

**FIFE CITY COUNCIL  
SPECIAL MEETING/STUDY  
SESSION & JOINT MEETING  
WITH PARKS BOARD  
MINUTES**

**Fife City Hall  
Council Chambers**

**Date: January 20, 2009  
Time: 7:00 p.m.**

**EXECUTIVE SESSION**      **Mayor Johnson convened an executive session at 6:30 p.m. for the purpose of Real Estate RCW 42.30.140 for approximately 25 minutes.**

**ADJOURNMENT**              **Mayor Johnson adjourned the executive session at 6:55 p.m.**

**CALL TO ORDER AND  
ROLL CALL**              Mayor Johnson called the special joint meeting of the Fife City Council and the Parks Board to order at 7:01 p.m. with the following Councilmembers present: Richard Godwin, Barry Johnson, Glenn Hull, Rob Cerqui, Nancy de Booy, and Kim Roscoe.

Excused: Councilmember Butch Brooks.

Parks Board members present: Chuck McDonald, Pat Coddington, Melanie Reimer, and John Fietz.

Staff present: City Manager Steve Worthington, Assistant City Attorney Greg Amann, Finance Director Steve Marcotte, Police Chief Brad Blackburn, Public Works Director Russ Blount, Parks, Recreation & Community Services (PRCS) Director Kurt Reuter, Administrative Assistant Andrea Richards, Financial Analyst Dave DeGroot, and Recording Secretary Cheri Lindgren.

**PLEDGE OF  
ALLEGIANCE**              Councilmember de Booy led the pledge of allegiance.

**CHANGES, ADDITIONS,  
OR DELETIONS TO  
THE AGENDA**              There were no changes, additions, or deletions to the agenda.

**STUDY SESSION**

**50% Design Review –  
Brookville Gardens  
Community Park**              Director Reuter presented 50% design drawings for Brookville Gardens Community Park prepared by the consultant design team for discussion. The project is progressing on schedule with minor delays because of the holidays and snow in December 2008. Staff will forward a revised timeline at a later date. The design review involves the park and restoration of Wapato Creek. However, all four disciplines of the design team are represented.

Dave Rehfeld, BCRA, introduced members of the design team:

- Dan Berlin, Anchor Environmental
- Greg Kistner, Belt-Collins Civil and Site Engineering
- Chris Cain, Valerian Landscape Architecture

- Michael Herbert, BCRA
- Jewel Lugo, BCRA
- Mat Bergman, BCRA

Mr. Rahfeld presented and reviewed a master plan drawing. The most significant change is the shape of the parking lot. Wapato Creek has been realigned. An important addition is an off channel fish rearing pond. Other site elements include one bridge crossing, long and looping park pathways, main and secondary picnic shelters, a restroom, a conventional playground, and a thematic play area.

Jewel Lugo, Graphic Design Project Manager, provided an overview of the interpretive signage component consisting of six panels and a monument for the park. The consultants have spoken with officials from the Fife Historical Society for developing language for the panels highlighting Fife's history. Content will be presented at the 95% design review meeting.

Michael Herbert said the intent is that most of the content and story lines will be prepared by April 2009. He presented a preliminary location plan for monument and interpretive signage opportunities. Two options are available. The first is placing the interpretive elements directly on structures. He reviewed Option 1 of a bulletin board and two panels mounted on the restroom building. Option 1a (back panel) includes an introductory panel to include narrative and map of the site as well as historic maps/plots. Option 1b highlights stream restoration efforts and the science to exhibit value for environment and salmon.

Option 2 is represented in three panels instead of one and could result in better pricing. Mr. Herbert described the construction elements of the signs.

A second interpretive sign opportunity is at the picnic structure. The columns are an ideal location to mount four panels. Initial concepts for the panels were reviewed:

- 2a, Native American land use
- 2b, Iris/flower farming
- 2c, Raspberry farming
- 2d, Families of the land – includes discussion of Internment Camps

An alternative is compressing the elements into two panels resulting in less imagery and text

The Council reviewed proposed engraved stone interpretive elements. The base of some of the park structures consist of a gabion construction base with etched elements placed upon appropriately scaled stones located sporadically throughout the structure bases. Etchings could include personal reminiscences,

folklore quotes, significant dates, and other information.

A concept for a freestanding entry monument sign was presented. The base of gabion construction includes a concrete top cap. Painted metal or wood post supports hold a double-sided metal panel sign element.

Councilmember Roscoe said time capsule inscription and literature might be appropriate for some of the stone etchings.

Councilmember de Booy suggested families might want to honor someone and gift a stone etching. Mr. Herbert replied that it's a possibility. The Council might want to establish appropriate criteria, such as a size standard, a template, and developing a program to generate additional revenues to help fund park development.

Ms. Lugo pointed out the stone etchings could be placed throughout the park on other gabion construction elements.

Councilmember Roscoe said she likes the interpretive sign design concepts, using recycled materials, and the aspect of using real photos to visually preserve Fife's history.

Mr. McDonald commented that farming in Fife initially included fresh vegetables rather than raspberries. Mr. Herbert responded that Fife Historical Society officials are helping to develop the content of the interpretive panels.

Councilmember Cerqui advised that there was also blackberry farming. He suggested the consultants also contact the Yatsui family concerning the history of the park site.

Mr. Coddington asked whether there has been any consideration for highlighting the history of the railroad. The play area has a railroad theme. Mr. Herbert said there are no plans to develop interpretive signage for the play area.

Ms. Reimer said she likes the second option for the restroom panels. She asked whether signage at the picnic structure will include photos of how the site has changed. Mr. Herbert said the intent is to be as site specific as possible. However, the signs could include broader rather than focused statements.

Mr. Fietz asked whether the monument will be located on Valley Avenue at the entrance or in the parking area. Mr. Herbert referred to the concept drawing showing the general location of the monument sign, which is nine feet long and three feet deep. It's important the sign is visible and complements other program elements. A horizontal option will obstruct views in the park.

Discussion ensued on the potential to place interpretive signage throughout the park and which supports, such as metal or wood would provide the best

longevity. Mr. Herbert said the budget doesn't accommodate placing interpretive signage throughout the park at this time. Steel supports likely will last longer but are more expensive. Mr. Fietz said he prefers wood supports. Mr. Herbert pointed out that using steel supports offers an opportunity to incorporate recycled materials.

Councilmember Hull suggested securing the bulletin boards with a locking cabinet. He said he prefers the four-panel organization for interpretive signage.

In response to a comment about the Internment Camps, Ms. Lugo reported the consultants are looking to the Historical Society to tell a story that is sensitive to everyone.

Councilmember Hull asked whether graffiti has been considered as a potential issue for the gabion walls. Mr. Herbert said the consultants are aware of the issue.

Councilmember de Booy asked for consideration of City parks signs to ensure the monument sign for Brookville Gardens is also coordinated and consistent. She indicated she likes the panel concepts.

Mayor Johnson commented that it appears the history is focused on the Japanese community. He suggested other ethnic groups including the Puyallup Tribe also helped establish the City. Ms. Lugo reported the consultants were directed to focus more on the Japanese family as they were the last owners of the land. Mr. Herbert said the fourth panel will also include language on how the community came together and watched over the land. The intent is to convey the larger story. Mayor Johnson commented on the rich history of Fife involving various ethnic groups. The Council previously discussed a commemoration recognizing all ethnic groups. He referred to placing interpretive signage throughout park particularly along Wapato Creek enhancements and involving citizens when laying out the concrete foundations. Mr. Herbert acknowledged the suggestion of outreaching to the community. Other interpretive signage options could be considered.

Councilmember Roscoe said she likes the idea of centrally locating the signs, but is hesitant about including the bulletin boards before moving the City's Maintenance & Operations (O&M) staff on site.

Councilmembers were provided with copies of a *Master Plan Booklet* dated January 20, 2009.

Discussion ensued on how Wapato Creek functioned during the recent flooding. Director Blount advised that the creek is generally stable. Work is still under warranty and some maintenance is needed.

Mr. Berlin provided an overview of the Wapato Creek restoration plan.

Hydraulic modeling has been completed for the existing and proposed channel to ensure adequate flows during summer and extreme events. A new prism is designed to accommodate more flood storage during larger events. The modeling work included new grading to orient the creek. An off channel fish habitat pond (primarily for juvenile Coho and Steelhead salmon) with an observation area is also included in the design. Other habitat elements include woody debris to protect the creek bank and provide habitat structure for fish and revegetating riparian areas. No culverts are proposed.

Mr. Berlin reviewed the environmental permitting component. Permitting agencies like the conceptual plan for restoration. Feedback will be incorporated into the 95% design phase. He said he expects to have permits by fall 2009. The fish window spans July and August. Other construction components of the park can proceed during those months as long as the creek and associated wetlands are not impacted.

Mr. McDonald asked whether a walking trail along Wapato Creek is planned. Mr. Berlin replied that a trail is proposed along the edge of the stream buffer. An option is constructing trail spurs for viewing purposes. However, the type of interpretation would need to be determined in critical areas.

Discussion ensued on how fish will reach the creek and future work on the lower reaches. Mayor Johnson said the Council is focused on creek stretches located within the City limits.

Mr. Coddington asked whether an inventory was completed to determine if fish are present. Mr. Berlin said the Puyallup Tribe has completed some infrequent surveying. Fish have been seen spawning in the upper reaches. Improvements and mitigation projects on the creek will benefit fish in the long term. Mayor Johnson and Director Blount referred to cutthroat trout, catfish, and an eel discovered during work on the nature area upstream off Valley Avenue.

Ms. Reimer suggested interpretive signing on the observation deck would provide an educational opportunity.

In response to a request from Mr. Fietz, Mr. Berlin provided additional information on the bridge crossing. The bridge foundations will be well spaced outside the channel. The bridge will accommodate motor vehicle and pedestrian traffic with a 10,000-pound capacity. Mr. Fietz asked about limiting the bridge to pedestrians and utilizing a culvert for motor vehicles to save funds that could be used elsewhere. Mr. Berlin explained that a culvert in the channel will reduce habitat quality for fish. The permitting process as well could be a challenge. Director Blount added that removing culverts is important to the project and retaining culverts could create serious handicaps for the permitting process. All bridge crossing structures are expensive to build. Adding vehicle access does not increase those costs substantially.

Councilmember Godwin commented favorably on the upstream work but indicated it doesn't enhance fish habitat and appears to be only a decorated farm ditch. The issue is whether the work will produce another farm ditch or a stream. He asked whether the elevation of the off channel pond is the same as the creek. Mr. Berlin indicated that it is. Councilmember Godwin suggested the off channel pond is of no use and will function as a sediment collector and help with flood control. Mr. Berlin replied that the Puyallup Tribe believes the off channel pond will help migrating fish. Approximately four feet of water is anticipated in the summer months fed generally by groundwater flows. The pond will provide a nice area for Coho to rest and grow. Wood will be incorporated into the design creating scour holes as well as other elements to create turbulence along the banks. Specific to flood control, the channel is a low flow channel opening into a "V" with higher flows. The plan is to encourage fish to return. Boulders can be added to the gravel and cobble. The lower section of the creek will act as a pass-through for habitat. Councilmember Godwin spoke about the goal to restore some of the lower reaches in areas owned by the City. Mr. Berlin said the challenge with that section of the creek is the slope drop causing slow flows. The sediment will not be as clean.

Director Blount defended the proposed design, which is not intended for spawning activity. The slope does not provide for scour velocity. Gravel and sediment provides a stable base and cleans the water. Eventually, gravel will be silted, which is expected. The off channel pond is a good project offering a resting place for fish. He described successes with similar work completed along other stretches of creek within the City.

City Manager Worthington referred to working with a consultant to develop a new set of standards specific for Wapato Creek and restoration work inside the edges of the creek.

Councilmember Cerqui said he likes what he sees and is pleased with the outcome of the Valley Avenue project.

Councilmember de Booy expressed support for preserving creeks and keeping them clean.

Discussion followed on how the one-time application of gravel stabilizes and forms a base. Mr. Berlin added that the design is permanent. The intent is to create velocity along with gravel, sand, and silt to clean the water.

Mayor Johnson said he prefers a flat plain throughout the flow channel. There are significant flood issues on Wapato Creek. A consequence of the current design is a managed channel. The off channel pond will not last unless it's dug out on a regular basis. There is no Coho in the creek. He urged the consultants to focus on Chum Salmon and creating instream habitat for fish. Mr. Berlin replied that members of the Puyallup Tribe have spotted Coho and Chum

salmon in the creek and were engaged in the proposed design. The channel is designed for a 500-year flood. The banks will provide more flood storage than the existing concrete channel. The concern with a creek that meanders is low flows in summer preventing any fish passage. Permitting agencies will require that the design provide for adequate flows during summer months. The only way to accomplish that is with a restricted channel. The City will be responsible for developing and administering management guidelines to stock and maintain fish.

Mr. Burgman reported the park structures have not changed since the last presentation. BCRA believes the gabion wall structure is appropriate for the park.

Mr. McDonald and Ms. Reimer commented that they like the elevations and the openness of the covered structures.

Councilmember Hull expressed concerns about long-term maintenance associated with the gabion wall element. Mr. Cain distributed a supplemental handout of a structure designed for another project. The stone can be power washed, sealed, and is resilient. The irregularity of the surface is not an ideal environment and actually deters the potential for graffiti.

Councilmember Cerqui said he doesn't particularly care for the rock wall components. Graffiti and trash could be problematic.

Councilmember de Booy agreed with Councilmember Cerqui. However, she said she likes the idea that the rock wall is safer from vandalism. The gabion components appear confining in the picture.

Mr. Cain said other options are concrete or concrete masonry units (CMU) – cinder blocks. CMU is less costly than brick and easier to maintain. The gabion wall as proposed adds elegance to the project.

Councilmember de Booy asked for pictures of other gabion structures.

Councilmember Roscoe said she appreciates the gabion wall from an artistic perspective, but doesn't like them for this particular park setting. One issue is that it could involve individuals cutting the gabion wire baskets holding the stones. The wire baskets and stone are more conducive to an urban setting. She said she prefers a rock structure with a solid surface.

City Manager Worthington acknowledged the Council's reservation concerning gabion wall elements. He suggested an alternative is warranted for consideration.

Mr. Cain explained that the gabion wall can be removed simplifying the design and creating an open structure with a roof. The wall helps separate the picnic

area from the park. The wall also ties the restroom and main plaza components together.

Discussion ensued on how the wire will interfere with the ability to read etchings on the stones and that the gabion element is a “plug and play” piece that is used throughout the park.

Councilmember de Booy commented that rock is not representative of the City of Fife. It’s not important to incorporate that element into the park project.

Ms. Reimer said she likes the look of rock and the use of stones on the walls, but is unsure whether she supports the baskets.

Mr. Coddington said another option is incorporating plantings in front of the gabion wall to prevent vandalism. Mr. Bergman said the walls could consist of rocks glued to a wood base.

Councilmember Hull agreed with Ms. Reimer. He asked whether stamped concrete could be an option. Mr. Cain said it’s an option, but not a cost effective one.

Mayor Johnson preferred rustic timber structures and incorporating some stone or river rock.

The design team was asked to develop three options for the Council and Parks Board to explore.

Councilmember Roscoe said she likes the design of the picnic shelter and the concept of separating it from the rest of the park. She added that she would also like to see the application of a clear translucent wall.

Councilmember Hull asked whether the gabion walls will have concrete tops. Mr. Cain said the benches will.

Mr. Cain reviewed the proposed exploratory thematic play area for the southwest portion of the site. Amenities consist of an Americans with Disabilities Act (ADA) elevated sandbox table with a non-working hand pump, a sandbox, a water tower with a climbing rope and play telescope, a train depot platform with a ramp, picnic tables, and sensory garden vegetation. Traditional slides and swings will also be installed. There are no plans to integrate and use a shipping container (as shown in the master plan booklet) in the play area. Mr. Cain requested feedback from the Council on the new thematic play area.

Mr. Coddington said he’s a little nervous about children and the cable zip line without parental supervision.

Discussion ensued on the proposed features and the location of the picnic



tables.

Mr. Cain described a steel track embedded off to one side of the pathway and a moveable door on the steel rail providing another opportunity for spatial delineation.

Councilmember Godwin asked about the possibility of incorporating tractors in the play area.

Mr. Coddington commented that City playground areas are heavily used. The more space for kids to run the better.

Councilmember de Booy reported on ongoing work to restore a caboose and the possibility of the City acquiring a locomotive, both of which would be situated at the museum. She said she's not opposed to train elements within the park if space allows, but doesn't prefer placing plastic elements in the park. The commons will provide passive recreation for families and tactile activities for children. Fife is recognized as a wellness City and perhaps there could be opportunities for people to stretch, bend, and rest along the trails.

Mr. Cain referred to the importance of incorporating natural materials within the play area. Plastic structures are not proposed.

Mayor Johnson supported the idea of an exploratory area and the concept of non-program creative play for children. He referred to a stepping stonewall around a tree at Northwest Trek, which is popular with children.

Councilmember Roscoe said she likes and appreciates all aspects of the thematic play area design. One concern is maintenance costs. Even though the train has not stopped in Fife, it's a part of the City and generates excitement. She suggested embedding two metal rails along the sidewalk to highlight a rail component.

Councilmember Cerqui agreed with Councilmember Godwin's idea of including tractor elements, such as a seat and/or steering wheel, into the play area.

Councilmembers and Parks Board members asked the design team to develop an alternative theme using agricultural elements. The team could present the alternative with the gabion wall options possibly during the Council's February study session.

Director Reuter reported play options for children with disabilities is a very important feature for the park.

Discussion ensued on access to the park, the exact location of the entry monument to provide adequate sight clearance, and placement of utilities over

the creek and under the bridge structure. Mr. Kistner said a fire hydrant west of Wapato Creek could be added.

Councilmember Roscoe requested ensuring that restroom stalls are deep enough to accommodate both a parent and child.

Director Reuter reported City staff will meet with the design team to refine the plan during the next several weeks from feedback offered by the Council and Parks Board:

- Including an agricultural theme rather than emphasis on trains.
- Alternate design elements for the wall structures on the picnic structures and restrooms, as well as the gabion wall.
- Work on the stream design for the fish rearing area.

#### **2009 Park Board Work Plan**

Director Reuter presented a draft PRCS Citizens Advisory Board work program for 2009:

1. Provide support and organization of the 2009 Parks Appreciation Day event.
2. Continue to perform a lead role in the planning and administration of the entertainment and parade organization for the 2009 Fife Harvest Festival.
3. Review, revise, and recommend changes to the City of Fife park ordinances and forward to City Council for consideration of adoption.
4. Formulate a subcommittee to assist staff with the recommendations for selection of site furnishings for the Brookville Gardens Community Park.
5. Formulate a subcommittee to assist staff and the City Council with the planning and selection of a site to be developed as part of the City's trail system.
6. Participate in joint Parks Board meetings with Edgewood and Milton.  
*(The first meeting is scheduled for January 29, 2009 at Milton City Hall.)*

Mayor Johnson asked to expand #1 and include an Arbor Day celebration. He suggested staff partner with the Parks Board to staff the Tree Board and champion the event.

Discussion ensued about the Parks Board's advisory role to the Council and strengthening the relationship between the two bodies.

Mayor Johnson thanked the Parks Board for their hard work.

Councilmember Roscoe asked about the decision to install a gate around the pond at Dacca Park. Director Reuter replied that the Parks Board suggested fencing the pond.

#### **REVIEW OF**

Director Marcotte distributed copies of revised future meeting agendas.

**UPCOMING COUNCIL  
AGENDAS**

The Council's annual retreat is planned for Friday, January 23, 2009 from 4:00 p.m. to 5:00 p.m., and Saturday, January 24, 2009 from 8:00 a.m. to 4:00 p.m., at the Gig Harbor Inn.

Mayor Johnson suggested scheduling an executive session to discuss the American Fast Fright Agreement for Saturday, January 24, 2009, dependent on the City Attorney's calendar, rather than having an executive session at 6:00 p.m. at the January 27, 2009 regular meeting. Other items for discussion at the retreat are the timing of public hearings and Council action, review 2008 goals, and goal setting for 2010.

The Council agreed to meet on Friday from 4:00 p.m. to 6:00 p.m. with dinner at 7:00 p.m.

**OTHER BUSINESS**

City Manager Worthington reported the Association of Washington Cities (AWC) Legislative Conference is on February 18 and 19, 2009 in Olympia. Training is scheduled beginning at 8:30 a.m. on February 18, 2009. An evening reception to recognize Stan Finkelstein, who is retiring as AWC's Executive Director is planned. Legislators and Governor Gregoire will attend the reception. He asked Councilmembers to follow up with staff if they plan to attend the conference.

Councilmember Roscoe asked staff to update the Council's calendars with the Voucher Review Committee schedule.

Councilmember Godwin asked staff to forward information to the Council concerning Local Improvement District (LID) 08-03, Funding Freeman Road Improvements well in advance of the January 27, 2009 meeting.

Councilmember Roscoe suggested it would be helpful for the Council have some time to consider public comment concerning the LID, adjusting school impact fees, and loading dock door tax prior to the Council taking action on the ordinances at the January 27, 2009 meeting.

Councilmember Godwin expressed concerns on how development costs impact Fife's citizens. He indicated he would like to discuss changing the City's strategy from "development at any cost" to "development with responsibility." City Manager Worthington indicated there is updated information concerning the LID that staff will provide to the Council during the executive session.

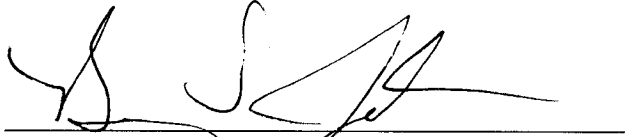
Discussion followed on the adjustment of school district boundaries so that school impact fees collected on new construction and for students attending Fife schools are forwarded to the Fife School District rather than the Puyallup School District. Councilmember Godwin suggested tabling the issue until the boundary adjustment has been completed.

City Manager Worthington advised that he plans to meet with the superintendents to discuss the status of the boundary adjustment.

Councilmember Hull asked staff to obtain student population counts from the Fife and Puyallup School Districts.


**ADJOURNMENT**

**With there being no further business, Mayor Johnson adjourned the meeting at 9:55 p.m.**



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Barry D. Johnson, Mayor



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Steve Marcotte, City Clerk/Finance Director

Prepared by Cheri Lindgren, Recording Secretary  
Puget Sound Meeting Services