

Members Present: Councilmembers Pat Clerget (chair), Andy Elfers, Greg Reinke

Staff Present: Alisa O’Haver-Ayala, Andrew Leach, Jeremy Carnahan, Robert Wright, Courtney Littrell, Drew McCarty, Kelsey White

The meeting convened at 4:00 PM.

The following topics were discussed:

Fryar Ave Trail Partial Land Acquisition - Raymond Tibeau Living Trust

Associate Engineer Leach stated the Fryar Trail Project will construct approximately 3,300 linear feet of shared use path that parallels Fryar Avenue from West Main Street to Puyallup Street. In order to construct the project, partial acquisitions and/or easements are needed from twenty-three parcels along the project corridor. These twenty-three parcels are owned by thirteen different property owners. The City of Sumner was awarded \$655,143 in Federal CMAQ funding for right of way purchases and \$5,000,000 in WSDOT Pedestrian & Bicycle Safety Program state funds for completing the design, right of way, and construction of the project. As part of the project, the City is required to perform a row acquisition from Raymond Tibeau Living Trust. These documents are to approve acquisitions from the property owner, including one small portion of fee simple property and one temporary easement. The total cost of these acquisitions is \$14,100.00 to compensate Raymond Tibeau Living Trust. This acquisition was thoroughly negotiated, and the compensation is reasonable and prudent. *“Do-Pass Recommendation by the Committee”*

Fryar Ave Trail Partial Land Acquisition - Crane

Associate Engineer Leach stated this is related to the project mentioned above. As part of the project, the City is required to perform a row acquisition from Scott and Sarah Crane. These documents are to approve acquisitions from the property owner, including one small portion of fee simple property from parcel 0420247008 and one fee simple from parcel 0420247012. The total cost of these acquisitions is \$3,100.00 to compensate Scott and Sarah Crane. This acquisition was thoroughly negotiated, and the compensation is reasonable and prudent. *“Do-Pass Recommendation by the Committee”*

Fryar Ave Trail Partial Land Acquisition - Park Plaza

Associate Engineer Leach stated this is related to the project mentioned above. As part of the project, the City is required to perform a row acquisition from Park Plaza II, LLC. These documents are to approve acquisitions from the property owner, including one small portion of fee simple property and one permanent easement. The total cost of these acquisitions is \$7,600.00 to compensate Park Plaza II, LLC. This acquisition was thoroughly negotiated, and the compensation is reasonable and prudent. *“Do-Pass Recommendation by the Committee”*

Resolution No.1725: Port of Everett ILA - Cooperative Purchasing

Assistant Engineering Manager McCarty stated that Resolution No. 1725 authorizes an Interlocal Agreement (ILA) between the City of Sumner and the Port of Everett to enable cooperative purchasing. This agreement allows the City of Sumner to utilize the port of Everetts JOC (Job Order Contracting) contract, resulting in increased efficiency, cost savings, and improved service delivery. By formalizing this agreement, the City can take advantage of existing competitive bid pricing offered by the Port of Everett and benefit from shared procurement best practices. The agreement is authorized under the Interlocal Cooperation Act (RCW 39.34). *“Do-Pass Recommendation by the Committee”*

Purchase and Sale Agreement with Sonoco for Acquisition of Water Rights

Assistant Engineering Manager Wright stated the recently closed Sonoco Products Company plant located at 1802 Steele Ave produced cardboard boxes using water from a well located on their property and in proximity to the City of Sumner Central Well. The groundwater rights associated with this well are year-round groundwater rights for 700 gallons per minute (gpm) and 1,120 acre-feet (af). In a preliminary investigation conducted by the City, data was obtained indicating an actual annual withdrawal of 180 acre-feet/year from this well in the last five years. Groundwater modeling of the Sonoco groundwater rights indicates that the cessation of the annual production from this well results in improvement of flows in the White and Puyallup Rivers. Based on the five-year demonstrated use and the modeling results, the City plans to purchase these groundwater rights, pending verification and approval by the Washington State Department of Ecology, and place them permanently into the Water Rights Trust to provide Tier 2 mitigation due to proposed additional withdrawals of groundwater from the Central and Dieringer Wells. In order to determine the value of these groundwater rights, the City contracted with WestWater in July 2024 to complete a market analysis of current groundwater rights and a valuation of the Sonoco groundwater rights. The value of these groundwater rights is \$2,900 per af. The next step will be review and verification of the available water rights and approval of the purchase by the Washington State Department of Ecology. *“Do-Pass Recommendation by the Committee”*

Pavement Crack Seal – Change Order

The 2025 Pavement Crack Seal Project is preventative maintenance work aimed at extending the service life of pavement by applying crack sealant to pavement surface cracks to prevent further deterioration. This change order adds nine (9) additional tons of crack sealant, of which will be applied to the remaining Priority 3 and 4 locations shown on the attached map. The original contract amount was \$78,100.00 and this change order adds \$69,000.00 for a total contract amount of \$147,100.00. This eliminates a crack seal project for 2026. *“Do-Pass Recommendation by the Committee”*

Project Managers provided updates on projects under construction.

Adjournment 4:31 pm