



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/86597370486>

Phone one-tap:

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+12532158782,,86597370486# US (Tacoma)

CALL TO ORDER

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

REGULAR BUSINESS

1. Mid-Year Workplan Updates
2. Heritage Park Update

CITY ADMINISTRATOR REPORT

AGENDA SETTING

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

EXECUTIVE SESSION

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.

SUBJECT: Mid-Year Workplan Updates

CATEGORY: Presentation

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Mid-Year Workplan Presentation
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STAFF CONTACT: Jason Wilson, City Administrator

SUMMARY BACKGROUND:

So much happens at the City on any given day that it's nearly impossible to convey to Council and the public everything happening all the time. Staff are working on legacy projects like the White River Restoration and routine needs, like sweeping the streets and feeding homeless animals in our care. While it would take hours to go over all the things large and small accomplished by City staff, this effort tries to give a general, high-level update. It's also intended to help Council see items that are falling behind as other priorities dominate the City's limited resources of time and money.

As a review, our large planning documents outline what the City should do in the next 7-10 years for our roads, parks, planning, tourism, etc. From that, the 2025-2026 Biennial Budget prioritizes all those efforts and indicates which ones the City can afford to accomplish in the current two years. We added tracking sheets into the budget to help everyone understand progress with key performance indicators. On June 30, we passed the 25% mark of this biennium; this is your update of how workload and progress is going.

In the tracking sheets, which roughly correspond to the City's major planning documents, the dark green tells you where we were at the start of 2025, and the light green tells you where we believe we'll be at the end of 2026 (the current biennium). The crosshatch tells you progress made in the past six months. This is not at all an exact science; if you have any in-depth questions about specific projects or tasks, please reach out to the appropriate department head or the City Administrator.

There are also many factors affecting the City's workload and budget that aren't tied to planning documents. For example, a plan doesn't have to outline to the city that police need to arrest suspects, and fleet needs to keep vehicles in working order. The By the Numbers sheet helps give an idea of general workload for various ongoing needs, from traffic stops to fulfilling records requests. It is not a judgment; in some cases, rising numbers are good and in other cases, it's not. In addition, a part of the budget story often overlooked is how the City's own costs fluctuate. For example, the Climate Commitment Act affects how much the City pays PSE in energy bills, just as much as any other residence or business. This is our first time using these tracking documents, so staff will be looking for feedback both on the information provided and how this kind of high-level update helps the effort to convey the enormity of work happening at the City.

COUNCIL COMMITTEE/STUDY SESSION: MEETING/STUDY SESSION DATE: COMMITTEE RECOMMENDATION:
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STAFF RECOMMENDATIONS/MOTION:

NEEDED & VALUED SERVICES – BY THE NUMBERS

	2023	2024	YTD	YTD%*	NOTES
POLICE					
Calls for Service	14,531	13,035	6631	51%	People still calling
Vehicle stops	1,686	2,806	1510	54%	Helps reduce collisions & deter crime
Parking infractions	350	171	221	129%	On pace to exceed last 2 years
Arrests	166	269	126	47%	Included larger cases
Traffic collisions	220	222	117	53%	Lower number is positive
METRO ANIMAL SERVICES					
Human visitors to shelter	6,269	5,520	1717	31%	Impact from shelter closed 12/24-3/25
Pets adopted	403	346	80	23%	Same impacts for all stats
Lost pets returned	187	191	56	29%	
Volunteer hours	5,929	4,909	1086	22%	
Calls for service	1,587	1,669	1196	72%	
DEVELOPMENT SERVICES					
Building permits issued	95	105	68	65%	
Value of projects (millions)	\$28.1	\$210.8	\$40.9	19%	
Commercial Improvements (sq ft)	337,511	1,250,781	7,212	1%	
New Commercial (sq ft)	96,364	1,388,995	409,787	30%	
Ave Permit – single family home	16 days	8 days	10 days	-	
Ave Permit—new commercial	44.5 days	31 days	28 days	-	
Ave Permit—commercial improve	28 days	19 days	25 days	-	
LEGAL					
Public Records Requests Received	902	911	428	47%	Multiple departments, hours of review
# requests fulfilled in 5 days or less	427	403	214	53%	Median number of days to fulfill: 3
Court filings	1,075	1,398	819	59%	Connects to arrests
Number of claims filed	15	13	20	154%	
Ordinances Adopted	33	39	16	41%	
HUMAN RESOURCES					
Number of applications received	569	943	696	74%	More applications per position
Number of positions filled	26	25	23	92%	Ahead in 2025
Number of interviews scheduled	159	132	90	68%	Does not include Intern Interviews
COMMUNICATIONS					
Visits on Connects (aware)	18,400	25,357	16,744	66%	Major projects happening
Percentage of visitors informed	25.5%	33.7%	28.4%	-	People read/opened documents
Percentage of visitors engaged	4.9%	2.1%	1.5%	-	Not a lot of new surveys/questions
Open rate for e-newsletter	51%	51%	53%	-	18% above industry average
Click rate from e-newsletter	4%	4%	5%	-	4% above industry average
FLEET					
Gallons of gas used	29,576	29,817	16,283	55%	Slight increase
Cost of gas used	\$135,255	\$123,022	\$68,631	56%	
New vehicles received/in service	12	7	10	143%	

	2023	2024	YTD	YTD%*	NOTES
STREETS					
Tons of gravel used	458	213	317	149%	
Tons of asphalt used	46	104	66	63%	
Number of streetlights	1090	1090	1245	-	Increased due to new revised count
Tons of debris swept from streets	360	447	240	54%	
WASTEWATER TREATMENT FACILITY					
Lab tests completed	15,800	15,800	7,738	49%	
Gallons of wastewater treated	838	854	430	50%	Measured in millions
Tons of Sumner Grow shared	390	444	237	53%	Measured in dry tons
TECHNOLOGY SERVICES					
Number of help tickets completed	1587	1705	864	51%	
Ave time to complete help tickets	1.31	1.22	1.18	-	Hours
# of devices owned/maintained	821	937	952	-	
WATER SERVICE					
Gallons used	641.38	616.09	293.6	48%	Million gallons
Hydrants maintained	919	942	942	-	Current count, - John M.
Distribution system leakage	13.5%	8.7%	TBD	-	
UNEMPLOYMENT INSURANCE					
Number of claims made	4	4	1	25%	Includes claims paid to individuals regardless of term date.
FACILITIES**					
Total PSE costs Jan-Jun		\$277,731	\$702,975	253%	Costs not always because of use
Kilowatt hours used Jan-Jun		1,573,246	1,867,096	119%	
City Hall PSE Jan-Jun		\$18,700	\$16,708	89%	Solar is helping to keep costs down
Megawatts generated (City Hall)		0	45.19	-	Solar panels installed early in 2025
Traffic signals & streetlight electric		-\$32,233	\$315,518	-	Costs Jan-Jun, \$87K credit in 2024

* Percentage of 2025 YTD versus 2024 total year number, except for Facilities section (see below).
50% is baseline for tracking last year's numbers.

**The City has 83 separate PSE accounts for facilities, traffic signals, pump stations, irrigation and streetlights. We're working with PSE to get easier tracking set up. In the meantime, this section only tracks the comparisons Jan-Jun in both 2024 and 2025.



EMERGENCY MANAGEMENT

Completion to Date

CORE CAPABILITIES

Planning		CEMP, COOP, RAP, complete. Recovery framework in progress
Public Info & Warning		Code Red in use, scheduled to move to Genasys.
Operational Coordination		Continuing work with EPIC for coordination

PREVENTION & PROTECTION

Intelligence & Info Sharing		Working with a variety of local, county, state & federal partners
Interdiction & Disruption		
Screening, Search & Detection		
Forensics & Attribution		
Access Control		
Cybersecurity		Ongoing tabletop exercise & training, always new needs.
Physical Protective Measures		
Risk Management		Continuing to upgrade city first-aid supplies.
Supply Chain Integrity		TBD

PREPAREDNESS

Preparedness Measures		5-year Hazard Mitigation Planning underway with County,
Continuity of Operations Plan		COOP workshop with Department Directors DEC24-JAN25
Facility Management		Have daytime location, in process of talks w/shelter sites
Records & Info Services		Plans kept in SharePoint, need to print Physical Copy for EOC
Financial Considerations		Ongoing, expanded shelter sites but no agreement
Essential Employees		Basic instructions for EOC job duties and setup procedures

MITIGATION

Community Resilience		Lahar exercise, working on CERT Club, Sumner COAD
Vulnerability Reduction		IDed mobility issues, would use CERT in SOP for their evacuation
Risk & Disaster Resilience		Flooding trackers through water gauges and silt tracking,
Threats & Hazards ID		CEMP and Event IAPs give city regular practice

RESPONSE

Infrastructure Systems		Lahar evac routes continued development w/private partners
Communication Capability		Enhance options w/text sign-ups coming to Genasys
Critical Transportation		Lahar drill, working on Senior EVAC w/CERT Youth program
Health & Safety		Safety committee meets, continue to develop guidelines/projects
Facility Management		RAP updated, tested COOP, updating First Aid supplies
Fire Management		Conducted fire drill at City Hall, WWTF, Metro, Shops soon
Logistics & Supply Chain		Some supplies on hand, shelter items when location IDed
Mass Care Services		Teen CERT, Community CERT, Shelters, sites, work w/food bank
Search & Rescue		East Pierce Fire, Teen Cert could help
On-scene Security		Event IAPs, PD training, JROTC, vehicle protection plan in devel.
Operational Communications		Work w/IT to understand communication options, redundancy
Healthcare & Medical		Continue training, monitor staff thru audiology/CDC programs
Situational Assessment		Event IAPs are good practice, will continue to improve on them

RECOVERY

Infrastructure Systems		City used to dealing with common flood/winter storm,
Economic		NFIP and business outreach '25
Health & Social Services		Developing Sumner Community Organizations Active in Disasters
Housing		Will take a look at some indexing
Natural & Cultural Resources		

**SENIOR CENTER**

Paint		Completed 2024
ADA Upgrades		Restroom done, counter unfunded
Worn fixtures		CDBG grant for dividers, flooring, contract docs sent to County
Aux power		No funding, lack limits emergency use of facility

CEMETERY

Potable water to offices		Completed!
Operations facility		Completed 2024

METRO SHELTER (OWNED BY CITY OF PUYALLUP)

Capacity issues (long-term)		Puyallup (partner) politically hesitant to talk big picture
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CITY HALL

Upgrade security cameras		Funded, underway in '24
Replace windows & paint trim		Planning work for 2026
Long-term HVAC needs		Partially funded for emergency repairs
Access controls replacement		Completed
Solar Panel Energy Project		Completed
Electric Vehicle Charging		Grant funded, to be installed in 2025
Parking lots over capacity		No identified solution, funding
Building exceeds capacity		No identified solutions, funding

WASTEWATER TREATMENT FACILITY (TREATMENT ONLY)

Increased fencing, security		Funded, underway in '25
Biosolids modernization		Plan to issue debt, proceed in '25
Fix or close RV dump		Closed 2024
Capacity for staff, tech needs		Facility Study in '26
Decant Facility Improvements		Design in '25
UV System Replacement		
Access Controls Replacement		
VFD Replacement		

OPERATIONS FACILITY

Current – security upgrades		Completed
Phase 2 – north side construct		Under construction, completion in '25
Phase 3 – south side construct		Construction starting in '25

CURRENT LIBRARY SITE

Extend lease		
Determine future use of site		

CURRENT SHOPS FACILITY

Determine future use of site		
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PRESERVE RENTAL HOUSING

Affordable Preservation		Proposed Manufactured Home Park preservation ordinance 2025
Maintenance Incentive Program		

INCENTIVES FOR RENTAL HOUSING

Inclusionary Zoning		Discussed in 2024 Comp Plan Update – Not pursuing at this time
MFTE Incentives		Done! Expanded and removed 8-year market rate option

BRING DOWN COST OF DEVELOPMENT

Use sales tax \$ to reduce costs		Using funds through regional program to reduce costs
Permit Fast Track program		Adopted changes required by the state (Ordinance 2901)
Raise short-plat threshold		Adopted a 9 lot short plat threshold in 2023 (Ordinance 2851)
Update road standards		Updated private road standards for short plats (Ordinance 2851)

PROVIDE WIDER VARIETY OF HOUSING TYPES

Expand where ADUs can go		In 2024 updates based on state requirements (Ordinance 2907)
Modify allowed uses		
Expand senior housing		Adopted Ordinance 2812 with incentives for senior housing
Clarify Tiny Home regulations		
Unit lot subdivision admin		Adopted Ordinance 2842 in 2022 allowing unit lot subdivisions
Co-living Housing		
SSHA ³ P Capital Fund		Executive Board approved \$190,000 for 28 housing units

IMPROVE THE PERMIT PROCESS

Raise SEPA exemption levels		This has been a low priority. Waiting for state to make changes
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[2021 Housing Action Plan](#)



RAINIER VIEW PARK

Add inclusive playground		Completed in 2024
Add Portland Loo		Completed in 2024
Add covered court		Construction '24, resolving issues, 95% complete
Add shaded picnic area/benches		Construction summer/fall '25
Fix perimeter fence		
Level lawn/improve drainage		Need budget
Add trees		

HERITAGE PARK

Hops Alley Activation		Design '24, Construction in '25
Demo 902/906 Kincaid		Done!
Temporary improvements		Interim park use, JETT designs
Relocate Gazebo		To facilitate phase 2 construction
Tables, chairs & umbrellas		First round popular, funding in '25 for replacements/addition
Park Renovation		Design '24, Phase 2 construction in '25, rest unfunded
Event Center		Developing a funding plan

LOYALTY PARK

Add shaded picnic areas		
Add gathering spaces		
Add entryway/gateway signage		
Add loop path		
ADA Parking		High priority – no funding at this time

RYAN PARK

Demo & temp. improvements		
Master Plan		
Development		

HEATH SPORTS COMPLEX

Turf baseball field		Grant request submitted – ranked as alternate
Convert lights to LEDs		Grant request submitted –not moving forward
New restroom		Grant request submitted –not moving forward
Remodel concession stand		Grant request submitted –not moving forward
Pump track/street scape area		No funding - Redevelop and add lighting at parking lot, too
Sk8 Park		

SEIBENTHALER PARK

Master Plan for redesign		Completed
Drainage for useable open lawn		
Add dog park		
Add shade trees		Added trees to west end, added near playground on Arbor Day
Add walking path route		
Add shelter/shaded picnic area		Construction summer/fall 2025
Change court to multipurpose		Rave Foundation – summer 2025

BENNETT PROPERTY

Purchase site & master plan		Completed
Develop site for use		

QUNELL FAMILY PARK		
Accept donated property		Completed
Complete Master Plan		
Development		
SUMNER LINK TRAIL		
Build Fryar Ave missing piece		Funded, moving forward
Move portion for Habitat project		
Improve trailhead/amenities		
OTHER/GENERAL		
Add security cameras		
Try automatic mower		Add staff time capacity
Replace Main Street Trees		Planters installed summer 2025
Upgrade downtown restroom		Paint, surrounding pavers, seating installed spring 2025
Add bicycle racks downtown		

[Parks, Trails & Open Space Plan 2024-2030](#)



ARTERIALS

Stewart Road Bridge		Funded, construction starting 2024
I66 th Interchange		Design, construction is unfunded
Main & Wood		Project Complete
Maple St Ped Signal		Funded, construction starting in 2025
I60 th Ave E		Designed, construction is unfunded
Valley Ave 410-MeadeMc		410 to Meade McC; Design in 2025, Construction in 2026
Valley Ave MeadeMc-Main		Design in 2027
Valley Ave Main-Elm		Design in 2027
Stewart Rd Corridor ITS		Design in 2025, construction is unfunded
Systemic Horizontal Curve		Designed in 2025, construction in 2026
Puyallup St & Tacoma Ave		Design in 2025, construction is unfunded
E Valley Hwy/Forest Canyon		Unfunded
Traffic Ave & Main St		Unfunded
SR I67 Gateway (WSDOT)		City provided funding to WSDOT project
SR I67 SB Hot Lane (WSDOT)		WSDOT planning, not funded by State
Sumner Tapps & 60 th St		Unfunded
SR 410/SR I62 (WSDOT)		WSDOT designing, construction unfunded
Hwy I62 Improvements		WSDOT planning, not funded by State
I60 th Ave E		Unfunded
Main St & I60 th		Unfunded

NON-ARTERIAL STREETS

Elm St Sidewalks		Project Complete
Alder & Kincaid Utility, Ph 2		Construction in 2026
I60 th Ave E		Partially completed by developers, unfunded
Elm St		Partially completed by developers, unfunded
Parker Rd 62 nd -63 rd		Unfunded
Parker Rd Main-Elm		Unfunded
Zehnder Pease-Wood		Identified road-rail conflict, unfunded
I62 nd Ave 60 th -64 th		Unfunded
I64 th Ave Ct		Unfunded
Meade McC/Gary Sidewalks		Unfunded
Elizabeth St		Unfunded
Washington St		Construction 2026
Hunt Ave		Design in 2026

TRAIL PROJECTS

Fryar Ave Trail		Funded, construction in 2025
Relocate for White River Rest		Part of White River Restoration construction
Rivergrove Pedestrian Bridge		Design in 2025 and 2026, construction is partially funded
Puyallup River Trail Bridge		Unfunded
Puyallup River Crossing		Unfunded

RECURRING ANNUAL PROGRAMS

Street overlay		Not funded, TBDs in 2026?
Roadway paint line		Annual
Pavement repairs		As needed
Roadway plastic markings		7-year cycle

Chip seal		15-year cycle
Crack seal		7-year cycle
Neighborhood Traffic Control		As needed
ADA Transition		2-year cycle
Sidewalk Maintenance		2-year cycle
Safe Routes to School		As funded

[2015 Sumner Transportation Plan](#) – established overarching goals for how all projects will get done. While that's important, we believe the [2025-2030 Six-Year Transportation Improvement Plan](#) gives the public a better view of what projects are happening in various stages. Progress shown for entire project, planning to construction.



SEWER UTILITY CONSTRUCTION WITH CITY PROJECTS

Stewart Rd Bridge		Construction to begin 2025
Washington St Preservation		Design in 2025; construction in 2026
Hunt Ave Reconstruction		Design 2026

CITY CAPITAL IMPROVEMENTS (COLLECTIONS ONLY)

Collections Equipment		Last item (gator) is in this budget cycle.
Golf Course STEP System		To be completed by private improvements
Radio System Conversions		Project Complete
Lift Station 2		Construction of electrical control panel
Lift Station 6		Construction of electrical control panel, generator panel, hatch
Lift Station 10 Pump		Project Complete
Lift Station 11 Hatch		Project Complete
Lift Stations 5, 8, 9 equipment		Project Complete. Station 7 instead of Station 9.
Lift Station 14 & Force Main		Project Complete, part of White River Restoration
Bridge Street Bridge		Project Complete
410 and Traffic Avenue		Project Complete
64 th and Tapps Highway		In Design
Insertable Flow Meter		Project Complete
Pretreatment Program		Implementation Complete, ongoing project
Wastewater Treatment Plant Upgrades		Project Complete, except for Headworks TOC Analyzer and Dryer Platform which were cancelled.
Auto Lane Force Main Upgrade		Construction in 2026
Sewer Main Replace/Rehab		Design in 2025; construction in 2026
Harrison/State Side Sewer Connections		Design in 2025; construction in 2026
Replace Sewer W of Cherry		Construction 2025
Improve Lift Station 3		Planning 2026

FEES

System Development Charges		
Rate Review		



FEDERAL – NPDES PERMIT

Public Education & Outreach		Providing education on how storm effects the environment
Public Participation		Taking input from the public on long term storm planning
Illicit Discharge Detection		Responding to spills and tracing illegal dumping
Control Construction Runoff		Reviewing site plans to reduce stormwater impact
Pollution Prevention		Business inspections for proper waste management

FEDERAL— FLOODING / ENDANGERED SPECIES

White River Habitat Project		Construction began in 2024
Stewart Rd Bridge		Designed. Construction to begin in 2025.
White River Levees		In Design / Acquisition

STATE—PUGET SOUND PARTNERSHIP

Action Agenda Participation		Creating/updating local Ecosystem Recovery Plan
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STATE—SHORELINE MANAGEMENT

Shoreline Master Program		Create plans influencing development & improvement.
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WHITE RIVER/GOLF COURSE

DMI Site Demo		Demolition complete
Relocate decant facility		Under construction, completion in '25
Relocate PD impound/facilities		Moved to old cemetery Operations bldg
Sale of golf course		Done!
16 th Street Property Demo		Project Complete
Acquire Left Bank Property		2025
Habitat Phase 2 Construction		Start in Q2 2025
Habitat Phase 3 Design		Start in Q2 2025

CITY CAPITAL IMPROVEMENTS

Railroad Street		Anticipate funding in 2027
63 rd St Ct E Storm Drain		Design Complete, Construction 2025.
151 st & 152 nd Ave East		Anticipate funding in 2027
63 rd St Ct E Improvements		Anticipate funding in 2027
North 160th Avenue East		Project complete by public and private improvements
Willow St Interceptor		Anticipate funding in 2035
Meade-McCumber Street		Anticipate funding in 2027
162 nd Ave E (Poole Rd) Outfall		Anticipate funding in 2027
47th St Court East Culvert		In Design, Construction unfunded
160th Avenue East Culvert		In Design, Construction unfunded
162nd Avenue East Culvert		In Design, Construction unfunded
East Main Street Culvert		In Design, Construction unfunded
Salmon Creek Restoration		In Design, Construction unfunded
64th Street East Culvert		In Design, Construction unfunded
White River - Levee		In Design / Acquisition
White River – Habitat (24 th)		In Construction
Rivergrove Puyallup River		Design in 2025 and 2026, construction is partially funded
24 th / 142 nd Storm Treatment		Project Complete
Stewart Road Pond Retrofit		Project Complete

Treatment Drainage Dist II		
Wood Ave, Zehnder - 16th		Anticipate funding in 2027
Wood Ave Improvements		Unfunded
Sumner-Tapps & 60 th St E		Unfunded
SR-410/166 th Ave East I/C		Anticipate funding in 2027-2028
Main Street and 160 th St		Anticipate funding in 2032
62 nd St: 166 th Ave -160 th Ave		Unfunded
Elm St: E Valley - 160 th Ave		Anticipate funding in 2035
Parker Rd: 62 nd - 63 rd		Unfunded
Parker Rd: Main - 50 th		Unfunded
Sidewalk Replacement		As funded
Volunteer Sidewalk Program		As funded
Mt Circ Outfall Replacement		Anticipate funding in 2034-2035

FEES

System Development Charges		
Rate Review		

[2011 Stormwater Comprehensive Plan](#)

[Stormwater Comprehensive and Capital Plan](#)



GOAL 1: ENHANCE TOURISM INFRASTRUCTURE

Conduct multi-year plan		Completed 2023, implementation began 2024
Increase Lodging		Check with dev. – fits town center code? STRs? Talk to hoteliers
Glamping at farms		Farm stays, harvest host
Connect trails regional		Fryar link, Rivergrove ped bridge in design
Trail enhancements		Look at East Trail work to coordinate efforts, network
Promote county trails		Foothills Trails, Pierce Co Parks, where fit with Rainier 2 Ruston?
Wayfinding signage		Completed (City)
Pocket parks & plazas		Construct Hops Alley 2025, 2 new parklets 2025 (City, PC funds)
Murals & public art		Improved holiday décor (SMSA/City, Light-Up Main (SMSA)
Add accessibility		Woonerf, Hops Alley, review code v. expectation
Itineraries for all abilities		Update Visitor Center (Cannery, City, SMSA, Travel Tacoma)
Sustainable initiatives		Award from Pierce Conservation District (City)

GOAL 2: CREATE ADDITIONAL ATTRACTIONS, EVENTS & EXPERIENCES

Comp Event Strategy		Work with SMSA, Daffodil, county-wide event development
History, Heritage included		Updated walking tour going online, Looking Back in newsletter
Evolve Rhubarb Days		Great 2025 festival, good momentum into 2026
“Doors Open” Festival		Good fit for the Chamber
Winter Festival		
Farm/Cider Trail		Sumner Tourism met at Knutson Farms, Rotary at DeGoede
Signature Culinary Event		Work with Knutson Farms, Farm 12, Travel Tacoma
Experiential Offerings		Glass art hunt for World Cup (Travel Tacoma)
Farmer’s/Maker’s Markets		Night market & haunted night market in 2025
Voluntourism		Farms? I.e. pull rhubarb?
Develop Ryan Park		Complete Comp Plan 2024; initial park design 2025
Incentivize open evenings		Merchants tried w/night market (SMSA)

GOAL 3: AUGMENT CONNECTIVITY & MOBILITY

Train Riders & Downtown		Lean into construction? Help from ST?
Promote bus/train		Funding pilot ferry Tacoma-Seattle (County LTAC)
Weekend/Festival Train		Promotion of game trains; connect trains for World Cup 2026
Promote Trails		Rainier2Ruston getting funds for marketing (County LTAC)
Industrial & Downtown		Improved wayfinding signs
Lunch Pop-Up in Industrial		How would this work? Food Trucks to determine?
Shuttles to farms/Rainier		See how reservation drives need for this
Experiential Circuit		
Itineraries w/transpo options		Work with Travel Tacoma, County plan
Increase rideshare options		Ski bus to Crystal, advertise Uber rides on foot ferry?
Bike Rentals/Outfitters		Work with Bike Shop
Bike Lanes		Academy St done, Rivergrove Bridge in design

GOAL 4: STRENGTHEN IDENTITY & ALIGNMENT

Sentiment for Identity		Comp Plan, budget survey 2024; Improved experience 2025-26
Brand validation		Pursuing use of Live Like the Mountain Is Out
Business Share Brand		Refresh/relaunch shared graphics & why
Align with County brand		Connected to County/Travel Tacoma efforts (City)
Collaborative Marketing		City-hosted monthly Strategic Tourism meeting.
East End Business Zone		Work to establish identity, name. (City)
Industrial Business Zone		Work to establish identity, name (City)
Support County Plan		Participated in county-wide plan creation (City)



DISTRIBUTION SYSTEM IMPROVEMENTS

8 th St E & East Valley Hwy Loop		Completed by private improvements
Viewpoint Tank-171 st Ave Ct E		Design in 2025
Water Main Replacement		Design in 2025, Construction in 2026
TCUW Project		Project Complete
TC: Cherry & Maple		In Design, Complete construction in 2026
159 th Ave/Riverside Dr-76 th St		Design in 2025, Construction 2026
Hydrant & Isolation Valve		Annual Operations & Maintenance

DISTRIBUTION SYSTEM EXTENSIONS

149 th Ave to East Valley Hwy		Unfunded, Design 2027, Construct 2028
East Valley/Salmon Creek - CTI		Unfunded, scheduled for 2031
140 th Ave E & 20 th Street E		Unfunded

WATER UTILITY CONSTRUCTION WITH CITY PROJECTS

Stewart Rd Bridge		Construction to begin 2025
White River Restoration		Construction started in 2024
64 th & Sumner Tapps Hwy		In Design
Washington St Preservation		Design in 2025, Construction in 2026

SOURCE IMPROVEMENTS

Water Rights Acquisition		Advance application for Central and Dieringer Wells
Central Well Treatment Capacity Expansion		Unfunded
South Well Improvements		Design to begin 2026
Dieringer Well Improvements		Unfunded
West Well Improvements		Complete 2026
Sumner Springs Improvements		Complete 2026
County Springs Improvements		Unfunded
Central Well Radio Upgrade		Complete 2025
Dieringer Well Communication		Complete 2025
Water Systems Security		Design 2025, Construct 2026
Watershed Vegetation		Project Complete

STORAGE IMPROVEMENTS

South Tank Seismic Retrofit		Complete 2025
North Tank Ladder		Design 2024, Construct 2025
Viewpoint Tank Det. Pond		Unfunded

FEES

System Development Charges		
Rate Review		

SUBJECT: Heritage Park Update**CATEGORY:** Presentation

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Heritage Park Update Presentation

STAFF CONTACT: Jason Wilson, City Administrator

SUMMARY BACKGROUND:

On June 2, the Council joined the mayor, staff, commissioners, partners, funders and other members of the public to visit The Hangar in Kenmore, the inspiration for the building in Heritage Park's Phase 4 of renovation. This conversation is a follow-up to that visit for staff to check in with Council.

As a reminder, the Heritage Park redevelopment came out of the Main Street Vision process, conducted in 2020-2021, to ensure that Sumner's downtown keeps progressing forward as an active, vibrant destination and gathering space. That vision set forth three priorities: 1.Update Heritage Park, 2.Activate Alleys and 3.Update the streetscape on Main.

Heritage Park created the "bookend" to Ryan Park, and at the time, the Ryan House Renovation effort was already underway. Before the pandemic, the Arts Commission held a Music Off Main concert at Heritage Park and Night Market on Ryan Avenue. The entire downtown was full. This strategy showed how events at both ends of Main activate the entire downtown core. Since then, subsequent events have been held in only one end or the other, with Main Street remaining quiet, demonstrating the need for both, not just one side or the other.

In 2022-2023, JETT Landscape Architecture + Design worked with the community and staff to re-imagine Reuben Knoblauch Heritage Park as a more active, useful heart of the city, for special events and everyday use for the west side of downtown. The east side would be Ryan Park with the Ryan House. However, in 2023, Council reviewed progress on the structural assessment of the Ryan House and instructed staff to change that project to develop the park without the house. That project stalled in litigation while Heritage Park kept moving forward into final design in 2024. This design included more shade, structured seating, a "coffee bar" connecting the park to Main Street, and a building that would offer indoor public spaces as well. Similar to The Hangar in Kenmore, this space would offer indoor seating, a fireplace and other gathering spaces for residents, students, visitors and everyone out of the weather. As an ancillary use, it could also be rented out for private functions. The building also gained the City's new Council Chambers, which would add an additional indoor public space and relieve the pressure on City Hall. This buys the City more time to fit in the current City Hall without having to look at an expansion/rebuild of that facility as well.

Also in 2024, the City put temporary tables, chairs and umbrellas in the existing park. These amenities were popular and in constant use through the summer, indicating that a fully renovated park with more permanent assets would indeed drive more use of the space and more vibrancy throughout the downtown. The Heritage Park project received grant funding for construction in 2025 for Phase 2, the northern tip of the park and all of Hops Alley, which will be complete by the end of this year.

As with any project, the completion of approximately half the phases builds anticipation and excitement for a fully completed project. With this conversation, staff will be seeking feedback from Council on how quickly they would like staff to prioritize moving forward with the 3rd and 4th phases of this project and possible funding sources. Council will also have the opportunity to ask any questions and provide further feedback on this project.

COUNCIL COMMITTEE/STUDY SESSION: MEETING/STUDY SESSION DATE: COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Provide staff input/direction on desired next steps for Heritage Park Development.



HERITAGE PARK UPDATE



CITY OF
SUMNER
WASHINGTON

Council Study Session, July 28, 2025

Project for Public Spaces

“Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community.”

“Great public spaces are those places where celebrations are held, social and economic exchanges occur, friends run into each other, and cultures mix. They are the “front porches” of our public institutions ...where we interact with each other and government. When these spaces work well, they serve as the stage for our public lives.”

Investing in Downtown

Original map from 2021

UPDATE: done/ongoing

- Downtown Sound (2019 \$80,000, Sumner LTAC, ongoing, City of Sumner)
- Light Up Main (2020, \$30,000, Sumner LTAC)
- Events & promotions (SMSA, City, Cultural Arts Commission, Daffodil, MultiCare, Cannery)
- Promotion--Travel Tacoma, Visit Rainier, WTA
- Data--Travel Tacoma

UPDATE: done

- Updated parking times (2020-21 City of Sumner)
- New parking/wayfinding signs (\$80,000 - City ARPA/Sumner LTAC)

Wood & Main revitalization includes artwork/gateway (2021 City of Sumner) \$2 million UPDATE: complete, no gateway art



- Murals added (2020, 2021, City of Sumner & private)

- Water project (2021-2024, City of Sumner, \$5 million) includes woonerfs
- Woonerf Construction: \$750,000 County ARPA ask

UPDATE: done

- Main Street Vision Concept (2021, \$18,000 Sumner LTAC)
- Heritage Park Design \$100,000 Sumner LTAC
- Alley Activation Design \$75,000 PC LTAC, \$25,000 Sumner LTAC

UPDATE: done

Ryan House Renovations (2019 \$100,000, 2020 \$25,000, Pierce Co LTAC) Future: Sumner LTAC, grants

UPDATE: raised \$ for construction but house unstable. Council instructs staff to develop park without house, stalled due to litigation. Page 21 of 38

Main Street Vision 2020-2021

Advisory Group:

Jill Starks, CEO Sumner Main Street Assoc.
Maina Tanay, Sumner-Bonney Lake School District
Paul Green, Azure Green
Derek Barry, Community Services Manager
Kelly Locke, member of the public
Scott Waller, Associate Planner
Joleen (Peterson) Jones, JMJ Team
Micheal Kosa, Associate Engineer
Michael Hochstatter, Arts Commission Chair
Autumn Gildon, The Attic & Hansen Place
Kim Straight, Holiday Inn Express
Brian Franchini, Franchini Design Group
Dean Burke, Travel Tacoma
Paul Fuese, KPG
Cheryl Ebsworth, Apex Engineering
Holly Williams, KPG
Lora Butterfield, Planning Commissioner
Ryan Windish, Community Development Director

Urban Design Studios

Supervising Faculty:

UDE 440 : Bara Safarova, PhD
UDE 450: Bara Safarova, PhD
UDE 460: Gareth Roe, AICP

Students:

Dennis Adjete
Jose Aguilar
Cypiano Amadeo III
Abdul Amath
Jillian Hulse-Lew
Yiyu Lei
Sabrina Maria-Ceja
Konstantin Slobodyanyuk
Kyle Spencer
Chan Thourk
Stan Ku

Main Street Vision 2020-2021

Site plan



Priorities:

1. Update Heritage Park
2. Activate Alleys
3. Update the streetscape on Main

Concept of “bookends” and routes benefit entire district.

Main Street Vision – progress so far



Update Heritage Park

- Phase 1 – 2023
- Remediation—ongoing
- Phase 2 – now
- Phases 3 & 4 - future



Activate Alleys

- Hops Alley under construction 2025
- Sets pattern for future alleys



Streetscape on Main

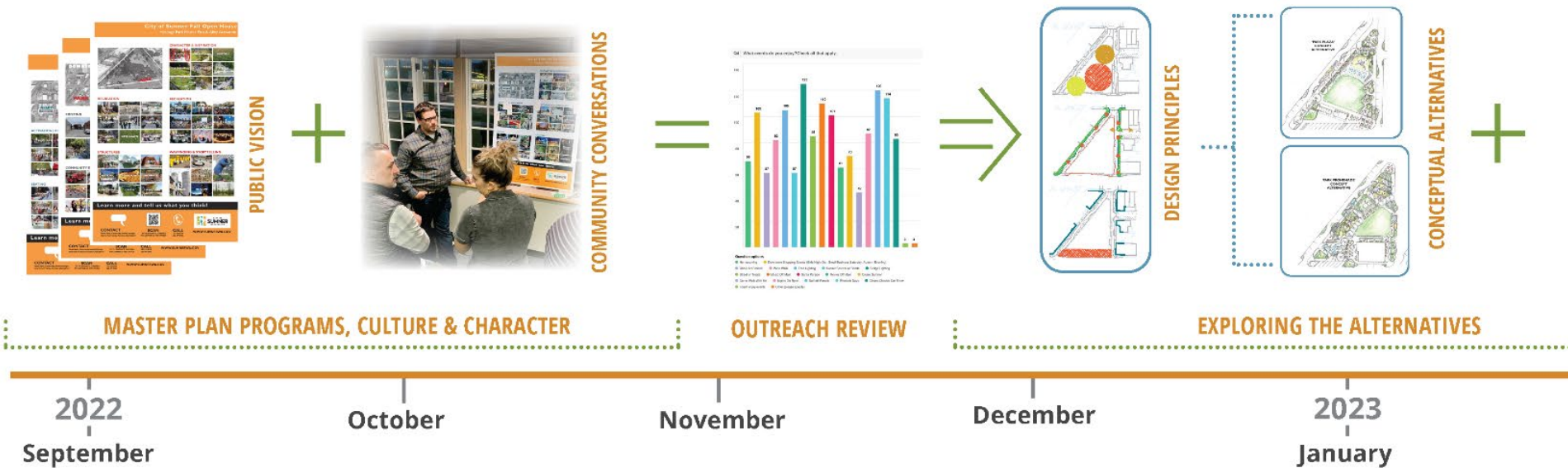
- Replace street trees
- Add bike racks
- Sidewalk repairs/upgrades
- Restroom renovation

A PLACEMAKING PROCESS FOR SUMNER



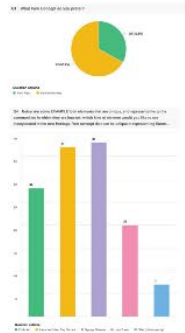
MAIN STREET VISION PLAN

DECEMBER
2021





COMMUNITY
CONVERSATIONS



OUTREACH REVIEW



PREFERRED ALTERNATIVES



PREFERRED PLAN



COMMUNITY
CONVERSATIONS



MASTER PLAN

February

March

April

May

June

July

August

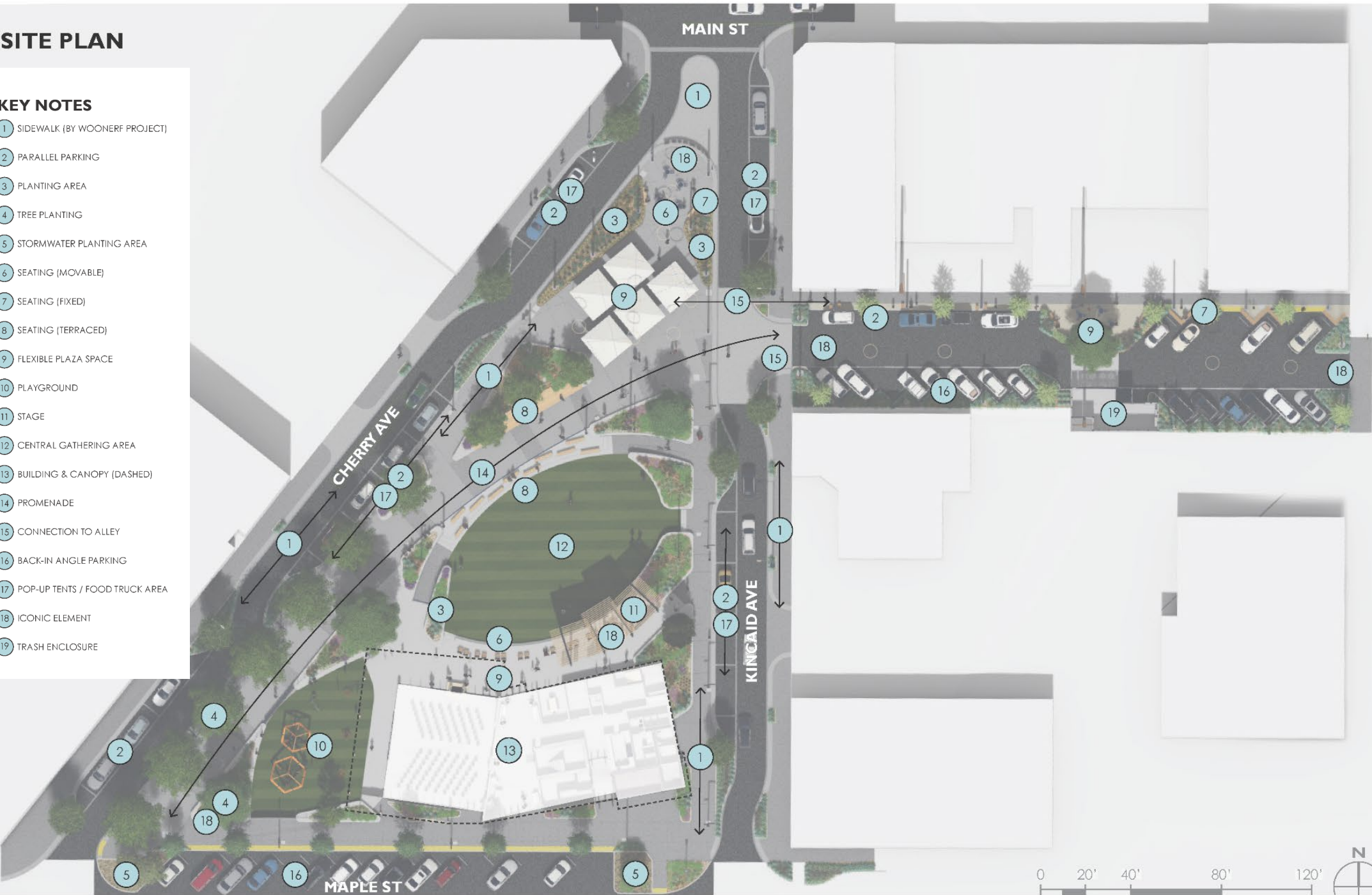
2023

September

SITE PLAN

KEY NOTES

- 1 SIDEWALK (BY WOONERF PROJECT)
- 2 PARALLEL PARKING
- 3 PLANTING AREA
- 4 TREE PLANTING
- 5 STORMWATER PLANTING AREA
- 6 SEATING (MOVABLE)
- 7 SEATING (FIXED)
- 8 SEATING (TERRACED)
- 9 FLEXIBLE PLAZA SPACE
- 10 PLAYGROUND
- 11 STAGE
- 12 CENTRAL GATHERING AREA
- 13 BUILDING & CANOPY (DASHED)
- 14 PROMENADE
- 15 CONNECTION TO ALLEY
- 16 BACK-IN ANGLE PARKING
- 17 POP-UP TENTS / FOOD TRUCK AREA
- 18 ICONIC ELEMENT
- 19 TRASH ENCLOSURE



SITE PLAN

Vision—Done '21-'22

Phase I – Done '23

Phase 2—Under construction

Phases 3—Bid ready

Phase 4—Building needs

Final design





Inspiration: The Hangar

- Indoor/outdoor flow
- Open for public use indoors
- Main Use: meeting/gathering for residents, visitors, community & students without pressure to buy food or drink
- Anchor tenant
- Ancillary Use: events/rentals



PLUS new Council Chambers and five employee offices in new building alleviates pressure on current City Hall, which is already beyond capacity.

This “buys” additional years to use current City Hall without a costly rebuild.



Dept. Summer Wh.

Funding

Vision	Phase I	Phase 2	Phases 3	Phase 4
• Sumner Lodging Tax	• Utilities • Pierce County	• Pierce Co Lodging Tax (2) • Sound Transit • Sumner Lodging Tax	• Sumner Rotary (confirmed) • Recreation -RCO • Naming Rights	• Naming rights • LTAC • Local Cap Projects • Federal • General Fund?

Utilities will pay for utility work in phases 2-4.

Status

- Current construction done this year.
- Heritage Park will be open for use.
- Temporary measures make full park useable.
- Don't realize full benefits of vision, especially space pressure, until Phases 3 & 4 done.

UP NEXT:

- Prepare for use of Hops Alley
- Finish final design of building
- Seek funding



Check-In with Council

Pursue both phases
3 & 4 now?



What That Looks Like

Benefits to combining:

- Awkward logistics/potential duplication to break apart
- One effort to seek full funding now for balance of all construction
- Minimize rest of construction impact?

Council's Upcoming Role(s):

- Confirm funding for Phase 4 Final Design, likely a recommendation from Sumner LTAC.
- Begin assistance from Council with prospects & asks.
- Council confirms all large grants/funding

CITY COUNCIL AGENDA CALENDAR**Updated July 22, 2025**

CA – CONSENT AGENDA	ES – EXECUTIVE SESSION	NB – NEW BUSINESS
UB – UNFINISHED BUSINESS	P – PRESENTATION	PH – PUBLIC HEARING PR – PROCLAMATION

2025 All Staff Meetings / Events

- August 5th (BBQ)
- September 23rd
- December 10th (Breakfast)

AUGUST 4 (RCM)**PH** Assumption of Transportation Benefit District (*Carmen*)**AUGUST 4 (SSS)**

- Strategic Tourism Plan Update (*Carmen*)

AUGUST 11 (SS) **CANCELLED****AUGUST 18 (RCM)****CA** 166th Ave E Widening & Improvements - Consultant Agreement Supplement**CA** City Hall EV Chargers – PSE Contract**CA** Consultant agreement supplement for Thompson Strategic Consulting for the White River Restoration (*Robby Wright*)**CA** Heritage Park – Consultant Contract Amendment**NB** Ordinance 2932 – Updating Business License Exemption Threshold**NB** Ordinance Assumption of TBD (*Carmen*)**AUGUST 25 (SS)**

- YMCA Services Agreement Update (*Jason*)
- UGA Annexation Options (*Ryan W.*)
- Donation/Memorial Policy (*Andrea*)

SEPTEMBER 2 (RCM) **CANCELLED****SEPTEMBER 8 (SS)**

- MFG Home Park Overlay Zone (*Ryan W.*)
- Neighborhood Traffic Calming Program (*Courtney*)

SEPTEMBER 15 (RCM)**NB** Ordinance No. XXXX – TBD Funding (*Carmen*)**SEPTEMBER 22 (SS)****OCTOBER 6 (RCM)****OCTOBER 13 (SS)****OCTOBER 20 (RCM)****OCTOBER 27 (SS)**

- 2026 Ad Valorem Property Tax Rate
- 2025 Comprehensive Plan Amendment (Planning Commission Recommendation)

NOVEMBER 3 (RCM)

- PH 2026 Ad Valorem Property Tax Rate

NOVEMBER 10 (SS) **CANCELLED**

CITY COUNCIL AGENDA CALENDAR**Updated July 22, 2025**

CA – CONSENT AGENDA	ES – EXECUTIVE SESSION	NB – NEW BUSINESS
UB – UNFINISHED BUSINESS	P – PRESENTATION	PH – PUBLIC HEARING
		PR – PROCLAMATION

NOVEMBER 17 (RCM)**PH** 2025 Comp Plan Amendments**UB** Ordinance No. XXXX - 2026 Ad Valorem Property Tax Rate**NOVEMBER 17 (SSS)**

- Ordinance No. XXXX - 2025-2026 Mid-Biennial Budget Amendment

NOVEMBER 24 (SS) **CANCELLED****DECEMBER 1 (RCM)****PH** Ordinance No. XXXX - 2025-2026 Mid-Biennial Budget Amendment**DECEMBER 8 (SCM)****UB** Ordinance No. XXXX - 2025-2026 Mid-Biennial Budget Amendment*Pending*

MISC.	MISC.	MISC.
Ordinance – Updating Short Plat Amendment Process (Legal)	Utility Rate Study	
CA State Homeland Security Program Grant Acceptance for Small Unmanned Aerial System (PD)		Water Cross Connection Control Code Update (Ryan J)
Ordinance Insurance Requirements (MC)	Heritage Park Right of Way Vacation	Resolution No. 1721 - Surplus of Bill Heath Sports Complex Property
Sign Code Update (off premise) (Ryan W.)	School Impact Fee Update (Doug)	Q4 Library update
	Cultural Arts Commission	BESS Ordinance 2.0

December 18 / 19 – New Councilmember Orientation

AUGUST 2025

All meeting are hybrid - for additional meeting information, please visit the [agendas, minutes & videos](#) page on our website.

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2
4	5	6	7	8	9
6:00PM Regular Council Meeting 6:10PM Special Study Session	4:00PM Public Works Committee		6:00PM Planning Commission		
11	12	13	14	15	16
6:00PM**CANCELLED** Study Session		6:00PM Design Commission	4:00PM Finance Committee 4:30PM Forestry/Parks Commission		
18	19	20	21	22	23
6:00PM Regular Council Meeting		4:00PM Public Safety Committee			
25	26	27	28	29	30
6:00PM Study Session		4:00PM CD Committee	6:00PM Cultural Arts Commission		

Name: Michelle Converse, CMC
Title: City Clerk

City of Sumner **www.sumnerwa.gov**
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