



CITY COUNCIL MEETING AGENDA

City Hall – 1104 Maple Street

May 5, 2025 6:00 PM

The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (Council Chambers), or virtually by using the meeting access link below.

<https://sumnerwa-gov.zoom.us/j/88056495446>

Phone one-tap: +12532050468,,88056495446# US +12532158782,,88056495446# US (Tacoma)

Join via audio: +1 253 205 0468, +1 253 215 8782

Webinar ID: 880 5649 5446

CALL TO ORDER

Pledge of Allegiance

Invocation - Greg Neuert, Faith Covenant Church

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

PROCLAMATION

1. Police Week and Peace Officer Memorial
2. Building Safety Month

The following items are distributed to Councilmembers in advance for study and review, and the recommended actions will be accepted in a single motion. Any item may be removed for further discussion if requested by a Councilmember.

CONSENT AGENDA

1. Meeting minutes from the regular council meetings of April 7 and April 21st, 2025 and the April 28, 2025 study session.
2. Approval of the check and electronic payments in the amount of [\\$9,428,999.85](#).

PUBLIC HEARING

1. Public Hearing - Partial Right of Way Vacation - 142nd Ave East

REGULAR BUSINESS

1. **Unfinished Business**
2. **Public Comment (Limit 3 minutes)**
Members of the community who wish to give public comment are strongly encouraged to join the meeting via the ZOOM link or by telephone. If you are unable to join the meeting, please submit your public comment in writing via email to the City Clerk at Michellec@sumnerwa.gov no later than 4:00pm on the day of the meeting. Any written comments received will be provided to the City Council and attached to the meeting minutes. Please contact the City Clerk at 253-299-5590 with any questions.
3. **New Business**

4. Reports

- a. Council
- b. City Administrator
- c. Mayor

5. Executive Session

- a. To discuss with legal counsel pending or threatened litigation per RCW 42.30.110(1)(i).

6. Adjournment

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact the City Clerk at (253) 299-5590, 24 hours in advance.



PROCLAMATION

Police Week & Peace Officer Memorial Day

WHEREAS, law enforcement officers play an essential role in ensuring our safety and in safeguarding our rights and freedoms; and

WHEREAS, our officers' partner with citizens to keep our community as safe as possible, by enforcing traffic laws, proactive policing, and forming neighborhood watch groups; and

WHEREAS, when an unsafe situation does arise, officers are the first to respond and provide assistance, often at great risk to their own personal safety; and

WHEREAS, Sumner police officers continue to face increased danger, both seen and unseen, and scrutiny in the performance of their official duties; and

WHEREAS, our officers recognize their duty to serve our citizens by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, in 2024 Sumner police officers had 13,035 calls for service, arrested 269 suspects, made 2806 traffic stops, removed 34 impaired drivers from our roadways, and provided needed security and protection during community numerous events; and

WHEREAS, the Congress and President of the United States have established May 15, 2025, as National Peace Officers' Memorial Day and the week in which it falls as National Police Week,

NOW, THEREFORE, the City of Sumner proclaims May 15, 2025, as Peace Officer Memorial Day and the week of May 11th through May 17th as Police Week in the City of Sumner and urges all residents to mark this occasion with appropriate ceremonies, commemorating police officers, past and present, who by their faithful and loyal devotion have collectively preserved our rights and security.

Dated this 5th day of May 2025.

Kathy Hayden, Mayor



PROCLAMATION Building Safety Month

Whereas, our State is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disaster strikes, and;

Whereas, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings, and;

Whereas, these guardians are dedicated members of the Washington Association of Building Officials and International Code Council, nonprofit organizations that bring together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work, play, and;

Whereas, we join in support of this effort in association with the Washington Association of Building Officials and local chapters throughout the state; representing the State of Washington in national and local matter of public safety;

Whereas, these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquakes, and;

Whereas, Building Safety Month is sponsored by the Washington Association of Building Officials and International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety—our code officials—who assure us of safe, sustainable and affordable buildings that are essential to our prosperity, and;

Whereas, "Game On!," the theme for Building Safety Month 2025, encourages us all to get involved and raise awareness about building safety on a personal, local and global scale, and;

NOW, THEREFORE, the City of Sumner proclaims the Month of May as Building Safety Month and ask our residents to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local, state, tribal, territorial and federal building safety and fire prevention departments, in protecting lives and property.

Dated this 5th day of May 2025.

Kathy Hayden, Mayor

SUBJECT: Meeting minutes from the regular council meetings of April 7 and April 21st, 2025 and the April 28, 2025 study session.

CATEGORY: Consent

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Minutes - April 7, 2025
2. Minutes - April 21, 2025
3. Minutes - April 28, 2025

STAFF CONTACT: Michelle Converse, City Clerk

SUMMARY BACKGROUND:

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION: Adopt Meeting Minutes

STAFF RECOMMENDATIONS/MOTION:



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

Staff present: Wilson, Ruth, Windish, Kosa, 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

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

COUNCILMEMBER KENNA WAS ABSENT FROM TONIGHT'S MEETING. MOVED BY BITETTO SECONDED BY BOWMAN TO EXCUSE HIM.

PASSED BY VOICE VOTE.

PROCLAMATION

Animal Care and Control Officers Week

Police Chief Moericke thanked Council and introduced Police Support Services Manager Lauren Wallin to the Council and the audience. Ms. Wallin then read the proclamation into the record and introduced two members of METRO Animal Control, Officers Kacy Albin and Catherine Baldwin.

CONSENT AGENDA

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

1. Forestry Commission Reappointment - Marty Child
2. Forestry Commission Reappointment - Jenn Crawford
3. Forestry Commission Reappointment - Ashli Austin
4. Forestry Commission Reappointment - Scott Haines
5. Forestry Commission Reappointment - Theresa Haase
6. Forestry Commission Reappointment - LaTeefah Johnson
7. Planning Commission Reappointment - Kelly Locke
8. Planning Commission Reappointment - Mark Isaacs
9. Lodging Tax Advisory Committee Reappointment - Dean Burke
10. Lodging Tax Advisory Committee Reappointment - Carmelo Lopez
11. Lodging Tax Advisory Committee Reappointment - Meilee Anderson

12. Design Commission Reappointment - Kristen Martinson
13. Design Commission Reappointment - Scott Fletcher
14. City Hall Access Control Contract Amendment
15. White River Restoration Project - Legal Services Contract Amendment (Van Ness)
16. White River Restoration Project - Construction Contract Award Phase II
17. 2025 Utility Rate Study - Consultant Contract Award
18. Resolution No. 1718 - Partial Right of Way Vacation - 142nd Ave East
19. Approval of the minutes from the March 17, 2025 regular council meeting and the March 24, 2025 study session.

PASSED BY VOICE VOTE.

PUBLIC HEARING

There was none scheduled.

REGULAR BUSINESS

1. Unfinished Business

2. Public Comment

Randall Adams, 15013 63rd Street Court East. Spoke about the Ryan House
Jerry Yoder, 910 Traffic Avenue. Asked for a bench from Heritage Park.

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

Melissa Fox, 16983 8th Ave East, Spanaway. Spoke about the Ryan House.

Tina Burnett, 228 Sumner Avenue. Spoke about staff and Council.

3. New Business

a. Ordinance No. 2923 - Amending Sumner Municipal Code Chapter 2.112 Contract Authorization.

MOVED BY COLE SECONDED BY CLERGET TO APPROVE ORDINANCE NO. 2923 –
AMENDING SUMNER MUNICIPAL CODE CHAPTER 2.112 CONTRACT
AUTHORIZATION.

City Administrator Jason Wilson addressed the Council.

Randall Adams, 15013 63rd Street Court East had a comment, which was addressed by Mr. Wilson as not pertaining to the Ordinance before the Council. Mr. Adams commented on an item on the Consent Agenda.

PASSED BY ROLL CALL VOTE – 6-0.

b. **Ordinance No. 2924 - Sumner Municipal Code 12.28 Street Obstruction Permits**

MOVED BY CLERGET SECONDED BY REINKE TO APPROVE ORDINANCE NO. 2924 – APPROVING SUMNER MUNICIPAL CODE 12.28 STREET OBSTRUCTION PERMITS.

Development Services Doug Beagle spoke to the item.

Councilmember Elfers asked a clarifying question.

PASSED BY ROLL CALL VOTE – 6-0.

4. **Reports**

a. **Council**

Councilmember Bitetto thanked all the people who signed up to serve on the commissions. The weather for the Grand Floral Parade celebrating the Daffodil Festival was excellent! She had never seen the sidewalks so crowded. Grand Marshall Roger Knutson and Honorary Grand Marshall Marilee Hill-Anderson both represented Sumner.

Deputy Mayor Bowman had nothing to report tonight.

Councilmember Clerget thanked everyone who has signed up for the commissions. He ended his comments by saying he had a good day at the parade.

Councilmember Cole had no report.

Councilmember Elfers reported on Council's meeting with our representatives from the 25th & 31st legislative districts in Olympia. He attended the Pierce County Regional Council meeting on March 20, 2025. It was a small cities round table discussion which focused on collaboration on some of the states' mandates.

Councilmember Reinke echoed some on the comments from his colleagues regarding the Parade. He has been participating in it since 1983. The weather cooperated. He attended a memorial on Sunday for a long-time Sumner resident.

b. **City Administrator**

City Administrator Jason Wilson shared the following:

Upcoming Policy Issues:

- April 14, 2025 – Study Session -- **Cancelled**
- April 21, 2025 – Regular Council Meeting
 - Arbor Day Proclamation
 - Commission appointments for Lodging Tax, Parks & Forestry and Planning Commission
 - Resolution adopting the Commute Trip Reduction Plan
 - Ordinance amending the City's Commute Trip Reduction Code

Policy Follow-Up:

- Last week the City received its Bond Rating from S&P. I'm pleased to announce that the City received a AA rating which is a great rating and will provide us with a favorable interest rate when we sell the bonds later this week.

Miscellaneous:

- April 15th 5-7pm: Spring Open House.

c. Mayor

Mayor Hayden had a great time at the Parade, it was a beautiful day. She invited everyone to Knutson Farms for their South Sound Tulip Festival which will go through the middle of April. This is a new way for the farm to be supported. There are more details on the City's website. Last, she reminded the public about the City's Open House on Tuesday, April 15 from 5-7pm.

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 6:43pm. Councilmembers concurred.

ATTEST:

Kathy Hayden, Mayor

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 than 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!!



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

Staff present: Wilson, Marquez, Steffens, Windish, Kosa, Moericke, Palmer, Beagle, Raymond, Barry 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 David Barnes

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

PROCLAMATION

2025 Arbor Day

The Proclamation acknowledging Arbor Day on April 25, 2025, and the city's 31st year as a Tree City as designated by the National Arbor Day Foundation was read into the record by Community Services Manager Derek Barry.

CONSENT AGENDA

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

1. Resolution No. 1717 - Commute Trip Reduction Plan 2025-2029
2. Resolution No. 1719 - South Tank Seismic Retrofit - FEMA HMGP Grant Acceptance
3. Recreation and Conservation Office Certification of Applicant Match Community Outdoor Athletic Facilities - Bill Heath Sports Complex Multiuse Synthetic Turf
4. Recreation and Conservation Office Certification of Applicant Match Youth Athletic Facilities Bill Heath Sports Complex Lighting Improvements

PASSED BY VOICE VOTE.

PUBLIC HEARING

There was none scheduled.

REGULAR BUSINESS

1. Unfinished Business

There was no unfinished business.

2. Public Comment

Randall Adams, 15013 63rd Street Court East, addressed the council.

Nick Biermann, 5802 Parker Road East addressed the council.

3. New Business

a. Forestry & Parks Commission Appointment – Johnson

MOVED BY ELFERS, SECONDED BY KENNA TO APPOINT NICHOLAS JOHNSON TO THE FORESTRY AND PARKS COMMISSION TO A TERM ENDING IN 2029.

Community Services Manager Derek Barry addressed the topic to the council and introduced Mr. Johnson.

Mr. Johnson thanked the Council for the opportunity.

There were no comments from the Council or the public.

PASSED BY A ROLL CALL VOTE.

b. Planning Commission Appointment - Malcolm

MOVED BY KENNA, SECONDED BY REINKE TO APPOINT MARK MALCOLM TO THE PLANNING COMMISSION TO A TERM ENDING IN 2029.

Economic & Community Development Director Ryan Windish addressed the Council.

Mr. Malcolm was in attendance.

There were no comments from the Council or the public.

PASSED BY A ROLL CALL VOTE.

c. Lodging Tax Advisory Committee Appointment – Hendricks

MOVED BY ELFERS, SECONDED BY KENNA TO APPOINT NICHOLAS JOHNSON TO THE FORESTRY AND PARKS COMMISSION TO A TERM ENDING IN 2029.

Communications Director Carmen Palmer spoke to the item introduced Mr. Hendricks.

Mr. Hendricks addressed the Council.

There were no comments from the council or the public.

PASSED BY A ROLL CALL VOTE.

d. Ordinance No. 2925 – Amending Sumer Municipal Code Chapter 16.06 – Commute Trip Reduction

MOVED BY COLE, SECONDED BY ELFERS TO APPROVE ORDINANCE NO. 2925 – AMENDING SUMNER MUNICIPAL CODE CHAPTER 16.06 – COMMUTE TRIP REDUCTION.

Economics & Community Development Director Ryan Windish addressed the council.

Councilmember Elfers asked clarifying questions.

No other comments from the Council or the public.

PASSED BY A ROLL CALL VOTE.

4. Reports

a. **Council**

Deputy Mayor Bowman spoke about the Ryan House.

Councilmember Bitetto spoke about the Ryan House.

Councilmember Cole spoke about the Ryan House.

Councilmember Kenna thanked the newly appointed and reappointed commissioners and commented on the Ryan House.

Councilmember Reinke spoke about the Ryan House.

Councilmember Clerget also thanked the commissioners and commented on the Ryan House.

Councilmember Elfers also commented on the Ryan House.

b. **City Administrator**

City Administrator Jason Wilson addressed the following during his report:

Upcoming Policy Issues:

- April 28, 2025 – Study Session
 - 2024 Financial Report
 - PW Operations Facility Bond Sale Update
- May 5, 2025 – Regular Council Meeting
 - Proclamation for Police Week and Peace Officer Memorial
 - Proclamation for Washington Association of Building Official
 - Public Hearing on 142nd Ave E Partial ROW Vacation

Personnel Issues:

- Tomorrow our agency will celebrate the graduation of Cody Leighton from the Basic Law Enforcement Academy. Cody will begin his three month field training program. When complete, Sumner will be at 2024 full staffing levels. We are currently recruiting to fill the two 2025 vacancies, and hope to fill them by mid-year.

c. **Mayor**

Mayor Hayden recalled her professional experience of being a small business owner in Sumner. In her opinion, Sumner is a ton better than it's ever been.

5. Executive Session

AT 7:06, MAYOR HAYDEN ADJOURNED INTO EXECUTIVE SESSION FOR THE PURPOSES OF DISCUSSING WITH LEGAL COUNCIL PENDING OR THREATENED LITIGATION PER RCW 42.30.110(1)(i), FOR A PERIOD OF 30-MINUTES. THERE WILL BE NO ACTION TO FOLLOW.

6. Adjournment

MAYOR HAYDEN RECONVENED THE REGULAR MEETING AT 7:36PM. WITH NO OTHER BUSINESS BEFORE THE COUNCIL, MAYOR HAYDEN ADJOURNED THE MEETING AT 7:36PM.

ATTEST:

Michelle Converse, CMC, City Clerk

Kathy Hayden, Mayor

DRAFT

From: radams15013@yahoo.com
To: [Michelle Converse](#); [Matthew Kenna](#); [Pat Cole](#); [Pat Clerget](#); [Carla Bowman](#); [Greg Reinke](#); [Barbara Bitetto](#); [Andy Elfers](#)
Subject: Comments for 4-21-2025 Council Meeting
Date: Monday, April 21, 2025 3:08:56 PM
Attachments: [4-21-25 comments to Council.docx](#)
[Exhibit-A-Funding-Engagement-Recap-highlighted.docx](#)
[SEPA Reply 4-15-25.docx](#)
[Deed \(1\).pdf](#)
[Deed-2_1979.pdf](#)

****EXTERNAL EMAIL****

Michelle,

Attached are my comments for tonight's Council meeting & supporting documents. On the interpretation of the Deeds by city staff, they obviously have not heard of Paul Harvey, because the city rarely tells the rest of the story.

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

A couple of weeks ago I received 2 emails from the city that listed the documents that had been sent to me over a year ago regarding an inquiry I had made. There was a long list of documents, 90% of which could not be opened in the original emails. Of the 10% that could, ½ were common knowledge docs of the city and the other ½ were the redacted complaints filed regarding a high-profile case that shook this community. That surprised me so I spoke to our daughter who had recused herself from that case as our grandson/her nephew played on a little league baseball team coached by the defendant. I guess the reason for the new email is the city lining up your defense if I sue you. Not sure the Court would either like those redacted complaints being sent to someone who did not ask for them nor the other 90% of files that could not be opened. Yes, I understand that at age 70 there are others who are smarter on a computer, so I had other tech savvy coworkers try to open those files and they could not do so. Thought you might want to know that in advance so if we do square off in court, don't embarrass yourself going down that bad rabbit trail.

The city constantly states you want citizens to join your various committees that work for free as a precursor to actions taken by the city and council. Nicholas Biermann has twice applied to be placed on committees over the last year. He was asked if The Ryan House is the only thing he is interested in or not given an interview at all. The city would rather not fill committees than to include someone who may ask questions. What you only want is yes people, ones that don't ask questions and do whatever you want. In the last 18 months that I have been attending Council Meetings, there have only been 4/5 NO votes total from council on anything, otherwise all approved @ 7-0. Remember, City staff hide behind you yet claims all decisions, positive or negative, are because of your votes and staff has NO ramifications for the inaccuracy of what is presented to you to vote on.

In the SEPA Review reply sent to me, it states all my questions have been answered yet mainly I complain. I am still waiting for any questions to be answered though now I know if you are asked a simple why question, that is considered as a complaint. Regarding your treatment of Nick Biermann, you can put this in the complaint column. Your behavior to him has shown your true colors and you should be ashamed of yourselves.

If you want to see how wrong staff can be, read the attached proposed resolution 1716 MOU to allow the city to accept \$5,800 and compare that to the actual Deeds. It is like Jefferson Airplane's "White Rabbit" depicting Alice in Wonderland on an acid trip vs what the Deeds say. Some have suggested that the proposed MOU was the city wanting folks to pay for the rope to hang themselves with. That is what a complaint sounds like.

RYAN HOUSE PROJECT

HISTORY OF CREATIVE MITIGATION/FUNDING ENGAGEMENT

See project page at <https://connects.sumnerwa.gov/ryan-house> for more information about engagement and funding during the rehabilitation project 2019-2023. This history covers only the engagement with outside groups once the severity of the structural issues was discovered.

July 27, 2023—Meeting with Becky Wong (WJE), Jeronimo Roldan (DAHP), Maddie Levesque (DAHP), Carmen Palmer, Alisa O'Haver-Ayala and Drew McCarty. Invited but declined attendance: Michael Houser, DAHP's National Register coordinator, and members of the Washington State Historical Society (WSHS). City/WJE emphasized difficulties of house and asked DAHP for creative ideas, advice how to save house or portion of house given costs, needs and deed restrictions. No solutions given other than simply desire to save the house.

September 2023—Meeting with Kris Arnold (formerly Sumner Historical Society), Carmen Palmer, Jason Wilson about condition of house and likely loss of structure. City requested similar meeting with Dale Loseth and current Historical Society, which request went un-answered.

September 18, 2023—City Council Meeting, open public meeting, in which Carmen Palmer outlined challenges, efforts, potential funding & what worked/didn't work, and asked for any donations of private funds or other ideas. Following meeting, Palmer reiterated request for private funds/funding options in media including *The News Tribune* and KIRO Talk Radio (Felix Banel). City received no offers.

Fall 2023—City print newsletter features the project and loss of the house in full-page article, mailed to all residents plus stakeholders (legislators, partner chambers and businesses).

Fall 2023—City accepted comments regarding proposed demolition at Open House (in person), by phone, email and Sumner Connect. Any written comments received by email were shared with the public on Sumner Connects. The written comments spoke for or against the demolition but by this date, the City did not receive any donated funds or pledges.

October 9, 2023—Carmen Palmer requested a meeting with DAHP on October 16th to discuss process for Ryan heirs removing items per the deed. Maddie Levesque declined meeting since the City was proceeding under its Planned Action Ordinance, as her role was predominately focused on commenting on SEPA.

November 2023—Email from Dan Absher (Absher Construction) to Jason Wilson, offering a walk-through and independent feasibility review of the house. Wilson replied that the City would be open to an additional review and recommended they start first with reviewing the existing documentation, including links to the ARG and WJE reports as well as the Building Official's assessment. Absher replied that they'd review the documents and follow up if they could see a way to provide constructive help. No further response received.

March 14-15, 2024—Email conversation Carmen Palmer with Chris Moore (DAHP) about statements made in court by Mr. Bricklin and Kim Foster (Save Our Sumner) that DAHP and WA Trust both have funding that the City did not access for the Ryan House project and that Mr. Moore specifically identified missing opportunities. Mr. Moore replied that DAHP is advisory only and ran through a few suggestions, which Palmer followed up on and found either that the project was not eligible, or the funds were otherwise not available. (See April 18 assessment).

March 22, 2024—Email conversation Carmen Palmer with Jeronimo Roldan (DAHP), Maddie Levesque (DAHP), Nicholas Vann (DAHP), Jason Wilson (Sumner) regarding statement by attorney Mr. Bricklin (Save

Our Sumner) that DAHP and Washington Trust both have funding that the City did not access for the Ryan House project. Mr. Roldan replied that DAHP is advisory only and did not provide any further information of such missing funding opportunities.

April 18, 2024—Meeting of Nick Biermann (Save the Ryan House) & Chris Moore (DAHP), Carmen Palmer, Jason Wilson, Kassandra Raymond—Ran through all grants obtained or identified and why they worked or did not, given the various conditions and timelines on all the grants. City asked both if they had found any further options the City was missing. No suggestions given.

May 6, 2024—City Council Study Session open public meeting, Carmen Palmer reviewed the entire project, details, efforts including all funding identified and why it was or was not available to the Ryan House project. She reiterated that anyone knowing of missing funding sources or wanting to donate should contact the city. No responses. This meeting remains available on YouTube archive.

May 20, 2024—In response to complaint that City did not clearly ask for funding support with deadlines, Councilmembers Elfers and Bowman suggested a resolution outlining the City's invitation for private funding, the amount needed for a successful project (\$2.2 million) and the deadline needed (early December 2024). Comments received from Save the Ryan House, Felix Banel, and others were negative, criticizing amount, timeline, process and even length of the resolution itself. Some threatened legal action. Council voted down the resolution unanimously believing the intent of the resolution was being lost. In media coverage in *The News Tribune* and KIRO Radio, Palmer reiterated invitation for private funding.

May 23, 2024—Meeting with Nick Biermann (Save the Ryan House), Mayor Hayden, Councilmember Bowman, Jason Wilson, Carmen Palmer addressing funding needs and reiterating City's openness to accept private funding with or without the resolution.

May 29, 2024 – Email conversation Carmen Palmer with Jay Baersten (WSHS) regarding rules, uses of Heritage Capital Project Grant & project update.

October 24, 2024—APWA training of public works professionals from across the State, Carmen Palmer presented Ryan House as an example of difficult projects. One attendee mentioned the construction issues were common in the 1800s and reaffirmed that they created structural problems now.

December 18, 2024—Meeting with Nick Biermann (Save the Ryan House), Dale Loseth (SHS), Mayor Hayden, Councilmembers Bowman & Elfers, Jason Wilson, Carmen Palmer, Andrea Marquez, Drew McCarty, asking for any funding available for the house even though May resolution didn't pass. Advised by Loseth and Biermann that they wanted more time, wanted to explore control of the house, wanted the house phased and challenged cost estimates. Explained by City staff and elected officials why phasing doesn't work, restrictions of the deed and sources of cost estimates. City asked again if any funding available and both made references to potential donors but declined to give names or offer amounts.

2023-2024—numerous emails from Nick Biermann and Randall Adams to City of Sumner staff and officials. Biermann asks questions which were all or mostly all answered. Adams' questions were answered although most comments were criticisms, not inquiries. Staff repeatedly answer questions about the deed, restrictions on use of the house, how costs identified, City construction process. Also, repeated suggestions for different groups wanting control of the house and its use, often in violation of the deed. At no time did anyone offer funding. A few references were made of potential funders, but no actual amounts/funding were offered to the City. Any funding sources mentioned were already explored and either used or did not qualify.

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

Heavlock 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 (35.

R.C.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 E. Van Vechten, Henry R. Ryan, Lewis D. Ryan, Charles A. Ryan, Ann J. Ryan, Mildred E. Ryan, Constance P. Ryan, Warren W. Ryan and Muriel Ryan, the holder of Certificate No. __, that the affiant R.C.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.C.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

--abet--

896574-577 Cond Sales

9612190069

BK 129 PG 2636

ORIGINAL

QUIT CLAIM DEED

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
Re. No. 928405 Date 12-19-96
Pierce County

9612190069

By R. Caruano Auth Sta

See #666

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

96 DEC 19 AM 11:28

RECORDED
GATHY PEARSON-SPIER
AUDITOR PIERCE COUNTY

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

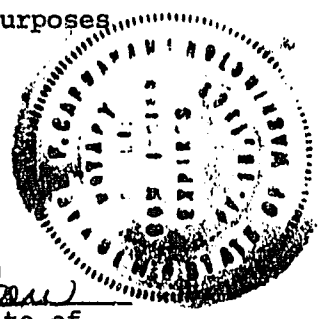
BK1291PG2637

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.

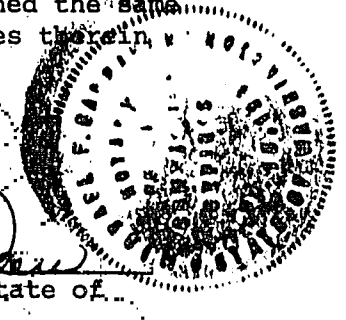


STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

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.



9612190069

**MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SUMNER AND SAVE RYAN HOUSE
RELATED TO A DONATION OF PRIVATE FUNDING CONTRIBUTED TO THE COSTS OF THE CITY-
COMMISSIONED LEVEL II HABS REPORT FOR THE RYAN HOUSE**

THIS AGREEMENT is made this ____ day of _____, 2025, by and between the Sumner Ryan House, a Washington NonProfit Corporation, and the City of Sumner, a Washington Municipal Corporation (the "City"). Save Ryan House and the City (collectively referred to as "Parties" and individually a "Party") hereby acknowledge and agree as follows:

RECITALS

WHEREAS, the City received title to a historic home abutting the City's Main Street (the "Ryan House"), and its underlying real property (the "Property") by deed dated January 25, 1926; and

WHEREAS, the deed specifies that the property is to be used as a public park in honor of Lucy V. Ryan and allowed the house to remain for at least five years; and

WHEREAS, the Ryan House served as the City's library and as a home to the Sumner Historical Society for many decades; and

WHEREAS, over the course of the last century, the condition of the Ryan House has deteriorated to the point that it is now a dangerous building, unsafe for use by the public; and

WHEREAS, the costs to repair or restore the Ryan House to a safe condition exceed the funding authorized by the City Council; and

WHEREAS, the City applied for a demolition permit on January 24, 2025 following a duly-noticed SEPA process and determination, intends to proceed with demolition of the Ryan House and conversion of the Property into a public park for use by the public as a whole; and

WHEREAS, in an effort to honor and memorialize the Ryan House structure, the City engaged the services of Architectural Resources Group (ARG) to provide a Level II Historic American Building Survey (HABS) report, consistent with the Washington State Department of Archaeology and Historic Preservation's recommended standard, which includes a historical report, measured drawings and photographs; and

WHEREAS, Save Ryan House offered to contribute \$5,800 as a donation to the City to assist in the payment of the ARG HABS report.

NOW, THEREFORE, the Parties commit to the following:

1. Purpose. The purpose of this MOU is to formally accept a monetary donation from Save Ryan House to the City in the amount of Five Thousand, Eight Hundred Dollars (\$5,800). The funds shall be used by the City to pay for one-half of the ARG Level II HABS Report. The acceptance of the donation is based upon the following terms and conditions:

2. Term. The term of this MOU shall begin on the date executed by all Parties below, and shall automatically expire upon receipt by the Parties of the HABS Report, or on June 1, 2025, whichever occurs first.
3. City Obligations. During the Term of this agreement, the City shall:
 - a) Maintain an agreement with ARG for the commission of a Level II HABS Report; and
 - b) Provide ARG access to the Ryan House for the limited purposes necessary to accomplish the services required to complete the Level II HABS Report; and
 - c) Request that ARG acknowledge the Save Ryan House donation with the following text on the cover of the HABS Report: "Report commissioned through financial support from the Save Ryan House community group."
 - d) Provide Save Ryan House with a copy of the ARG HABS Report within one business day of receipt from ARG via email to Nicholas Biermann at nsbiermann09@gmail.com.
 - e) Provide DAHP with a copy of the ARG HABS Report within one business day of receipt from ARG.
 - f) Utilize the entirety of the Save Ryan House donation towards the invoice for ARG's services related to the HABS Report and otherwise comply with the City's Donation Acceptance Policy, including but not limited to acceptance of the donation by resolution of the Sumner City Council.
4. Save Ryan House's Obligations. During the Term of this agreement, Save Ryan House shall:
 - a) Maintain the valid nonprofit corporation status with the Washington Secretary of State and all federal rules and regulations governing 501(c)(3) organizations; and
 - b) Provide the City with the donated funds totaling \$5,800 in either cash or cashier's check, payable to the City of Sumner, no later than five business days from execution of this agreement; and
 - c) Acknowledge that ARG's contractual relationship is with the City only and refrain from communicating with ARG directly, including via telephone, email or in-person, or otherwise attempting to dictate ARG's scope of work or means, methods or approach to the HABS Report; and
 - d) Refrain from placing any conditions or restrictions, other than those specifically outlined herein, upon the City's acceptance or expenditure of the donated funds;
7. Nonrefundable. Upon acceptance of the donated funds by the City, they are nonrefundable.
8. Execution. This agreement may be executed in counterparts, all of which taken together shall constitute one document.
9. Authorization. Each person signing for an entity warrants that he or she is duly authorized to do so.
10. Entire Agreement. This MOU contains all the terms and conditions agreed to by the Parties. No other understanding, oral or otherwise, regarding the subject matter of this MOU shall be deemed to exist or to bind any of the parties hereto.

IN WITNESS WHEREOF, the Parties hereto have caused this MOU to be executed by the dates and signatures below.

SAVE RYAN HOUSE

By: Nicholas Biermann

Its: _____

Date: _____

CITY OF SUMNER

By: Jason Wilson

Its: City Administrator

Date: _____

**RESOLUTION NO. 1716
CITY OF SUMNER, WASHINGTON**

**A RESOLUTION OF THE CITY OF SUMNER, WASHINGTON, ACCEPTING THE
DONATION OF \$5,800.00 FROM SAVE RYAN HOUSE FOR THE PURPOSES OF
COMMISSIONING A LEVEL II HABS REPORT FOR THE RYAN HOUSE.**

WHEREAS, the City received title to a historic home abutting the City's Main Street (the "Ryan House"), and its underlying real property (the "Property") by deed dated January 25, 1926; and

WHEREAS, the deed specifies that the property is to be used as a public park in honor of Lucy V. Ryan and allowed the house to remain for at least five years; and

WHEREAS, the Ryan House served as the City's library and as a home to the Sumner Historical Society for many decades; and

WHEREAS, over the course of the last century, the condition of the Ryan House has deteriorated to the point that it is now a dangerous building, unsafe for use by the public; and

WHEREAS, the costs to repair or restore the Ryan House to a safe condition exceed the funding authorized by the City Council; and

WHEREAS, the City applied for a demolition permit on January 24, 2025 following a duly-noticed SEPA process and determination, intends to proceed with demolition of the Ryan House and conversion of the Property into a public park for use by the public as a whole; and

WHEREAS, in an effort to honor and memorialize the Ryan House structure, the City engaged the services of Architectural Resources Group (ARG) to provide a Level II Historic American Building Survey (HABS) report, consistent with the Washington State Department of Archaeology and Historic Preservation's recommended standard, which includes a historical report, measured drawings and photographs; and

WHEREAS, Save Ryan House offered to contribute \$5,800 as a donation to the City to assist in the payment of the ARG HABS report.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON:

Section 1. The sum of \$5,800.00 donated by Save Ryan House is hereby accepted.

Section 2. The donation shall be utilized by the City in accordance with the Memorandum of Understanding between Save Ryan House and the City, executed on _____.

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this resolution, including but not limited to the correction of clerical errors; or references to other local, state, or federal laws, codes, rules, or regulations.

Section 4. Effective Date. This resolution shall take effect and be in full force immediately upon passage by the City Council.

ADOPTED AND APPROVED this ____ day of April 2025.

Kathy Hayden, Mayor

Attest:

Approved as to form:

Michelle Converse, City Clerk

Andrea J. Marquez, City Attorney



Staff present: Wilson, Marquez, Windish, Kosa, Moericke, Steffens, and Raymond

Councilmembers present: Bitetto, Bowman, Clerget, Cole, Elfers, Kenna and Reinke

THE MEETING WAS CALLED TO ORDER AT 6:00PM BY MAYOR HAYDEN.

STUDY SESSION BUSINESS

1. 2025 Water/Sewer Revenue Bond Update

Chief Financial Officer Cassandra Raymond

2. 2024 Financial Review

Chief Financial Officer Cassandra Raymond

CITY ADMINISTRATOR REPORT

City Administrator Jason Wilson shared with the Council that Nancy Dressel Ryan and Save Ryan House had filed multiple lawsuits last week about the Ryan House. They have filed in multiple levels of court, alleging many different claims. We have no choice but to defend the City and its resources. It will be expensive, both in terms of staff time and actual funding. We will have further discussions in the coming months to determine how it will impact the programs and projects for which Council had budgeted money

AGENDA SETTING

1. Council Meeting Agenda Calendar
2. Council Committee Meeting Calendar

EXECUTIVE SESSION

MAYOR HAYDEN ADJOURNED THE STUDY SESSION INTO EXECUTIVE SESSION AT 7:14PM FOR A PERIOD OF 15 MINUTES FOR THE FOLLOWING PURPOSE:

FOR PENDING OR THREATENED LITIGATION PER RCW 42.30.110(1)(i).

ADJOURNMENT

The meeting was reconvened into adjournment at 7:28.

Michelle Converse, City Clerk

Attest:

Kathy Hayden, Mayor

SUBJECT: Approval of the check and electronic payments in the amount of
[\\$9,428,999.85.](#)

CATEGORY: Consent

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Approvals

STAFF CONTACT: Jeff Steffens, Deputy City Administrator

SUMMARY BACKGROUND:

Checks and electronic payments.

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Approve as presented.



CLAIMS VOUCHER APPROVAL
City of Sumner
Finance Department

The following check/electronic payments are approved for payment:

Accounts Payable Check #:	From: 35596	To: 36130	\$3,420,062.12
Use Tax (paid to WA State Department of Revenue)	1/17/2025	To: 3/21/2025	\$2,852.32
Voided Check(s)	34651	And: 34886	\$(816.88)
Voided EFT(s)	-	To: -	\$-
Voided Wire(s)	-	-	\$-
AP Electronic (EFTs) Payments:	From: 897	To: 935	\$1,724,257.75
AP Wire(s):	From: 15414	To: 15431	\$66,906.26
Payroll & Benefits Electronic Payments	From: 1/24/2025	To: 4/3/2025	\$4,180,973.28
Payroll & Benefits Checks	From: 10056	To: 10061	\$34,765.00
		TOTAL	\$9,428,999.85

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the service rendered, or the labor performed as described herein, and that the claim is a just, due, and unpaid obligation against the City of Sumner and I am authorized to authenticate and certify to said claim.

Kassandra Raymond

Chief Financial Officer

4/17/2025 | 3:25 PM PDT

Date

We, the undersigned Finance and Personnel Committee of the City of Sumner City Council, do hereby certify that the check numbers and electronic payments listed above are approved for payment in the amount of:

\$9,428,999.85

Signed by:

Patricia Cole

1838614FF46848F

Barbara Bitetto

City Council Member

Charles Bon

City Council Member

4/21/2025 | 2:53 PM PDT

Date

4/21/2025 | 7:56 AM PDT

Date

4/20/2025 | 1:08 PM PDT

Date

SUBJECT: Public Hearing - Partial Right of Way Vacation - 142nd Ave East

CATEGORY: Public Hearings

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Handouts - History of Street
-

STAFF CONTACT: Doug Ruth, Deputy City Attorney

SUMMARY BACKGROUND:

This is an owner-initiated vacation request regarding a right-of way that is no longer used by the City. Highland Street was created by dedication in 1909 but ceased to be a functioning roadway several decades ago, possibly due to the changing course of the Puyallup River. 142nd Avenue was dedicated adjacent to Highland Street and became the functioning roadway for the residences along the avenue. Houses were built on Highland Street. The owners of two of these houses are the applicants for vacation of the right-of-way.

They report being unable to sell or insure their properties due to each being partially right-of-way. The portion of roadway proposed for vacation is a 30-foot-wide by approximately 170-foot-long portion of Highland Street. To the west of this portion of Highland Street is 50–60 feet of right-of-way that is 142nd Avenue East. Tonight's meeting is for purposes of holding the legally required public hearing.

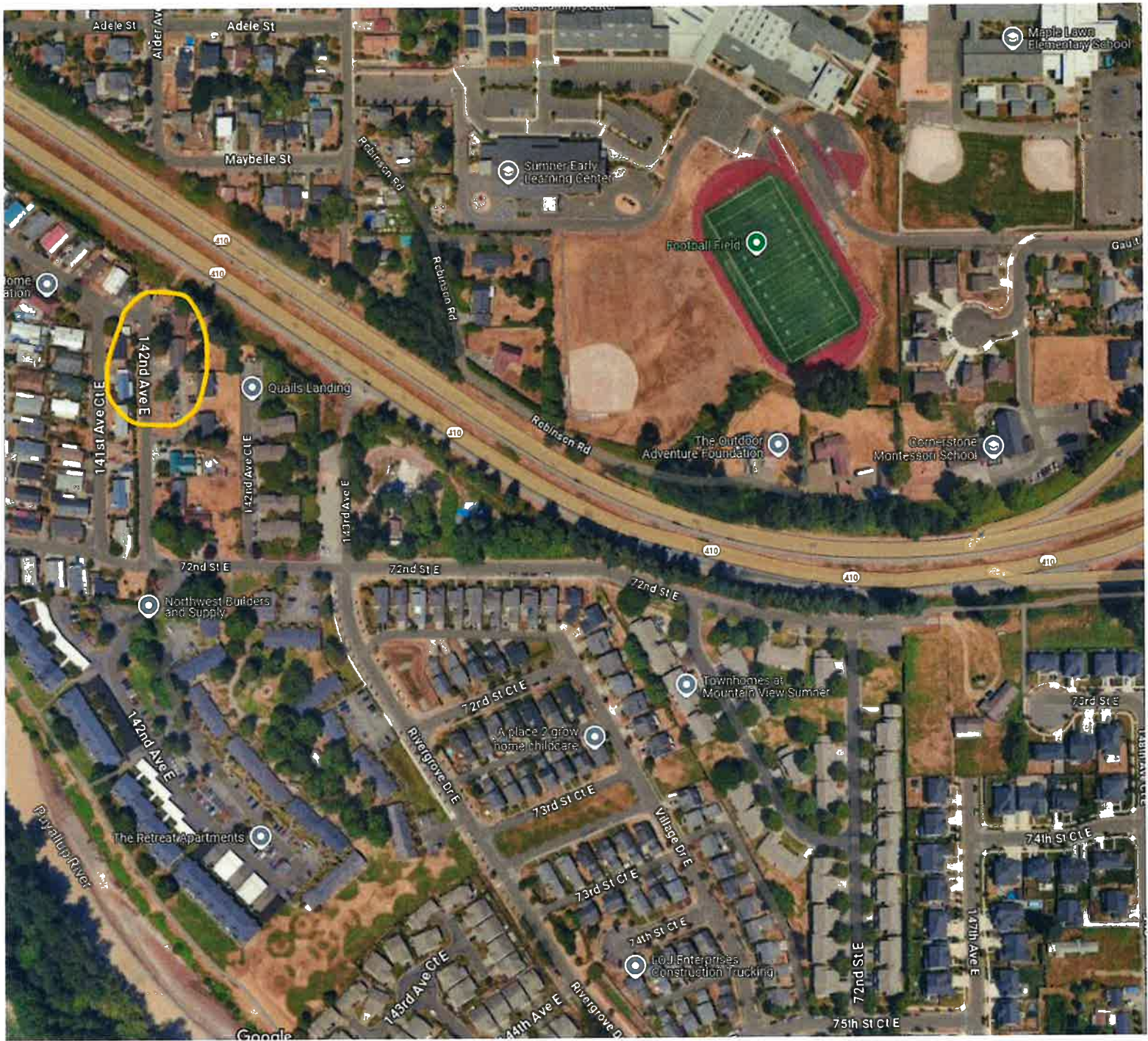
COUNCIL COMMITTEE/STUDY SESSION: Public Works

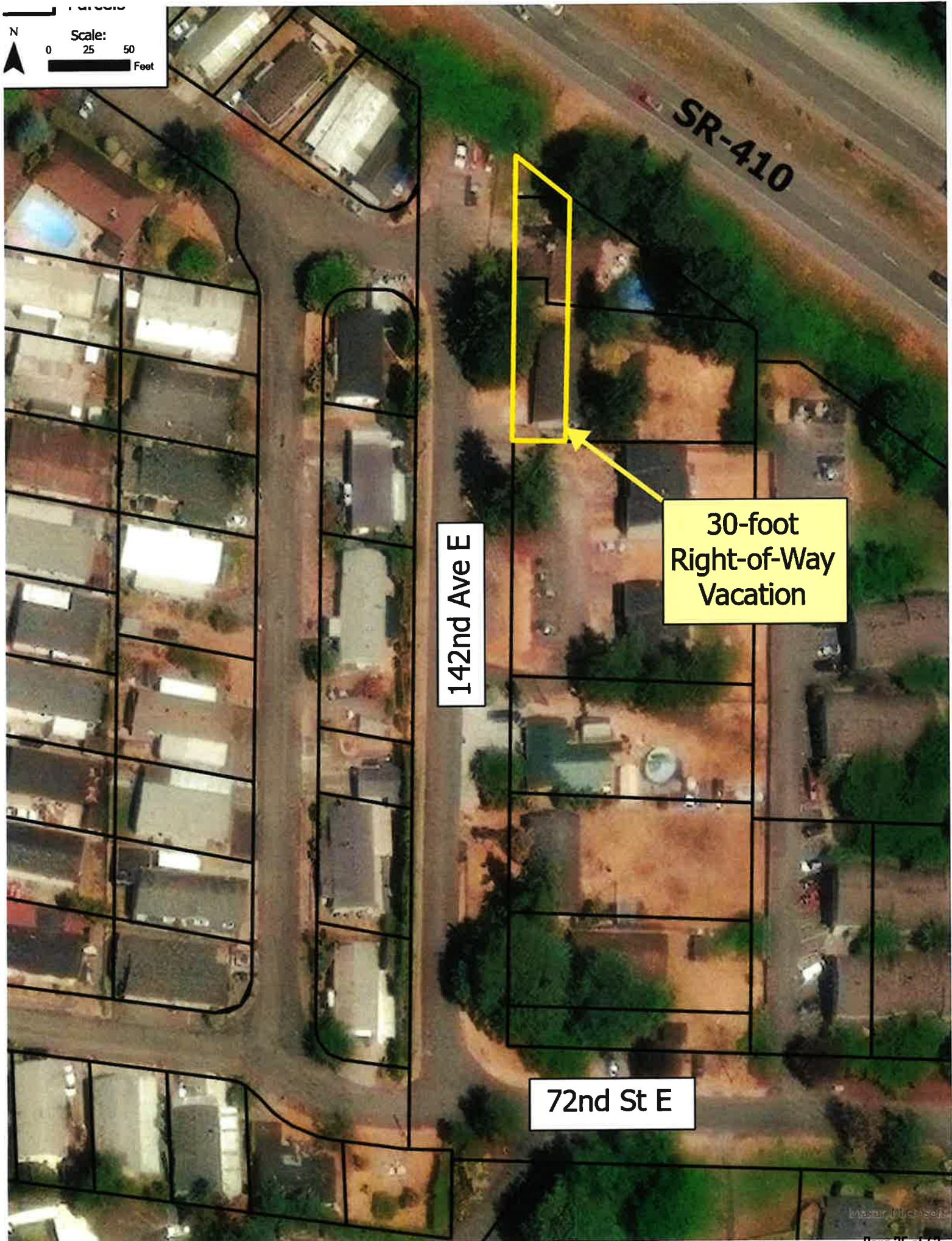
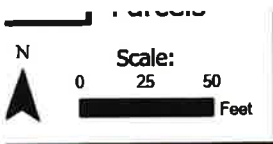
MEETING/STUDY SESSION DATE: 4/7/2025
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COMMITTEE RECOMMENDATION: Do Pass

STAFF RECOMMENDATIONS/MOTION:

Hold required public hearing regarding the proposed partial Right of Way vacation.



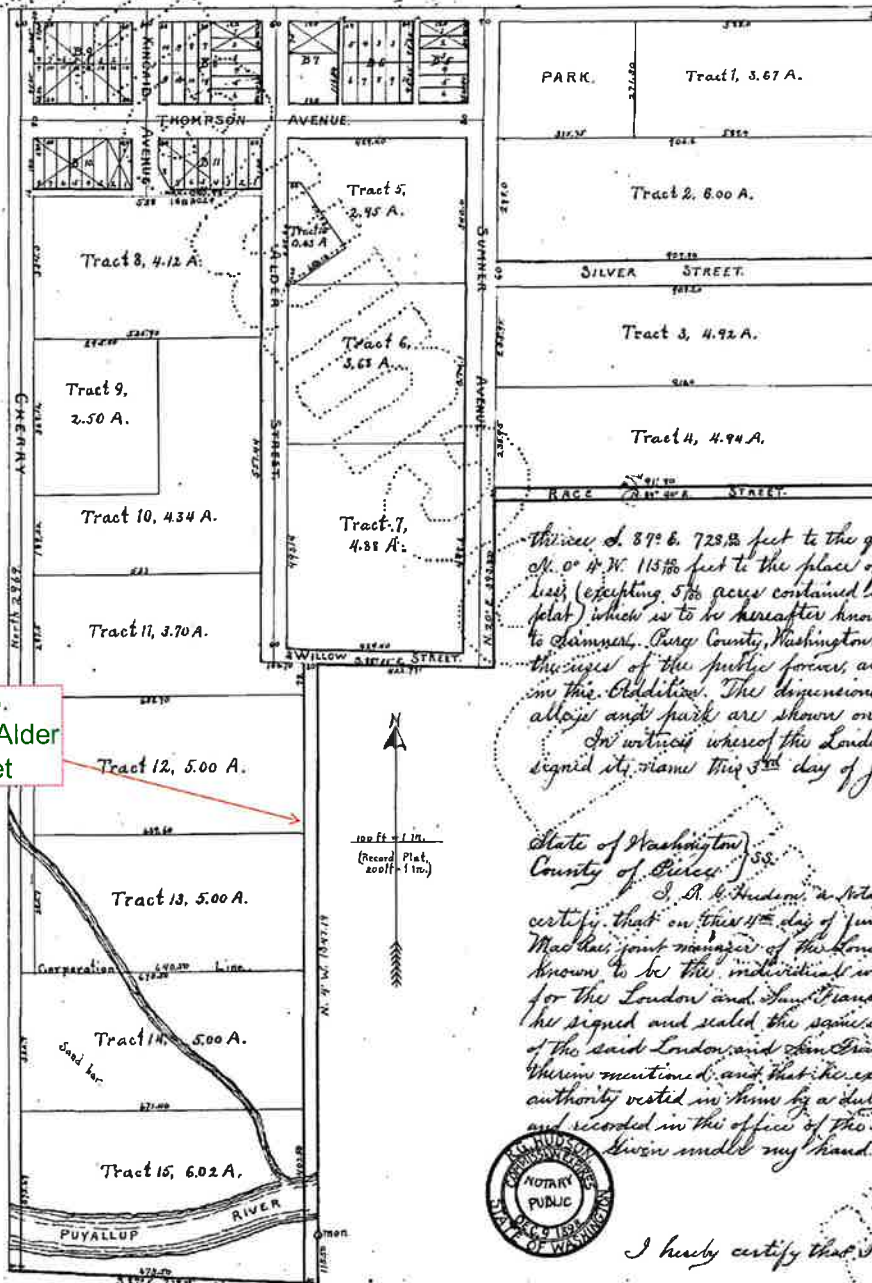


142nd Ave E

30-foot
Right-of-Way
Vacation

72nd St E

REPLAT. N°1 OF L.F. THOMPSON'S ADDITION TO SUMNER PIERCE CO. WASH.



1873.
Original Alder
Street

Know all men by these presents that the London and San Francisco Bank, Limited, does hereby lay out and plot into tracts, blocks, lots, avenues, streets, alleys and a park, the following described tract of land, to wit: Beginning at a stone monument at the center of Section 25, Township 20 N., Range 4 E., N.M., and running thence N. 0° 7' W. 1347.18 feet along the quarter section line to the one sixteenth section corner, thence S. 88° 55' E. 432.75 feet thence N. 0° 20' E. 343.52 feet, thence S. 89° 40' E. 911.88 feet to the 1/4 section line, thence S. 6° 7' W. 1151.38 feet to the south line of the N.M. Railroad Co., thence N. 89° 39' W. 2062.78 feet along the south line of the said N.M. Railroad Co. to the west line of Cherry Street, Town of Sumner, thence south along the east line of land owned by S. M. Hunt and others 289.88 feet

thence S. 89° E. 723.18 feet to the quarter section line of said Section 25, thence N. 0° 4' W. 1151.38 feet to the place of beginning, and containing 38 1/2 acres more or less (excepting 5 1/2 acres contained in blocks 5, 6, 7, 8, 9, 10 and 11 as shown on this plat) which is to be hereafter known as Replat N°1 of L.F. Thompson's Addition to Sumner, Pierce County, Washington. And we do hereby donate and dedicate to the uses of the public forever, all the avenues, streets, alleys and parks in this Addition. The dimensions of the tracts, blocks, lots, avenues, streets, alleys and park are shown on the plat.

In witness whereof the London and San Francisco Bank, Limited, has signed its name this 5th day of June 1897.

London & San Francisco Bank L.
By Wm. A. MacRae, Acting Joint Managers

State of Washington
County of Pierce

I, R. D. Hudson, a Notary Public in and for said State, do hereby certify that on this 4th day of June 1897, personally appeared before me Wm. A. MacRae, joint manager of the London and San Francisco Bank, Limited, to me known to be the individual who executed the accompanying instrument for the London and San Francisco Bank, Limited, and acknowledged that he signed and sealed the same as his free and voluntary act, and as that of the said London and San Francisco Bank, Limited, for the uses and purposes therein mentioned, and that he executed said instrument by virtue of the authority vested in him by a duly executed Power of Attorney, filed of record, and recorded in the office of the Auditor of Pierce County, Washington.



Given under my hand and official seal this 4th day of June 1897.
R. D. Hudson
Notary Public, residing at Tacoma, W.

I hereby certify that I believe this plat to be correct.
W. J. Longdon, C. E.
Sumner, Wn.

Tacoma June 25th 1897.

I hereby certify that all State and County taxes heretofore levied and which have become a charge on the property described within, according to the books and records of my office, have been fully paid and discharged, including taxes for year 1897.



Stephen J. J. J.
Treasurer, Pierce County Wash.
By _____ Deputy



I hereby certify that the within instrument was filed and recorded in this office the 25th day of June A.D. 1897, at 50 min. past 4 o'clock P.M. at the request of the London and San Francisco Bank N. York 7 of Plate, figure 1.
A. D. J. J.
Auditor Pierce County, Washington.
By _____ Deputy

This plat was duly accepted and approved by the Mayor and Town Council of Sumner the 25th day of May, 1897.



R. J. Wood
Mayor, pro tem.
H. E. Wellington
Clerk.

This plat was on this 20th day of June 1897, approved by the County Commissioners of Pierce County, Washington.



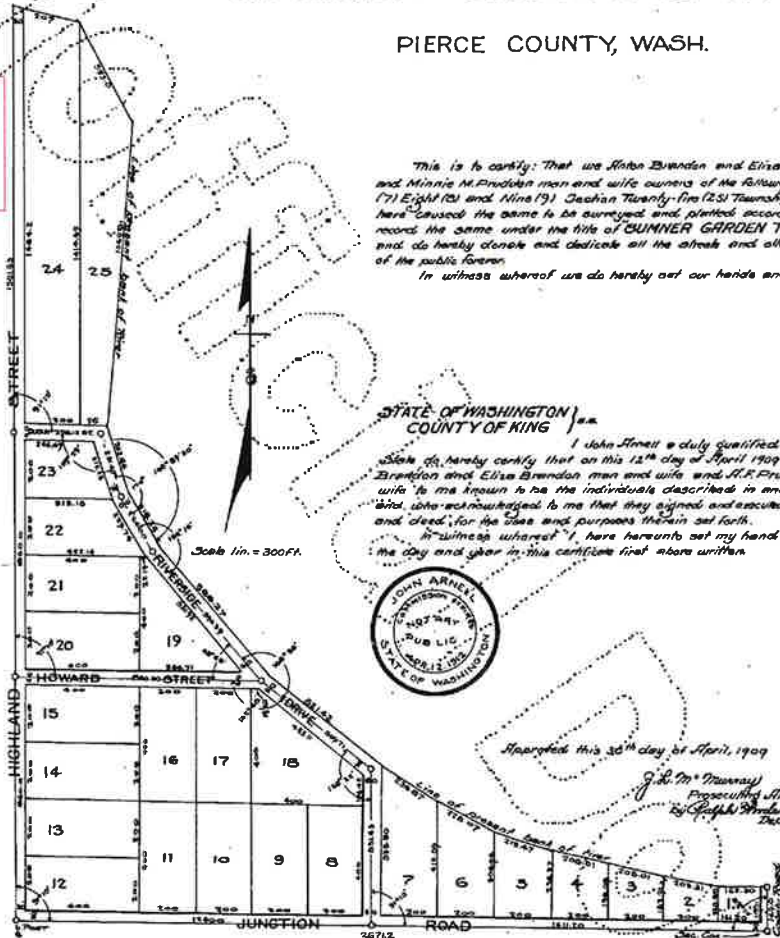
A. W. Malony,
Chairman County Coms. Pierce County Wash.
Attest: H. D. C. Spiker,
County Auditor & Clerk Board County Commissioners of Pierce County, Washington.

REPORT - AFF 251250
 VARIATION RECORD OF
 SET 12 & ALL 25 11
 IS RECEIVED - AFF 251250
 REPORT - AFF 251250
 VARIATION RECORD OF
 SET 12 & ALL 25 11
 IS RECEIVED - AFF 251250
 REPORT - AFF 251250
 VARIATION RECORD OF
 SET 12 & ALL 25 11
 IS RECEIVED - AFF 251250

Summer Garden Tracts

PIERCE COUNTY, WASH.

1909: Highland
 Street is added
 to the east of
 Alder St.

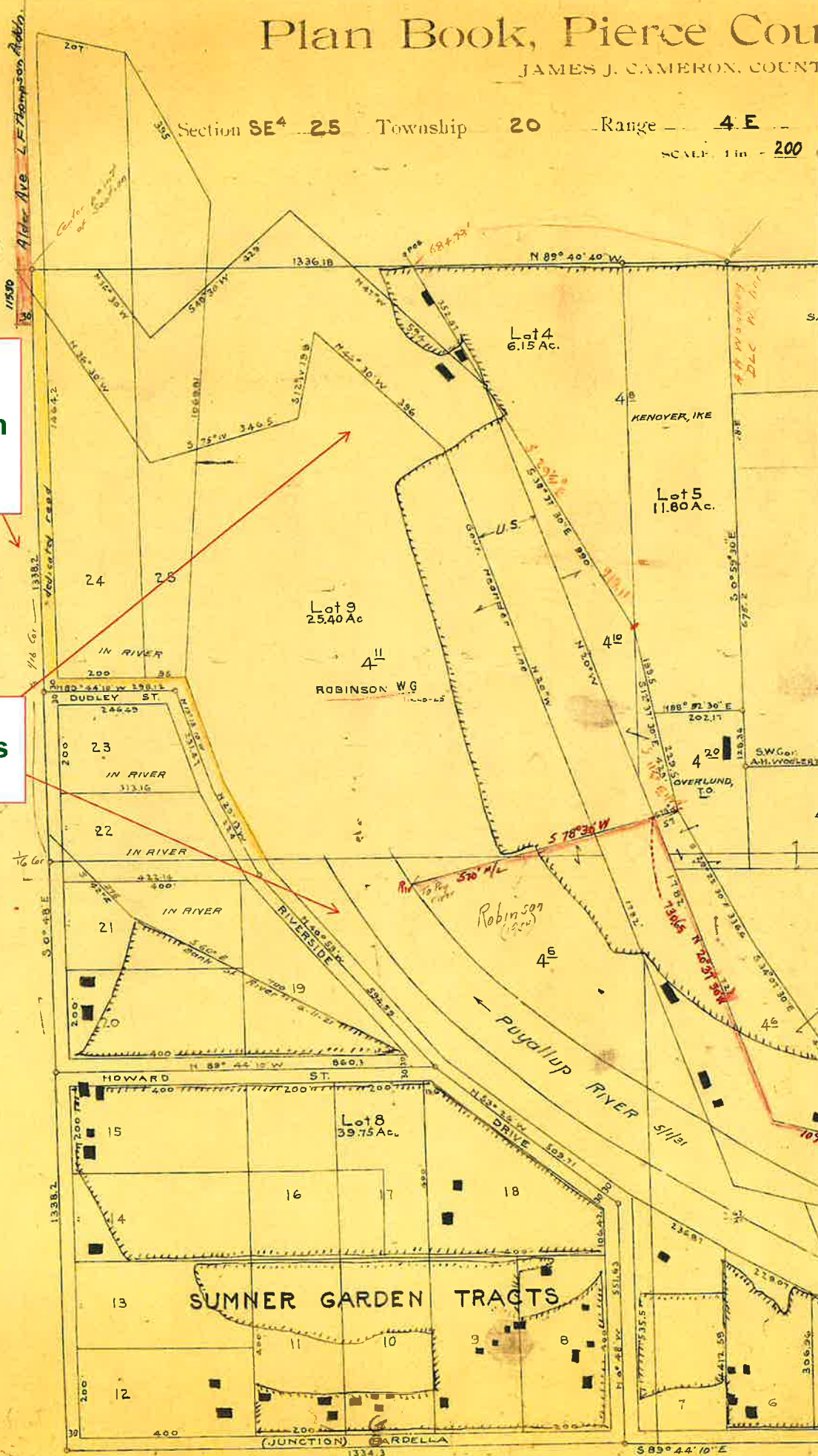


This is to certify: That we Anton Brenden and Eliza Brenden men and wife and R.F. Prudden and Minnie M. Prudden men and wife owners of the following described property to-wit: - Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 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JAMES J. CAMERON, COUNT

SCALE: 1 in. = 200

River changes course





See 9705270185 For Amend to Dec. of Protective Covenants & Restrictions

Rainier Manor

Por. of Sec. 25, T20N, R4E, W.M.

SUMNER, WASHINGTON

Scale: 1"=100'

MARCH 1973

For reference only, not for re-sale.



ROWS from L.F. Thompson plat and from state grant are shown. Highland St. is not depicted.

CURVE DATA

C	A	R	L	LC	C	A	R	L	LC
A	20°07'30"	50.00'	17.56'	17.47'	C-21	38°09'32"	35.00'	23.25'	22.82'
B	17°07'16"	50.00'	14.94'	14.89'	C-22	57°10'31"	35.00'	34.93'	33.50'
C	37°14'46"	50.00'	32.50'	31.93'	C-23	152°05'48"	10.00'	26.55'	19.41'
D	37°14'46"	40.00'	26.00'	25.55'	C-24	54°09'59"	20.00'	18.91'	18.21'
E	34°20'00"	40.00'	23.97'	23.61'	C-25	28°50'01"	20.00'	10.06'	9.96'
F	10°07'26"	195.00'	34.46'	34.41'	C-26	96°36'30"	20.00'	33.72'	29.87'
C-1	22°30'41"	30.00'	11.79'	11.71'	C-27	16°46'36"	215.00'	62.95'	62.73'
C-2	31°43'38"	30.00'	11.38'	11.31'	C-28	7°26'00"	215.00'	27.89'	27.87'
C-3	44°14'20"	70.00'	54.05'	52.78'	C-29	27°34'04"	20.00'	9.63'	9.54'
C-4	30°00'00"	20.00'	31.42'	28.28'	C-30	80°00'00"	20.00'	27.93'	25.71'
C-5	124°20'00"	20.00'	43.40'	35.37'	C-31	97°00'00"	20.00'	33.84'	29.94'
C-6	50°17'56"	20.00'	17.56'	17.00'	C-32	83°00'00"	20.00'	28.97'	26.50'
C-7	25°28'27"	175.00'	77.81'	77.18'	C-33	124°20'00"	20.00'	43.40'	35.37'
C-8	10°07'26"	175.00'	30.92'	30.88'	C-34	69°30'00"	20.00'	24.26'	22.80'
C-9	13°20'30"	20.00'	15.13'	14.77'					
C-10	39°53'50"	35.00'	24.39'	23.90'					
C-11	57°15'36"	35.00'	35.29'	33.82'					
C-12	65°19'54"	35.00'	40.21'	38.04'					
C-13	55°19'21"	35.00'	40.82'	38.55'					
C-14	30°19'19"	35.00'	22.19'	21.82'					
C-15	50°16'00"	20.00'	20.84'	19.93'					
C-16	125°14'00"	20.00'	41.97'	34.68'					
C-17	87°15'36"	35.00'	54.83'	49.40'					
C-18	29°21'14"	20.00'	45.17'	36.16'					
C-19	43°44'33"	35.00'	29.62'	26.98'					
C-20	35°15'58"	35.00'	58.20'	51.73'					

I hereby certify that the within plat of "RAINIER MANOR" is based upon a true survey. That the bearings and distances are shown correctly and the monuments were found and set as indicated on the map. That the lot corners were staked with 1/2" re-bar, and that I have complied with the regulations of the City of Sumner regarding platting.

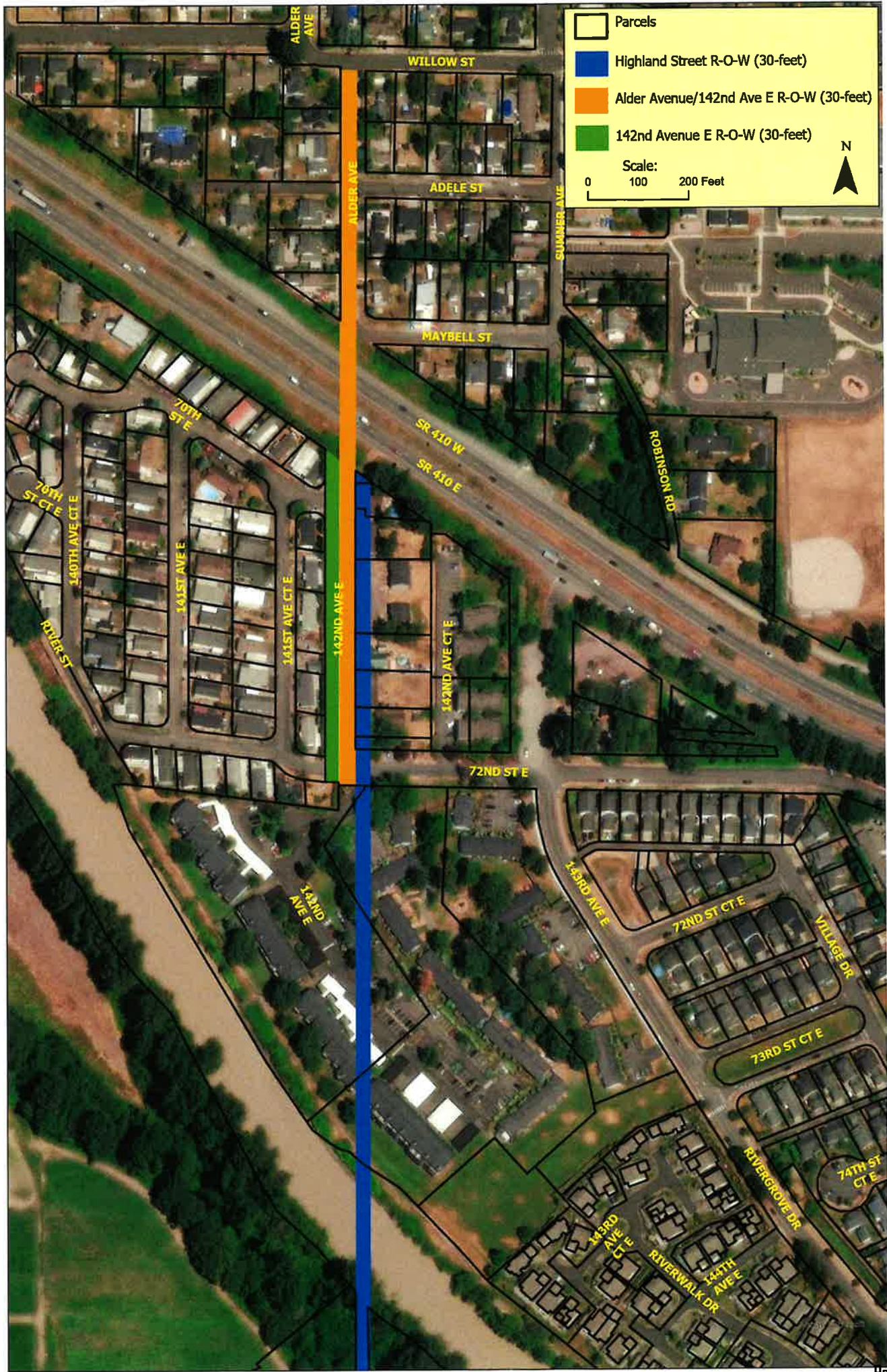
Registered Professional Engineer and Land Surveyor

SCALE: 1"=100'

2535050

SPROUT CONSULTING ENGINEERS
35717 PACIFIC HWY. SO.
FEDERAL WAY VE-8-1900 WASHINGTON

SHEET
2 of 2







SUBJECT: To discuss with legal counsel pending or threatened litigation per RCW 42.30.110(1)(i).

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

STAFF CONTACT: Andrea Marquez, City Attorney

SUMMARY BACKGROUND:

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION: