

**FIFE CITY COUNCIL
REGULAR MEETING MINUTES**

**Fife City Hall
Council Chambers**

**Date: July 27,
2010
Time: 7:00 p.m.**

EXECUTIVE SESSION

CALL TO ORDER AND ROLL CALL Godwin, Johnson, Hull, Hulcey, Cerqui, de Booy, Alveshere

The following members were present: Mayor Johnson, Councilmember Alveshere, Councilmember de Booy, Councilmember Hull, Councilmember Godwin, Councilmember Cerqui, and Councilmember Hulcey.

The following members were Excused / Absent: None.

Staff Present: Steve Worthington, City Manager, Steve Marcotte, Assistant City Manager, David DeGroot, Finance Director, Greg Amann, Assistant City Attorney, Carl Durham, Community Development Director, Brad Blackburn, Chief of Police, Andrea Richards, Confidential Administrative Assistant, Cindy L Dunn, Acting Deputy Clerk, and Ken Gill, Assistant City Engineer.

Staff Excused / Absent: Russ Blount, Public Works Director, and Kurt Reuter, Parks and Recreation Director.

PLEDGE OF ALLEGIANCE

Councilmember Hulcey led the Pledge of Allegiance.

CHANGES, ADDITIONS OR DELETIONS TO AGENDA

Councilmember Hull moved, seconded by Councilmember Alveshere, to approve adding item #9C Transfer of Development Rights (TDR) Grant Opportunity to Special Presentations.

Motion carried unanimously.

CITIZENS COMMENTS (Items not on the agenda)

Mike Seeger, Owner of Fife Flowers 1504 54th Ave. E. stated that the Pierce County Library Board of Trustees is now accepting applications for a board member. He encourages, residents and or business owners to apply by August 25, 2010.

CONSENT AGENDA

Approval of Minutes: Date: July 13, 2010 Council Meeting

Approval of Vouchers: Payroll: #46911 - 46973 \$734,027.14 Claims: # Claim: #79989 - 80127 \$1,808,389.13

Councilmember Alveshire moved, seconded by Councilmember Hull, to approve the consent agenda as presented.

Motion carried unanimously.

SPECIAL PRESENTATIONS

What Does it Mean to Live Behind a Levee? (Durham)

What does it mean to live behind a Levee

Director Durham gave a presentation on living behind a Levee means. He stated that the City of Fife is protected from Puyallup River flooding by a levee. The levee was constructed in the early 1900's in an effort to control flooding and allow use of the wonderful agricultural soil in the valley. Over many years the river has suffered from deposits of silt; dredging is considered by many as impractical and potentially harmful. As the bottom of the river channel fills, the water level rises. Since the levee elevation is static, the rising waters lower the amount of 'freeboard' available during a 100 year flood event. FEMA requires three feet of elevation above the 100 year level in order to maintain the levees certification as effective flood protection. He provided a Power Point presentation to convey the history of the levee, define and describe flood terms, illustrate what the City of Fife is doing to alleviate the flood damage potential and explain what to do if a flooding event occurs.

Employee Picnic & Benefits Fair 2010 Photos (McCauley)

Employee Picnic & Benefits Fair 2010 Photos

City Manager Worthington gave a recap of the Employee Picnic & Benefits Fair along with giving a Power Point presentation of photos from the event. He stated that this is an annual event sponsored by Fife City Directors and VSI as a thank you to all City Employees. The BBQ is held during lunch hours and has an attendance of about 110 employees. He also stated that representatives from Regence Blue Shield, Group Health, WDS Delta Dental, Willamette Dental, VSP Vision, APS Healthcare Employee Assistance Program; Department of Retirement Systems; ICMA Retirement Corp.; Veba Service Group; Lincoln Financial; Aflac; Colonial Life; Liberty Mutual; Harborstone Credit Union; Washington State Employee Credit Union; Tapco Credit Union attended providing information to employees.

National Night Out Against Crime Promo (Blackburn)

National Night Out Against Crime

The City of Fife will be celebrating our National Night Out, Tuesday, August 3rd from 5:30 to 8:30 pm at Fife High School by the baseball field off of the 23rd Street entrance. This event is to heighten crime and drug prevention awareness and to generate support and participation in anti-crime efforts along with strengthening neighborhood spirit and police-community partnerships to send a message to criminals that neighborhoods are fighting back.

Transfer of Development Rights (TDR) Grant Opportunities

Transfer of Development Rights (2)

Heather Ballash, Washington State Department of Commerce Transfer of Development Rights Manager discussed grant opportunities along with elements of development rights. She talked about incentives for cities to participate such as to support farmers, support forest industry, protect waters and their habitat, conserving land and economic revitalization. She stated the grant program from Washington State Department of Commerce encourages cities to accept Transfer of Development Rights (TDR).

COUNCIL DELEGATE REPORT

No report from Councilmembers.

ORDINANCES AND RESOLUTIONS ORDINANCES: RESOLUTIONS:

#1368 Contract for City Manager Search (Combs)

#1368

Councilmember Alveshire moved, seconded by Councilmember Hull, to approve Resolution #1368 Contract for City Manager Search to Municipal Solutions/Colin Baenziger & Associates.

Motion carried.

Deputy Clerk Dunn read the title of Resolution #1368:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON AUTHORIZING THE CITY MANAGER TO ENTER AN AGREEMENT WITH _____ FOR CITY MANAGER SEARCH SERVICES.

City Manager Worthington stated that the Fife City Council held interviews during the July 13, 2010 Council meeting for a search firm that would conduct a City Manager

search for the City of Fife. Of those interviewed Prothman and Municipal Solutions/Colin Baenziger & Associates were the two front runners. He asked the Council to make a selection.

Mayor Johnson, Mayor ProTem Cerqui favored Prothman. Councilmember Godwin favored a local company. Councilmembers, Alveshere, de Booy, Hulcey and Hull favored Municipal Solutions/Colin Baenziger & Associates.

#1369 Baymont PSA for ROW (Blount)

#1369

Councilmember Alveshere moved, seconded by Councilmember Hull, to approve Resolution #1369 Baymont PSA for ROW.

Motion carried unanimously.

Deputy Clerk Dunn read the title of Resolution #1369:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON APPROVING THE AGREEMENT WITH ROYAL COACHMAN ENTERPRISE, INC. TO PURCHASE REAL PROPERTY FOR RIGHT OF WAY AND UTILITIES.

Ken Gill, Assistant City Engineer reviewed the resolution stating it authorizes the purchase of a portion of Tax Parcel No. 0420063019, from Royal Coachman, Inc., for right-of-way, utilities, and a temporary construction easement necessary for the 59th Avenue Road Improvement Project. He also stated that in order to construct the road improvements for 59th Avenue East from 12th Street to Pacific Highway it is necessary for the City to acquire a portion of Tax Parcel No. 0420063019, from Royal Coachman Enterprise, Inc, for right-of-way, utilities, and a temporary construction easement. The property is known as the Baymont Inn. Design and construction of the 59th Avenue East improvements is a condition of development of the Emerald Queen Casino Hotel parking facilities, pursuant to the City's MDNS for the project issued August 30, 2007. The Assistant City Attorney has negotiated the purchase of the right of way for the appraised value of \$435,000, which amount includes damages and reduction in value to the Baymont Inn as a result of the Project and the acquisition. The amount is based on \$18.00 per square foot for unencumbered property, plus a lesser amount per square foot for easement and a lump sum of approximately \$347,000 for damages. The total average cost, including damages, is \$27.33 per square foot.

#1370 Council Rules (Marcotte)

#1370

Councilmember Alveshere moved, seconded by Councilmember Hull, to approve

Resolution #1370 Council Rules.**Motion failed.****Councilmember Alveshire moved, seconded by Councilmember Hull, to approve to table Resolution #1370 Council Rules till the next meeting August 10, 2010.****Motion carried unanimously.**

Deputy Clerk Dunn read the title of Resolution #1370:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON REGARDING COUNCIL PROCEDURES AND REPEALING RESOLUTION 855-04.

City Manager Worthington discussed the importance of housekeeping items pertaining to the Council Rules. He stated the City Council has adopted Council Procedures in order to provide for the efficient operation of City Council meetings; and after reviewing the rules and procedures set forth in Resolution 855-04, the Council has decided to amend the rules to reflect the Council's current practices regarding ordinances after public hearings, voucher committee procedures, and other housekeeping changes.

NEW BUSINESS**Water General Facility Charges for Expanding Businesses - Draft (Blount)****Water General Facility Charges for Expanding Businesses**

Ken Gill, Assistant City Engineer reviewed the changes to Ordinance #1719 to make sure that changes are what Council previously discussed. He stated that although the "redline" of FMC Section 13.04.095 includes the deletion of an existing GFC of \$3,040, it also includes deletion of an inflation clause that has increased the GFC to a current rate of \$4,388. The proposed new rate of \$5,266 is 20 percent higher than the current effective rate and is calculated to be as high as permitted by law for a rate calculated on Equivalent Residential Unit (ERU). Because the rate would have no headroom, the inflation factor was removed. The question for the Council is whether this ordinance is properly drafted to be suitable as the basis for the public hearing. The Council should not pre-judge adoption of the ordinance, but should consider whether this draft is worthy of consideration for adoption, or whether an amended version would be a better basis for a hearing.

Transfer of Development Rights (TDR) (Worthington)**Transfer of Development Rights**

City Manager Worthington stated that some of the Fife City Councilmembers have asked

to discuss Transfer of Development Rights being used as a tool in Fife in order to take advantage of a grant opportunity. The Washington State Department of Commerce announced a grant opportunity on July 7th, for cities to work on the details of becoming a receiving zone for the Transfer of Development Rights (TDR) coming from farm lands and open space areas outside of cities. The grant could provide up to \$100,000 for the work. The total available is \$1,000,000. The grant deadline is August 10th. He also stated that he's looking for discussion and direction on applying for the grant. If the Council intends to apply for the grant, a motion placing the attached draft resolution of commitment on a future agenda is needed to complete the application.

City Council Facilitator Final Selection

City Council Facilitator Final Selection

Councilmember Alveshere moved, seconded by Councilmember Hull, to approve to select Barb McMahon as the City Council Facilitator.

Motion carried.

City Manager Worthington stated that the City Council Facilitator interviews were held July 20, 2010 during the Study Session. Each interview was given 10 minutes for presentation followed by 5 minutes of Q & A. Facilitators, Barb McMahon and Dan Singer were chosen to move forward in the selection process. He asked Council to make a selection.

Mayor ProTem, Councilmember Godwin and Councilmember Hulcey selected Dan Singer.

Mayor Johnson and Councilmember's de Booy, Hull and Alveshere selected Barb McMahon.

CITY MANAGER REPORT

City Manager Worthington requested an extension of 13 business days on the Valley Avenue project. He introduced Tamara Hancock, Engineer and General Counsel for Scarsella Brothers along with Jim Shanafelt from David Evans & Associates, they provided details as to why the request for extension on the project.

City Manager Worthington stated that there will be an open house on August 3rd 4:30 pm - 6 pm at the Port of Tacoma Fabulous Center regarding the proposed Port of Tacoma interchange.

Senator Murray's funding request for State projects was recently released and unfortunately the City of Fife did not end up with a funding request, however a contingency plan for funding the next phase of the 70th Ave project is being developed.

Recently there was an equipment failure on a traffic signal near Milroy Bridge and River Road causing a large grid lock effect on City of Fife streets. Multiple means of notifying the public were utilized.

There was a minor act of vandalism on the locomotive and the City is looking at additional ways to secure the cab and a security system to be added.

The Pierce County Library district will so be putting out a survey regarding a location for the library in Fife.

COUNCILMEMBER COMMENTS

Councilmember Godwin voiced his concerns regarding the library location and survey situation. He stated that the library was promised to be ready by June 2011 and if the location is still unknown that meeting the June deadline will be very difficult.

Councilmember Hull stated he will not be able to attend National Night Out due to a previous out of state commitment umpiring a national softball tournament.

Councilmember de Booy stated she was not in favor of the library and is also disappointed that deadlines might not be met.

Councilmember Alveshere stated he attended a Ceremony at the Woodland Park Zoo for the 20th anniversary of the American with Disabilities Act. He also read that there was an update of a code at the department of licensing recently and some traffic tickets that were issued in June-July were not in compliance and maybe subject to a refund. He hoped the City is being pro-active with customer service on the refunds.

CITIZEN COMMENTS

There were no citizen comments.

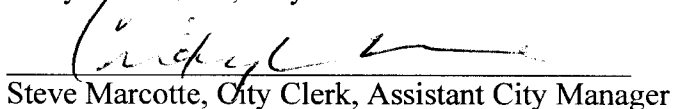
ADJOURNMENT

Councilmember Alveshere moved, seconded by Councilmember Hull, to approve to adjourn the meeting at 10:32 p.m.

Motion carried unanimously.



Barry D. Johnson, Mayor



Steve Marcotte, City Clerk, Assistant City Manager

Prepared by Cindy Dunn, CMC, Deputy City Clerk