

2026 Council Retreat

Day 2 – May 11



CITY OF
SUMNER
WASHINGTON

Today's Agenda

Recap of last week 1:00 – 1:30

Staffing History & Capacity 1:30 – 2:15

Major Initiatives 2:30-6:30

Library Site 2:30 - 3:30

Metro Animal Services 3:30 - 4:15

Existing Ops 4:15 – 4:30

Bill Heath Sports Complex 4:30 – 4:45

Bennett Property 5:00 – 5:30

Heritage Park 5:30 – 6:30

Closing Recap 6:30-7:00



May 4th Recap

1:00-1:30 pm





What was your key
takeaway?



What questions do you
have?



Review strategic goal
statements.

EXCELLENT GOVERNMENT



Set the standard of excellence for an innovative and responsive government.

PUBLIC SAFETY



Plan, prevent and respond to safety challenges while proactively fostering a communal sense of safety.

COMMUNITY CHARACTER



Invest in Sumner's charm, inspire activity, grow business, and build community.

EFFECTIVE TRANSPORTATION



Improve safety and efficiency for all forms and methods of transportation.

PROTECTION OF NATURAL RESOURCES



Manage sustainable systems that support the long-term well-being of the people and natural resources in and around Sumner.

Staffing History & Capacity

1:30-2:15 pm



What is today's desired outcome?



Information Only



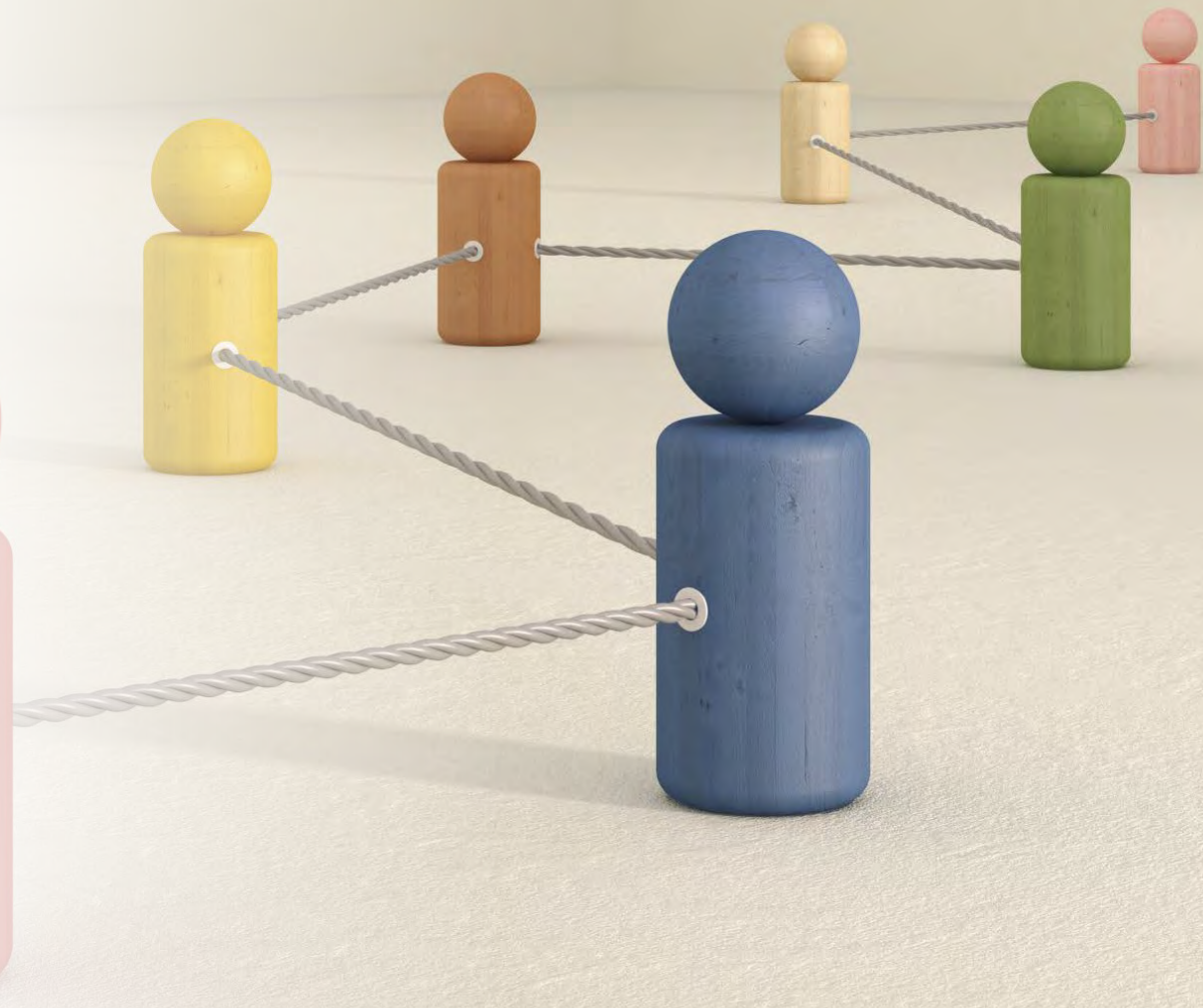
Direction

Future Policy Decision

Confirm, or amend, the Mayor's recommended budget, including staffing changes.

Organization Overview

143.85 FTE





Deputy City Administrator

- Finance (7)
- Info Tech (3)
- Human Resources (2)
- Municipal Court*
- Public Defender*
- Emergency Mgmt (1)
- Risk Management

14 FTE



City Attorney

- Prosecution*
- Deputy City Attorney (1)
- City Clerk (1)
- Public Records (1)
- Victim Advocacy (1)
- Claims
- Business Licenses

5 FTE



Police

- Patrol (18)
- Investigations (2)
- Support Services (6)
- Metro Animal Services (7.6)
- Regional Coordination

36.6 FTE



Public Works

- Capital Projects (6)
- Inspections (3)
- Development Standards
- Environmental Compliance (3)
- Wastewater Treatment (13)
- Contracts (1)
- Utility Planning


28 FTE



Public Operations

- Streets (5)
- Water Q (3)
- Water D (5)
- Sewer (5)
- Storm (4)
- Parks (6)
- Cemetery (3)
- Fleet (2)
- Facilities (2)
- Custodial (2)
- GIS (1)
- Admin (1)

43 FTE



Development Services

- Permits
 - Planner (2)
 - Engineer (1)
 - Technical (2)
- Building Official (1)
- Code Enf. (1)

8 FTE



Community Development

- Long Range Planning (1)
- Senior Center (2.25)
- Community Events (1)
- Economic Development
- Community Partners Relationships
- Public Noticing

5.25 FTE



Communications

- Strategic alignment of all messaging
- Website management
- Tourism
- Social Media
- Presentations
- Technical writing

2 FTE



Public Operations

- Streets (5)
- Water Q (3)
- Water D (5)
- Sewer (5)
- Storm (4)
- Parks (6)
- Cemetery (3)
- Fleet (2)
- Facilities (2)
- Custodial (2)
- GIS (1)
- Admin (1)

43 FTE



Development Services

- Permits
- Building Official
- Code Enforcement
- Long Range Planning
- Public Noticing

10 FTE



Communications

- Strategic Alignment of all messaging
- Website Management
- Tourism
- Social Media
- Presentations
- Technical writing
- Economic Development
- Senior Center
- Community Events
- Community Partners Relationships

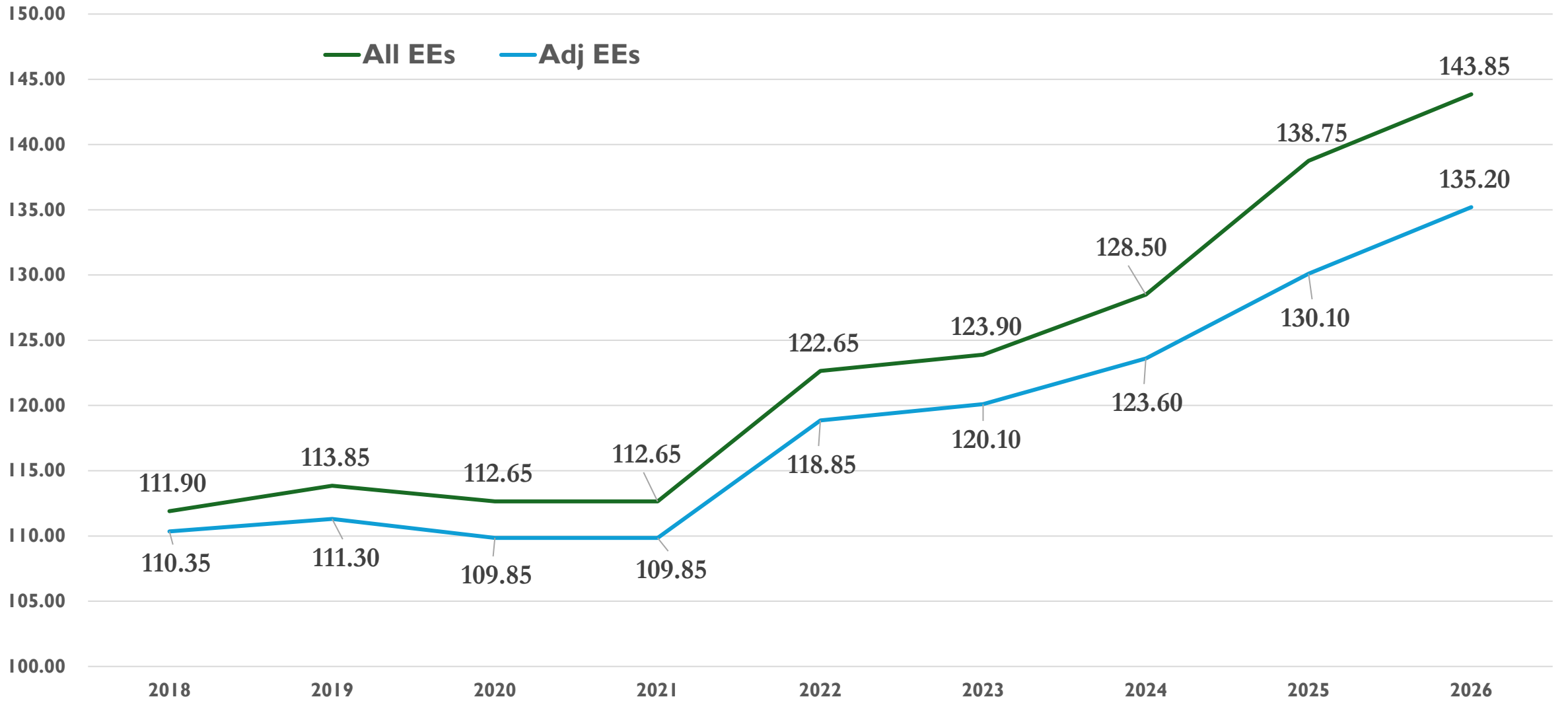
5.25 FTE



How has our staffing
changed since 2018?



FTE History



The delta is due to staffing increases off set by outside revenue (Metro, Pretreatment, SRO), or policy change (Senior Center)

	Population	% change	# of Ees	YOY % change
2018	10,221	-	111.90	-
2019	10,310	0.87%	113.85	0.86%
	Environmental Tech		1.00	Storm NPDES Compliance
	Police Officer		1.00	SRO ILA-80% Paid by SBLSD
	HR Coordinator		(0.50)	
	Custodial Technician		0.45	
2020	10,621	3.02%	112.65	-3.95%
	Bailiff		-0.25	
	City Clerk		1.00	
	Police Officer		1.00	
	Custodial		-0.90	
	Communications Coord.		1.00	
	Technology Imp. Mgr		-1.00	
	Parking Enf Officer		-0.50	
	Parks Groundskeeper		0.50	
	Community Svc Officer		1.00	
	Meter Technician		-1.00	
	IS Tech		1.00	
	PD Exec Assistant		-1.00	
	Police Officer		-1.00	Covid RIF (Vacancy)
	Prof. Stds Officer		0.25	
	Animal Care Tech		0.25	
	Parking Enf Officer		-0.50	
	Custodial		0.95	
	Contract Administrator		-1.00	Covid RIF (Vacancy)
	Engineer		-1.00	Covid RIF (Vacancy)

	Population	% change	# of Ees	YOY % change
2021	10,700	0.74%	112.65	-0.74%
	Finance Tech		-1.00	Covid RIF
	Police Officer		1.00	
2022	10,800	0.93%	122.65	7.87%
	Records Mgmt. Specialist		1.00	
	HR Exec Assistant		1.00	
	PW Manager		1.00	
	Building/Fire Inspector		1.00	
	HR Exec Assistant		-1.00	
	Animal Shelter Assistant		1.00	90% covered by ILA
	Parks Groundskeeper		1.00	
	Cemetery Groundskeeper		-1.00	
	DS Planner		1.00	
	Engineering Tech		1.00	
	PW Engineers		2.00	Rehire from Covid RIF
	Finance specialist		1.00	Rehire from Covid RIF
	PW Operator		1.00	
2023	10,800	0.00%	123.90	1.02%
	Code Compliance Spec.		1.00	
	Building/Fire Inspector		-1.00	
	Emergency Manager		1.00	
	Environmental Tech		0.25	Pollution Prev. to full time

	Population	% change	# of Ees	YOY % change
2024	11,040	2.22%	128.50	1.46%
	Animal Care Technician		1.10	90% covered by ILA
	Custodial		0.50	
	Payroll Analyst		1.00	
	Engineering Specialist		1.00	
	POD Field Supervisor		1.00	
2025	11,080	0.36%	138.75	7.59%
	Police Officers		1.50	2nd position effective 7/1
	Senior Center		2.25	Change in Policy
	PreTreatment		1.00	Federal Manadate, ILA RV
	POD Operator		1.00	
	Shelter Staffing		0.50	Offset by ILA RV
	WWTF Operators		2.00	Offset by ILA RV
	Facility Operator		1.00	
2026	11,080	0.00%	143.85	3.68%
	Police Officer		0.50	Balance of 2025 Position
	Streets Operator		1.00	Position funded 7/1
	Sewer Operator		1.00	Positions funded 7/1
	Water Dist. Operator		1.00	Position funded 7/1
	Judge		-0.40	
	Ops Superintendent		1.00	
	HR Generalist		1.00	Position funded 3/1



How do you measure the “right” number of staff?

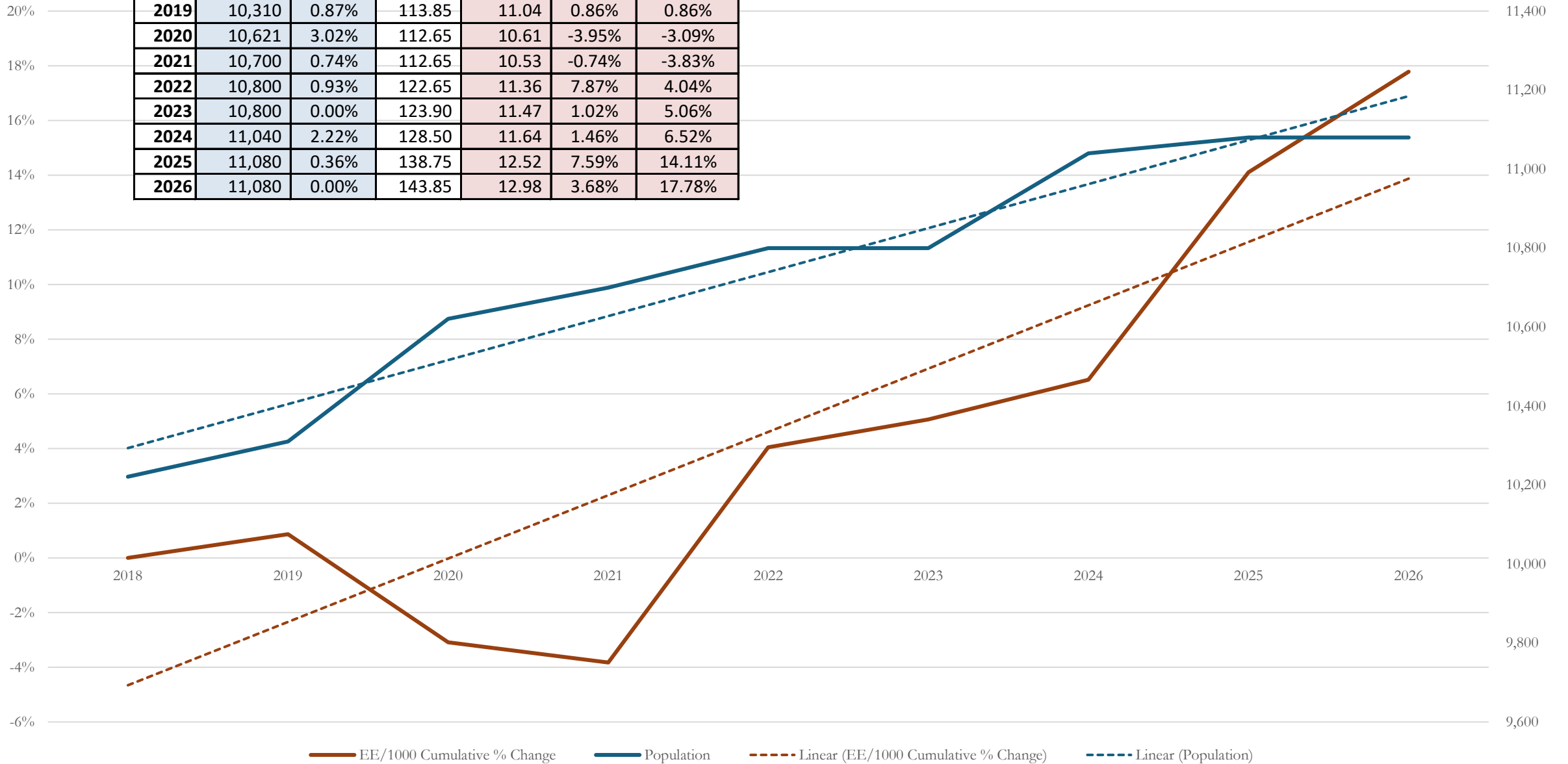
Employees / 1,000 residents (good) 😐

Pros	Challenges
<ul style="list-style-type: none">• Easy to compare to other cities• Easiest to track historic growth• Baseline benchmarking	<ul style="list-style-type: none">• Doesn't reflect workload Number of Capital Projects• Doesn't reflect daytime population Schools, employment, cut-through traffic• Doesn't reflect differences in services Regional WWTF, Animal Control, utilities

All FTE History

	Population	% change	# of Ees	EE/1000	YOY % change	Cumulative % Change
2018	10,221		111.90	10.95	-	-
2019	10,310	0.87%	113.85	11.04	0.86%	0.86%
2020	10,621	3.02%	112.65	10.61	-3.95%	-3.09%
2021	10,700	0.74%	112.65	10.53	-0.74%	-3.83%
2022	10,800	0.93%	122.65	11.36	7.87%	4.04%
2023	10,800	0.00%	123.90	11.47	1.02%	5.06%
2024	11,040	2.22%	128.50	11.64	1.46%	6.52%
2025	11,080	0.36%	138.75	12.52	7.59%	14.11%
2026	11,080	0.00%	143.85	12.98	3.68%	17.78%

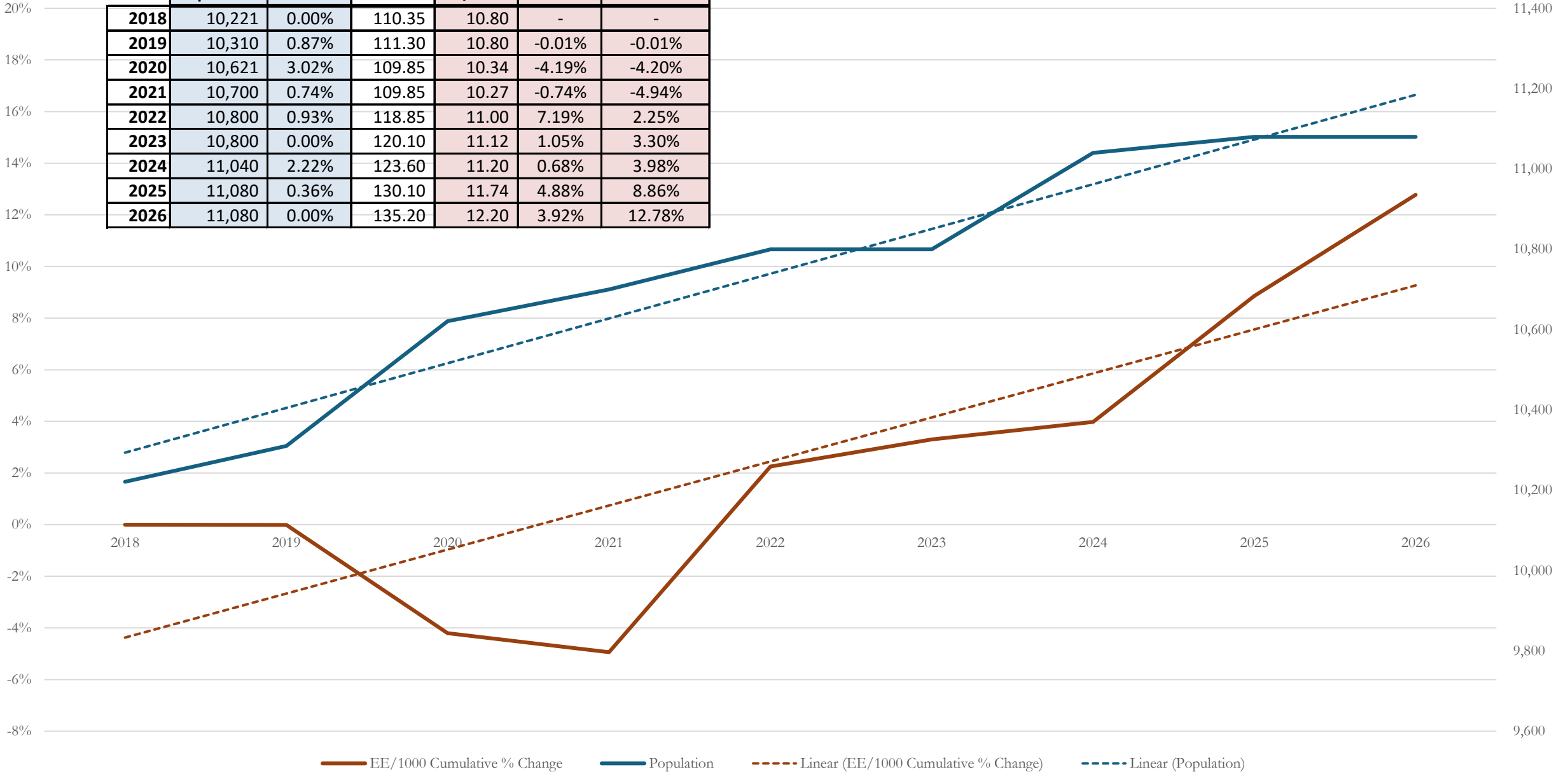
All Employees



Adjusted FTE History: No Sr. Center, Shelter, SRO & Pretreatment

	Population	% change	# of Ees	EE/1000	YOY % change	Cumulative % Change
2018	10,221	0.00%	110.35	10.80	-	-
2019	10,310	0.87%	111.30	10.80	-0.01%	-0.01%
2020	10,621	3.02%	109.85	10.34	-4.19%	-4.20%
2021	10,700	0.74%	109.85	10.27	-0.74%	-4.94%
2022	10,800	0.93%	118.85	11.00	7.19%	2.25%
2023	10,800	0.00%	120.10	11.12	1.05%	3.30%
2024	11,040	2.22%	123.60	11.20	0.68%	3.98%
2025	11,080	0.36%	130.10	11.74	4.88%	8.86%
2026	11,080	0.00%	135.20	12.20	3.92%	12.78%

Adjusted, No Business Lines



Workload Demand (better)

This is what we do our best—sometimes through studies, other times through internal analysis.

Pros

- Specific variables are quantified:
 - Lane miles
 - Utility connections
 - Police downtime
 - WWTF Inflow
 - Number of CIP Projects
- Most defensible

Challenges

- Often leaves behind general government staff
 - Legal
 - Human Resources
 - Finance
 - IT
 - Admin
 - Communications

Quantified Results since 2020



Staffing Studies for Operations and WWTF both indicated a need for increased staffing to meet workload demands and environmental permit compliance. +12.75



Police staffing study has not been completed, but PD increased due to population growth and increasing CFS. +3

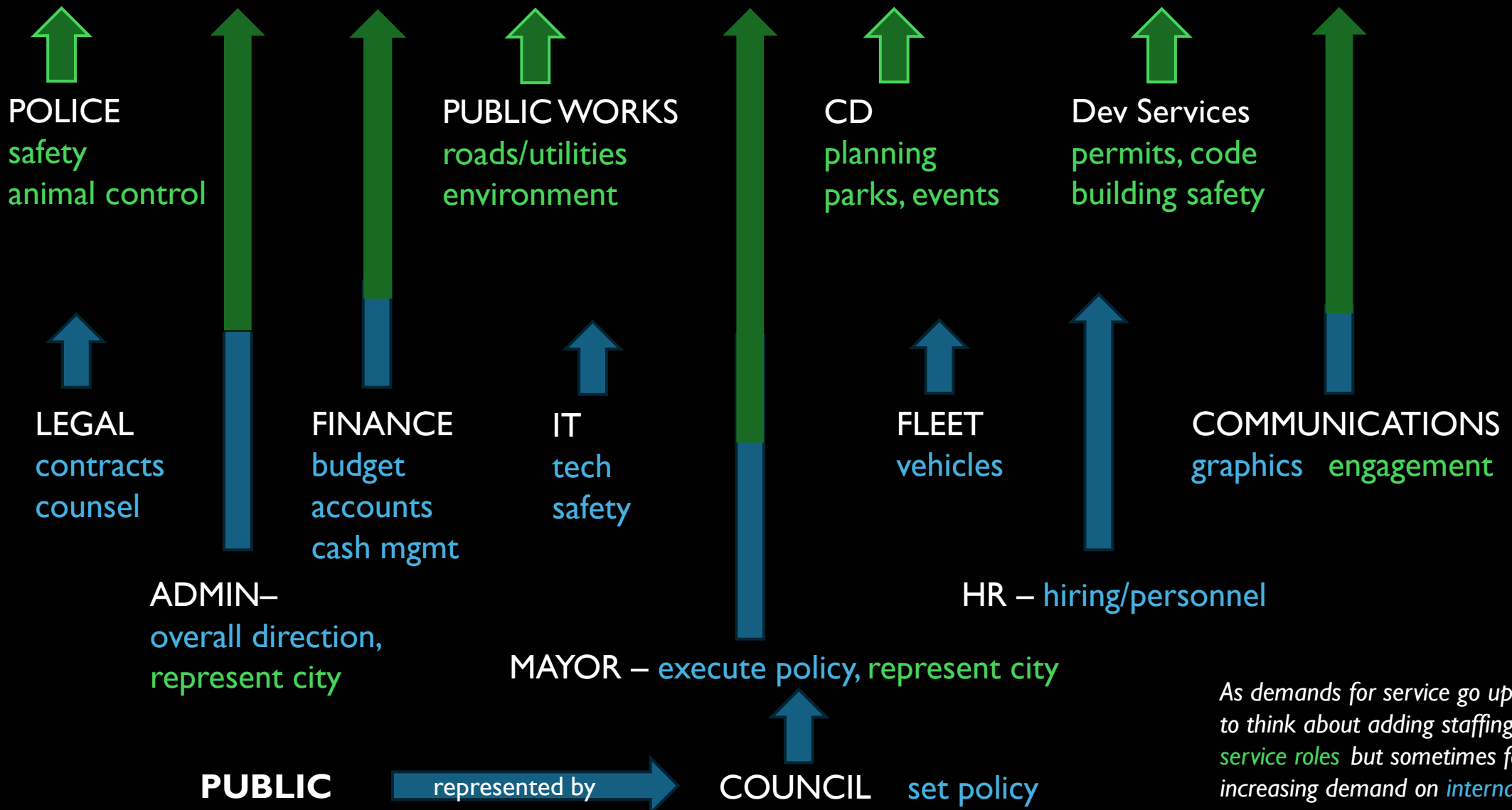


Animal Sheltering increased due to incoming animals and average daily population +2.85



Engineering Staff have increased due to the number of CIPs, grant success and active construction +3

No increase to Legal, Finance, Info Technology or Human Resources



As demands for service go up, we tend to think about adding staffing to *direct service roles* but sometimes forget the increasing demand on *internal services*

Service Level or Outcome based (best)

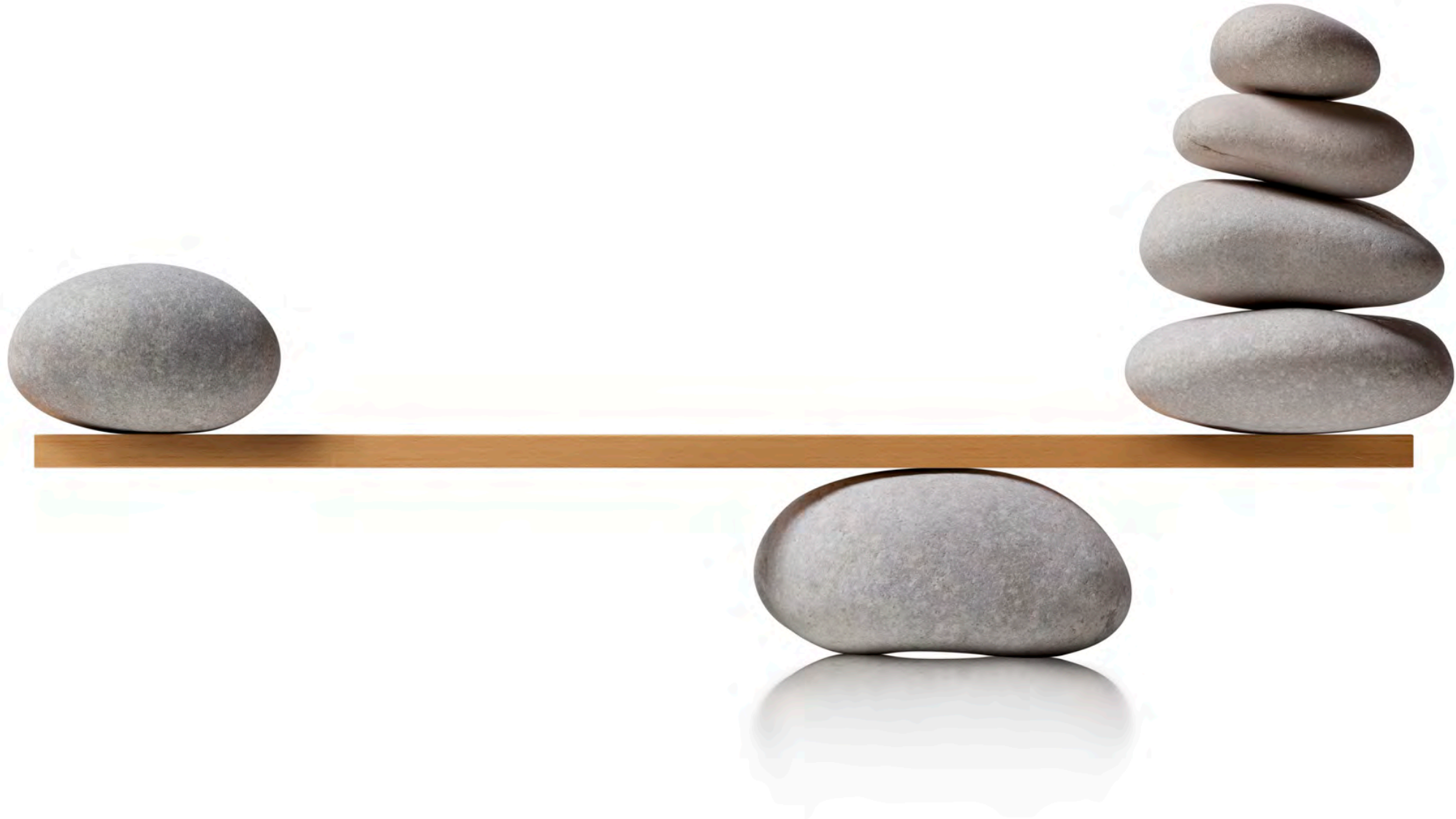
Pros	Challenges
<p>Focused on results</p> <ul style="list-style-type: none">○ Pavement or sidewalk rating○ Infiltration and Inflow○ Police response times or case closure○ Public Records Requests time○ Permit reviews	<ul style="list-style-type: none">● Often not always financially viable<ul style="list-style-type: none">○ Budget can only support so much● Metrics can be cyclical<ul style="list-style-type: none">○ Permits reviews○ Weather dependent Capital Projects● Priorities may move at different speed than natural staffing attrition<ul style="list-style-type: none">○ What may be important to council or community may change every two years

When a position becomes vacant...

- Do we still need the position?
 - Does the work still exist?
 - Is it still an FTE?
- Is the work represented?
- Can we delay hiring?
 - Saving money, or covering separation costs
- Is there a higher need?
 - If so, what happens to the duties?
 - Can they be merged with another position



Balancing costs, efficiencies & wellbeing





What has been requested?

How are new positions evaluated?

Director Meeting (Consensus)

- Is the position needed
- Can the work be accomplished another way (contract / combined)
- What positions move forward in process

Mayor's Budget

- Review need / timing / affordability
- Mayor determines what moves forward

Council Budget Review

- Council may amend the Mayor's budget including authorized FTE counts

Department	Position	FTE	Year	Funding Source
Police	Police Officer	1	2027	GF
Police	Police Officer	1	2028	GF
Legal	Assistant Attorney	1	2027	GF / ICAP
Communications	Communications Manager	1	2027	GF / ICAP
Info Technology	Applications Analyst	1	2027	GF / ICAP
Public Works / POD	Administrative Assistant	1	2027	GF / Utilities
Public Operations	Asset Management Specialist	1	2027	GF / Utilities
Public Operations	Custodial Technician	1	2027	GF / ICAP
Public Operations	Facilities Maint. Operator	1	2027	GF / ICAP
Public Operations	Fleet Mechanic	1	2027	GF / ICAP
Public Operations	Water Operator	1	2028	Water
Public Works	Contract Administrator	1	2027	GF / Utilities
Public Works	Engineering Specialist	1	2027	GF / Utilities
Public Works	Engineering Specialist	1	2027	GF / Utilities
Public Works	WWTF Apprentice	1	2027	WWTF
Public Works	WWTF Apprentice	0.5	2027	WWTF
	Total	15.5		

Discussion / Questions



Information Only



Direction

Future Policy Decision

Confirm, or amend, the Mayor's recommended budget, including staffing changes.

Major Initiatives

2:30 - 6:30 pm/Dinner



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SUMNER
WASHINGTON





Future of Existing Library Site

2:30 – 3:30

What is today's desired outcome?



Information Only



Direction

Policy Question

What is the preferred option for the existing library site?

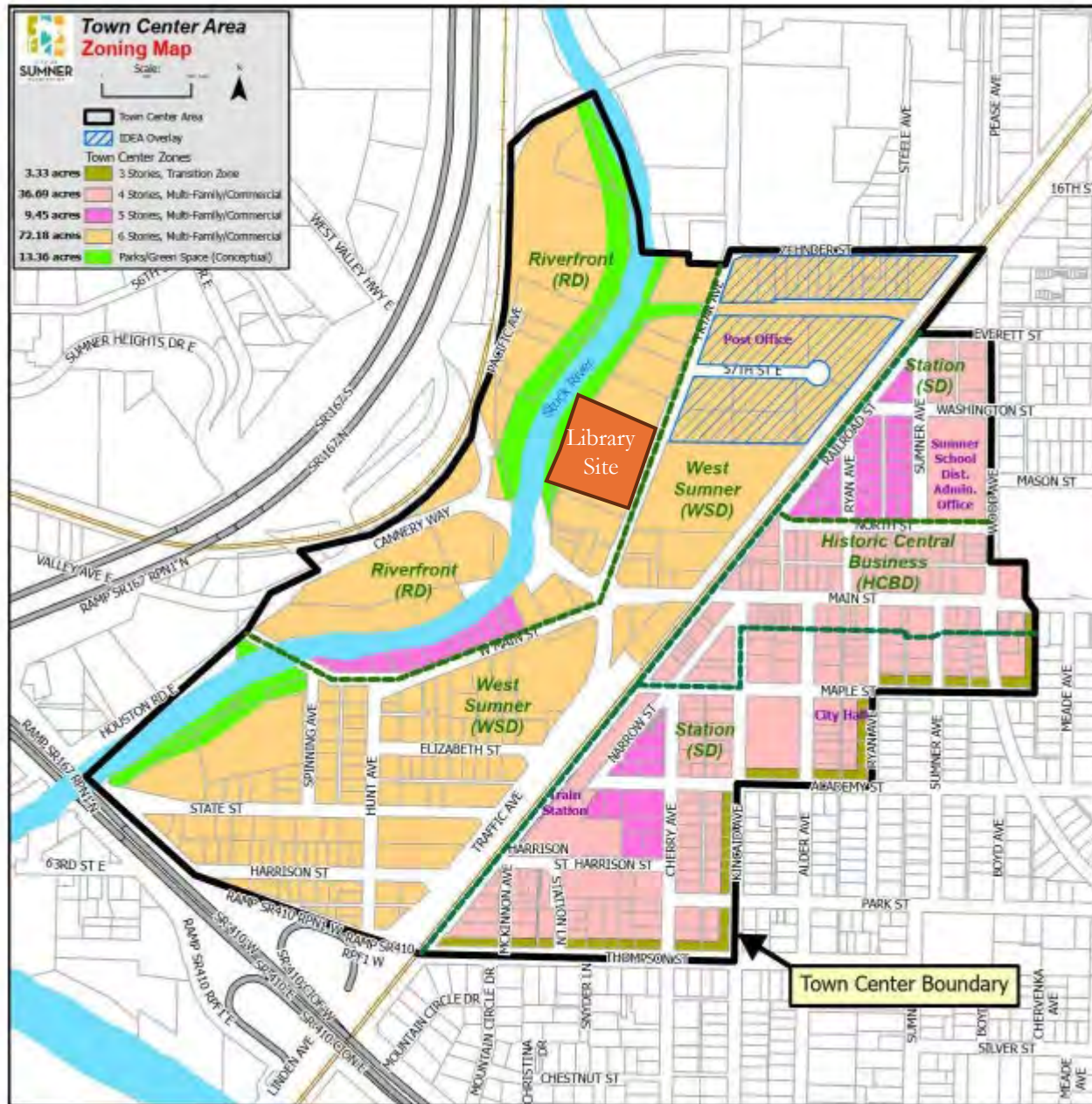
History of Existing Building

- Owned by the City
- Building needs significant work to meet seismic, ADA standards and address water penetration.
 - Companion building already demolished.
- Cities don't make good landlords
- What would the building be used for?
- New development would address multiple issues.



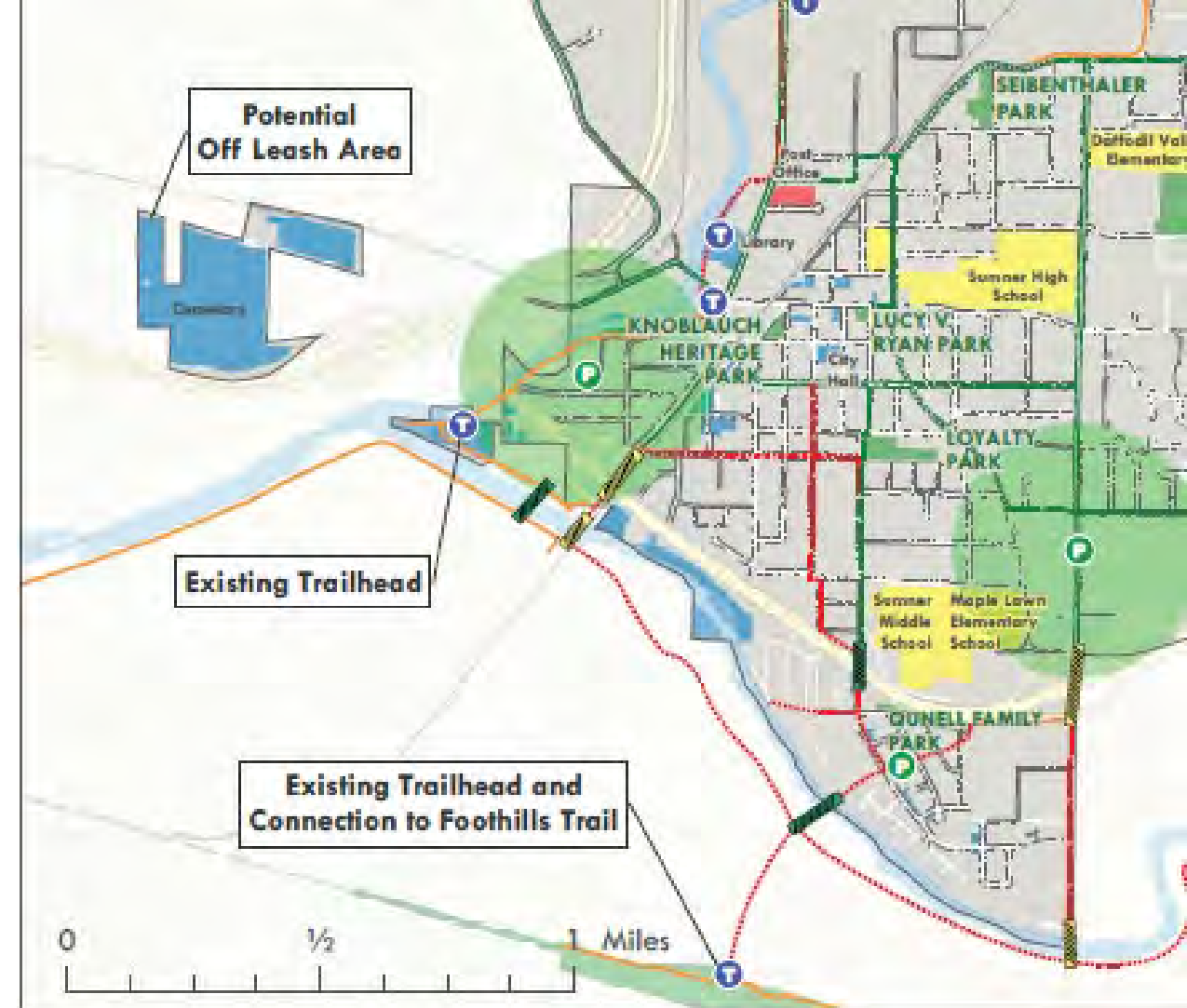
Overview

- Town Center Plan – Livable and walkable
- Higher housing density within $\frac{1}{4}$ mi to $\frac{1}{2}$ mi. from the Sounder Station and historic downtown
- More people living in downtown creates more business growth and opportunity
- State mandating higher densities, minimum 3.5-story buildings on average within $\frac{1}{4}$ mi. of train station
- Current library site is not shown as a park location in the Parks & Trails Plan
- Need for more affordable senior housing



Parks & Trails

- Parks & Trails Plan has 1/4 mi circles indicating areas where park land is needed to satisfy the level of service
- The Town Center contains a park south of the Library site and closer to the river near Spinning Ave/State Street
- Creating a park at the Library site would require an amendment to the Parks & Trails Plan



LEGEND

Proposed Trailhead	Proposed Bike Trail	Other Park or Open Space	Interstate / Highway
Proposed Park	Existing Trail	School Land	Railroad
1/4 Mile Park Buffer	Existing Bike Lane	Federal	Waterbody
Existing Connection	Existing Trail (Other Agency)	Other Recreation	
New Connection	Existing Park	Summer City Limits	
Proposed Trail	Local Ownership	Sidewalks	

Option A: Surplus Property – Traditional Sale

- 6-story multifamily with mixed use component
- Understory parking
- Allows for up to 120+ dwellings per acre
- Trail access/construction required
- Proceeds from sale for other city needs



Option B: Multifamily Affordable Housing

- RFP/Developer Agreement to ensure city expectations and goals are met
- 200+ units
- Affordable to 80% AMI or below
- Partnership with SSHA³P for funding and project management
- Could be senior housing
- MFTE is an option
- Longer timeline—may require building demolition



Option C: Boutique Hotel

- RFP/Developer Agreement to ensure city expectations and goals are met
- Small, local, intimate, chic, and currently very popular
- Called for in Sumner's Strategic Tourism Plan
- Provides options for room nights and visitors to downtown
- Easy connection to Sounder for regional business travelers
- City of Puyallup has a proposal for a boutique hotel



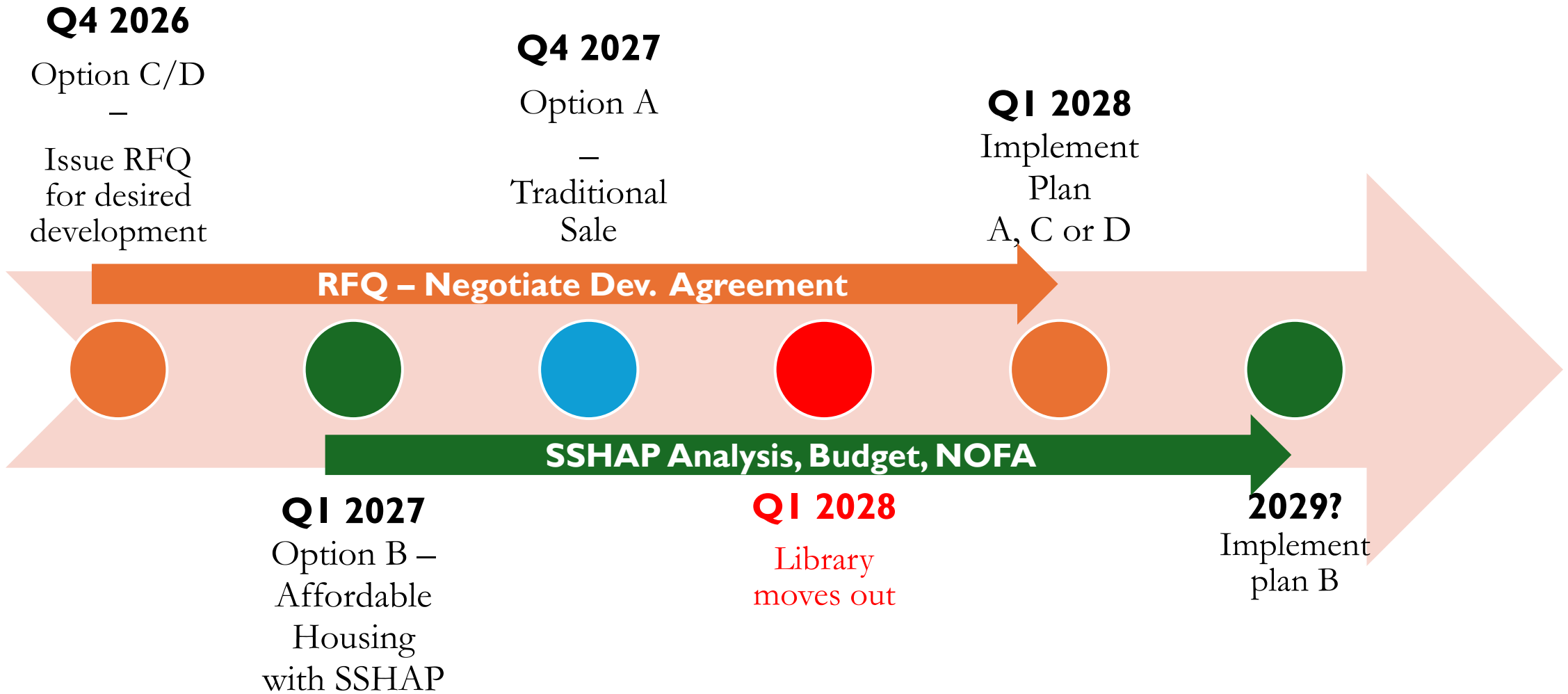
ston, SC – the Loutrel Hotel



Option D: Combination of Uses

- RFP/Developer Agreement
- Combination could include:
 - Hotel
 - Senior Housing
 - Corporate Meeting Center
 - Affordable housing

It's a process...



What is today's desired outcome?



Information Only



Direction

Policy Question

What is the preferred option for the existing library site?



Animal Control & Sheltering

3:30 – 4:15

What is today's desired outcome?



Information Only



Direction



How It Works

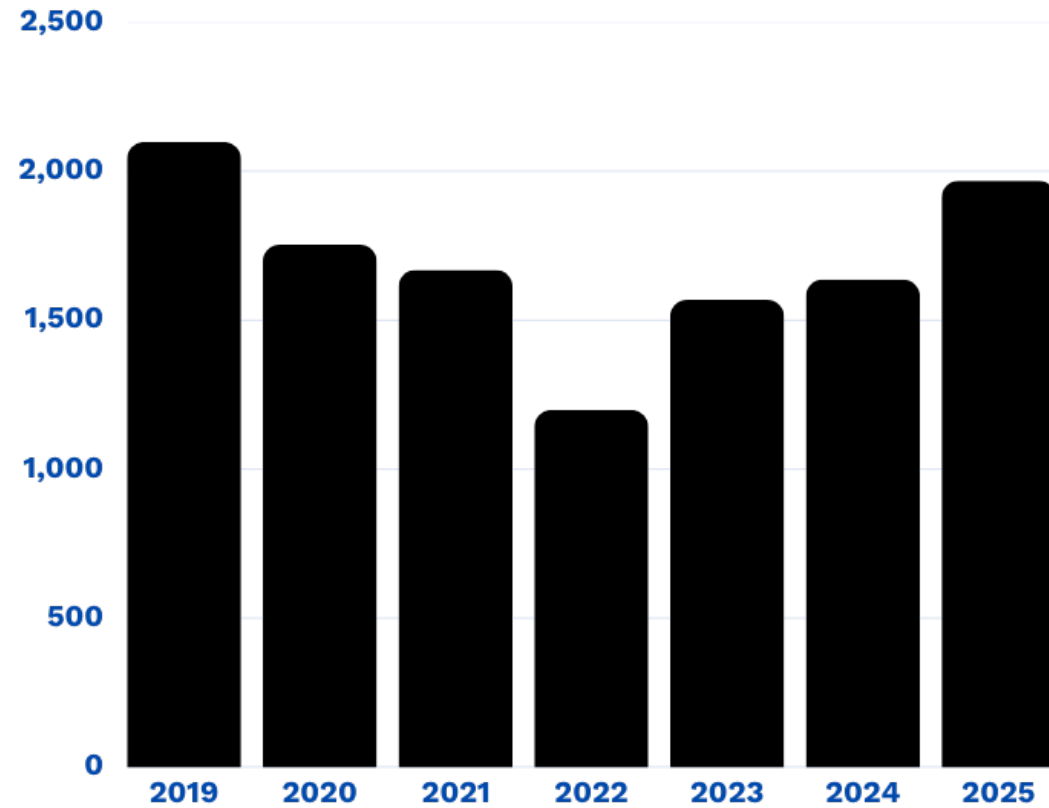
- Long-standing partnership between Puyallup (facility) and Sumner (operations).
- Added five cities by contract.
- The Contract Cities pay for animal control services & sheltering on a per-capita basis. It is an annual fee for the city's estimated utilization of services based on their population.
- The rate is not based on or charged to
 - actual number of calls for service
 - dedicated hourly time/resources
 - call types
 - animal intakes
 - actual number of animals from that city
 - medical services provided per animal
 - dedicated hourly time/resources



Animal Control

- 1 Supervising Animal Control Officer
- 2 Animal Control Officers
- 24/7 On-call coverage - weekends, weekdays & holidays
- Serves 111,790 residents
- 1,968 calls for service in a year, including strays, rescues, traps, deceased, neglect, cruelty/abuse, dangerous, bites, hoarding, nuisance, investigation, declarations, licensing.

Calls for Service





Animal Sheltering

- 1 Shelter Coordinator
- 1 Shelter Assistant
- 2.5 Animal Care Technicians
- 30 Volunteers
- 1185 animals in a year including intakes, microchips medications, feeding, care & cleaning, vaccinations, spay/neuters, return to owners, adoptions, licensing, transfers, counseling, referrals & community pantry

For Comparison



Metro Animal Services

- 3 Officers
- Serves 110,000+ residents
- 45 square miles
- Sumner, Puyallup, Algonia, Bonney Lake, Edgewood, Milton & Pacific
- Animal Control and Sheltering



Tacoma Animal Control

- 4 Officers
- Serves 235,000+ residents
- 64 square miles
- Tacoma, Fircrest & Ruston
- Control only, sheltering by the Humane Society



Pierce Co Animal Control

- 3* Officers
- Serves 425,000+ residents
- 1680 square miles
- Unincorporated Pierce Co, Orting, Fife, UP, South Prairie & Carbonado
- Control only, sheltering by the Humane Society



Lakewood Animal Control

- 2 Officers
- Serves 80,000+ residents
- 26 square miles
- Lakewood, Steilacoom & Dupont
- Control only, sheltering by the Humane Society

Challenge: Growing Demand, Needs

Issues:

- Cost of medical care, people can't afford spay/neuter
- Lack of options for intakes in other jurisdictions
- Economy/homelessness
- Lack of understanding of the complexity
- Pet parents, or interested parties online



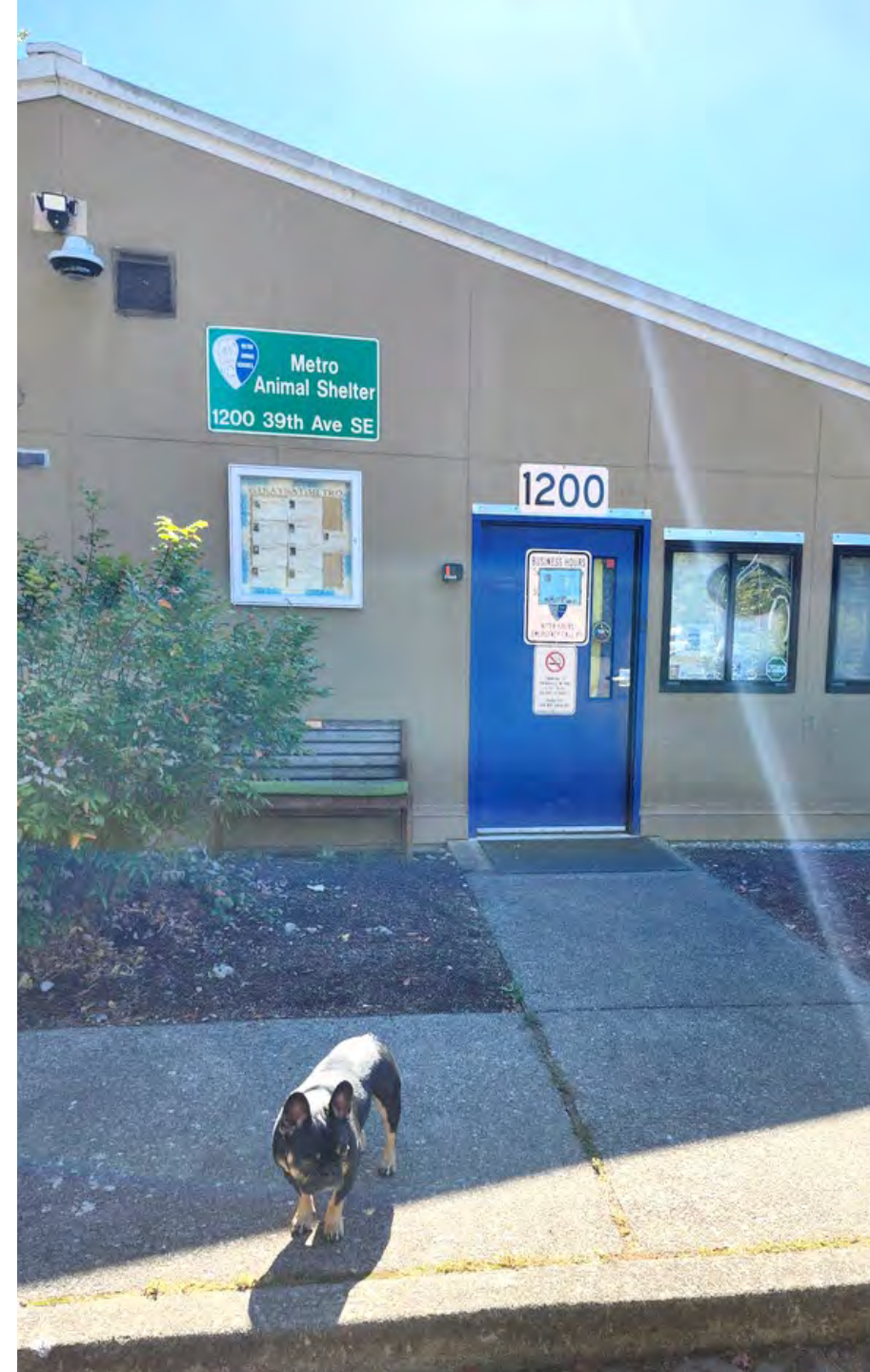
Challenge: Lack of Space

Current “shelter”:

- Modified storage garage
- Built in 1996
- 3168 square feet
- 15 dog kennels
- 57 cat kennels
- 1,145 animals/yr.
- Not inviting to the public
- No commercial plumbing
- No employee/volunteer space
- No spay/neuter space
- No central HVAC
- Limited outdoor space for recreation or animal care
- No expansion capabilities

For comparison:

Minimum space to meet standards of care for our population is **8500-10,000 square feet.**



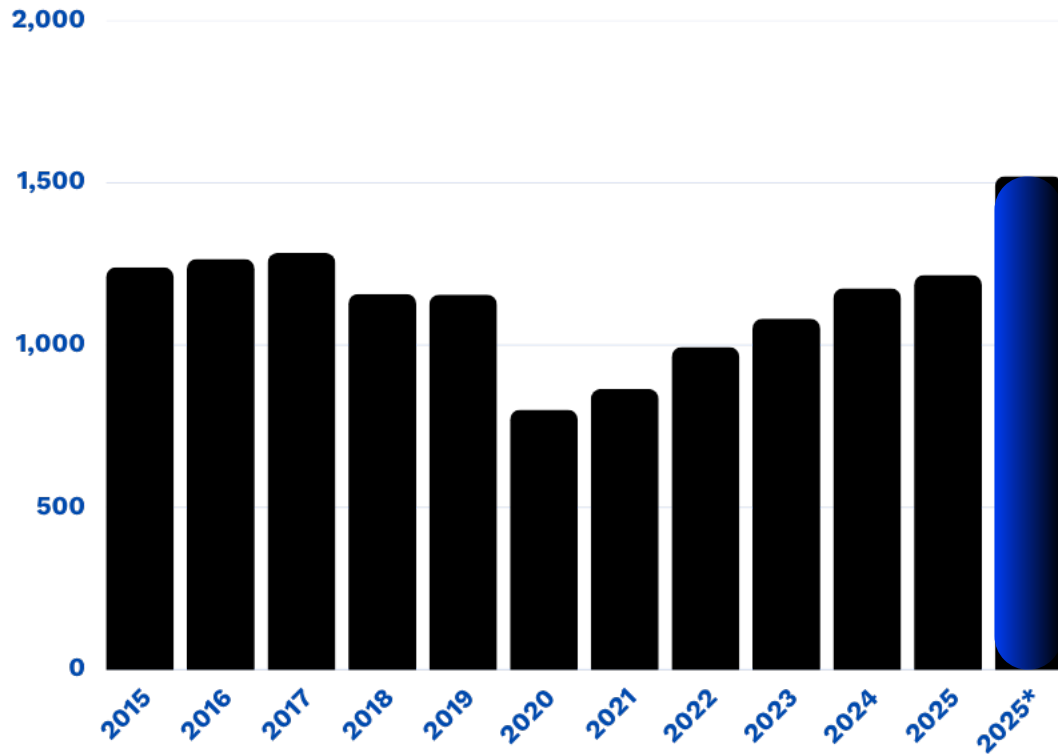
Challenge: Lack of Space

Can't meet needs:

Metro is critically dependent on fosters and transfers from outside non-profit rescue organizations.

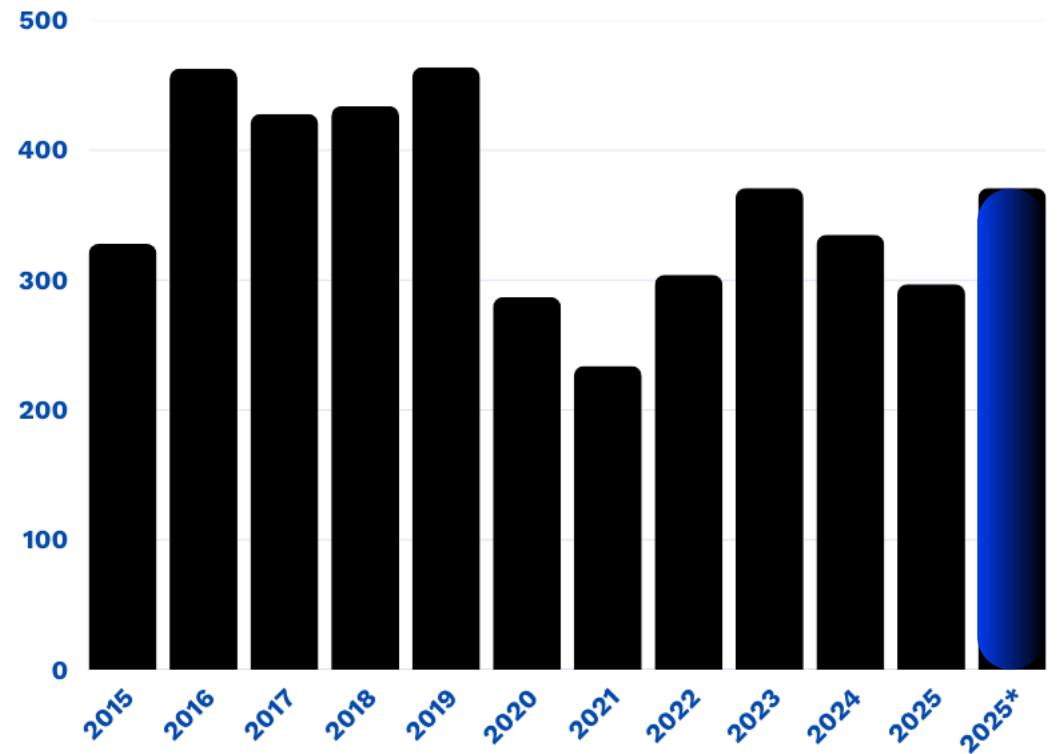
417 animals (362 cats, 51 dogs, & 4 chickens) were transferred out of our shelter to partners in 2025.





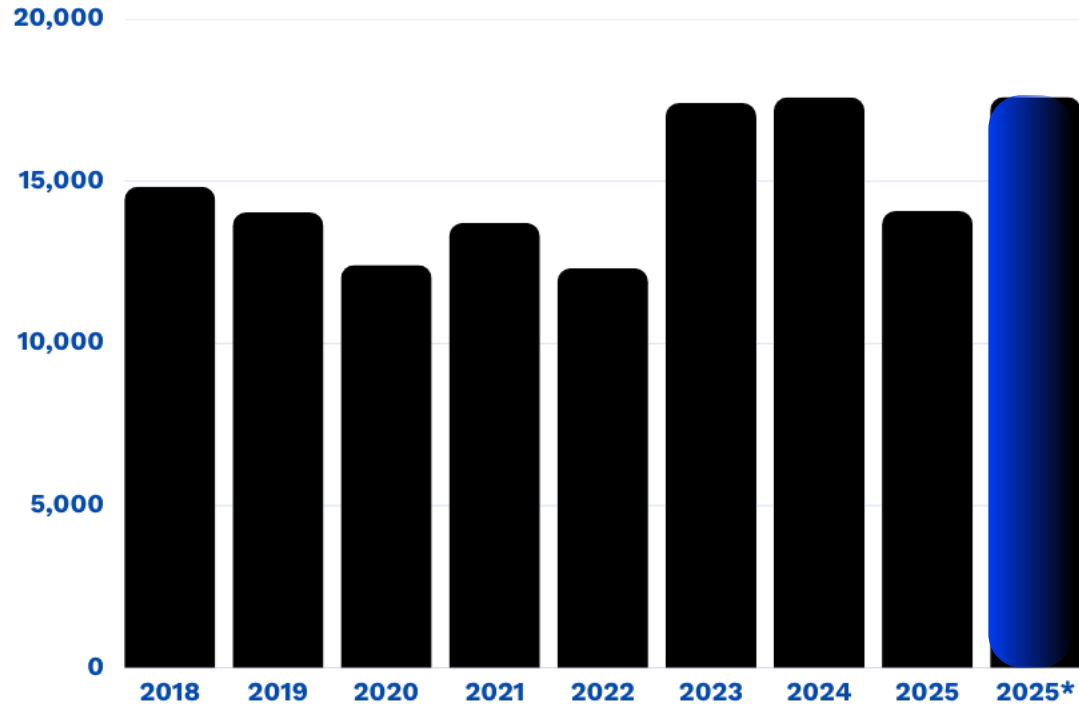
Shelter Intakes

*If the shelter had been open for all of 2025, intakes were projected to be 1520 animals.

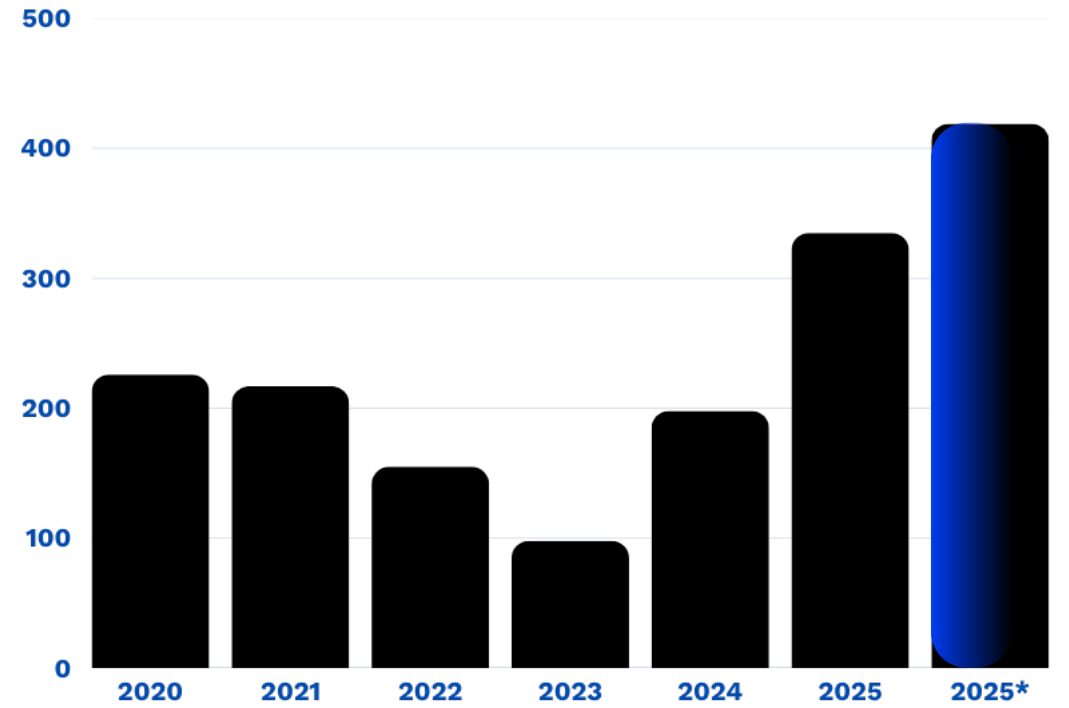


Shelter Adoptions

*Due to the shelter being closed for emergency repairs, adoptions were drastically reduced for the first 6 months of 2025.



Shelter Phone Calls



Shelter Turn Aways

* Projected 2025 impact if shelter hadn't needed emergency repairs.



TURN AWAYS

	10/25	11/25	12/26	1/26	2/26	3/26
Turned Away in Jurisdiction	18	15	6	12	4	8
Turned Away out of Jurisdiction	56	61	58	62	89	89

87% of all turn aways were residents outside of our service areas, who had been denied services or delayed services from the shelter that is contracted and supported by their taxes.

Challenge: Revenue

How funded today:

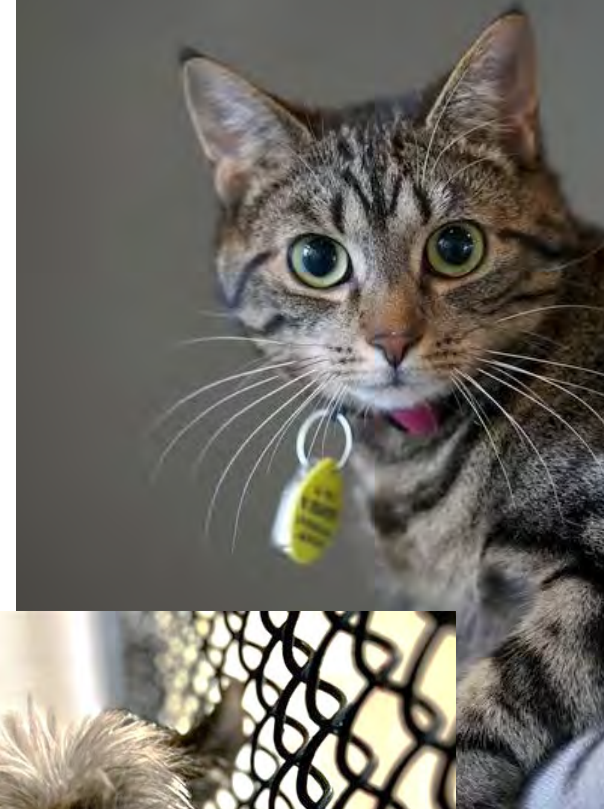
- Per Capita Rates
- Adoption Fees
- Surrender Fees
- Impound Fees
- Donations – top donors in '25-'26:
 - \$25,000 Friends at Your Metro Animal Shelter
 - \$20,000 Cox Family Foundation
 - \$18,000 Puyallup Tribe of Indians
 - \$6,000 Subaru of Puyallup
- Pet Licenses

**2026 Per-Capita Base Rate \$8.35
per resident**

+

**2026 Pet License Revenue
\$2.35 per resident**

Max Rate = \$10.70





CONTRACT CITIES PAY FOR:

- Salary
- Overtime
- Training
- Uniforms
- Supplies
- Benefits
- Fleet
- Equipment
- Communications
- Records Management
- Dispatch
- IT Services

THEY DO **NOT** PAY FOR:

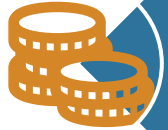
- Administration
- Finance
- Human Resources
- Payroll
- Public Information
- Legal Advisor
- Public Disclosure
- Basic facility maintenance (Puyallup)
- Shelter Utilities (Puyallup)
- Food / Litter (Donated)
- Excess Medical (Donated)

How does our funding model compare?

Metro Animal Services



Per Capita pays for ACOs



License fees are credited against per capita



Sheltering is included in per capita cost.

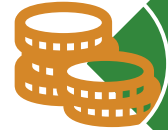


Shelter fees retained by the program—reducing city costs

All Other Jurisdictions in Pierce Co.



Per Capita pays for ACOs



License fees help offset costs



Sheltering is charged to the attributing City

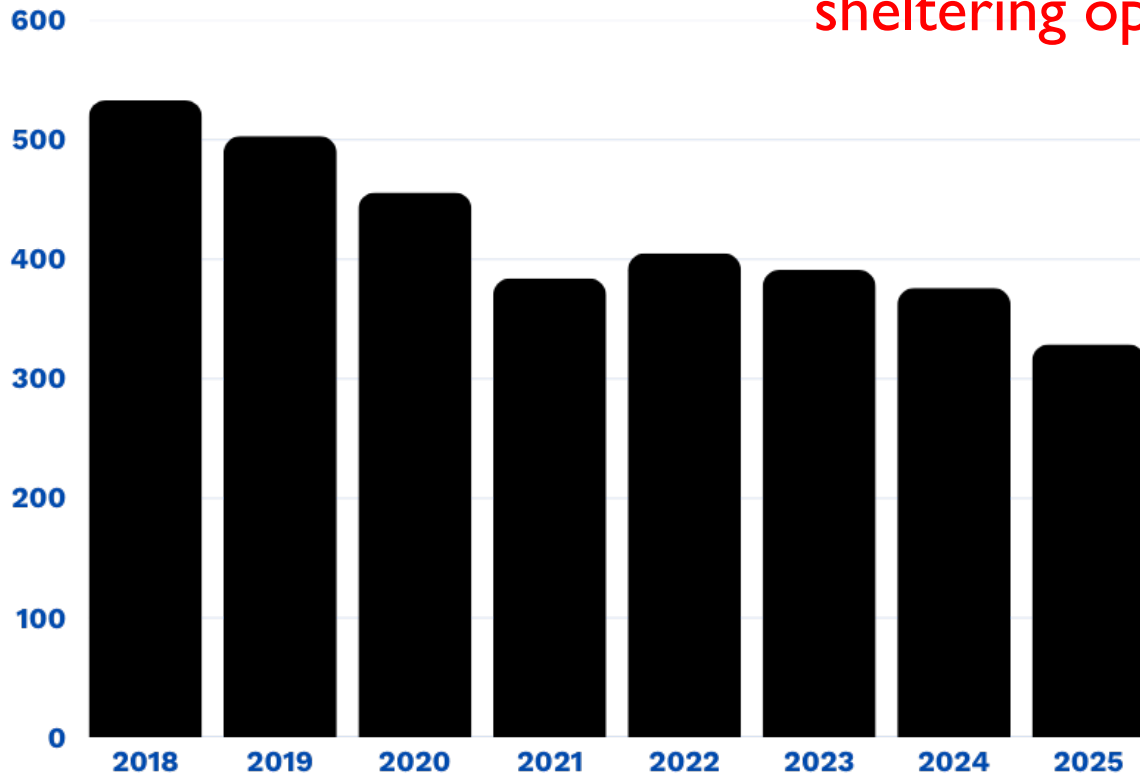


Shelter fees collected retained by the Humane Society

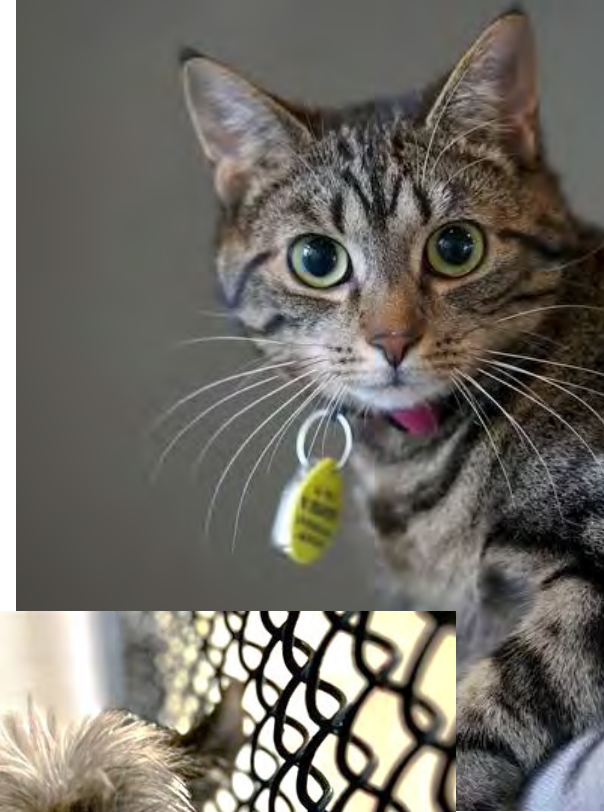
A 2024 review found that our intake costs were comparable to the TPCHS (\$440 per animal)

Challenge: Revenue

Pet licensing is no longer a reliable revenue stream for supporting animal control and animal sheltering operations.



Sumner Pet Licenses



Shelter Revenue

Customer Fees:

- willing to pay (adoptions)
- able to pay (impounds)



Donations:

- FAYMAS
- Private
- Grants



- Our shelter costs
- Space constraints
- Spay / Neuter costs
- Market rate fees

What have we explored?

- Shelter RFQ 2024 – no responses
- Discussed merger/contract with TPCHS in 2024
 - They declined due to space constraints
 - TPCHS changed service levels / costs with all other jurisdictions
- Do our missions align?
 - HUMANE SOCIETY = PROTECT ANIMALS FROM PEOPLE
 - MUNICIPAL OPERATIONS = PROTECT PEOPLE FROM ANIMALS
- Do we want a say in service levels?
- Do we want to control our own destiny (costs)?



Potential New Revenue

- Animal Excise Tax
- Animal Sales Tax
- Real Estate Excise Tax
- Public Safety Sales Tax
- Local Animal Household Tax
- Animal Control & Sheltering District
- HB 2258, introduced in 2026 session but not passed: authorizes cities to levy a household excise tax to support animal control.



Coming up...

- Create new interlocal agreements
- Explore new funding and cost models: sheltering vs. enforcement
- Determine impacts of Milton terminating their ILA
- Examine legislative fixes for revenue streams
- Complete Feasibility Study & Facility Assessment
 - The shelter is currently undergoing a site assessment and feasibility study by the Shelter Planners of America
- Build partnerships in funding future sites



Discussion / Questions



Information Only



Direction

Existing Operations Facility (Shops)

4:15 – 4:30



What is today's desired outcome?



Information Only



Direction

Future Policy Question

What should we do with the existing operations facility?

Facility Condition

Administration building needs new flooring

HVAC went out in April

Fire Alarm Control System failed and was just replaced

Security system needs complete overhaul

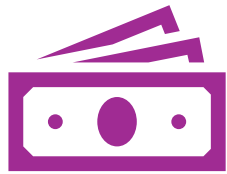
Fleet building has a roof leak



Facility Limitations

- Located in shoreline and within 100 year flood zone
- Typically limits significant changes to existing building footprints or enclosures.

Facility Options



Sell

Appraisal (2021): \$2.1M

- Not all GF proceeds



Lease

City not a great landlord

Would require facility
improvements



Repurpose

Regional animal shelter?

What is today's desired outcome?



Information Only



Direction

Future Policy Question

What should we do with the existing operations facility?

Bill Heath Sports Complex

4:30 – 4:45



What is today's desired outcome?



Information Only



Direction

Policy Question

Are you comfortable moving forward with an intergovernmental transfer to the school district?

History



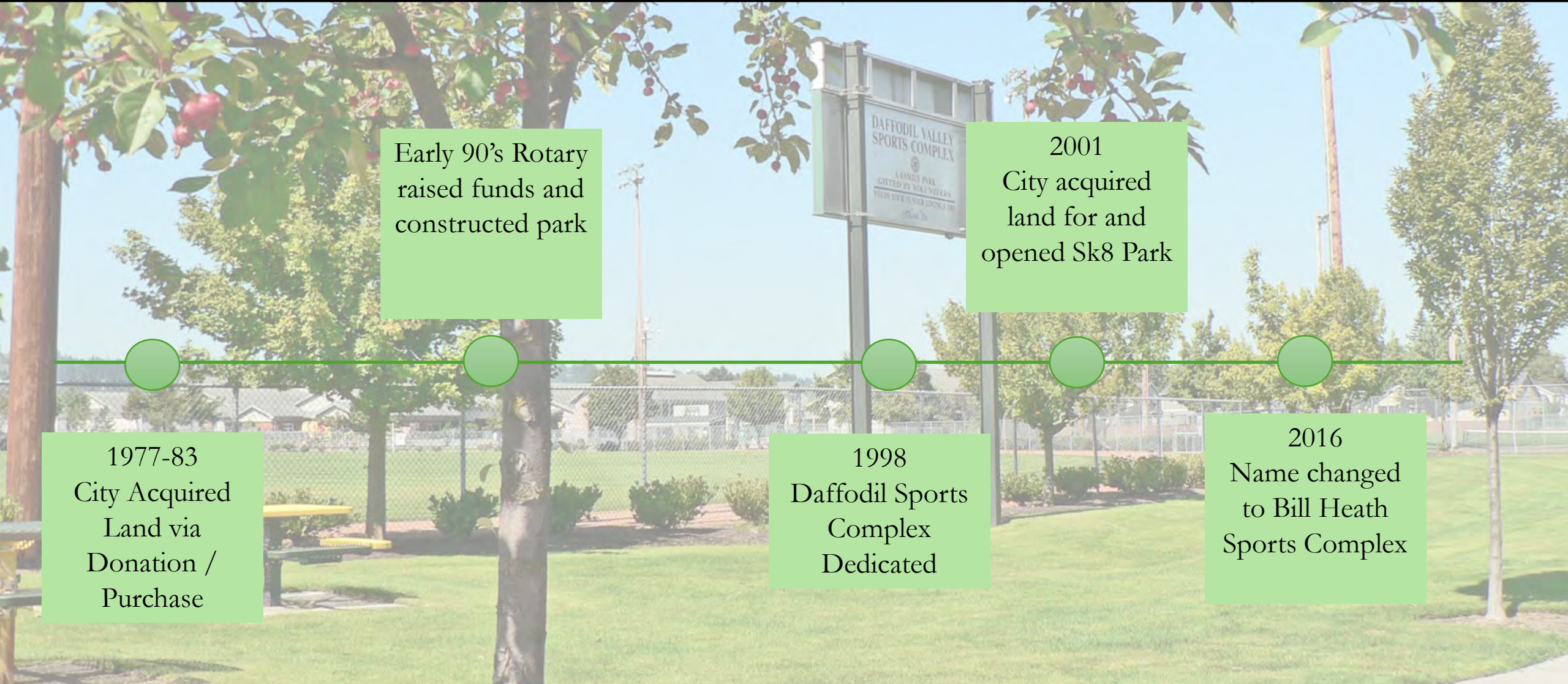
Early 90's Rotary raised funds and constructed park

2001
City acquired land for and opened Sk8 Park

1977-83
City Acquired Land via Donation / Purchase

1998
Daffodil Sports Complex Dedicated

2016
Name changed to Bill Heath Sports Complex





CITY OF
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Park Overview

- 7 Acres
- Grass ball field
- Volleyball Court (on SBLSD property)
- Basketball Court (5% City, 95% SBLSD)
- Tennis/pickleball (45% City, 55% SBLSD)
- Concession Stand
- Parking
- Primary Users: SBLSD, Wolfpack Football





CITY OF
SUMNER
WASHINGTON

Park Challenges

- Grass ball field
- Shared amenities and associated M&O
- Field lighting – end of life
- Lack of general lighting
 - Increase to vandalism
- Reservation management



Ownership

SBLSD owns/maintains north half as part of Daffodil Valley Elementary.

City owns/maintains southern half.

Unique challenges with tennis courts and basketball court.



BHSC Use

- 2024
 - 4 user groups
 - 381 hours over
 - 131 days
- 2025
 - 4 user groups
 - 431 hours over
 - 118 days



Maintenance Impact



- .25 FTE
- Grounds
 - Mowing/irrigating
 - Game prep
 - Weeding
- Concession/Restroom
 - Repairs, graffiti, and vandalism
- Scheduling – Field use and lighting

2025 SBLSD Proposal

- Assessed Valuation 3.34M
- District intended on 6.5M worth of improvements
- Sale price \$1M

- District backed out due to City access requirements (Park hours)
- District desired title warranties

2026 SBLSD Proposal

- 3.36M purchase price
- Improvements included:
 - New synthetic turf field (locked when not in use/reserved)
 - Lights
 - Restroom and concession stand improvements
 - Toddler playground
 - Tennis/pickleball courts
- 15 Year minimum requirement to keep “Bill Heath Sports Complex” name
- District could restrict use of parking lot during school events / needs
- Title warranties / exclusions mutually agreed upon*

*Still being negotiated

Strengths

- Known and Valued Partner
- \$6M + investment in new fields, lighting, playground etc
- Honors original land and development donors

Weakness

- Removes park land from City portfolio, which will require a new study and could impact future park impact fees
- 30 year fiber lease

Opportunity

- Sale proceeds could be earmarked for other park capital projects (Bennett Property?)
- Alleviates staffing pressures
- Fiber Lease move to Rainier View Park

Threat

- Public concerns about loss of park access—not a concern raised during 2025 outreach
- Listed as a park in our Parks and Open Space Plan and Capital Facilities Plan (possible legal risk)



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Park Challenges

- Grass ball field
- Field lighting – end of life
- Lack of general lighting
 - Increase to vandalism
- Reservation management



Process

- Negotiate purchase and sale agreement
- Resolution setting public hearing for intergovernmental transfer
- Public Hearing
- Ordinance surplusizing property, transferring to SBLSD and execute a purchase and sale agreement
- Transfer care and control to SBLSD

Discussion



Information Only



Direction

Policy Question

Are you comfortable moving forward with an intergovernmental transfer to the school district?



Bennett Property Status

5:00 – 5:30

What is today's desired outcome?



Information Only



Direction

Future Policy Decisions

Budget allocation of Park Impact Fees, BHSC sale proceeds, and possible grant acceptance.



Bennett Property History

2018

- ✓ Applied for Pierce County Conservation Futures Grant

2020

- ✓ Sumner was moved up the list for PC Grant and used funds to purchase the Property (\$800,000)

2021

- ✓ Hanson Hallway Acquired for Pedestrian access on the east side of the park

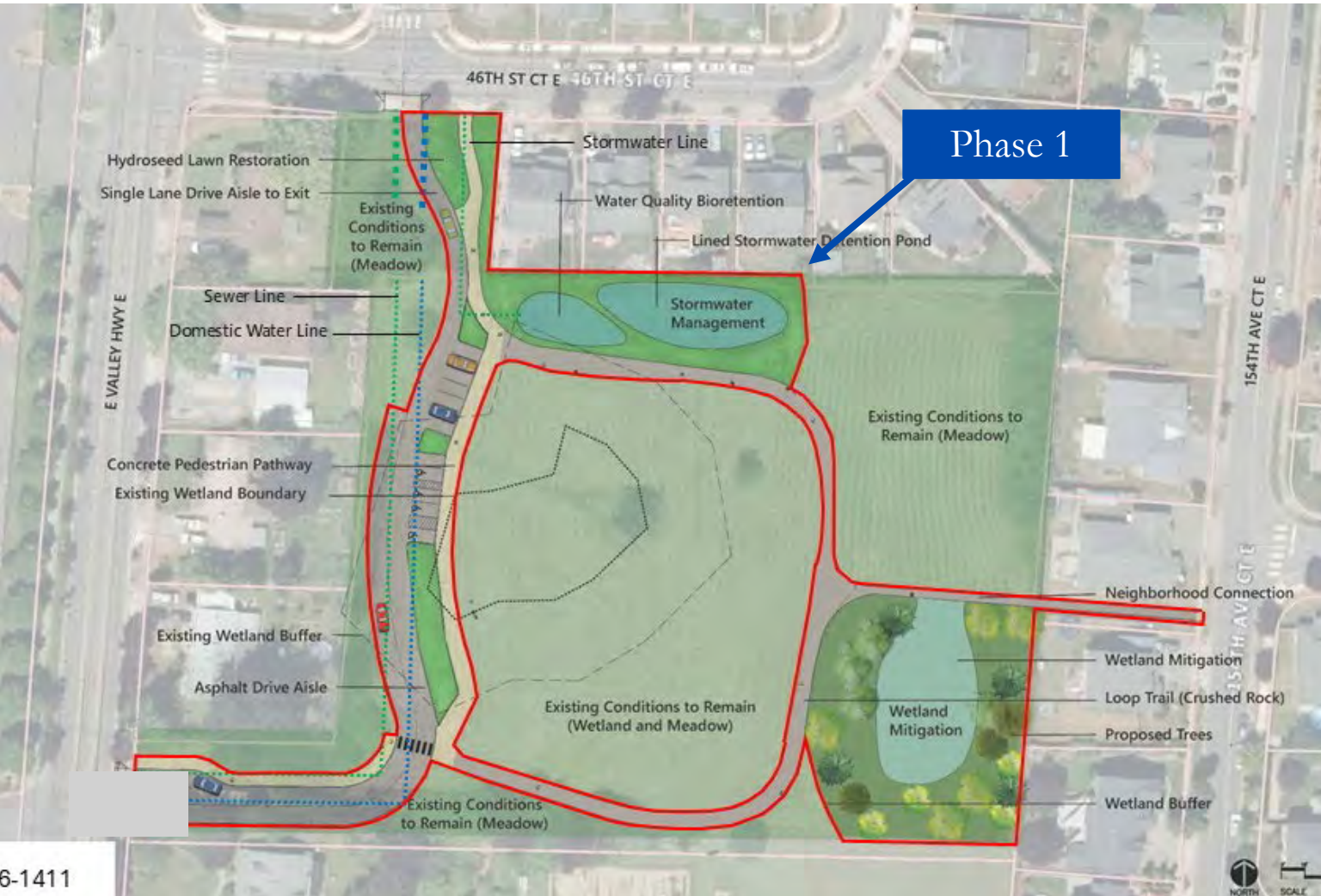
2022

- ✓ Masterplan process started & Applied for RCO Grant (Not Successful)

2023

- ✓ Northern Parcel Purchased (\$221,000)

Bennett Property Phase I Improvements



Recreation & Conservation Office
Phase I - \$3.9M

Funding includes:

\$825k from Water, Sewer and Storm Projects
\$500k from RCO Development*
\$221k from RCO Acquisition*
\$1M Park Impact Fee
\$1.3M PIF, portion of BHSC, Strategic Council Reserve

August 2026 Evaluations & Scoring
October 2026 Notifications



Bennett Property

Service Area (estimated):

- ✓ ¼ Mile = 2,240 Residence (2022)
- ✓ ½ Mile = 3,058 Residence (2022)

Funding Strategy:

- ✓ RCO grants, park impact fees, & utility funding

Phased Implementation:

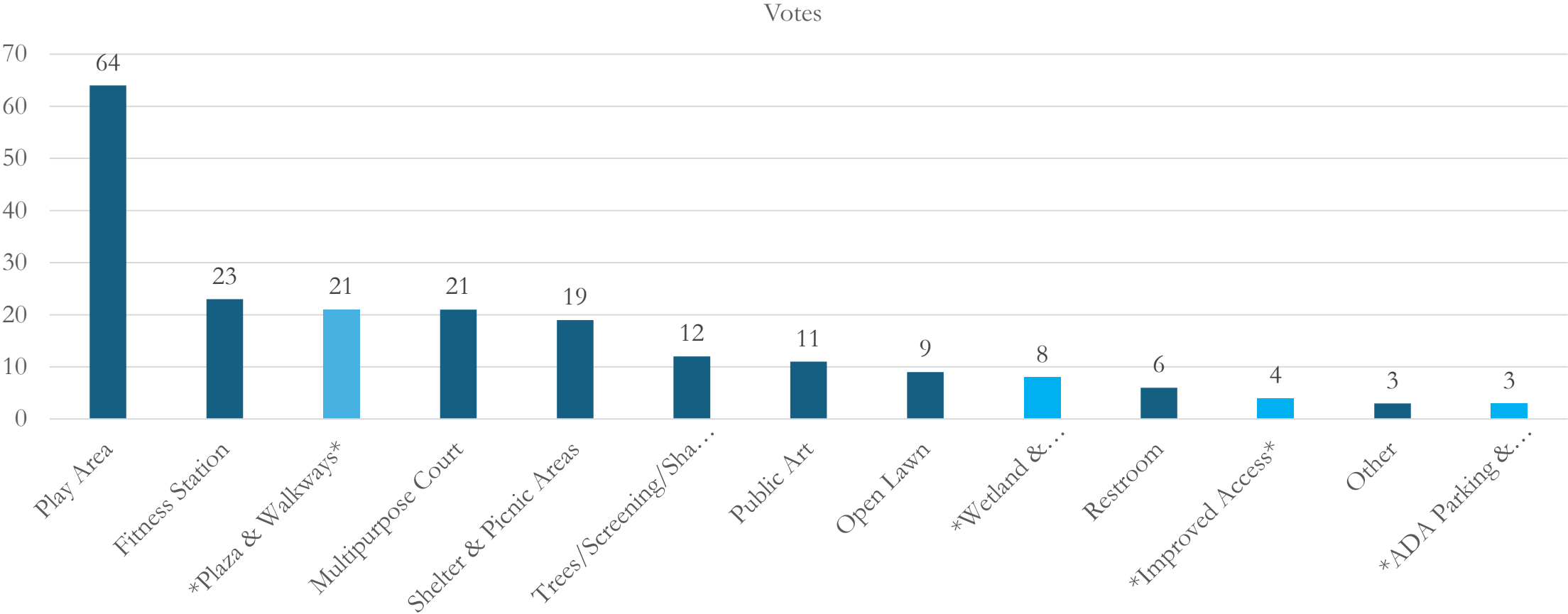
- ✓ Phase 1 (approx \$3.9M): Walkways, Wetland and Stormwater Mitigations, Improved Site Access, Parking – ADA and Standard
- ✓ Phase 2 (approx \$1.8M if using remainder of BHSC Proceeds) – Could include 1-2 options*:
 - Play Area
 - Fitness Station
 - Multipurpose Court
 - Shelter & Picnic Areas
 - Trees/Screening/Shading
 - Restrooms
 - Public Art
 - Open Lawn
 - Mitigation ponds
 - Restrooms



Full Buildout Cost:

- ✓ 2022 Estimate was \$9.5M
- ✓ 2026 Estimate \$12M ~25% increase

Bennett Property – Public Outreach Responses



*Included in Phase 1 – with completion of those in future phases

Discussion / Questions



Information Only



Direction

Future Policy Decisions

Budget allocation of Park Impact Fees, BHSC sale proceeds, and possible grant acceptance.



Heritage Park - Phase 3 & 4

5:30 – 6:30

What is today's desired outcome?



Information Only



Direction

Policy Question

Phase 3 / 4 Design Contract Amendment on May 18th RCM for consideration—are you ready?



Late 1800s

Hockin's store,
commercial space

Block becomes
dancing area until
bandstand moves
to Loyalty Park



Mid-1900s

Gas station

1993

Senator Knoblauch's will
specifies funds (\$208k) for
“constructing improvements to
the park, such as a bandstand
and/or providing for park and
playground equipment or
acquisition of park property.”



1997

Heritage Park
opens.



2014 (add names)
Comp Plan calls for upgrades to Park.

2018 (add names)
Town Center Plan goal to expand Park to the entire block, remove the fountain and reactivate the space.

2020
Council briefed and supported working with UWV Urban Studies to advance future of Main Street.

2021
Main Street Vision Plan adopted by Council, confirms reimagining of Heritage Park, flips layout.

2022
Council approves purchase of remaining portion of block. Staff evaluate old post office building for reuse, find too many structural issues.

Council:
Allsop, Brown, Dumas, Hayden, C. Hochstatter, LeMaster, Stuard

Council:
Bitetto, Brown, Hayden, C. Hochstatter, Pederson, Reed, Stuard

Council:
Hayden, Pederson

Council:
Bitetto, Brown, C. Hochstatter, Neuman, Reed, Pederson, Hamilton

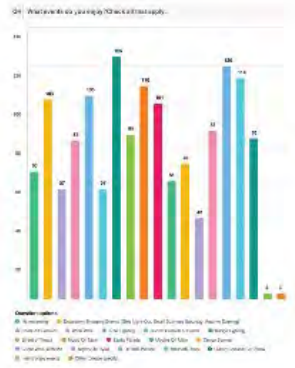
Council:
Cole, Stuard



PUBLIC VISION



COMMUNITY CONVERSATIONS



DESIGN PRINCIPLES



CONCEPTUAL ALTERNATIVES



MASTER PLAN PROGRAMS, CULTURE & CHARACTER

OUTREACH REVIEW

EXPLORING THE ALTERNATIVES



2022
September

October

November

December

2023
January

2022 Construction of Phase I – woonerfs with utility project

Council:
Bitetto, Brown, Cole, C. Hochstatter, Neuman, Reed, Stuard



COMMUNITY CONVERSATIONS



COMMUNITY CONVERSATIONS



OUTREACH REVIEW

CREATING THE PREFERRED PLAN



February 2023

March

April

May

June

July

August

Council:
 Bitetto, Brown, Cole, C. Hochstatter, Neuman, Reed, Stuard



Sept 2023
Master Plan Complete

2024 Council's updated Parks, Open Space & Trails Plan includes building

Council:
Bitetto, Brown, Cole,
Bowman, Elfers,
Clerget, Reinke

July 2025 Council gives staff direction to complete Phases 3 & 4 together, if possible.

Nov 2025 Council amends 2025 Town Center Plan, including Phase 4 building at Heritage



2025 Construction of Phase 2

Council: Bitetto, Cole, Bowman, Elfers, Clerget, Reinke, Kenna



Jan 2026 Council passes update to donation, naming rights & sponsorship policy

Feb 2026 Phase 2 opens

Mar 2026 State confirms \$150,000 for Phase 3

Mar 2026 PC LTAC approves two-year funding contracts for 2028-2029 biennium

Apr 2026 PW Committee – consultant contract to complete Phases 3 & 4 to make the project bid-ready

Council: Elfers, Reinke, Kenna, Evers, M. Hochstatter, Wilsey, Malcolm



How we channel human, social, economic, infrastructural and cultural capital into the generation of Place Capital effectively determines a community's success in attracting and spawning further wealth generators....

Therefore, places are emerging as the chief source of competition and creativity in global and local markets and will increasingly be the driving force behind markets and business models.

- Project for Public Spaces

Phase I - Town Center: Utility and Woonerf 2022-23

Scope:

- Replace water, sewer, storm utilities
- Repave with woonerf, Stamped concrete, bollards, and sidewalk on Kincaid, Cherry, & intersection at Main St.

Funding Sources:

- Utility funds
- ARPA
- REET
- Council Strategic Reserve
- Sound Transit
- Pierce County



Phase 2 - Hops Alley & North Point 2025

Funding Sources:

- Pierce County LTAC
- Sumner LTAC
- Sound Transit
- Water, Sewer, Storm Utility Funds

Scope:

- **Hops Alley** - Full alley
- **Heritage Park** –
- Concrete & Metal Planters
- Timber Benches
- Overhead lighting
- Sumner Sign & site landscaping



Prior to Phase 1 (2022)



Completion of Phase 1 (2023)



Completion of Phase 2 (2026)



Rendering of completion of Phase 3 & 4



Phase 3 - Heritage Park South

Scope:

- Concrete path
- Planters
- Event lawn
- Rotary Stage
- Playground area



Phase 4 - Community Building & Council Chambers

Scope:

- Frontage on Maple St.
- Event space/gathering space
- Tenant business
- Council Chambers



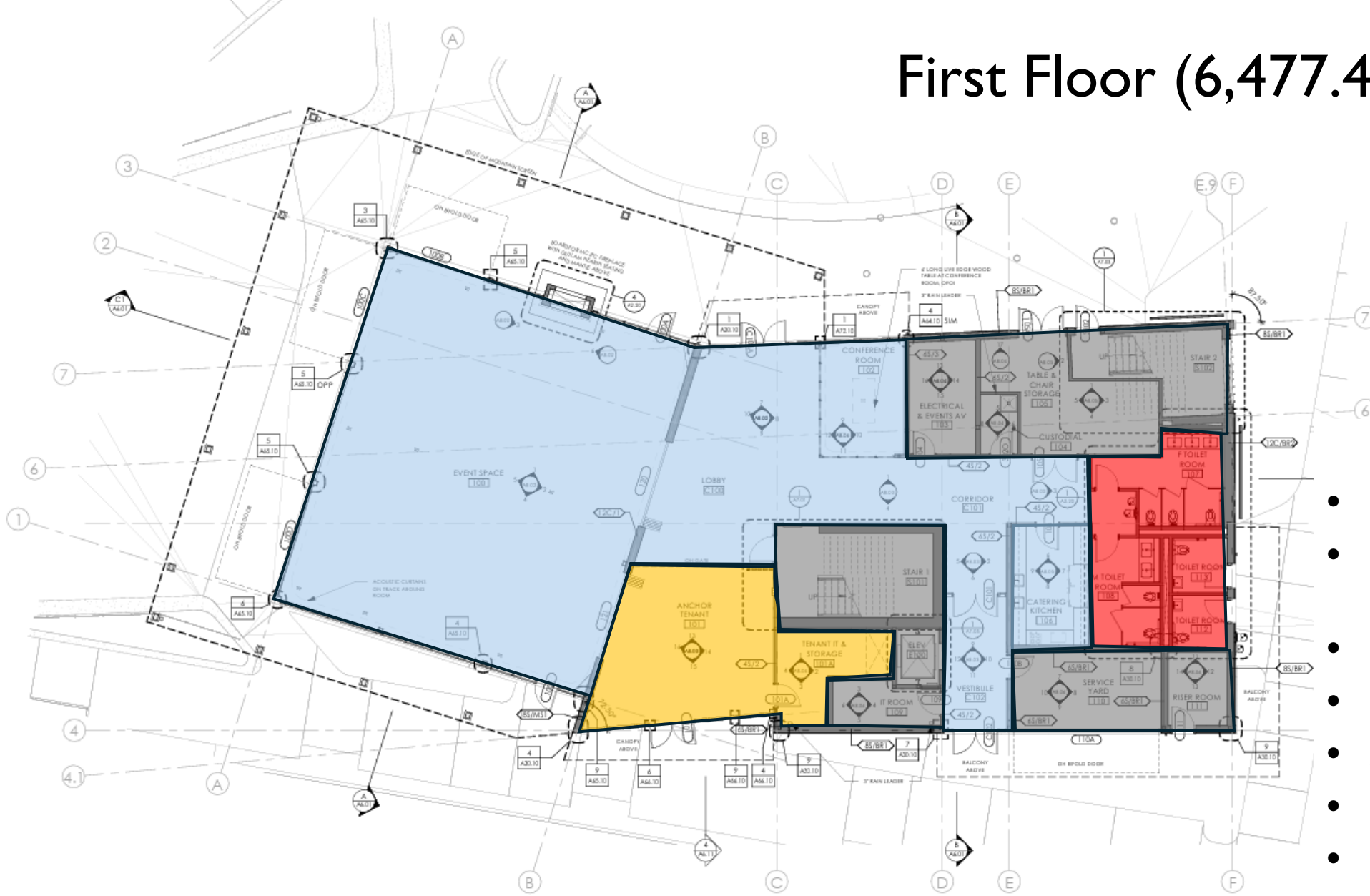
Main Features

- Indoor gathering space—meetings, clubs, students
- Permanent stage/covered seating area
- Event rentals to drive business downtown
- Small playground to lengthen shopping/event time for parents
- Council chambers extends life of current Police Station and City Hall
- More welcoming space for engagement with public
- Turf event lawn for summer fun, winter events?



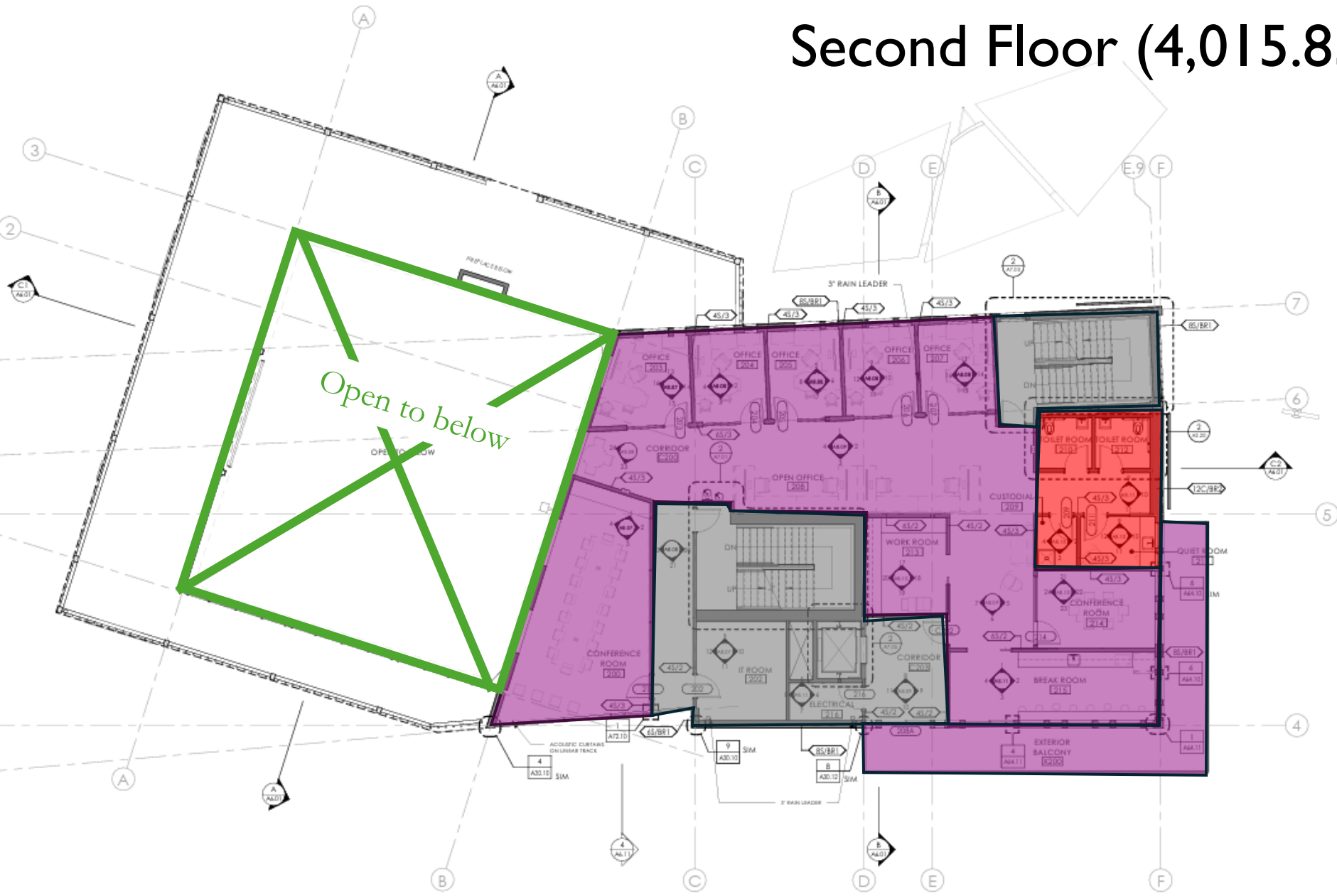


First Floor (6,477.42 sf)



- Event Space
- Community Conference Room
- Catering Kitchen
- Lobby
- Anchor Tenant
- Indoor/Outdoor Restrooms
- Storage
- Electrical & Events AV

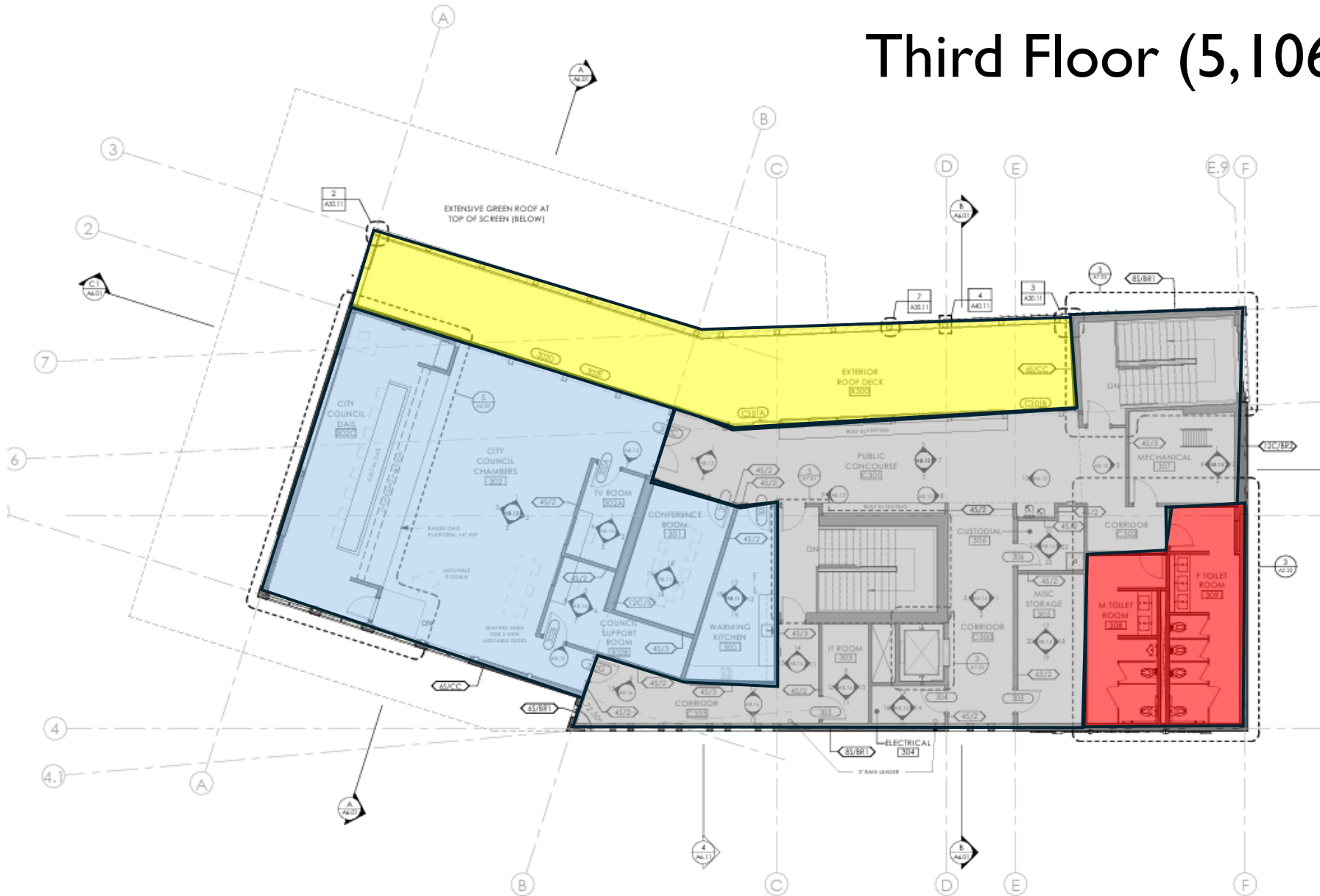
Second Floor (4,015.83 sf):



- Offices/Workspace
- Exterior Balcony
- Restrooms
- Stairs
- Auxiliary
- Corridor



Third Floor (5,106.91 sf)



- Council Chambers
- Exterior Roof Deck
- Conference Room
- Warming Kitchen
- Public Concourse
- Restrooms
- Storage
- Stairs
- Auxiliary



Design Amendment #5

PWC Do-Pass

Cost: \$644,739

Scope:

Phase 3 – Heritage Park Bid Documentation

- Final updated 100% construction and permit-ready documents
- Updated site survey and civil coordination
- Specifications and bid package development

Phase 4 – Building Bid Documents

- Completion of 100% construction documents
- Building permit submittals
- Final bid specifications and cost estimating
- Advanced architectural renderings





Heritage Park Completion Costs at 60% design

Anticipated Design Completion: Q1 2027
 Anticipated Construction Duration: 18 months
 Anticipated Completion: Q4 2028



2028 TOTAL CONSTRUCTION ESTIMATE

Phase 3 & 4 Site Construction	\$9,750,000
Phase 4 Building Construction	\$12,860,000
PSE Power Service	\$370,000
Furniture (3%)	\$390,000
IT/Security/AV (10%)	\$1,180,000
Const Contingency (10%)	\$2,260,000
Const Management (10%)	\$2,260,000
Total	\$29,070,000





Funding Sources

- Sumner Rotary: \$200,000
- State of Washington: \$150,000
- Federal appropriation
- Sumner Lodging Tax
- PC Lodging Tax (2028-29)
- RCO Grants (State Rec)
- Donations/Naming
- Park Impact Fees
- Proceeds from one-time sale
- Fund Balance



What is today's desired outcome?



Information Only



Direction

Policy Question

Phase 3 / 4 Design Contract Amendment on May 18th RCM for consideration—are you ready?

Recap of Today

6:30-7:00 pm





What was your key
takeaway?



What questions do you
have?

Upcoming Study Sessions

Council Rules

Overview of Traffic Impact Fees for
childcare

