

**FIFE CITY COUNCIL
STUDY SESSION
MINUTES**

**Fife City Hall
Council Chambers**

**Date: March 3, 2009
Time: 7:00 p.m.**

EXECUTIVE SESSION **Mayor Pro Tem Brooks convened an executive session at 6:00 p.m. for the purpose of Real Estate RCW 42.30.140 for approximately 55 minutes.**

ADJOURNMENT **Mayor Pro Tem Brooks adjourned the executive session at 6:55 p.m.**

**CALL TO ORDER AND
ROLL CALL** Mayor Pro Tem Brooks called the study session of the Fife City Council to order at 7:03 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, Finance Director Steve Marcotte, Police Chief Brad Blackburn, Public Works Director Russ Blount, Parks, Recreation & Community Services Director Kurt Reuter, Administrative Assistant Andrea Richards, Assistant City Engineer Ken Gill, Financial Analyst Dave DeGroot, and Recording Secretary Valerie Gow.

**PLEDGE OF
ALLEGIANCE** Mayor Johnson led the pledge of allegiance.

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

STUDY SESSION

**Brookville Gardens Park
Design Revisions** Director Reuter referred to the joint meeting discussion between the Council and the Parks Board on the Brookville Gardens design presentation and the direction to staff and the consultant to pursue more options in three areas:

- Additional graphics or interpretative signs along the creek
- Provide several design alternatives for building exterior and benches
- Provide an agriculture theme associated with the playground area

Director Reuter reported that based on costs associated with the graphics and interpretative signs City Manager Worthington and staff recommends not moving forward on that item.

Director Reuter introduced Mat Bergman, Project Manager, BCRA. Mr. Bergman presented several illustrations of building exterior materials consisting of board form concrete and fieldstone. He presented photos of the two materials in different types of applications. The large shelter was changed somewhat to better conform to the site plan as well as increasing the size. An additional stall was added to each restroom as well.

Councilmember Godwin asked whether texture can be added to board form concrete. Mr. Bergman said that particular board form resembles a natural wood grain.

Councilmember Cerqui said he believed the direction from Council didn't include any walls on the shelter. He suggested forming a subcommittee to review gabion walls.

Councilmember Hull inquired about the difference in costs between the board form and field stone. Mr. Bergman said fieldstone is more expensive than board form concrete.

Mr. Bergman clarified that for the shelter, the wall and translucent panels provides separation and privacy from the park, as well as a windbreak. He said he believed the Council wanted to maintain that level of separation between the park and the shelter. The board form concrete is three-feet high.

Councilmember Roscoe said she likes the application of fieldstone on the benches and the walls, as well as the half wall concept for allowing light into the shelter. She asked whether the fieldstone application enables variance in the size of the stones as well as the amount of mortar between the stones. Mr. Berman confirmed there is the capability of different joint widths by using larger/smaller stones or more/less mortar.

Councilmember de Booy said she appreciates the improved designs and prefers fieldstone. She asked about areas where the Council could view a similar application. Mr. Bergman said fieldstone applications can be viewed on many residential homes. Councilmember de Booy said her second choice is concrete blocks with texture followed by board form concrete.

Mayor Johnson asked whether cinder block is an option for the wall. Mr. Bergman affirmed it is one of the options, but believed the Council tended to favor fieldstone. The split based CMU is stacked with mortar. Mayor Johnson asked whether there is information available about the difference in cost between the board form and fieldstone. Mr. Bergman advised that all the choices will have similar costs with the fieldstone somewhat more expensive because of additional labor and material costs. Mayor Johnson said he doesn't favor the board form wall because of issues associated with graffiti. Mayor Johnson said his preference is factored on cost.

Councilmember Cerqui said he prefers the cinder block option.

Mayor Pro Tem said it appears a majority of the Council prefers fieldstone.

Chris Cain, Landscape Architect, Valerian, displayed several design samples of bench alternatives of a wood cap with a CMU block base, fieldstone base, textured precast concrete block base, or a board form concrete base. It appears

the Council's direction is to use fieldstone as the base.

Councilmember Roscoe asked about the durability of the wood cap. Mr. Cain said the cap is made from Brazilian wood which is non-porous and nearly impossible to vandalize or mark.

Mr. Cain reviewed an illustration of the playground plan with an agriculture theme designed into the play equipment incorporating features of barns and silos and the internal highlights of barns. The play equipment resembles a skeleton of a barn with a barn roof element and silo features. The larger play area includes a corral element.

Councilmember Godwin agreed the revised plan represents a better design. He asked about the theme of another play area. Mr. Cain said it will include an element for viewing the train and includes an elevated platform. The area is located in the southwestern portion of the park.

Councilmembers agreed the proposal represents a better design.

Mayor Pro Tem Brooks advised staff to proceed with the design based on the feedback and majority approval of the Council to include:

- Proceed with fieldstone for shelter walls/restrooms.
- Include agriculture elements in play equipment as presented
- Proceed with fieldstone for benches.

Director Reuter reported staff will revise the timeline and incorporate the feedback within the design work.

City Manager Worthington acknowledged the design team for not assessing an additional charge to the City for providing the presentation.

Fife Municipal Code for Bus Conduct

Police Chief Blackburn reported on efforts for local jurisdictions to adopt similar regulations for enforcement and prosecution of unlawful bus conduct. He introduced Pierce Transit Public Safety Chief Baker, who described the problems associated with the transit system traveling through many different jurisdictions that have adopted more specific ordinances to address unlawful bus conduct creating different rules and regulations and making it more difficult for the agency to enforce and prosecute, and in some cases, creating two competing statutes. The intent is to have all jurisdictions adopt the same rules and regulations to enable easier enforcement and prosecution, as well as providing consistency and better service to passengers.

Police Chief Blackburn reviewed a copy of the sections of the ordinance with the proposed changes and addressed questions from the Council.

Councilmember Godwin asked whether most of the issues are covered by local

and state laws. Chief Baker said there is no specific statute addressing transit specifically; however, there are ordinances. Councilmember Godwin said he's not necessarily opposed but there is too many laws now and his concern is with the enforcement aspect. Chief Baker confirmed that there is active enforcement of laws. Since the law was changed in Tacoma, it provided police officers with the authority for enforcement action, which has had an impact.

Mayor Johnson questioned whether the issue driving the effort relates to smoking or expanding the authority to deal with conduct on buses. Chief Baker replied that as the agency continues its efforts to standardize ordinances, buses often travel through several jurisdictions creating situations between jurisdictions involving enforcement action. Often it's a matter of jurisdictions pushing enforcement off to another jurisdiction creating inconsistencies in the system. Mayor Johnson noted that state laws governing bus behavior is posted inside buses. He questioned whether the agency has the authority to remove passengers from buses. Chief Baker said the agency has no court system to pursue legal action. Police Chief Blackburn added that jurisdictions are dealing with the problems and that standardized rules and regulations across all jurisdictions provide police agencies with the tools and consistency required to effectively handle those situations.

Mayor Pro Tem Brooks asked whether standardization can assist in curtailing gang activities. Chief Baker affirmed that enforcement has occurred especially at bus shelters. Police Chief Blackburn said during winter months, bus shelters often are used as homes for transients as well as for prostitution.

The Council agreed to move the matter forward for consideration.

Wapato Creek Restoration Standards

City Manager Worthington reported the proposal is to develop standards for restoration of Wapato Creek. The proposal is development of a design template for Wapato Creek for use by the City to provide consistent design guidance for private developers and City-sponsored projects. Natural Systems Design has been asked to prepare a proposal. The project would involve two phases. The first phase involves fieldwork with City staff to review existing conditions along Wapato Creek and categorize different segments of the creek into groups with similar existing constraints and opportunities. The focus is on maximizing opportunities for instream habitat and enhancement of the riparian corridor with stream buffers during the course of development. The second phase involves development of the templates.

City Manager Worthington identified areas of opportunity based on pending development involving the Freeman Road project, Benaroya project, Stowe/Coldwater Creek, Valley Avenue, and Brookville Park. Areas located downstream are highly developed. The proposal does not include those areas.

Cost of the proposal is estimated at \$7,240. The Council could either adopt a policy action or potentially add it to the City's regulatory framework.

Councilmember Roscoe asked for identification of the affected areas of the creek. City Manager Worthington identified the areas that would be involved. Councilmember Roscoe inquired about the Tribe's participation or contribution. City Manager Worthington said he's unsure whether the Tribe's involvement would be feasible given the timeframe involved. However, staff can contact the Tribe to ascertain the Tribe's interest.

Councilmember Godwin agreed the areas of the proposal should be identified within the template. He supported working with consultant and spending the funds on the effort.

Councilmember de Booy agreed the program is worthwhile. However, the areas should be defined. She asked how variables along the creek will be factored in the templates. City Manager Worthington advised that four to six areas will be identified along the creek with similar commonalities for developing the templates.

Councilmember Hull asked whether the proposal is included within the budget. City Manager Worthington advised that the funds could be from the Council's discretionary funds. Councilmember Hull questioned whether the proposal is necessary this year given the budget problems the City is facing.

Councilmember Cerqui expressed some concerns about how the templates may not adequately address specific areas of the creek and how the standards might apply downstream if areas redeveloped. It's not necessarily fair to force the standards on some landowners who have not developed upstream while not applying the standards to downstream landowners. City Manager Worthington advised that one approach is to begin the effort to ascertain its effectiveness and then proceed from that point.

Councilmember Cerqui asked whether the proposal will establish some perimeters for buffering. City Manager Worthington said the focus is not regulatory at this time and is geared more for in-water restoration efforts.

Mayor Johnson shared information on Natural Systems Design and how the company was established. The cost is very reasonable. He suggested the City will need to review its Critical Areas Ordinance and buffer requirements. The information will assist in that effort.

Councilmember Godwin spoke in support of the proposal because of the opportunity available to the City at this time to establish some standards.

Mayor Pro Tem Brooks suggested development is the key word, but that it does need to be fair and equitable along the entire creek. He acknowledged the concerns expressed about the budget and suggested the effort should start sooner rather than later. He suggested halting the Brookville Gardens creek

design work and incorporating the proposal to avoid duplication of efforts. Mayor Johnson agreed. Councilmember Roscoe expressed interest in the status of the Brookville Gardens stream design at this point.

Director Reuter reported the consultants are still working on incorporating the suggestions from the Council on storage capacity, fish passage, and other issues. He suggested it would be beneficial to consider the proposal in conjunction with the Brookville Gardens stream design because it will impact the entire Wapato Creek corridor. One issue that might pose the most problem is the timing of the permits if there were significant design revisions. In-water permits can take substantial time to obtain.

The Council agreed to stall the Brookville process to the extent possible without detrimentally impacting the permit process and proceed with the proposal.

Fountain Memorial Plaques

City Manager Worthington reported in 1989, the Council established policy for placement of memorial plaques on the Fountain Memorial. No additional names have been added in the last decade. He asked whether staff should develop a process for selection of names to place on the fountain.

Councilmember de Booy inquired about space limitations. City Manager Worthington suggested staff could address the issue as part of the process. Councilmember de Booy expressed support for the proposal but questioned whether there is an unresolved issue pertaining to the relocation of the fountain.

Councilmember Cerqui asked whether there has been any recent interest in adding names. City Manager Worthington affirmed that there has been interest.

Mayor Johnson recommended supporting the request and referring the matter to the Parks Board to develop criteria.

City Manager Worthington said he believes the relocation issue was resolved at the time the Council considered options.

Councilmember Roscoe expressed support for the proposal.

Councilmember de Booy said she doesn't believe there was a consensus of the Council on the placement of the fountain and prefer relocating the fountain to a more preferable location. City Manager Worthington said when the Council was informed the relocation would cost \$50,000, the Council elected not to move the fountain.

Mayor Pro Tem Brooks supported moving forward in creating a policy, but the guidelines should be strict and thought should be invested in developing the proper criteria.

**Valley Avenue
Construction Phasing,
Detours & Impacts**

Director Blount requested guidance on several key issues for Phase 1 of the 70th and Valley Corridor project:

1. Road closure restricted one-way traffic, or no closure
2. Early completion incentive pay
3. Work hours, including potential to revise noise control ordinance and require night work
4. Provision for electrical services for decorative holiday lighting
5. Deferral of illumination system
6. Deferral of street trees
7. Deferral of top lift of asphalt

Director Blount and the Council discussed each item individually and offered the following comments and concerns based on answers and additional information from Director Blount and City Manager Worthington:

- Proposal is road closure on Valley Avenue to through traffic with local access only. Closure results in \$1 million savings.
- Currently, the project is \$3.5 million short for project design. Many of the key issues are options to consider for cost savings. Project also includes approximately 1,000 feet on 70th.
- There was some opposition against incentive pay, especially in terms of the current economy. Evening work should also be allowed.
- Important to publicize road closure and detour information.
- Washington State Department of Transportation (WSDOT) refuses to allow signs on Meridian and SR 167. The Council encouraged staff to continue approaching WSDOT about signage.
- Concerns with increased truck traffic on City streets. Work to keep truck traffic off Freeman Road.
- Suggestion for Council subcommittee to work on limiting thoroughfare traffic.
- Suggestion to prohibit truck traffic on 70th except to local trucks.
- Advance notification and proper planning is important for a successful project.
- Need to provide drivable routes for trucks.
- Concerns about trucks on Levee Road – it's not an option.
- Installation of decorative holiday lighting is not included in the budget.
- Director Blount reviewed cost savings associated with illumination but cautioned that the grant is contingent upon completion of a finished road and the City would need to demonstrate the ability to pay.
- Undergrounding cost is approximately \$2 million. If the City decided against undergrounding utilities, the City would incur costs because of the design costs incurred by PSE for undergrounding the project. Undergrounding is a lifetime decision.
- May be able to reduce engineering fees of \$2.5 million by substituting City staff.

- Councilmember Cerqui supported installation of water stub lines.
- Estimate prepared by consultant may not necessarily reflect today's market conditions.

The Council provided the following direction:

1. The Council supported 50-day road closure with local access and improved detour routes provided by staff. Night closure okay north of Valley or south of Valley but not concurrently.
2. The Council was not supportive of early completion incentive pay.
3. The Council supported allowing night work on 70th.
4. The Council supported revising noise control ordinance and allowing night work on Valley Avenue during the 50-day road closure.
5. The Council supported undergrounding of franchise utilities.
6. The Council supported holiday lighting at the intersection of 70th and Valley based on the availability of funds.
7. The Council did not support additional intersection improvements to facilitate future traffic.
8. The Council supported installation of irrigation stubs based on funding availability.
9. The Council supported not deferring the final lift of asphalt.
10. The Council supported installation of street trees.
11. The Council supported installation of illumination.

Councilmember Hull questioned why the discussion needed to occur for a Council policy decision if there is a strong belief that the City has sufficient funds for the project. City Manager Worthington said the Council rendered an earlier decision resulting in cost savings of \$1 million, which was a key piece. Staff believes savings can be achieved in construction management, but the City is still on paper, \$3.1 million short. Director Blount said one issue is the consultant using historic figures. The City needs to work with the consultant on an official budget so that WSDOT will authorize the City to advertise bids.

City Manager Worthington reviewed some budgeting options, such as deferring some work to achieve savings as well and allocating some funds from the red light program or using some funds from utility tax revenues to fill some gaps.

Councilmembers shared their preferences on specific elements to pursue or delay.

Mayor Pro Tem Brooks commented on the process and the necessity of hiring consultants. Engineering firms often don't have the resources to review current market conditions. One example of the changing marketplace is the recent drop in asphalt prices of 15%. He said although he's confident the estimate is on the high side, he doesn't believe the consultant has done anything improper.

REVIEW OF

City Manager Worthington referred to future agendas and noted the March

**UPCOMING COUNCIL
AGENDAS**

agendas are light providing an opportunity for the Council to use the March 24, 2009 meeting as a budget workshop to continue the 2010 budget discussion after a short business meeting.

ADJOURNMENT

Mayor Pro Tem Brooks adjourned the meeting at 9:52 p.m.



Butch Brooks, Mayor Pro Tem



Steve Marzotte, City Clerk/Finance Director

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