

**City of Puyallup
Regular City Council Meeting
June 3, 2014**

(These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of six years from the date of the meeting and are available upon request.)

EXECUTIVE SESSION

At 6:00 p.m., Mayor Knutsen announced an executive session expected to last thirty minutes, the purpose of which was to discuss real estate and collective bargaining issues. City Manager Bill McDonald, City Attorney Kevin Yamamoto, Deputy City Attorney Steve Kirkelie, Parks & Recreation Director Sarah Harris, Human Resources Director Debi Christensen, City Clerk Brenda Arline, Mayor Knutsen and the councilmembers with the exception of Councilmember Swanson recessed into executive session. Those attending the executive session returned to open session and the meeting reconvened at 6:30 p.m.; no action was taken.

COUNCILMEMBERS PRESENT: Mayor Knutsen, Deputy Mayor Hopkins, Councilmember Door, Councilmember Palmer, Councilmember Shadko, Councilmember Swanson, Councilmember Vermillion

Mayor Knutsen asked for a moment of silence to honor the passing of Puyallup Tribe of Indians Chairman Herman Dillon.

APPROVAL OF THE AGENDA

Council Action: A motion was made by Councilmember Vermillion, second by Councilmember Door, to reverse the order of items seven and eight under *Considerations and Requests*, reverse the order of the first two items on the agenda, move the Cornforth Campbell parking lot update to *Presentations and Proclamations* and approve the agenda as amended. The motion passed 7-0.

PRESENTATIONS AND/OR PROCLAMATIONS

Proclamation recognizing June 2014 as Puyallup High School Champions Month

Mayor Knutsen presented a proclamation declaring June 2014 as *Puyallup High School Champions Month* in the City of Puyallup due to the Vikings having won three state championship titles, dominating the competition in Class 4A Baseball, Girls Fastpitch and Boys Golf. The mayor recognized the athletes and coaches for their achievements and honored Puyallup High School Assistant Principal Eric Fredericks with a key to the city.

Presentation from WSDOT on the 167 Puyallup Bridge Project

Washington State Department of Transportation (WSDOT) Project Manager Brenden Clarke outlined the background of the 1929 bridge and referred to the immense amount of truck traffic it

experiences as well as load restrictions which were imposed in 2011 due to its deteriorating condition. Mr. Clarke reviewed the three-phase schedule for the bridge replacement as follows: Phase 1 started May 1st and will be completed this July, when the steel truss bridge is shifted eastward to serve as a temporary route; Phase 2, scheduled to be completed in August 2015, will consist of the new bridge's construction; and during Phase 3 the southbound traffic will be shifted onto the new bridge to allow for repaving. He explained that the finished product will be a new two-lane northbound bridge with an eight-foot sidewalk, two 12-foot lanes and the ability to be widened to five lanes to accommodate the planned expansion of SR167. Mr. Clarke concluded that the old steel truss bridge may be repurposed as a connection for the Foothills Trail.

Status report on the remaining contamination and remediation efforts at the Cornforth Campbell parking lot

Public Works Director Rob Andreotti discussed the progress of addressing contamination issues on the Cornforth Campbell parking lot site. He explained that Cornforth Campbell opted to divide the task into two voluntary cleanup programs, the east side dry cleaners and the west side main facility. The consultant has worked since 2003 to reduce the amount of hydrofluorocarbons present on the property. The west side site has been remediated and there is no further contamination; however, solvents leaked from the west to the east site, necessitating additional cleanup. Mr. Andreotti reported that ground water samples prove a reduction from 19,000 to an average of 50 micrograms per liter; the state's Model Toxic Control Act (MTCA) regulations are set at five.

Mr. Andreotti advised that additional testing revealed other hot spots which will need to be cleaned as well. The consultant is considering injecting amendments into the ground to assist the naturally occurring microbes in ingesting the remaining solvents. The consultant will test for three months, determine what works best and move forward with an injection program to treat the remaining solvents. He concluded that the injection program will be conducted over a three-year period and re-assessed in the latter part of 2017 to determine its effectiveness.

COMMITTEE REPORTS

Deputy Mayor Hopkins advised that the Puyallup Main Street Association (PMSA) released an online survey regarding Sound Transit, with the intention of forwarding recommendations to the Sound Transit Board by July.

Councilmember Door announced that Mayor Knutsen will accompany her to a Central Pierce Fire and Rescue board meeting and present a proclamation recognizing the first responders of the Oso tragedy.

CITIZEN COMMENTS

Ms. Rinda Lowell described many problems associated with the Meeker Apartments and her attempts to work with staff, city manager and the city council. Saying that the police department's ability to respond is limited without the support of the council, she questioned the city's regulations on Section 8 housing and whether the owners are in compliance with city codes. She expressed her belief that the problems affect her ability to rent or sell her adjacent property.

Ms. Stacey Jeffers spoke positively on the achievements of the PHS state championship teams and appreciated the idea of the community showing its support. She supported having a parade to celebrate the victories and asked that the city consider co-sponsoring the event, saying this would be a wonderful way to honor the students, families and coaches.

Council Action: A motion was made by Councilmember Swanson, second by Councilmember Palmer, to allow the city manager to speak to Ms. Jeffers request. The motion passed 7-0.

Mr. McDonald reported that staff has estimated the cost to the city of this event would be approximately \$2,500 for police and public works overtime expenses.

Council Action: A motion was made by Councilmember Swanson, second by Councilmember Palmer, to suspend the rules and approve the request for the city to co-sponsor this event, in an amount not to exceed \$2,500. The motion passed 7-0.

Mr. Paul Mahoney voiced concern regarding a councilmember's actions against certain individuals and wanted the behavior stopped. He spoke of accusations made by Councilmember Vermillion against him and his family during the 2013 election that caused his family stress, clarifying that he was not attacking Councilmember Vermillion but only trying to inform the public of his actions. Mr. Mahoney offered to provide pertinent information to validate his statements.

Mr. Shane Allinger expressed appreciation for council's approval of the request to co-sponsor the parade for the PHS championship teams, saying this will mean a lot to the families, athletes and coaches who dedicated their time and efforts.

Ms. Georga Prossick believed the statement by Deputy Mayor Hopkins regarding the silt removal project on Clarks Creek to be misleading as the demonstration was only meant to show the effectiveness of the patented equipment on silt removal. She said the cost of the demonstration project did not require a competitive bid process, but it was nevertheless treated it as a full-blown project contrary to the recommendations of the Task Force. She believed the demonstration could have shown how the environmentally safe process may have helped Clarks Creek.

Mr. Bill Hilton expressed appreciation for the support towards getting a small but important connection built for the Riverwalk Trail. He recognized the attendance of many councilmembers during the ribbon-cutting ceremony, encouraged citizens to visit the trail, and thanked Public Works Director Rob Andreotti and Parks and Recreation Sarah Harris for their efforts.

Mr. Merv Swanson did not believe the comments by Deputy Mayor Hopkins wrong in regards to Clarks Creek, as he recalled a time when the creek was pristine. When Pierce County opened up South Hill to development without a sewer system, this allowed sewage to leak into the aquifer, and in time, into Clarks Creek. Mr. Swanson advised that the creek will eventually cleanse itself if a sewage system is developed on South Hill and concluded that dredging an ongoing problem would be a waste of time and money.

CONSENT AGENDA

Accept a Child Passenger Safety Grant in the amount of \$1,883.35 from the Washington Traffic Safety Commission

Approve an interlocal agreement to receive \$37,000 from Pierce Conservation District to support the 2014 Clarks Creek Elodea Management Project

Approve a three-year lease with Mt. Rainier Federal Credit Union for a 460-square foot facility to accommodate space needs of the Traffic and Parking Enforcement divisions of the Police Department

Councilmember Palmer believed that the partnership for the elodea project validates the success of last year's hand-pulling program. He voiced interest in seeing if the sediment moves once the vegetation is removed.

Councilmember Vermillion requested all associated costs for the elodea project/cutting, the overall expenditure costs associated with the DASH boats, etc., and a cost breakout for the required dredging permits.

Councilmember Swanson suggested reconvening the Clarks Creek Task Force in order to assess the present situation and provide further recommendations on how best to move forward.

City Manager McDonald agreed to assemble a cost analysis for the elodea removal including permits and offered to provide an update on how the recommendations of the task force have been implemented.

There was discussion and consensus on Councilmember Swanson's proposal to reconvene the task force for the purpose of evaluating the effects of the activities taken thus far and possibly providing further recommendations regarding Clarks Creek.

Council Action: A motion was made by Deputy Mayor Hopkins, second by Councilmember Palmer, to approve the consent agenda. The motion passed 7-0.

ORDINANCES

Second reading of an ordinance regarding the abatement of trash nuisances

Council Action: A motion was made by Deputy Mayor Hopkins, second by Councilmember Swanson, to approve second reading of the ordinance. With a roll call vote the motion passed 7-0.

ORDINANCE NO. 3068

AN ORDINANCE of the City Council of the City of Puyallup, Washington, adding a new section 6.12.220 "Violation-Punishment" to Chapter 6.12 of the Puyallup Municipal Code pertaining to

penalties for facility to comply with solid waste collection and disposal.

CONSIDERATIONS AND REQUESTS

Approve a ten-year lease and a \$67,000 allowance with Edward Jones for 1,148 square feet of space on the first floor of Puyallup City Hall

Mayor Knutsen reiterated his belief that space in City Hall is for public and not private use. He did not agree with the city leasing space to private entities and objected to the lease agreement.

Council Action: A motion was made by Deputy Mayor Hopkins, second by Councilmember Vermillion, to approve the lease agreement. The motion passed 6-1 (Knutsen).

Authorize staff to proceed with an RFP for the repairs to the Recreation Center

Parks, Property and Facilities Manager Deke Jones explained that this request is the second step of a process started several months ago during an investigation of the damages at the Puyallup Recreation Center. He explained that the consultant is ready to move forward with preparing a request for proposals in order to seek competitive bids for the actual repair work, estimated to cost \$852,000.

Councilmember Swanson suggested exploring all options before proceeding with the actual repair work on the building. Councilmember Vermillion felt it time to fix the damage and noted that doing so would represent a long-term commitment to that facility. Citing the current facility, repairs already done and the cost to build a new gymnasium, Deputy Mayor Hopkins felt the proposal to be the most efficient solution. Councilmember Palmer voiced a need to proceed in order to get better information regarding costs. Councilmember Door believed that the issue of an additional gymnasium would be better addressed by the Parks, Recreation and Senior Advisory Board.

In response to questions, Mr. Jones explained that the original consultant agreement was for \$54,000. To date, approximately \$27,000 has been expended; council is being asked to approve the remaining portion of the original contract and not additional funds. The RFP will address repairing the building and the roof and does not include a new gymnasium or covered tennis court. He pointed out that the consultant's final step will be to open the competitive bid process to outside contractors for the physical work.

Council Action: A motion was made by Councilmember Palmer, second by Deputy Mayor Hopkins, to authorize the consultant to prepare the request for proposals addressing the building envelope and structural repair drawings for the Puyallup Recreation Center. The motion passed 7-0.

Authorize the City Manager to negotiate and execute an interlocal agreement with the Puyallup School District for Phase I Preliminary Planning of multi-sports fields at Kalles Jr. High School

Mr. McDonald advised of an opportunity to work with the Puyallup School District (PSD) on developing sports fields at Kalles Junior High School. He requested approval to negotiate an interlocal agreement for an evaluation of the site, to include details such as utilities, land use, traffic and environmental issues. He clarified that he was not seeking an agreement for the use of the sports fields, but only to negotiate a feasibility site analysis agreement which would determine the possible use of that site for future sports fields.

Councilmember Door was supportive of the request in concept only and said that due to the potential for impacts to the neighborhood, she preferred that the issue be evaluated by the Park Board. She pointed out that council asked many questions during its earlier discussion of this issue which should be answered before spending \$50,000.

Councilmember Palmer was hesitant to spend \$50,000 without having certain information. He preferred forwarding this subject to the Park Board, but cautioned that it will need information on costs, usage, time sharing, and parking issues.

Mr. McDonald explained that \$50,000 each for the city and the PSD is a “not to exceed” cost. The item relates to council’s prior discussion regarding funding and priorities for park and recreation projects.

Parks and Recreation Director Sarah Harris noted some initial analysis regarding the usage, explaining that because the prime time usage for each entity differs, this makes the project a good prospect for a partnership. She estimated the city’s usage at 62% to the PSD’s 38%, with the evenings, weekends and summertime allowing the city greater access to the fields. She reported a meeting with the Fair regarding the possible use of the Gold Lot for additional parking space.

Deputy Mayor Hopkins voiced concern as he felt this should be a bond measure. He did not believe that the CIP or the lodging tax budgets could afford such a project, preferred not to consider items individually, and felt that the Park Board should do a study of all needs. He suggested that council set a parameter regarding an amount for a bond measure.

Councilmember Swanson voiced neutrality and elaborated on the possible new relationship with the PSD which he hoped would extend beyond Kalles. He felt the administrative functions of each partner must be decided in order to more clearly define the relationship and concluded that moving forward would not be a waste of time, money or energy.

Councilmember Vermillion agree with Deputy Mayor Hopkins on the lack of a plan and noted ongoing discussions regarding the Knutson property. He voiced a need to focus attention on a common goal, with the Park Board charged with determining needs, a plan and cost factors. As there are many available options, he voiced his opposition to build a sporting complex and renting it out for tournaments; however, he did favor recreation for all citizens.

Councilmember Shadko noted that questions were raised at the study session which remain unanswered. She was hesitant to spend \$50,000 on an idea that the city was not sure would work.

She questioned the use of an interlocal agreement over a memorandum of understanding and preferred to send this item to the Park Board.

Councilmember Palmer identified a need for the council to focus its attention, consider all options and decide if the city should seek a parks bond. Should that be the consensus, then council will need to identify an amount and provide the Park Board with the information to allow it to consider all options and prioritize projects for a bond measure.

Mayor Knutsen believed that the Park Board should investigate the issue and make a recommendation to council. He did not support spending money on consultant fees for studies which do not get used and preferred that the issue be decided by the Park Board.

Mr. McDonald pointed out that an agreement with the PSD would take some time to develop. Additionally, any agreement would need to come back to council and could be done parallel with a review by the Park Board.

Council Action: A motion was made by Councilmember Door, second by Deputy Mayor Hopkins, to refer this item to the Parks, Recreation and Senior Advisory Board for consideration. The motion passed 7-0.

Mayor Knutsen recognized council's efforts to lower the city's debt and voiced concern over accruing more debt through a bond measure. He suggested scheduling a study session to discuss whether the city will continue to reduce its debt, if it will consider a parks bond, and if parks will take priority over public works needs or a public safety building.

OTHER BUSINESS

Financing Recreation Capital Projects

Mr. McDonald noted the intent of this item was to allow a discussion of council's financing options for long-term strategic priorities. Since there is a lack of available resources within the reserve budget, he pointed out that some of the items recently discussed may require bonding.

Councilmember Palmer noted that a bond is one option and could be a piece of a potential funding plan. Additionally, lodging tax funding is another revenue source to consider, as it is appropriate for this type of project. He stressed the need to review a comprehensive list of projects, identify all funding options and elements, and develop an overall package.

Councilmember Swanson agreed with the mayor regarding the debt situation. He identified the police department, the Puyallup Recreation Center and the utilities infrastructure as all being in need and said items that should be taken into consideration include debt schedules, the city's net worth and debt capacity. He explained that council must weigh the option of voter-approved versus councilmanic bonds, as these represent different bonding capacities. He was agreeable to looking at a bond package and suggested discussing it at a study session.

Deputy Mayor Hopkins did not support councilmanic bonds or additional interfund loans. He felt the city has done well in repaying its current interfund loans, that most would view the repayment of Bradley Lake Park as a good move and he stressed the need to continue reducing the debt. He felt voter approved bonds to be the best option and did not support the use of CIP Funds, but agreed that lodging tax funding would be appropriate if a project qualified. He suggested placing a bond measure before the voters in 2015, saying that according to information provided by the finance director, the council could consider a bond amount of \$15,000,000.

Councilmember Palmer stated that the city has sufficient bond capacity to allow for a voter-approved bond and agreed with the amount suggested by the deputy mayor. He pointed out that with the repayment of the Bradley Lake Park bonds, property tax rates have decreased. He believed that the public would be willing to accept another bond and suggested having the Park Board research all options, including the Shaw Road area.

Councilmember Vermillion believed recreation to be towards the bottom of the list of priorities and supported a justice center as a more important priority. He agreed with Councilmember Swanson on the need to assess and prioritize all needs, and pointed out that the citizen complaints he has heard relate to flooding, streets, stop signs, crosswalks, etc., and not to a sports complex at Shaw Road. He supported sending this matter to the Park Board for a phased plan, but reiterated his belief that the city's debt load is high enough.

Mayor Knutsen felt that the Park Board should consider needs, location and design but not be tasked with the financing portion as the city's finances are complicated. He believed the city has a tremendous parks system and questioned if parks are the city's first priority or if other things (e.g., roads, police services, utilities, infrastructure) could be better served by a bond measure.

Mr. McDonald reiterated council's authority in regards to financing and agreed that the Park Board could evaluate alternatives and offer financing options. He voiced his intent to work with staff and Ms. Harris to develop some instructions to provide to the Park Board outlining what council is seeking. This item will be placed on the June 17th agenda for final review.

COUNCIL REPORTS

Councilmember Vermillion reported on his recent activities at the following events: the Memorial Day event; the Citizen's Police Academy graduation; the ribbon-cutting ceremony for the JEB III Trail Link; a St. Francis House charity auction fundraising event; the memorial service for Herman Dillon; and the Good Samaritan Reader's Program mentoring elementary students. Additionally, he reported that the option of a downtown parking garage was brought up during the recent District 1 neighborhood meeting; however, not much support was voiced for this due to current traffic congestion.

In response to Mr. Mahoney's comment, Councilmember Vermillion explained that the police report was submitted on his personal time and with his personal resources; the facts stated were as he knew them at the time. He denied contacting Mr. Mahoney's supervisor but voiced a commitment to contact and meet with the supervisor to resolve any misunderstandings. He issued

a reminder regarding the ribbon-cutting ceremony for the new Community Connector set for Saturday.

Councilmember Shadko announced that the Library will host a kick-off event for its adult Summer Reading Program on June 12th; Brian Doyle, author of *The Plover* will be present.

Councilmember Palmer also noted the success of the JEB III Trail Link event. In regards to parks and a vision to move forward, he explained that the parks plan identifies many deficiencies along with a need for additional parks and fields. He believed that the City of Tacoma's recent passage of a parks bond shows interest within the community, and he pointed out that parks are part of what builds strong communities. He understood there to be a lot of interest in parks, especially in the Shaw/Pioneer area, and felt that a parks bond would be easily approved by the voters.

Councilmember Swanson suggested that the concept of a separate parks district should be part of the discussions on this subject. He expressed appreciation for all the well wishes shared for the birth of his second child.

Councilmember Door concurred with Councilmember Vermillion that the Memorial Day and the JEB III Trail Link ceremonies were well-organized and well-attended. She announced the first Annual Food Bank Breakfast on June 10th and the Library's ribbon-cutting ceremony on June 12th to celebrate the completion of its radio frequency identification project and the installation of the new check-out equipment.

Deputy Mayor Hopkins reported on his attendance at the Christian Life fundraiser, the District 1 neighborhood meeting and the newly opened Foursquare South Campus facility. He further spoke to the Alpine Ascents tragedy, where two guides and four climbers were lost on Mount Rainier.

MAYOR'S REPORT

Mayor Knutsen spoke of his attendance at Mr. Dillon's memorial service, listed many dignitaries present and commented that the city has a good relationship with the Puyallup Tribe of Indians. He also spoke of the Memorial Day event, noting that the Pioneer Park Pavilion was over capacity. He issued a reminder regarding the upcoming Rainier to Ruston event and the Community Connector ribbon-cutting ceremony, both on Saturday.

Mayor Knutsen pondered that it will be many years before the Cornforth Campbell lot can be redeveloped. Saying that staff has agreed that the property is an eyesore and has started to clean it up, he shared his idea to modify the parking lot by adding abandoned fire hydrants and having community service organizations paint artistic designs on them. Additionally, he envisioned a caricature map on the east wall of the building that would depict downtown points of interest. He questioned if there were any council objections and invited those interested to come help paint the new parking lot "park."

ADJOURNMENT- 8:44 p.m.