

**FIFE CITY COUNCIL
REGULAR MEETING
MINUTES**

**Fife City Hall
Council Chambers**

**Date: January 13, 2009
Time: 7:00 p.m.**

EXECUTIVE SESSION **Mayor Johnson convened an executive session at 6:00 p.m. for the purpose of Real Estate RCW 42.30.140 for approximately 50 minutes.**

ADJOURNMENT **Mayor Johnson adjourned the executive session at 6:50 p.m.**

**CALL TO ORDER AND
ROLL CALL** Mayor Johnson called the regular meeting of the Fife City Council to order at 7:05 p.m. with the following Councilmembers present: Richard Godwin, Glenn Hull, Butch Brooks, Barry Johnson, Rob Cerqui, Nancy de Booy, and Kim Roscoe.

Staff present: City Manager Steve Worthington, City Attorney Loren Combs, Finance Director Steve Marcotte, Municipal Court Judge Kevin Ringus, Police Chief Brad Blackburn, Public Works Director Russ Blount, Parks, Recreation & Community Services Director Kurt Reuter, Assistant Public Works Director Ken Gill, Administrative Assistant Andrea Richards, and Recording Secretary Valerie Gow.

**PLEDGE OF
ALLEGIANCE** Councilmember Roscoe led the pledge of allegiance.

**ELECTION OF MAYOR
PRO TEM** Mayor Johnson opened the floor for nominations for Mayor Pro Tem.

Motion **Councilmembers Hull moved, seconded by Councilmember Godwin, to nominate Councilmember Brooks for Mayor Pro Tem.**

Motion **Councilmember de Booy moved, seconded by Councilmember Cerqui, to nominate Councilmember Cerqui for Mayor Pro Tem.**

Councilmember Cerqui declined to accept the nomination and withdrew his nomination because there isn't sufficient support on the Council to elect him as Mayor Pro Tem.

Motion **Mayor Johnson called for the vote. Motion carried. Councilmember de Booy and Cerqui opposed.**

Councilmember Brooks expressed appreciation to Councilmember Cerqui for his efforts as Mayor Pro Tem during 2008 while busy running a political campaign and a family farm. Mayor Johnson thanked Mayor Cerqui for his service as Mayor Pro Tem.

Municipal Court Judge Ringus swore in Councilmember Brooks as Mayor Pro Tem.

of resources. The City of Fife helped with sandbagging his property. He expressed appreciation to the City but cautioned that flooding will be an ongoing issue in the City as more farmland is developed into warehouses. The City should develop a flood plan. He commented that he tried to find out about the status of flood conditions through the TV and radio but was unsuccessful. Some of his neighbors are disabled or cannot drive. That's an issue that is also of concern.

Sean Whalen, 6732 Anthem, said he lives on the other side of the railroad tracks. Many of issues encountered during the flooding were largely inconveniences. He complimented the City for managing a bad situation as well as possible under the circumstances. Most people are concerned about what's next and there are legitimate questions about evacuation. He expressed appreciation to the City for its efforts.

CONSENT AGENDA

- a. Approval of Minutes: December 16, 2008 Study Session
- b. Approval of Vouchers:
 - Payroll: #45211 – 45289 \$821,857.21
 - Claims for 12/23/2008: #74629 – 74792 \$531,579.57
 - Claims for 01/13/2009: #74793 – 74903 \$419,571.00
- c. Set a Special Meeting for January 20, 2009 Study Session
- d. Set a Special Meeting for January 23-24, 2009 Council Retreat at Inn at Gig Harbor

ADOPT ORDINANCE:

- e. #1685 Low Impact Development Codes

Motion

Councilmember Hull moved, seconded by Councilmember Roscoe, to approve the consent agenda as published. Motion carried.

SPECIAL PRESENTATIONS

P2 D2 Presentation

Police Chief Blackburn and City Manager Worthington reported on the unveiling on January 7, 2009, of the Prescription Pill and Drug Disposal Program (P2D2) disposal box, a program for safe disposal of out-of-date prescription drugs. City Manager Worthington displayed photos of the event featuring State Representative Dawn Morrell, Mayor Johnson, Councilmembers Hull and Brooks, and staff. The City is one of the first municipalities on the West Coast to provide a safe disposal option for outdated prescription drugs. All other methods of disposal can lead to negative consequences. The box is located outside the front of the Fife Police Department and is monitored daily.

Councilmember Hull commented on how the program was initiated and urged citizens to utilize the disposal box for outdated prescription drugs.

Chief Blackburn said several people have dropped off medicine to date. He responded to questions on the security of the box and the improbability of accessing the box because it's configured similar to a deposit drop found at banks. Cameras are also positioned for monitoring by dispatchers.

Mayor Johnson thanked Councilmember Hull for encouraging the Council to pursue implementing a disposal site.

COUNCIL DELEGATE REPORT

Councilmember Brooks reported on his attendance to the RANP meeting. Members received disturbing news about the state's budget for potential right-of-way acquisition for SR167. Councilmember Brooks attended the Latino Christmas event, which was postponed because of snow. The event was a very well attended family-oriented event.

Councilmember Cerqui said he also attended the Latino Christmas party. Given the change in date and the venue, the Police Department did a good job in ensuring the community was aware of the change. He also attended a send-off dinner for Representative Morrell and Senator Jim Kastama for the upcoming legislative session. Discussion included the federal stimulus package and federal funds for the state. On Sunday, January 11, 2009, Councilmember Cerqui attended the annual meeting of the Fife Historical Society. He toured the museum and the barn.

Councilmember de Booy commented on visiting the recently acquired locomotive. Next steps include moving the locomotive. She attended the tree lighting ceremony and volunteered during the Senior Center holiday luncheon. Councilmember de Booy said she's involved in a senior citizen low impact aerobics class that meets three times a week at the Fife Community Pool. She said she recently attended an event and spoke with several teachers from the Fife School District who complimented school district administration and the City of Fife. Councilmember de Booy commented on her experience during the flood and how she had to evacuate with her two dogs.

Councilmember Roscoe shared a message from the North Pierce County Community Coalition for quilts for babies. Interested citizens who wish to donate quilts to at-risk moms can contact Leah Johnson at (253) 798-3595. She noted that she also received the automated 911 call alerting her to evacuate.

Mayor Johnson wished citizens a happy new year. He noted that he and his family traveled during the holiday and missed the snow event but arrived in time to experience the flooding event, resulting in the evacuation of his family.

PUBLIC HEARING

American Fast Freight Development Agreement

Mayor Johnson opened the public hearing at 7:47 p.m. which is continued from the December 9, 2009 Council meeting.

Director Blount reported the developer owns property located at the east end of 48th Street East, east of 70th Avenue East. The City owns property along Levee Road and 48th Street East. Both properties drain through the Fife ditch draining system into the oxbow at Puyallup River, a site of impact during the recent flooding event. In an effort to prevent such flooding events, the Council adopted in spring 2008, the Department of Ecology (DOE) Manual, which is a higher standard than the previous manual. The standard requires larger storm ponds. Early in the development process, American Fast Freight submitted a drawing for the relocation of the Firwood Ditch. City staff agreed the relocation was vested under previous standards but that the new development would need to comply with the new standards under the 2005 DOE Manual.

The public hearing is to receive comments on a proposed shared development of a storm pond on City property. With storm ponds located on the developer's property, drainage would be controlled to the oxbow. There is a financial benefit to the City of Fife of approximately \$250,000.

Public Testimony

Carole Sue Braaten, 2410 Berry Lane E, referred to the Revised Code of Washington (RCW) pertaining to the Growth Management Act and the control of flooding. She said her concern is that the area will impact Wapato Creek and other areas prone to flooding. She reminded the Council of previous floods Fife has experienced and mentioned timing involving high tides and the river level during the most recent flood event. The proposal will impact her house and her neighborhood area.

Mayor Johnson requested clarification from staff that the proposal will not impact Wapato Creek. Ms. Braaten interjected that the City is wrong and that staff can comment on the issue later and not during her time of testimony. She commented on the displacement of water and how water seeks another path of travel. Water moves underground and Fife is located on the main aquifer for the county. Groundwater is three to four feet below the surface during the winter. The water is pushed out because of displacement and flows to other properties. Water equalizes into other areas including Wapato Creek. She said she is concerned along with her neighbors. She said she has vested rights and interests by law and that the neighborhood's rights need to be considered; otherwise it could be considered reckless endangerment.

Donald Marcy, Cairncross & Hempelmann, P.S. 524 Second Avenue, Suite 500, Seattle, said he is representing Orbus and American Fast Freight, the parties seeking the agreement with the City. The decision to postpone the decision on the agreement indicates that there are still questions the Council has. He invited the Council to ask questions. The agreement was generated because of a disagreement between American Fast Freight, Orbus, and the City about the applicability of which DOE Manual should apply to the development proposal. Consequently, company representatives met with the City Attorney, Planning Director, the Public Works Director, and the City Manager and

developed the agreement. Staff has advised the Council on the elements of the agreement during the course of the proceedings. The agreement establishes a stormwater management system for a larger area than a single property that constitutes American Fast Freight or the City property. The proposal aggregates stormwater for up to 20 acres of private or City property from the improvements to 48th, as well as an increment of stormwater from the American Fast Freight or Orbus properties. The approach is also utilized by other cities in the Pacific Northwest, such as the City of Redmond, which has property owners aggregate stormwater runoff into larger facilities involving the City for more efficiently and effectively handling stormwater. All of the development of the properties will comply with the 2005 DOE Manual. While the agreement solves some development issues for Orbus, it also provides some benefits to the City. One significant benefit already received by the City was property owner agreement to participate in a LID for the sewer extension. Orbus could have connected separately rather than participate in the LID, but decided to work with other property owners to gain consensus on the project. Mr. Marcy said because of the difficulty of financially evaluating the value, the analysis understates the financial benefit the City will receive through the agreement. If the City doesn't participate in the agreement, a stormwater pond would be required for improvements to 48th at a cost of approximately \$100,000.

Jason Hubbell, Engineer, Barghausen Consulting Engineers, Inc., 18215 72nd Avenue South, Kent, commented on specifics of the City's storm facility that is part of the LID for 48th Street versus the stormwater facility as proposed in the development agreement as a shared stormwater facility. Essentially, the pond would cost \$100,000 for the 48th Street Improvement Project and would entail a basic stormwater facility with a 3:1 slope that would be either rectangular or square in nature and include minimal landscaping with no fencing provided. As part of the development agreement proposal, the stormwater facility would meet the minimum requirements but also provide an amenity for the City and constructed in a manner that meanders in nature with varying size of slopes with a potential to include sidewalks within the storm facility and include fencing around the pond for protection and safety. A small portion of the facility is to accommodate additional FEMA compensation storage from the American Fast Freight site. Currently, that site is designed to meet draft FEMA standards. Any floodplain compensation that is displaced within the proposal because of the rise in grade associated with development activities would be accommodated on the project site. The design will not displace flood volumes.

Councilmember Hull referred to the potential for walkways and the company's plan to include them within the facility. Mr. Hubbell indicated the design includes walkways as a possible pedestrian amenity, which the company is committed to as part of the agreement.

Mr. Marcy added that it's important to note that the facility is more than a standard stormwater detention facility. The plan calls for a gradual sloped

facility. He indicated he's unsure of future plans for the City's property, but that the stormwater facility will benefit and partner well with a park as well as benefit the City. Additionally, the value of the storm pond is important as it can accommodate another 20 acres of development giving the City the ability to sell the property at a higher value. Both City staff and Orbus have spent time on the agreement, which provides a number of public benefits to include creation of passive recreation open space, private funding of design and construction of a community detention pond, private funding for the detention pond to hold stormwater from the expanded 48th Street, 20 acres of additional property storage, assistance in formation of LID 08-02, private funding of a six-foot earthen berm, and strengthening of the levee along the Puyallup River using dirt from the pond excavation.

Dale Rees, 7519 48th Street East, reported he lives across from where the pond is planned for construction. The property value as cited in the staff report indicates \$450 a square foot for undeveloped property. He said he doesn't see the property as undeveloped if sewer infrastructure is already installed. It's difficult to assess the true value citizens will receive. Many lots available for housing are not selling. It will be some time before properties are developed.

Mayor Johnson closed the public hearing at 8:12 p.m.

Councilmember Godwin asked how the properties will be determined that will be able to utilize the excess storage. City Manager Worthington said it hasn't been determined and would be a future Council decision. The potential is to provide the capacity to some of the properties or use the 20-acre residential capacity for use on the City's property. Councilmember Godwin said if the City utilized the full capacity for 20 acres of residential zoned property there would be no availability to other residents in the area. City Manager Worthington affirmed that would be the situation. In a previous staff report, a list of properties was included reflecting the potential for redevelopment.

**ORDINANCES AND
RESOLUTIONS**

RESOLUTIONS

**#1260 American Fast
Freight Development
Agreement**

Deferred to the January 27, 2009 Council meeting.

**#1274 Authorize
Purchase of ROW from
Noll LLC Acquisition**

Motion

Councilmember Hull moved, seconded by Councilmember Roscoe, to approve Resolution No. 1274; Authorize Purchase of ROW from Noll LLC

Acquisition.

City Clerk/Finance Director Marcotte read the title of Resolution #1274:

A Resolution of the City Council of the City of Fife, Pierce County, Washington, authorizing the purchase of a portion of Tax Parcel No. 0420083034 from Noll/Norwesco, LLC for right of way, utility and slope easements, and temporary construction easements in lieu of condemnation.

Director Blount reported Noll/Norwesco owns property at the northeast corner of 70th and Valley. The City requires the property for right-of-way, utility easements, slope easements, and temporary construction easements necessary for the reconstruction of 70th Avenue East. The total value of the acquisition is \$164,200 based on the property value of \$10 a square foot. Staff requests approval of the resolution.

Motion

Motion carried unanimously.

**#1275 Authorize
Purchase of ROW from
Boitano**

Motion

Councilmember Hull moved, seconded by Councilmember Roscoe, to approve Resolution No. 1275 Authorize Purchase of ROW from Boitano.

City Clerk/Finance Director Marcotte read the title of Resolution #1275:

A Resolution of the City Council of the City of Fife, Pierce County, Washington, approving the agreement with Louis W. Boitano to purchase real property and easements for right of way and utilities purposes.

Director Blount said the agreement involves two pieces of property, which is located on the north side of Valley Avenue. The agreement is necessary to acquire property for right-of-way, slope easement, and temporary construction easement for the 70th Avenue East and Valley Avenue East Road Improvement Project. The agreement also relates to a vacation of an easement the Boitano family has on 36th Street East. The City negotiated to clear title on City property, which did not require City Council action. The agreement is for \$74,360.00 based on \$11 a square foot. Staff recommends approval of the resolution.

Councilmember Cerqui said he assumes the vacation is on old right-of-way and that the family was granted an easement on the new right-of-way. Director Blount affirmed that is the situation. The granting of the new easement is on property owned by a third property.

Councilmember Hull asked about the proximity of the Boitano and

Noll/Norwesco properties. Director Blount replied that the properties abut. Councilmember Hull questioned the difference in the square footage cost between the two properties. Director Blount said the difference basically pertains to successful negotiations as well as the Noll/Norwesco property is fully developed whereas the Boitano property is not developed. The properties are also zoned differently.

Councilmember Cerqui questioned whether there was consideration for drainage pertaining to the property. Director Blount said drainage is the reason for a temporary construction easement. A temporary culvert will be maintained rather than filling the area. The area was surveyed as a lower grade wetland and the City wants to minimize the impact and did not propose to fill the wetland.

Motion

Motion carried unanimously.

**#1267 Authorize
Contract for Port of
Tacoma Interchange
Justification Report**

Motion

Councilmember Hull moved, seconded by Councilmember Roscoe, to approve Resolution No. 1267; Authorize Contract for Port of Tacoma Interchange Justification Report.

City Clerk/Finance Director Marcotte read the title of Resolution #1267:

A Resolution of the City Council of the City of Fife, Pierce County, Washington, authorizing a contract with Berger/Abam Engineers, Inc. for the preparation of an Interchange Justification Report and National Environmental Policy Act documentation for the interchange of Interstate Route 5 and Port of Tacoma Road.

Director Blount reported the project agreement is included in the City's Transportation Improvement Program (TIP) involving a series of projects to improve the interchange. A series of projects were included on the TIP based on the design study managed by the Washington State Department of Transportation (WSDOT) several years ago. However, that design did not meet the standards of a full, formal interchange justification report or the National Environmental Policy Act (NEPA) analysis necessary under Federal Highway Administration (FHA) rules to move forward. FHA requires consideration of options and alternatives, which involves a much more complex study. The Council historically prefers to move forward on constructing improvements and is not a fan of studies. However, the federal government has been generous in funding the study. Through the efforts of Representative Smith in an earmark of \$342,000 and Senator Murray with an earmark of \$900,000, and with the Port of Tacoma contributing \$351,000, the study is funded for a total of

\$1,560,260, which includes a contingency. The project will impact the main freeway of the West Coast and the larger volume carrier in the state. Given the requirements and the partners involved, staff recommends initiating action to begin the process.

Director Blount reported the selection panel for the consultant included the Port of Tacoma and WSDOT. Berger/ABAM Engineering was the most qualified consultant. Staff recommends approval of the contract.

Councilmember Godwin expressed dismay of having to spend over \$1.5 million on study that doesn't involve any construction activity. He complained about the stack of studies and no project to show for all the money expended to date. He asked about what's expected from the study that isn't already known. Director Blount said the study will include a detailed analysis of alternatives. Construction costs will be in excess of \$30 million, and although \$1.5 million is a lot of money, expending that amount on a study ensures the right project. Councilmember Godwin cited SR167 as an example of money wasted on many studies, with no highway to show for the expenditure. Director Blount acknowledged his frustration and noted the funds were provided for the purpose of completing the study.

Councilmember Hull questioned the content of the studies and what it entails. Director Blount noted WSDOT and the consultant will work together on the study. Although WSDOT is not a huge fan of the requirement, the FHA requires the studies. He reviewed some of the issues to be studied as well as working with the tribe and other parties on environmental impacts, which will be a major undertaking. He noted the NEPA process for the Valley Avenue project was a two-year process.

Councilmember Hull asked whether FHA required protocols could be changed by congress or under the new Administration. Director Blount said the protocol has been in place for several years. Previous protocols have existed since the 1970s. The new Administration may require even more stringent environmental reviews. However, it's impossible to predict future requirements.

City Manager Worthington commented on the possible construction date. Initially, the project was included in WSDOT's 2012 construction budget, but was moved to 2015. The project will improve movement of truck traffic through Fife. He cautioned against losing sight of the effort, energy, and the value the project has and what the Council has expended in working with officials so that they understand the importance of the project.

Councilmember Brooks reported on a meeting he attended involving Representative Larson and Senator Murray. Information shared during the meeting revealed that from inception to construction, the majority of highway projects in the state take 16 years. Reasons for FHA requirements are because

of trespasses that have occurred in the past.

Councilmember Cerqui said the Council should support the project and acknowledged the amount of funding involved. The project will benefit Fife and citizens. He questioned whether the study will involve looking at mass transit. Director Blount reported there will be HOV lanes on I-5 and that there will be impacts, which will be studied. He noted the scope of the study does not include light rail.

Councilmember de Booy agreed it's a lot of money for a study. She asked about the timeframe for completion of the study before construction could commence. Director Blount said the Governor's budget for the 2009-2011 biennium includes some construction funds for the first phase of construction. To tap those funds, bidding must occur by spring 2011, providing a two-year timeline to complete the study.

Councilmember Godwin asked whether a recent study was completed on the same section of the freeway for the HOV lanes. Director Blount said the study did not include the interchange. Mayor Johnson clarified the intent of the other study. Councilmember Godwin said he will not support the motion.

Motion

Motion carried. Councilmember Godwin opposed.

**#1276; Settlement of
Condemnation Action
with Crittendon**

Motion

Councilmember Hull moved, seconded by Councilmember Roscoe, to approve Resolution No. 1276; Settlement of Condemnation Action with Crittendon.

City Clerk/Finance Director Marcotte read the title of Resolution #1276:

A Resolution of the City Council of the City of Fife, Pierce County, Washington, approving a settlement agreement with Ivory and Billie Crittendon regarding the condemnation of property by the City of Fife for right of way and utilities.

Director Blount reported the Council previously authorized condemnation of the property, as the City did not reach an agreement after several months of negotiation. However, the City negotiated a settlement agreement for resolution of the condemnation action and acquisition of the real property. The settlement amount is \$140,000 equating to \$4.26 a square foot. The Crittendon's will also be compensated for noise and impacts as well as relocating a fence. The Crittendon's have accepted the settlement. Staff recommends approval of the resolution.

Motion **Motion carried unanimously.**

**#1278 Ratification of
Emergency Proclamation**

Motion **Councilmember Hull moved, seconded by Councilmember Roscoe, to approve Resolution No. 1278; Ratification of Emergency Proclamation.**

City Clerk/Finance Director Marcotte read the title of Resolution #1278:

A Resolution of the City Council of the City of Fife, Pierce County, Washington, confirming and ratifying the Proclamation of Emergency declared January 7, 2009.

City Manager Worthington reported on Wednesday, January 7, 2009, the City experienced a flooding event. As the City pursued measures to protect citizens and property, the Mayor signed an emergency proclamation establishing emergency authorities. The proposed resolution ratifies that action.

Motion **Motion carried unanimously.**

NEW BUSINESS

**Council Liaison
Assignments**

City Manager Worthington asked the Council to review the list of intergovernmental assignments for possible changes in assignment during 2009.

After discussion and review of existing assignments and the interests of the Council to serve on specific committees, the following changes were approved by the Council:

- Rainier Media Center – Councilmember Godwin, alternate City Manager Worthington
- Rainier Communications Commission – Councilmember Godwin, alternate – City Manager Worthington
- Add North Pierce County Community Coalition – Councilmember Hull
- Puyallup School Board – Councilmember Hull, alternate – Councilmember Cerqui
- Pierce County Regional Council – Councilmember Brooks, alternate – Councilmember Roscoe
- Add informal contact with County Executive for two major golf events scheduled in 2009 as well as attendance to some task force meetings for the library
- Remove Gathering Place Committee
- Add Washington Cities Insurance Authority (WCIA) – Mayor Johnson, alternate, City Manager Worthington

**Sewer Service to a
Portion of Edgewood**

Director Blount reported that from 2004 through 2006, the City of Edgewood negotiated with the City to provide sewer service to Edgewood's downtown core. Edgewood determined the Lakehaven Utility District was the most appropriate provider and contracted with Lakehaven for services. The City of Edgewood approached the City in 2008 and subsequently agreed to fund a study of the feasibility of providing sewer service to a smaller area in Edgewood. The analysis revealed that today Fife has the capacity to carry flows from the smaller area of Edgewood to Tacoma. However, the flows would utilize existing capacity planned for future development in Fife. Over the course of time, there would be a need for a series of improvements as documented in the report's analysis of approximately \$9 million. At this time, it would be appropriate for development to pay for its share of improvements. However, with capacity existing today, staff recommends negotiating a General Facility Charge (GFC), essentially an out-of-town GFC similar to what in-city developers pay. The City of Edgewood could pay the charge as development occurs whereby Fife could use the funds to make improvements as outlined in the report over a period of years.

Staff recommends beginning negotiations with the City of Edgewood beyond the order of 1.5 times the in-city GFC and develop an interlocal agreement between the two cities.

City Manager Worthington said if the Council elects to move forward, the direction from the Council would entail initiating a letter of intent to provide sewer services to the small area of Edgewood and enter into negotiations. City Manager Worthington said he's had some conversations with the Edgewood City Manager, who has indicated the Council would welcome the opportunity.

Councilmember Godwin said he's not opposed to negotiating with the City of Edgewood. He asked if it's anticipated that the GFC would be banked to fund future improvements as needed. Director Blount affirmed a separate account would maintain the funds for future improvements as well as a portion used for treatment costs. Of the \$6,000 GFC, approximately \$4,500 would be banked for future improvements.

City Manager Worthington added that it may be possible that the City of Fife could consume its prepurchased capacity before Fife is fully developed. As the City of Edgewood would already be connected it would be unlikely the City could recoup additional charges to fund more capacity. It would also be dependent on the outcome of negotiations with the City of Edgewood. However, it's likely the City of Edgewood would pay a time and connection charge (GFC) that sets a value for treatment capacity and future equipment needs, as well as a monthly rate charge. The next series of connections under the new purchased capacity would pay for the new capital charges for capacity.

Councilmember de Booy suggested during the negotiations with the City of

Edgewood that there should be some consideration for some kind of increase in price to account for the need to obtain additional capacity as Fife development occurs and the need for more capacity develops.

Councilmember Cerqui asked why an LID process could not be pursued. City Attorney Loren explained why it's not possible to pursue an LID. An LID cannot be pursued if existing capacity is available to serve the area. The impact would be to an existing developer who in 10 years wants to add an eight-story office building on the north side of the freeway only to find the City of Fife has no existing capacity to accommodate the building. The issue is how to bank the funds to ensure it's available for those existing developers to use in the future to avoid impeding development within the City.

Mayor Johnson said he supports the concept and proceeding with negotiations; however, he's disappointed with the report and anticipated some analysis on Fife's future buildout and volumes rather than an assessment of best guesses of flows through various pump stations. He questioned some of the equipment and pump station findings in the report. Director Blount provided additional clarification on some of the information and indicated it was difficult for the consultant to address many of the unknowns surrounding future buildout scenarios. Mayor Johnson asked about the service provider for Edgewood's remaining service area. Director Blount said Edgewood does not have a plan in place to fully serve the entire City. An agreement with Fife for the small area would reduce the unserved area.

Consensus

The Council directed staff to negotiate with the City of Edgewood for providing sewer service to a small area of Edgewood as identified by staff.

Planning Commission Appointment

Councilmember Hull reported the Planning Commission is balanced and well represented geographically. He asked about representation from the newly annexed area of Benthien Loop. He supported approving the reappointment of Shannon Thornhill to the Planning Commission and recommended considering applicant Rocky Bisogno for a possible future appointment.

Councilmember Roscoe asked about any attendance problems by the applicant. City Manager Worthington indicated Ms. Thornhill regularly attends meetings and that the Commission doesn't have any problems with attaining a meeting quorum. Councilmember Roscoe noted that other than expiration of terms, there are other opportunities for appointment of citizens on the City's advisory boards.

Councilmember Cerqui noted the Commission's representation also includes the City's urban growth area, which prior to the annexation included the Benthien Loop neighborhood.

Motion

Councilmember Hull moved, seconded by Councilmember Roscoe, to appoint Shannon Thornhill to another term as Commissioner on the

Planning Commission. Motion carried unanimously.

**CITY MANAGER
REPORT**

City Manager Worthington reported on the following:

- Staff has placed the Council's meeting agenda/packets on the City's website for access by the public. He asked for feedback from the Council on any improvements.
- Discussions continue on the federal stimulus packages. Staff has been working with the City's governmental affairs consultant as well as contacting federal legislators. The consultant encouraged the City to send a delegation to Washington, D.C. during the first week in February. Because of budget concerns, the trip will be limited to two Councilmembers. Councilmember Brooks is available to travel and Councilmember Cerqui is checking on his availability to travel. Another trip is planned in May.

City Manager Worthington provided a presentation on the City's response to the flooding occurring on Wednesday, January 7, 2009. He displayed a graphic showing the water level of the Puyallup River on the morning of January 7, 2009 of 25.68 feet. The data was provided by the US Geological Survey. City staff tracked the water level continuously throughout the day. At flood stage, the river level is at 30 feet. The graph predicted that within the next 24 hours, the City of Fife would have approximately 7 feet of water breaching the levee and flowing throughout the community. He commented on the impossibility of the community defending itself against a 7-foot river overflow. For the next seven hours, staff worked on evacuation of the community and conveying information to citizens about flood conditions. The highest level the river attained was 29.55 feet, representing the second highest flow since the turn of the century. It was slightly lower in 1996 and approximately one foot lower in 1917. From 1917 to 1996, it became evident to both the federal government, the state, and the City that significant flood control was needed, which resulted in the levee system beginning in the 1920s.

At 1:15 p.m., the City's Emergency Operations Center (EOC) was activated. Mayor Johnson and Councilmembers Brooks and Hull were in attendance as well. Shortly after activation, the Mayor signed an emergency proclamation, which the Council ratified earlier in the meeting. The EOC was open for approximately four days.

City Manager Worthington shared a series of different flood pictures within the community and of the Puyallup River. A picture of the southbound lane of Interstate 5 was displayed showing the closure of one lane of traffic because of floodwater. A picture of the Sha Dax project, a joint habitat project between the National Marine Fisheries and the Puyallup Indian Tribe was shared. The project area served to provide floodwater storage. A photo from the Melroy Bridge along the Puyallup River outlined the severity of the river's flood level.

Another picture taken on January 8, 2009 shows how the river is beginning to recede. At the highest level, Fife was nearly one foot shy of cresting over the levee. Some overtopping of the levee occurred in other communities. Another picture in the Tacoma area featured a crew removing debris from the river to prevent damage to bridges.

Approximately 2,000 people were evacuated from Fife. The evacuation advisory was voluntary and affected homes south of I-5 and the Puyallup River. City senior staff and other staff worked in the EOC to manage the evacuation and details of the event. During the evacuation, the City received assistance from the City of Milton and the Puyallup Tribe by providing police officer support. Fire District #10 also assisted in the evacuation.

Police Chief Blackburn described the City's five-phase evacuation plan involving different areas of the City. Tacoma Public Utilities provided a crew to assist in helping the City with Pump Station 12. The EOC moved approximately 1,200 people. The Fife Chamber of Commerce also assisted in contacting businesses and citizens about the need to evacuate. The City's website was utilized to advise citizens on the status of the event. Typically, the website has approximately 400 visitors. During the day, the website was visited 4,000 times. Police Chief Blackburn said Fife averaged 700 911 calls to the dispatch center on January 7, 2009.

City Manager Worthington said reverse 911 was activated for the first time. The auto dialing system was used four times to keep citizens informed. As the river rose throughout the day, the City expected the river to overflow and subsequently the City of Tacoma Public Utilities sent crews to two major switches in the Radiance development. Exposure to floodwater could mean several months of lost electrical power to residents. Messages were conveyed to residents about losing power as the switches were deactivated.

City Manager Worthington described the course of actions involving different departments from police and fire, to public works and other crews. During the event an evacuation center was established with the help of the Fife School District, which was later moved to the Surprise Lake Middle School.

Motion

Councilmember Hull moved, seconded by Councilmember Roscoe, to extend the meeting until the Council completes its published agenda. Motion carried.

Director Blount noted that one important aspect was that police had active access and eyes to the levee and lower parts of the levee. The EOC monitored real time graphs to gauge the water level of the river. The graphs were updated hourly. The EOC always had a horizon of time to deal with a peak event, which contributed to calm, poise, and professionalism of EOC staff.

City Manager Worthington displayed a photograph of Pump Station #12 and

shared information on the importance of ensuring the station was not flooded. The pump was disconnected and reconnected to a generator. The area was sandbagged to prevent floodwaters from breaching the pump station. If the site had been flooded it would have impacted the wastewater conveyance system for Saddle Creek and eventually raw sewage would have flowed into the oxbow area and into the river.

On Friday, January 9, 2009, EOC and Pierce County worked with Washington National Guard on an initial assessment of the City. City Manager Worthington acknowledged their assistance and Chief Blackburn's leadership.

Through Thursday and into Friday a series of volunteers helped with sandbagging. Explorer Scouts from Edgewood assisted in sandbagging efforts. Approximately 10,000 sandbags were placed throughout the community to protect facilities. Edgewood Police Explorers and Tukwila Fire Explorers were acknowledged for providing assistance

City Manager Worthington reviewed a photo of the oxbow area and efforts by the City to remove a beaver dam to ensure the oxbow area could drain.

The City learned many lessons, which will be applied during future events. There were no injuries or significant loss of City property. All essential facilities were protected during the event. City Manager Worthington acknowledged the efforts and response of City staff. The event was the longest duration of an emergency event the City has ever experienced.

Councilmember Roscoe commended Fife employees who always consider the best interests of the City and its citizens and perform their job in a manner that represents more than just a job.

Councilmember Godwin thanked the City of Milton, Puyallup Indian Tribe, staff, and others who worked many hours without a break. As long as development occurs upstream without the benefit of newer stormwater regulations, the City will continue to experience flood events.

Councilmember Hull said he learned much from the experience. Different people experiencing the same event can interpret the event and experiences differently. It's easy to focus on the negative and not the positive. Staff and volunteers were tested to the brink during the event. The event provided one of the best training events without incurring significant casualties or damage. He urged citizens to consider emergency preparedness within their families and submit objective and helpful comments to the City for further review. He urged residents of Radiance to sign up with the community message board. The board provided important information to residents during the event. He stressed the importance of how communication is one of the most important issues especially the way the City communicates with its citizens. He urged citizens to thank City staff for their efforts.

Councilmember Brooks echoed similar comments. He acknowledged how easy it is to focus on the negatives. What is important is that there were no injuries, loss of life, or significant loss of property other than localized flooding. Lessons learned are important to avoid repeating mistakes. He commented on the sense of community and the number of people who visited the shelter to assist people. Many people donated blankets and food.

Councilmember Cerqui thanked staff for the good work. He noted that there were many comments from citizens about why some of the development was allowed. He suggested it might be worthy to look at some of the planning policies. He noted that during the snowstorm event, public works didn't do a very effective job in clearing the streets. He expressed appreciation to staff for their hard work.

Councilmember de Booy said the event provided an opportunity to learn what the City can do during future events. She thanked staff for their efforts.

Mayor Johnson shared that he's expressed his thanks to staff for their efforts. For two days, staff worked very hard with many of the directors remaining on site during both days. He acknowledged several officers who live in Orting, which experienced a more severe event, who protected Fife citizens when their families and homes were in much more jeopardy. He thanked citizens who evacuated and the inconvenience they encountered. The event was a good lesson and drill for the City. As pointed out by the City Manager, it's a huge issue for the Puyallup Valley. A permanent fix for the levee decertification issue is needed involving a multi-jurisdictional effort. The Council will publish a letter of recap to citizens on the event and lessons learned.

CITIZEN COMMENTS

Carole Sue Braaten, 2410 Berry Lane E, said the City should also thank the City of Edgewood and the community church. The church was prepared and at capacity, but was able to accommodate more people from Fife. She expressed concerns about the displacement of manhole covers from floodwater and problems with roadway closures and evacuation routes. Many people will also refuse to evacuate from their home if they cannot take their animals with them. She expressed appreciation to staff and volunteers for their efforts during the storm.

COUNCILMEMBER COMMENTS

Councilmember Hull wished everyone a happy new year. He commented on the challenges facing the City in 2009 through increased demand for services and budget reductions. He congratulated City Manager Worthington on a job well done during the recent emergency.

ADJOURNMENT

With there being no further business, Mayor Johnson adjourned the meeting at 10:37 p. m.



Barry D. Johnson, Mayor



Steve Marcotte, City Clerk/Finance Director

Prepared by Valerie Gow, Recording Secretary/President
Puget Sound Meeting Services