COUNCIL MEETING AGENDA

City Hall – 1104 Maple Street

March 3, 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, Kosa, Raymond, Moericke, Palmer, Beagle 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 Pastor David Barnes

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

CONSENT AGENDA

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

1. Elm Street Sidewalks – Construction Change Order
2. Resolution No. 1714 – Interlocal Agreement for Inmate Housing with SCORE Jail
3. Approval of the meeting minutes from February 3, 2025, regular council meeting, and the 10^h of February 2025 study session.
4. Hops Alley & Heritage Park Phase 2 – Construction Contract Award

PASSED BY VOICE VOTE.

PUBLIC HEARING

a. **Ordinance No. 2922 – Updates to Multifamily Tax Exemption Code (SMC 3.52) and Residential Target Areas.**

Mayor Hayden opened the Public Hearing at 6:03pm and introduced Economic & Community Development Director Ryan Windish to address the topic.

Randall Adams 15013 63rd Street Court East, spoke to the item.

There were no other comments.

Mayor Hayden ended the Public Hearing at 6:20pm.

REGULAR BUSINESS

1. Unfinished Business

2. Public Comment

Randall Adams, 15013 63rd Street Court East. Spoke about the Ryan House.

Nick Biermann, 5802 Parker Road East. Spoke about the Ryan House.

Merilee Hill-Anderson spoke on behalf of the Sumner Bonney Lake School District. Inviting the community to the upcoming Community Summit.

Tina Burnett, 228 Sumner Avenue. Spoke about the Ryan House and the abandoned house in her neighborhood.

3. New Business

a. Ordinance No. 2921 – 2025/2026 Budget Amendment

MOVED BY BITETTO SECONDED BY KENNA TO APPROVE ORDINANCE NO. 2921 – 2025/2026 BUDGET AMENDMENT.

Chief Financial Officer Kassandra Raymond addressed the Council.

No comments from the public.

Councilmember Elfers spoke.

PASSED UNANIMOUSLY BY ROLL CALL VOTE. 7-0.

4. Reports

a. Council

Councilmember Reinke attended the Economic Development Board Luncheon, an Association of Washington Cities New Councilmember Training and the ribbon cutting for the Operations Facility. Like everyone he received his property tax statement and reminded the public while taxes have gone up the amount the City receives is small in comparison.

Deputy Mayor Bowman also attended the Economic Development Board luncheon and will become a board member. Ms. Bowman elaborated on comments made by Marilee Hill-Anderson regarding the Community Summit. She attended a Youth Forum on Friday, February 28th, 2025, at Sumner High School and came across a lot very bright, young people. It's thrilling to see how solution oriented they are.

Councilmember Elfers appreciates the sunshine and the warmer weather!

Councilmember Kenna also attended the Youth Forum with Deputy Mayor Bowman and other staff members. Mr. Kenna learned from the students what was going well and what their concerns are homelessness, traffic, crime, hearing it from the students gave him a different viewpoint. He continued pointing out that most of the students are proud of our small town feel and love living here, and pride and the culture that we are creating. His wife and children attended an Enchanted Fairy Garden party put on by the High School and had a wonderful time. Lastly, congratulations to the girls' basketball team making it to state. Hopefully you can attend their game this Thursday at 5:30pm in Tacoma. He ended his comments by hoping the girls can bring home the state championship to match the boy's football championship.

Councilmember Clerget and Cole has no reports tonight. nothing tonight.

Councilmember Bitetto reminded the audience that one of the reasons we have a YMCA is because of comments from the youth. She encouraged attendance at the Community Summit. It's events like those that make our community very strong.

b. **City Administrator**

City Administrator Jason Wilson shared the following:

Upcoming Policy Issues:

- March 10, 2025 – Study Session -- Cancelled

Commission Updates:

- Planning Commission is meeting this Thursday at 6pm. They will be approving the 2025 Comprehensive Plan Update docket.

Policy Follow-Up:

- **Property Tax Exemption Seminar:** The City, along with Pierce County and SSHAP, will be hosting a property tax exemption seminar on March 11th at 9am. To qualify for a property tax exemption you must be over 61 years of age or fully disabled and have a gross household income at or below \$64,000. More information, including on how to RSVP, can be found on our website.
- **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. We are nearing the mid-point of the legislative session. Over the next 10 days bills will need to be voted out of their respective chambers. Most of the bills we have discussed are still alive and working their way to a floor vote.
 - **TOD HB 1491:** Staff is pleased that Representative Cyndi Jacobson, who represents us in the 25th legislative district, proposed an amendment that greatly benefits Sumner. Representative Jacobson proposed a definition change to what constitutes a rail station area, reducing it to ¼ mile for cities under 15,000. Prior to the amendment, the City would have had to allow increased housing density within ½ mile of the station—which would have greatly impacted our historic neighborhoods. A special thank you to Representative Jacobson and our own Ryan Windish.

c. **Mayor**

Mayor Hayden attended the Operations Facility groundbreaking. It is very exciting. She ended her comments by saying she hopes to see everyone at the Community Summit and is looking forward to it.

5. Executive Session

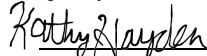
There was no Executive Session this evening.

6. Adjournment

With no additional business before the council, Mayor Hayden adjourned the meeting at 6:57pm. Councilmembers concurred.

ATTEST:

Signed by:



Kathy Hayden, Mayor

DocuSigned by:



Michelle Converse, CMC, City Clerk

Randall Adams
15013 63rd St Ct E, Sumner WA 98390

Comments for 3-3-2025 Council Meeting:

With the city moving stealthily again to demolish the Ryan House, the sign put up today bluntly states your intentions. A couple of questions come to mind:

- 1) The City Attorney states that the 2nd Deed is invalid, the Ryan heirs, in responding to a request from the city, agreed to sign a 2nd deed that allowed the city to have museum OR a park on the parcel. Yet now, after 46+ years, the new legal representative of the city states that the city errored in requesting the new deed, so the 2nd deed is invalid. Additionally, the Communications Director has in taped sessions represented all the efforts that the city had to go thorough to contact the heirs, a process described akin to “Hearding a bunch of cats”, further proof that it was indeed the city who sought the changes noted in the 2nd deed. Further proof is the Attorney representing the city, Gordon A. Scraggin, deed sign an Excise Affidavit in December 1996, and had it recorded. So, if the city is saying they never recorded the 2nd deed, that verifies that even if the 2nd deed is valid, it was not enforceable for 17 years and for that time the city was out of compliance with the original deed = it reverts back to the Ryan heirs. Certainly, if the Original Deed is what applies to the property, the city has been out of compliance with it for over 45 years and it should revert back to the Ryan heirs.
- 2) Prove why you believe that you are still the owner yet have not maintained a library there since 1978. Your claim of ownership is invalid per the requirements of the Original Deed and the property therefore reverts to the Ryan family heirs!
- 3) WJE has stated that your representations on Sumner Connect are not accurate nor do they state accurately what The Ryan House’s current condition is.
- 4) Are you going to attempt to “develop & evaluate revisions to your demolition to mitigate the adverse impact of your actions” as stated in the letter from DAHP to you on 1-29-25
- 5) Why does the council allow the city to continually seek litigation because of their actions? You already have been shown that the city’s legal opinions are not always correct, so why invite more?
- 6) Personally, I think the city is acting like a bully because you have taxpayer funds at your disposal, far more that individual citizens certainly have. Big named families in

the area are reluctant to help save the Ryan House, even though they want to, in fear of getting on the wrong side of city. This is sad that your relationship is not open with the movers & shakers in our community & indeed keep a thumb down on them.

- 7) The deed states “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 city in their SEPA representations is that the city is taking charge of what is to be saved and will let the heirs look at it at a later time....They Ryans have the right to remove ANY PART of the Ryan House, period!!

Certificate Of Completion

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Source Envelope:

Document Pages: 17

Signatures: 11

Envelope Originator:

Certificate Pages: 5

Initials: 0

Michelle Converse

AutoNav: Enabled

1104 Maple St

Enveloped Stamping: Enabled

Sumner, WA 98390

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

MichelleC@sumnerwa.gov

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Status: Original

Holder: Michelle Converse

Location: DocuSign

3/18/2025 8:45:17 AM

MichelleC@sumnerwa.gov

Signer Events

Andrea Marquez

andream@sumnerwa.gov

City Attorney

City of Sumner

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

Andrea Marquez

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Timestamp

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Signature Adoption: Pre-selected Style

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Electronic Record and Signature Disclosure:

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Kathy Hayden

khayden@sumnerwa.gov

Mayor Kathy Hayden

City of Sumner

Security Level: Email, Account Authentication (None)

Signed by:

Kathy Hayden

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ID: ac311d57-5a97-4c14-8caf-9b80e0a864d9

Michelle Converse

michellec@sumnerwa.gov

City Clerk

City of Sumner

Security Level: Email, Account Authentication (None)

DocuSigned by:

Michelle Converse

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Agent Delivery Events

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Certified Delivery Events

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Carbon Copy Events

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