



CITY COUNCIL MEETING AGENDA

City Hall – 1104 Maple Street

May 16, 2022 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 Sumner City Hall Council Chambers or virtually by using the meeting access link and additional information located on the city's website, and on tonight's meeting agenda.

<https://sumnerwa-gov.zoom.us/j/86937819681>

Or One tap mobile: US: +12532158782,,86937819681# or +16699006833,,86937819681#

Or Telephone: US: +1 253 215 8782

Webinar ID: 869 3781 9681

CALL TO ORDER

Pledge of Allegiance

Invocation

Roll Call: Bitetto, Brown, Cole, Hochstatter, Neuman, Reed and Stuard

PRESENTATION

Sumner Alert

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. Approval of the minutes from the regular council meeting of May 2, 2022 and the May 9, 2022 study session.
2. PSE Energy Conservation Grant Agreement - Ammonia Sensors
3. Approval of electronic checks and payments in the amount of \$906,162.46.

PUBLIC HEARING

1. Ordinance No. 2821 - Expanding Multifamily Tax Exemption Residential Target Areas

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 5:30pm on the date of the meeting. Any written comments received will be read into the record and provided to the City Council. 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**
 - 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.

SUMNER *ALERT*



Two Ways to Track

SUMNER
ALERT 



Monitor Set Location
(Home, Work)



Monitor Wherever You Are

Monitor Location



- Register specific Sumner address(es)
- Receive alerts for that address no matter where you are.
- Choose phone call, text, email.
- Choose different languages (assistance from SBLSD).
- Must be address-specific.



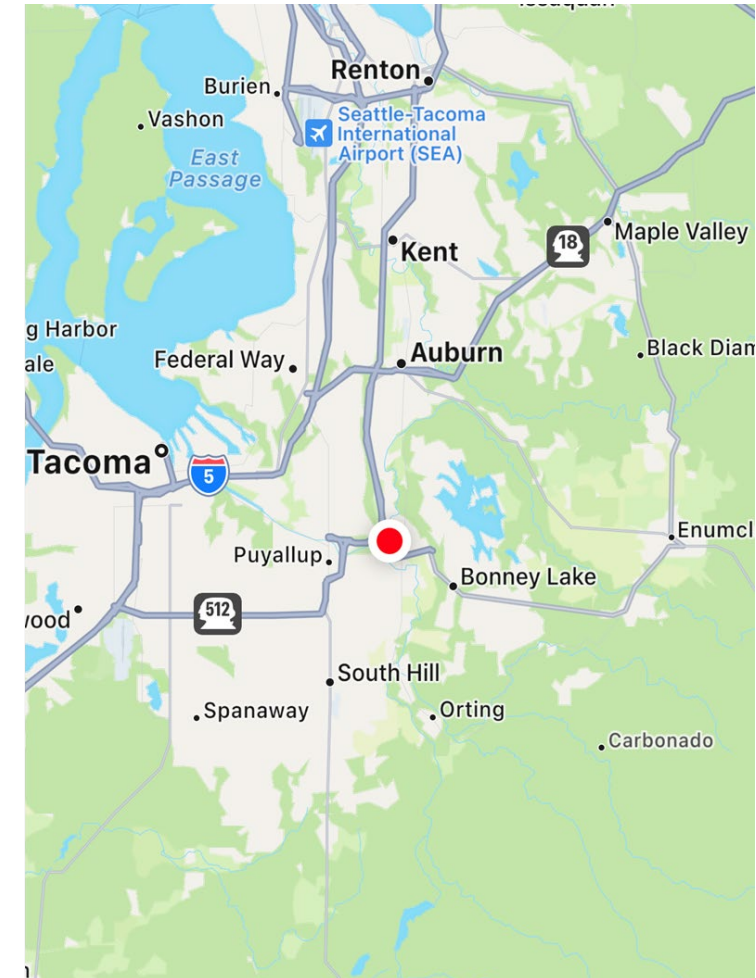
To Get: Register Online at
www.sumnerwa.gov

Monitor Where You Are



- CodeRED app alerts any phone within the radius.
- Register & select options.
- Get alerts where you are, including Tacoma, Puyallup, Lakewood, Sumner.
- Best for reaching commuters

Download the App & Register



Choose 2 Types of Alerts



Emergency



ACTION REQUIRED

- Evacuate
- Shelter in place
- Other life-saving instructions
- Scenarios include wildfire, lahar, flooding, earthquake, active shooter

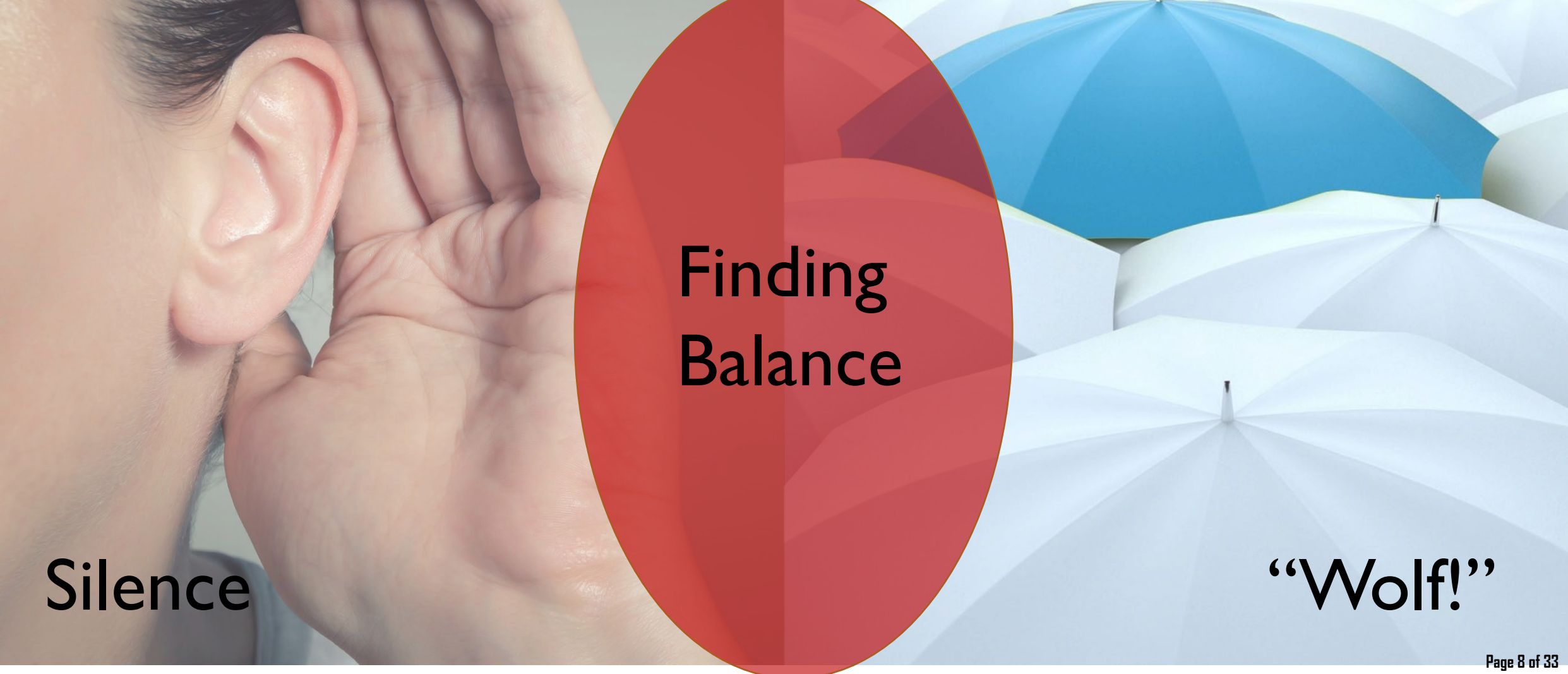


Community



GOOD TO KNOW

- Major/planned road closure
- Response to extreme weather
- Update on potential
- Scenarios include snowstorm, construction, lahar drill, potential flooding/high water



Finding Balance

Silence

“Wolf!”



Internal Uses

- Call out staff
- Update neighbors/elected officials

SUMNER
ALERT 

Target Audiences



WHO SHOULD SIGN UP

- Live here
- Work here
- Commuters
- In Sumner a lot—Y, churches
- Relatives keeping track of loved ones
- Visitors
- Anyone (reminder: the address thing)

OUTREACH

- Print Newsletter
- E-newsletter
- Social media*
- Website*
- Video – PCTV
- Open House*
- Run for Your Life*
- Food Bank, Library*
- Speakers Bureau—Rotary, Senior Center

*translatable/offered in Spanish

Just one tool in a whole box

- PC Alert
- Other city alerts
- Social media
- Lahar sirens
- Traditional media
- Signage/barricades
- In-person notification
- Being prepared

SUMNER
ALERT 



SUMNER *ALERT*



SUBJECT: Approval of the minutes from the regular council meeting of May 2, 2022 and the May 9, 2022 study session.

CATEGORY: Consent

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Regular Council Meeting Minutes - May 2, 2022
2. Study Session Minutes - May 9, 2022

STAFF CONTACT: Michelle Converse, City Clerk

SUMMARY BACKGROUND:

Minutes from the previous two council meetings.

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

Approve as written.

**CITY OF SUMNER
Council Meeting
Minutes – May 2, 2022**

The city conducted this public meeting using a hybrid model. The public was welcomed to attend tonight's meeting in-person at the Sumner City Council chambers, or virtually by using the ZOOM platform. Tonight's meeting was live streamed through YouTube.

CALL TO ORDER

The Sumner City Council met in regular session at 6:00pm, with Mayor Kathy Hayden presiding.

Staff present: City Administrator Jason Wilson, City Attorney Andrea Marquez, Administrative Services Director Jeff Steffens, Deputy City Attorney Maili Barber, Communications Director Carmen Palmer, Public Works Director Mike Dahlem, Police Chief Brad Moericke, Development Services Director Doug Beagle, and City Clerk Michelle Converse

Councilmember present: Councilmembers Bitetto, Brown, Cole, Hochstatter, Neuman, Reed and Stuard

PRESENTATION

East Pierce Fire and Rescue Update by Chief Parkinson.

PROCLAMATION

Mayor Hayden read the Police Week & Peace Officer Memorial Day proclamation into the record. Chief Moericke invited Council and the viewing public to the Annual Memorial Ceremony, Honoring Law Enforcement Officers killed in the line of duty and those who continue to serve Thursday, May 5, 2022, at 6:00 pm.

CONSENT AGENDA

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

1. Approval of the minutes from the regular council meeting of April 18, 2022, and the April 25, 2022, study session.
2. Approval of checks and electronic payments in the amount of \$3,786,210.49
3. Resolution No. 1624 – Council Rules and Procedures

PASSED BY VOICE VOTE.

PUBLIC HEARING

None tonight.

UNFINISHED BUSINESS

None tonight.

PUBLIC COMMENT

None tonight.

NEW BUSINESS

2023 – 2024 Council Strategic Priorities

MOVED BY HOCHSTATTER, SECONDED BY COLE TO ADOPT THE 2023-24 COUNCIL STRATEGIC PRIORITIES.

City Administrator Jason Wilson addressed the Council.

Reviewing and updating the Council's Strategic Priorities is an important first step to developing Sumner's priorities for not only the next two-year budget cycle but setting the stage for the next several bienniums. As our community exits the pandemic, our community is emerging stronger. We are seeing the community begin to transition to meet the long-term vision adopted in multiple planning documents. Our business and housing sectors continue to expand, including the diversification of our sales tax base. These are exciting and transitional times to be in our community's leadership. These times make it more important to refocus on Council's Strategic Priorities to ensure that as a City we can adjust to the community transitions while maintaining all of the things that make Sumner a great community.

At the March 5, 2022, Council Retreat, Council participated in an exercise to review what is working well and what the City could improve on. From that exercise five Strategic Priorities were developed, including supporting policy statements. The updated Strategic Priorities were reviewed at the April 11, 2022 study session.

Discussion ensued.

PASSED BY ROLL CALL VOTE.

Ordinance No. 2819 – Amending Sumner Municipal Code 6.04 Dog License Fees

MOVED BY BITETTO SECONDED BY HOCHSTATTER TO PASS ORDINANCE NO. 2819 AS PRESENTED.

Presented by Chief Moericke.

Sumner Municipal Code section 6.04.030 establishing dog and cat licensing fees has not been updated since November 2014. Upon comparing the pet license fees of other local jurisdictions, it was determined that our current dog license fees are substantially less. This ordinance, if adopted, would increase the annual dog license fee for altered dogs by \$4.00 and the equivalent license fee for senior citizens by \$2.00. No other pet license fees are being increased by this ordinance. If adopted, the new license rate would go into effect June 1, 2022.

Discussion ensued.

PASSED BY ROLL CALL VOTE.

Resolution No. 1623 – Memorandum of Understanding Regarding Opioid Settlement Funds

MOVED BY REED SECONDED BY STUARD TO AUTHORIZE THE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING ON BEHALF OF THE CITY.

City Attorney Andrea Marquez addressed the council.

Several Washington local governments initiated litigation against the "Big 3" opioid distributors (McKesson, Cardinal Health and AmerisourceBergen) and Johnson & Johnson to resolve claims by Washington local governments that these companies contributed to the opioid epidemic and caused the deaths of countless people. A settlement is likely to be reached, so the MOU establishes a framework for distributing and sharing the settlement figures throughout Washington counties and cities/towns. The MOU prioritizes regionalism, collaboration and abatement and pre-allocated the percentages that each local government would be entitled to. In order to receive the full settlement payments for all Washington, all of the litigating local governments must sign onto the MOU and strong participation by all remaining local governments (Sumner falls into this category as we are not an active named litigant) is necessary. The funds must be used by local governments for abatement strategies including expanding the availability of treatment, providing a full continuum of care for recovery services (housing, peer support, counseling, MH treatment, case management, etc) and support for children's services (supportive housing and services related to children who are removed from their home or placed in foster care due to custodial opioid use). Exhibit B to the attached MOU outlines each local jurisdiction's entitlement if the case(s) settles. The amount of the settlement remains unknown, but Sumner and its joint community court with the City of Bonney Lake could benefit greatly from receipt of these funds and the opportunity to better serve and help those suffering from substance abuse.

Council discussion ensued.

PASSED BY ROLL CALL VOTE

Appointment – Hearing Examiner

MOVED BY NEUMAN SECONDED BY HOCHSTATTER TO APPROVE THE HEARING EXAMINER APPOINTMENT FOR A TERM OF TWO YEARS.

City Attorney Andrea Marquez addressed the council.

The City's former hearing examiner, Steve Causseaux, retired in December 2021. Since that time, his pro tem hearing examiner, Steve Shelton, has served as the City's interim Hearing Examiner (HE) while the City prepared an RFQ for ad. On March 1st and March 8th the City advertised in the Tacoma News Tribune for Request for Qualifications for Professional Services for Hearing Examiner. In addition to publication, the RFQ was sent directly to numerous firms that are known to provide HE services to nearby jurisdictions. The City received 2 proposals (Stephen Shelton and Olbretchs & Associates) which were evaluated and scored by 3 City employees. Both respondents were extremely qualified, having provided HE services on land use and all other municipal matters for decades. Stephen Shelton was the unanimous selection of the scoring committee. Mr. Shelton's fee is \$150.00 per hour, and the remainder of his experience and qualifications are outlined in his submittal, attached to the packet. The term of the initial contract will be for 2 years. The hearing examiner is an appointment by the City Administrator that requires Council approval.

Discussion ensued.

PASSED BY ROLL CALL VOTE.

COUNCIL REPORTS

Councilmember Bitetto shared that the Sumner Rotary picked up garbage off of SR 410 on April 23 as a service project. She was surprised at the objects people toss out of their windows which can easily be thrown into their home garbage cans. She was impressed by the Lahar Drill on Friday. On Saturday, April 30th, she attended the YMCA's Healthy Kid Day.

Deputy Mayor Hochstatter noticed a cleaner SR410 and thanked the Rotary volunteers who participated in cleaning it up.

Councilmember Brown also shared his thanks.

Councilmembers Stuard, Cole and Neuman had no reports tonight.

Councilmember Reed shared information from the April 21st, Pierce County Regional Council Meeting. The topics included crime and regional growth.

CITY ADMINISTRATOR

City Administrator Jason Wilson reported on the following:

Upcoming Policy Issues:

- Next Week's Study Session:
 - Council Chambers Operations
 - Community Food Bank Update
 - Legislative Session Re-Cap
- Next Regular Council Meeting on May 16th:
 - Cemetery Facility Consultant Design Contract
 - A Public Hearing regarding the proposed expansion of the Multi Family Tax Exemption Target Area

Commission Updates:

- This Thursday at 6pm, the Planning Commission is holding a public hearing on the proposed 2022 Comprehensive Plan Amendments. There are three proposed amendments: 1) Limit gas stations to the Interchange Commercial (IC) and Industrial Zones (M1/M2/MICO); 2) Sign code update to allow Electronic Reader Board Signs (ERBS) on City or Library facilities on East Main Street; 3) Language clarification related to densities to align with existing code related to Planned Residential Developments.

The Planning Commission will also begin discussing proposed changes related to Accessory Dwelling Units as contemplated in our Housing Action Plan.

Visit our website for meeting login information as well as information on the proposed Comprehensive Plan Amendments.

Miscellaneous:

- Lahar Exercise: On April 29th the City participated in a large-scale regional evacuation and preparedness exercise for a short notice lahar. All Sumner, Puyallup and Orting schools in the lahar zones evacuated safely. The event was a huge success, and I want to extend a personal thank you to all the City of Sumner, Sumner Bonney Lake School District and City of Bonney Lake staff that helped ensure a safe event in Sumner.

MAYOR REPORT

Mayor Hayden enjoyed a ‘Coffee Talk’ at the Sumner Senior Center. It was good to hear different questions and ideas that people have. If you have some of your own, be sure to take the budget survey that’s currently available on our website. This is a great chance to tell us how we’re doing and offer your ideas/priorities for the next two years.

This Saturday is Sumner Shreds, from 10-1pm in the staff parking lot behind City Hall. You can bring up to three bags of documents to be shredded. McLendons will also be taking batteries and light bulbs and safely recycle them.

And last, mark your calendars for May 17th for the in-person Spring Open House. We’ll be here at City Hall from 5-7pm to talk about park updates, downtown road projects, Sound Transit’s parking garage and more. The idea is you can come once to hear about many different projects rather than having multiple open houses for each. It will also be offered online as well but this is our first time to be able to see you in person in two years, so we hope you’ll drop by.

EXECUTIVE SESSION

There was no Executive Session tonight.

ADJOURNMENT

With no further business before the Council, the Mayor adjourned the meeting at 7:05pm. Councilmembers concurred.

ATTEST:

Kathy Hayden, Mayor

Michelle Converse, CMC City Clerk

SUMNER CITY COUNCIL
Minutes – Study Session
May 9, 2022

In an effort to be diligent, the city is continuing to conduct all public meetings using a hybrid model via the ZOOM platform and in-person. Access information can be located on the city's website, and on each meeting agenda.

The Sumner City Council met in study session at 6:00pm, with Mayor Kathy Hayden presiding.

Councilmembers present: Bitetto, Brown, Cole, Hochstatter, Neuman, Reed and Stuard

Staff present: City Administrator Jason Wilson, Administrative Services Director Jeff Steffens, City Attorney Andrea Marquez, Public Works Director Mike Dahlem, Community Development Director Ryan Windish, Development Services Director Doug Beagle, Chief Financial Officer Cassandra Raymond, Communications Director Carmen Palmer and Police Chief Brad Moericke.

REGULAR BUSINESS

1. Council Chamber Technology Training
2. Sumner Community Food Bank Update
3. 2022 Legislative Recap

ADJOURNMENT

When there was no further business before the Council, the meeting adjourned at 7:17pm.

ATTEST:

City Clerk Michelle Converse, CMC

Mayor Kathy Hayden

SUBJECT: PSE Energy Conservation Grant Agreement - Ammonia Sensors

CATEGORY: Consent

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Conservation Grant Agreement

STAFF CONTACT: Michael Kosa, City Engineer

SUMMARY BACKGROUND:

The City's Wastewater Treatment Facility has been participating in an energy savings program sponsored by Puget Sound Energy (PSE). This program has identified PSE grant funding available to implement energy conservation measures. This agreement would accept a grant of \$33,849.00 to be used to add four ammonia sensors. Using data from these sensors, WWTF staff can optimize the amount of time that air blowers need to run, which reduces energy costs.

COUNCIL COMMITTEE/STUDY SESSION: Public Works Committee

MEETING/STUDY SESSION DATE: 4/5/2022

COMMITTEE RECOMMENDATION: Do Pass

STAFF RECOMMENDATIONS/MOTION:

A motion approving the acceptance of \$33,849 in grant funds from Puget Sound Energy for use in the purchase and installation of four ammonia sensors, and authorizing the Mayor to execute any and all documents necessary to accept the funds, substantially in a form as approved by the City Attorney



Conservation Program:
Agreement No.:
Project No.:

IEM
2
P_1234757

CONSERVATION GRANT AGREEMENT

This AGREEMENT is made this 3rd day of May, 2022, by and between
PUGET SOUND ENERGY (“PSE”) and **CITY OF SUMNER** (“Participant”).

RECITALS

- A. Under PSE’s Electric Schedule 83 and Gas Schedule 183, as currently in effect and on file with the Washington Utilities and Transportation Commission (collectively, “Tariffs”), PSE offers grants for certain conservation measures installed or implemented at facilities that receive electric or natural gas service from PSE.
- B. Participant intends to install or implement conservation measures and is requesting a grant from PSE.

AGREEMENTS

PSE and Participant agree as follows:

1. **PROJECT PREMISES/METER LOCATION ADDRESS: 13114 63RD ST E SOLID SUMNER WA 98390 - WWFT AMMONIUM-BASED AERATION CONTROL SYSTEM** (Please note: meter location/address may differ from the site mailing address). Participant will install or implement the conservation measures listed in paragraph 2 (“Conservation Measures”) at the above located facilities (the “Premises”). Participant represents either (a) that it is the owner or otherwise has the lawful authority to make the statements herein on behalf of the owner of the Premises, or (b) that it is the lawful tenant of the Premises and that it has obtained written authorization from the owner of the Premises.
2. **Conservation Measures.** Participant represents that it will purchase equipment or materials or has entered or will enter into an agreement with one or more contractors (the “Contractor”) for the purchase and installation or implementation at the Premises of the Conservation Measures which may be detailed in **Attachment C: Attachment to Conservation Grant**, at the following costs:

	Conservation Measures	Measure Life	Total Cost	Eligible Grant
1.	Process - Modification - Custom	15	\$131,300.00	\$33,849.00
	TOTAL (includes sales tax)		\$131,300.00	\$33,849.00

Participant represents that the total cost of the Conservation Measures is the net amount of its obligation with respect thereto.

3. **Grant.** Upon the execution by both parties and PSE’s receipt of this Conservation Grant Agreement within **90 days** of the agreement date, PSE agrees to grant the Participant, after installation by Participant of the Conservation Measures, an amount equal to the Eligible Conservation Grant (“the Grant”) set forth in Attachment C. The parties agree that the Conservation Measures must be installed and the Grant paid within **36 months** of the signing of this

Conservation Grant Agreement. If for any reason the installed cost of the Conservation Measures is less than the amount shown above and on Attachment C, PSE may decrease pro rata the amount of the Grant. Participant shall be responsible for paying any amount in excess of the amount of the Grant.

4. **Separate Contract.** Participant acknowledges and agrees that PSE is not, and shall not be deemed to be, a party to any purchase or installation contract relating to Conservation Measures, which shall be installed pursuant to a contract between Participant and its Contractor(s). Participant expressly acknowledges that PSE's involvement with respect to any aspect of the Conservation Measures is limited to the furnishing of the Grant. **PSE HAS NOT MADE AND DOES NOT MAKE (AND PARTICIPANT ACKNOWLEDGES THAT PSE DOES NOT MAKE) ANY IMPLIED OR EXPRESS WARRANTY (INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS) REPRESENTATION, OR PROMISE WITH RESPECT TO EITHER (A) THE CONSERVATION MEASURES, (B) ANY MATERIALS AND LABOR REQUIRED FOR OR USED IN THE INSTALLATION OF THE CONSERVATION MEASURES, OR (C) THE INSTALLATION OF THE CONSERVATION MEASURES.**
5. **Final Cost Documentation, Access & Inspection:** Participant agrees to promptly provide PSE, upon request, and for a period no shorter than the longest applicable measure life: (1) documentation verifying equipment purchased and/or work performed in connection with the Conservation Measures installed; (2) reasonable access to and inspection of the Facility and Conservation Measures installed therein before, during and/or after implementation; and (3) reasonable access to, inspection and use of energy usage data related to the Conservation Measures including release of utility bills and Facility energy consumption information following implementation.
6. **Release.** Participant releases PSE from any and all claims, losses, harm, costs, liabilities, damages and expenses directly or indirectly resulting from or in connection with (a) the Conservation Measures, (b) any materials and labor required for or used in the installation of the Conservation Measures, (c) the installation of the Conservation Measures, or (d) the identification, handling and disposal of any associated hazardous waste materials.
7. **Disclaimer.** PSE conducts energy analyses at the request of its customers to determine the extent to which conservation measures are cost-effective. Any estimate of energy savings made by PSE in connection with any such analyses is solely for the purpose of determining the cost-effectiveness of the particular conservation measures and not to be used for any other purpose. PSE has not and does not make any promise, warranty or representation with respect to any savings in energy consumption from Conservation Measures.
8. **Termination.** In the event a Participant's contribution to PSE's recovery of energy efficiency program costs is affected by all or a portion of Participant's electric and/or gas delivery service being provided by a party other than PSE, then Participant shall refund to PSE an amount equal to the ratio of the unused Measure Life of the measure(s) to the total Measure Life of such Conservation Measure(s) multiplied by the dollar amount of the Grant with respect to such Conservation Measure(s).
9. **Incorporation of tariffs by reference.** This Agreement and the *Attachment To Conservation Grant* are subject to the terms of the Tariffs, incorporated herein by reference. Specific terms and conditions from one or more conservation schedules from similar filed tariffs may also apply, as determined by PSE at its sole discretion, based on various criteria. A complete list of conservation schedules is available at:
https://www.pse.com/-/media/Project/PSE/Portal/Rate-documents/Electric/elec_sch_250.pdf
https://www.pse.com/-/media/Project/PSE/Portal/Rate-documents/Gas/gas_sch_250.pdf
10. **Entire Agreement.** This Agreement and its attachments set forth the entire agreement between the parties and supersede any and all prior agreements with respect to the Conservation Measures. No change, amendment or modification of any provision of this Agreement shall be valid unless set forth in writing and signed by both parties.



Conservation Program:
Agreement No.:
Project No.:

IEM
2
P_1234757

PUGET SOUND ENERGY

PARTICIPANT
CITY OF SUMNER

By: Leslie D. Wright

By: _____

Name: Leslie Wright

Print Name: _____

Title: Mgr. Business Energy Management

Title: _____

Federal Tax I.D. No.: _____

ATTACHMENT C TO CONSERVATION GRANT

This is a grant revision and supersedes all previously issued grant agreements under this project number.

Conservation Measure(s) shall consist of the following:

City of Sumner's wastewater treatment facility (WWTF) treats water for the towns of Sumner and Bonney Lake. The WWTF must treat municipal waste resulting in effluent per criteria established by the National Pollution Discharge Elimination System (NPDES) permit. As is, the current WWTF employs a Modified Ludzack-Ettinger (MLE) activated secondary sludge treatment process. In-depth operational details and chemistry are provided in the attached Technical Memorandum provide by Grays & Osborne, Inc. Sumner WWT must meet BOD, ammonia, and dissolved oxygen parameters per regulation. To do so, samples of water are taken in order to predict the necessary operations and process adjustments retroactively. This project proposes the addition of four ammonia probes, transmitters, and respective instrumentation to the four aeration basins in order to integrate a cascade feedback control system to control water-processing operations were ammonia targets resulting in a more efficient process and subsequent energy savings.

The above specifications are sly for the purpose of defining energy-related components of Conservation Measure(s) for which the Grant is offered. Puget Sound Energy is not responsible for ensuring the health, safety, comfort, or well-being of workers or facility occupants or the suitability of equipment selected for the intended application. It is the responsibility of the grant Participant and the Participant's hired designers, contractors, consultants to ensure compliance of the Conservation Measure(s) with Participant's needs and all applicable codes and standards.

The following shall be submitted by Participant prior to Grant payment:

- ☐ Completed Request for Taxpayer I.D. Number ("W-9").
- ☒ Copies of invoicing (no purchase orders, quotes, or estimates) for all expenses, including but not limited to equipment, materials, and labor associated with installation of Conservation Measure(s).
- ☐ Other (specify):

ATTACHMENT C TO CONSERVATION GRANT

This is a grant revision and supersedes all previously issued grant agreements under this project number.

Conservation Measure(s) shall be verified as follows prior to Grant payment:

A PSE EME will verify that the blower energy consumption has been reduced resulting in energy savings.

If intended energy savings are not being achieved by Conservation Measure(s) because specified equipment efficiency parameters or performance parameters defined above are not used, Participant shall be required to correct such deficiencies prior to Grant payment. Failure to comply with specified equipment efficiency or performance parameters may result in forfeiture or reduction of Grant payment.

SUBJECT: Approval of electronic checks and payments in the amount of \$906,162.46.

CATEGORY: Consent

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Financial Cover Sheet

STAFF CONTACT:

SUMMARY BACKGROUND:

Electronic checks and payments from the previous check runs.

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Pass as stated.



CLAIMS VOUCHER
APPROVAL
City of Sumner Finance
Department

The following check/electronic payments are approved for payment:

Accounts Payable Check #:	From: 28233	To: 28320	\$299,834.13 *
AP Electronic (EFTs) Payments:	From: 384	To: 389	\$51,151.62
AP Wire(s):	From: 15174	To: 15177	\$6,507.55
Payroll DD Numbers:	From: 51453	To: 51575, 4192	\$321,422.62
Payroll Check(s):	From: -0-	To: -0-	\$0.00
Payroll Wire(s):	From: 4190-4191,	To: 4193-4198	\$227,246.54
		TOTAL	\$906,162.46

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.

DocuSigned by:

Kassandra Raymond

0A6D6E6EBAE64A6...

Chief Financial Officer

5/3/2022 | 9:05 AM PDT

Date

We, the undersigned Finance & Personnel Committee of the Sumner City Council, Sumner, Washington, do hereby certify that the check numbers and electronic payments listed above are approved for payment in the amount of \$906,162.46 this 2nd day of May 2022.

DocuSigned by:

Patrick Reed

708BA203DF904E7...

Chair

5/9/2022 | 6:03 PM PDT

Date

DocuSigned by:

Barbara Bitetto

74E2EC62EDD845C...

Member

5/2/2022 | 4:57 PM PDT

Date

DocuSigned by:

Patricia Cole

4B38614FF4684BF...

Member

5/2/2022 | 3:25 PM PDT

Date

* Includes \$50.70 in Use Tax and (\$200.18) in Check Voids.

SUBJECT: Ordinance No. 2821 - Expanding Multifamily Tax Exemption Residential Target Areas

CATEGORY: Public Hearings

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Ordinance No. 2821 - Expanding Multifamily Tax Exemption Residential Target Areas

STAFF CONTACT: Ryan Windish, Community Development Director

SUMMARY BACKGROUND:

In 2021, the City Council approved the Housing Action Plan and prioritized implementation actions. Expanding the City's Multifamily Tax Exemption (MFTE) program to include areas beyond the current Town Center for multifamily housing developments that provide 20-25% of the total units as affordable housing. After several study sessions the Council gave staff direction to move forward with expanding the option for a 12-year MFTE for affordable housing in the East Sumner area. State law requires a public hearing prior to expanding the residential target areas where the Multifamily Tax Exemption is allowed.

COUNCIL COMMITTEE/STUDY SESSION: Study Session

MEETING/STUDY SESSION DATE: 3/28/2022

COMMITTEE RECOMMENDATION: Committee Do-Pass

STAFF RECOMMENDATIONS/MOTION:

Staff recommends conducting the public hearing and taking action on June 6, 2022.

**ORDINANCE NO. 2821
CITY OF SUMNER, WASHINGTON**

AN ORDINANCE EXPANDING THE MULTIFAMILY PROPERTY TAX EXEMPTION (MFTE) RESIDENTIAL TARGET AREA TO INCLUDE SECTIONS OF EAST SUMNER NEIGHBORHOOD TO PROMOTE THE DEVELOPMENT OF AFFORDABLE HOUSING FOR LOW AND MODERATE INCOME HOUSEHOLDS.

WHEREAS, the City Council approved the City of Sumner 2021 Housing Action Plan which contained 14 actions for promoting affordable housing; and

WHEREAS, the East Sumner Neighborhood Plan contains properties zoned for multifamily development that offer an opportunity for substantial new residential development at 25-40 dwelling units per acre; and

WHEREAS, the City of Sumner has a Multifamily Tax Exemption program in place and the expansion of the area beyond the Town Center Area will facilitate the development of affordable housing; and City of Sumner places significant value on walkability and connectivity in the downtown; and

WHEREAS, the City of Sumner adopted the Sumner Comprehensive Plan, to implement the planning requirements of the Growth Management Act, RCW 36.70A; and

WHEREAS, the City of Sumner establishes a need for multifamily housing and expressly designates the Town Center as a location for multifamily housing; and

WHEREAS, the Town Center Plan demonstrates a need for the redevelopment of the Town Center and establishes a plan for the redevelopment that includes the new construction of multifamily housing; and

WHEREAS, in order to justify the tax abatement program, it is appropriate that the residential development, to which the tax abatement program would apply, establish a long term benefit to the City; and

WHEREAS, the residential development to which the tax abatement program would apply should also reflect a minimum investment; and

WHEREAS, the proposed regulations provide a benefit, based on research of surrounding jurisdictions, interviews with developers, and real estate professionals and community input; and

WHEREAS, the City has completed a public process including a public hearing with the City Council on March 4, 2019; and

WHEREAS, the City Council held a duly advertised public hearing on May 16, 2022 and held a prior study session on February 14, March 7 and March 28, 2022, to deliberate and discuss alternatives; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON,
DO ORDAIN AS FOLLOWS:**

Section 1. That section 3.52.020, paragraph O. “Residential Targeted Area” of the Sumner Municipal Code is hereby amended to read as follows:

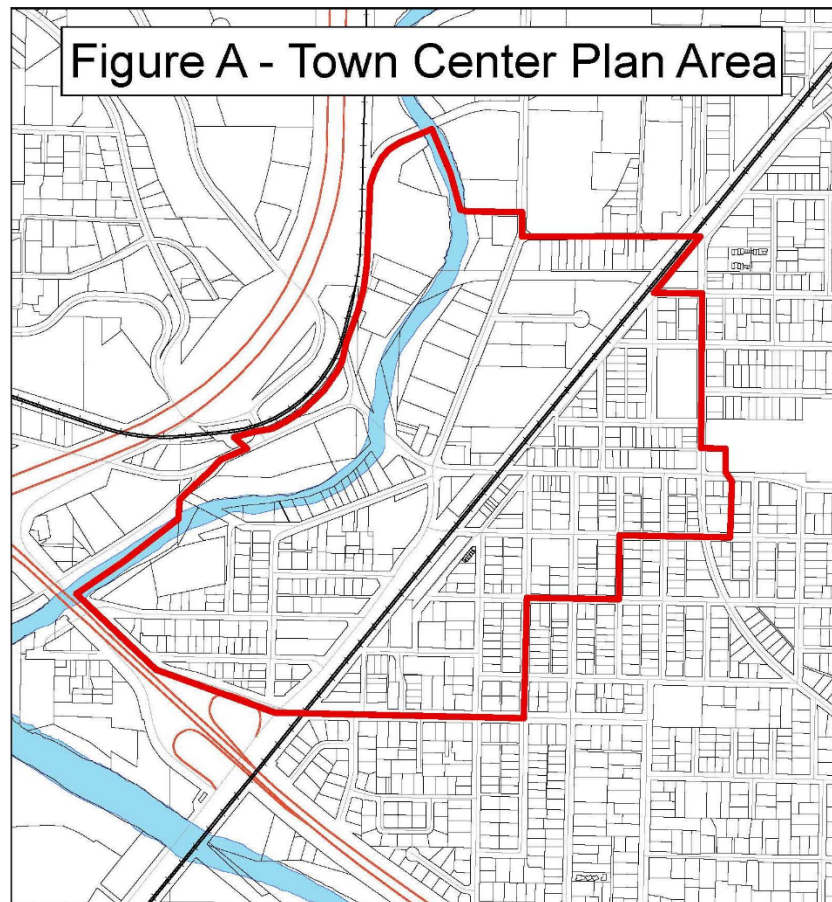
“O. “Residential targeted area,” also “residential target area,” means the geographic area located within the areas set forth in Figures A and B in SMC 3.52.050(A).”

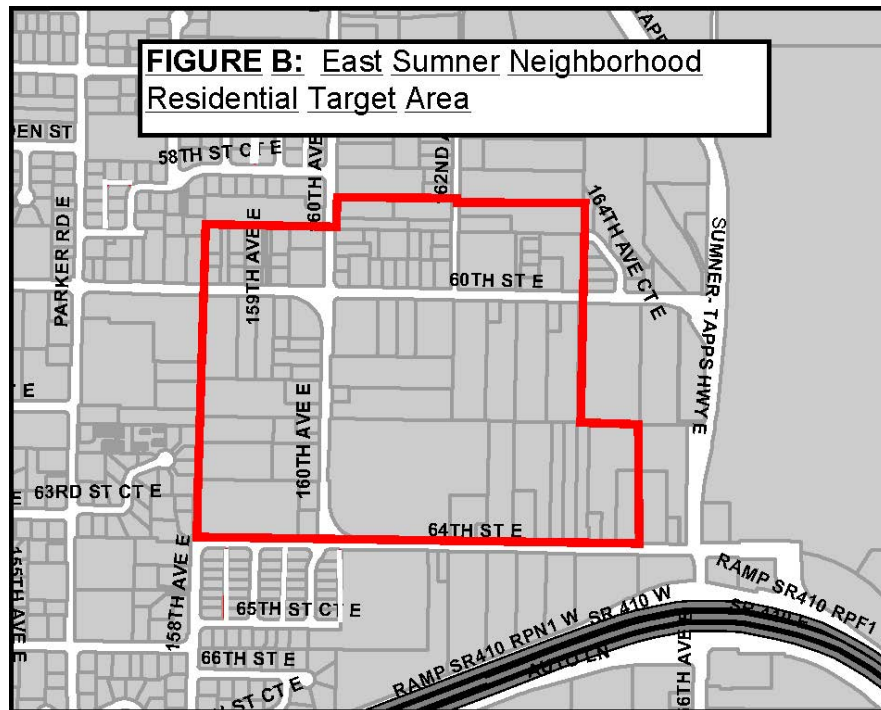
Section 2. That section 3.52.050 “Project Eligibility” of the Sumner Municipal Code is hereby amended to read as follows:

“3.52.050 Project eligibility.

A proposed multifamily housing project must meet the following requirements for consideration for a property tax exemption:

A. Location. The project must be located within a residential targeted area as defined in SMC 3.52.020 and as set forth in Figures A and B.





B. Tenant Displacement Prohibited. The project must not displace existing residential tenants of structures that are proposed for redevelopment. If the property proposed to be rehabilitated is not vacant, an applicant shall provide each existing tenant housing of comparable size, quality, and price and a reasonable opportunity to relocate.

C. Noncompliance with Building Codes. Existing dwelling units proposed for rehabilitation must fail to comply with one or more standards of the applicable state or city building codes.

D. Size of Project. The new, converted, or rehabilitated multiple-unit housing must provide for a minimum of 50 percent of the space for permanent residential occupancy. The project, whether new, converted, or rehabilitated multiple-unit housing, must include at least 12 units of multifamily housing within a residential structure or as part of an urban development. In the case of existing multifamily housing that is occupied or which has not been vacant for 12 months or more, the multifamily housing project must also provide for a minimum of four additional multifamily units for a total project of at least 10 units including the four additional units. Existing multifamily housing that has been vacant for 12 months or more does not have to provide additional units.

E. Proposed Completion Date. New construction of multifamily housing and rehabilitation improvements must be completed within three years from the date of approval of the application.

F. Compliance with Guidelines and Standards. The project must be designed to comply with the city's comprehensive plan, building, housing, and zoning codes, and any other applicable

regulations. The project must also comply with any other standards and guidelines adopted by the city council for the residential targeted area.

G. Properties located within the residential target area as shown in section (A), Figure B, East Sumner Neighborhood, shall only be eligible for the 12-year duration of exemption as set forth in SMC 3.52.040(A)(1)(b).

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 the necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

Section 4. Severability – Construction. If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction; such decision shall not affect the validity of the remaining portions of this ordinance. If the provisions of this ordinance are found to be inconsistent with other provisions of the Sumner Municipal Code, the provisions of this ordinance shall control.

Section 5. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage, approval and publication, as provided by law.

Passed by the City Council and approved by the Mayor of the City of Sumner, Washington, at a regular meeting thereof this _____ day of, _____, 2022.

Mayor Kathy Hayden

ATTEST:

APPROVED AS TO FORM:

Noel Clark, Legal Services Coordinator

City Attorney Andrea Marquez

First Reading: 5/16/2022
Date Adopted:
Date of Publication:
Effective Date:

May 2022

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2	3	4	5	6	7
6:00PM Regular Council Meeting (Hybrid)	4:00 PM Public Works Committee (Virtual)	5:30PM Finance Committee (Virtual)	6:00PM Planning Commission (Virtual)		
9	10	11	12	13	14
6:00PM Study Session (Hybrid)		5:30PM CANCELLED American Rescue Plan Committee (Virtual) 6:30PM CANCELLED Design Commission (Virtual)	4:30PM Forestry/Parks Commission (Virtual)		
16	17	18	19	20	21
6:00PM Regular Council Meeting (Hybrid)		5:30PM Public Safety (Virtual)			
23	24	25	26	27	28
6:00PM Study Session (Hybrid)		5:00PM CD Committee (Virtual)	5:30PM Cultural Arts Commission (Virtual)		
30	31				
Recognized Holiday City Hall Closed					

Meeting dates and times may change. Please contact City Hall to confirm this information prior to any meeting you plan to attend. **These meetings are accessible to persons with disabilities.** For individuals who require special accommodations, please contact City Hall at (253) 299-5500, 24 hours in advance.

Name: Michelle Converse, CMC
Title: City Clerk

City of Sumner www.sumnerwa.gov
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