

**FIFE CITY COUNCIL**

**Fife City Hall  
Council Chambers**

**Date: October  
19, 2010  
Time: 7:00 p.m.**

**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, Mayor ProTem Cerqui, and Councilmember Hulcey.

The following members were Excused / Absent: None.

Staff Present: Steve Marcotte, Assistant City Manager, David DeGroot, Finance Director, Greg Amann, Assistant City Attorney, Russ Blount, Public Works Director, Carl Durham, Community Development Director, Brad Blackburn, Chief of Police, Kurt Reuter, Parks and Recreation Director, and Andrea Edwards, Executive Assistant.

Staff Excused / Absent: Steve Worthington, City Manager.

**PLEDGE OF ALLEGIANCE**

Councilmember Alveshere led the Pledge of Allegiance.

**CHANGES, ADDITIONS OR DELETIONS TO AGENDA**

There were no changes, additions or deletions.

Request for an Executive Session for the purpose of Potential Litigation and Personnel RCW 42.30.140 for approximately 20 minutes.

Request to extend Executive Session for 10 mins.

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Meeting called back to order at 7:47 p.m.

**STUDY SESSION**

**Public Disclosure Request (PDR) Policy Review (Marcotte)**

Public Disclosure Request Policy

Assistant City Manager Marcotte discussed the drafted City of Fife Public Disclosure Request Policy. He stated public disclosure requests continue to increase in volume and complexity. Fife needs a more formal process to ensure compliance with State laws and to maintain public access to public records. Washington's Public Records Act contains strict requirements for allowing public access to public records, including a 5 day timeline for responding to requests and a requirement to name a public records officer as a central point of contact for the public. Public access to public records is a critical component of governmental transparency and is essential in maintaining public trust in the operation of government. The State Legislature adopted the Public Records Act (RCW 42.56) to provide consistent public policy for access to public records, including financial penalties for any failure to comply. The City of Fife supports and complies with these policies. Staff has prepared the attached written procedures to ensure compliance with the Public Records Act. One set of procedures is intended for City staff and serves the purpose of providing detailed procedures to guide their handling of public records requests. The other set of procedures is intended for the general public as an aid to them in making their public records requests. The Public Records Act requires the City to name a public records officer to serve as the central point of contact for public records requests. The City Manager has designated Acting Deputy City Clerk, Cindy Dunn, as the City's public records officer. There are special procedures related to both police and court records. While the public records officer can serve as an initial point of contact for the public, requests related to those records will be referred to appropriate Police and Court staff.

Councilmember Alvesshere commented on Open Government and how he believes having a City Public Disclosure policy is a good idea. He asked a few questions about the policy and how it works with State legal policy.

### **Bond/BAN's and Refunding Bonds (Marcotte)**

#### **Bond/BAN's and Refunding Bonds**

Assistant City Manager Marcotte gave an overview of the LID BAN's and Refunding Bonds. He stated that the City needs to sell Bond Anticipation Notes to provide construction financing for LID's 08-01 and 08-02. The City also has an opportunity to refund a portion of the 2001 Limited Tax General Obligation (LTGO) bonds for significant savings. LID 08-01 was created to fund utility improvements on Valley Avenue and LID 08-02 was formed to fund utility improvements on 70th. These improvements are to be paid by special assessments on the benefitted properties. The 2001 Limited Tax General Obligation Bond issue was used to fund the purchase of park and open spaces and to refund a portion of earlier bonds. Debt service comes partially from gambling taxes in the Pedestrian and Recreation Capital Projects Fund and partially from utility taxes in the 1997 LTGO Bond Fund. LID bond anticipation notes and the eventual long-term bonds are to be repaid from special assessments on benefitted properties. We do not anticipate any fiscal impact to the City other than special assessments on any City-owned properties. The refunding of a portion of the 2001 LTGO bonds will result in approximately \$160,000 of net present value savings in the debt

service requirements for this bond issue. This will reduce the amount of utility taxes transferred from the 1997 LTGO Bond Fund in the future. The City's underwriter, Dave Trageser of D.A. Davidson and Co. , will provide an update on the City's efforts to market LID bond anticipation notes (BAN's) to fund LID construction costs. We are currently working to sell these as unrated notes secured solely by property tax assessments. This presents some credit quality challenges due to the current condition of the commercial real estate market and the concentration of risk to a relatively small number of property owners. Currently interest rates are lower than they have been in many years which provides the City with an opportunity to refund a portion of the 2001 LTGO bonds for a net present value savings of approximately \$160,000. Actual savings will be determined by the actual interest rates on the day of the bond sale.

Dave Trageser, D.D. Davidson and Company discussed the scheduling for the bond financing. Provided a hand out on the schedule. He discussed some bond challenges in the current economy.

### **Regional Transportation Priorities (Blount)**

#### **Regional Transportation Priorities**

Director Blount reviewed the projects recommended by the Pierce County Transportation Coordinating Committee (TCC) and adopted by the Pierce County Regional Council (PCRC) as the County's top priority projects not already established as state priorities, illustrative of other needs. He also stated that the State has already accepted two projects within Pierce County as State-wide priorities. These projects include the extension of the SR 167 freeway from Puyallup through Fife to the Port of Tacoma and the extension of high occupancy vehicle lanes in I-5 from the King County Line to and along State Route 16 to Gig Harbor. The State Transportation Commission, in anticipation of the next legislative session, asked each metropolitan planning organization in the state to submit an "illustrative" list of high priority projects to demonstrate the need for other improvements and funding of transportation programs. The Puget Sound Regional Council (PSRC) asked each county in the PSRC to submit a list of ten such projects. The Pierce County TCC met in August to discuss potential WSDOT projects of interest, and requested that WSDOT provide information about six such projects. The TCC also announced an open call for project submittals from other jurisdictions in Pierce County, and received ten such submittals before its September meeting. During that meeting, the TCC heard presentations regarding each project and conducted an open vote to establish priorities. The PCRC received the TCC recommendations and voted to forward them to the PSRC as submitted.

Mayor Johnson voiced his concern over a toll road.

Director Blount reviewed other Pierce County streets that would be of interest to Fife.

Councilmember Hull asked Director Blount about the Puyallup River bridge and the 167 project increasing traffic to I-5.

Councilmember Cerqui stated his opinions on the list of projects Director Blount reviewed.

### **Street Utility (Blount)**

#### **Street Utility**

Director Blount discussed that several area cities, led by the City of Auburn, are developing a proposal for legislative consideration that would create a new option for funding street maintenance. He also stated that Washington previously adopted provisions for street utilities were tried to be implemented by several jurisdictions, but were ultimately deemed unworkable. Most specifically, the provisions led to utility fees that too closely resembled property taxes, and ran afoul of constitutional provisions requiring uniformity in property taxes. Utility fees must be based on benefits provided. Subsequently other jurisdictions have looked at other options, including the City of Fife's evaluation of loading dock door fees. The City of Auburn has led a new effort to develop a legal framework for a utility. Fife may or may not choose to get involved in supporting or opposing legislation regarding this matter. The proposal would be for legislation that would allow a city to form a street utility and charge fees only after an affirmative vote of the citizens. Support of or approval of such legislation would only lead to fee collection after a subsequent vote of the Council to put a measure on the ballot and an affirmative vote of the people. The proposed rates would be calculated based on Institute of Transportation Engineers formula based on area and use, which could be tracked through the building permit and business license tracking process, but would include substantial initial cost for system set-up. Fife currently targets \$500,000 per year for street preservation, plus additional major capital expenditures for street reconstruction and improvement. He stated this is important to the Valley Cities Committee.

Councilmember Godwin voiced his disapproval of charging more taxes to citizen's.

Councilmember Alveshere stated he likes the idea of trading with potential to lower other taxes. Likes fees based on usage.

Mayor Johnson like that new ideas are being thought about as to how to pay for local maintenance and improvements.

### **Redflex Report (Blackburn)**

#### **Photo Enforcement Presentation**

Chief Blackburn talked about the Redflex traffic enforcement program. He stated that at the end of first quarter 2011, the contract with Redflex will be up for renewal. He reviewed violations and intersections, along with providing videos from intersections. He also reviewed our current contract with Red Flex.

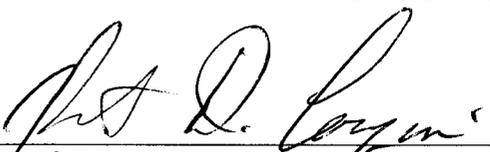
Council asked Chief Blackburn questions about the Red Light Photo Enforcement program and provided comment.

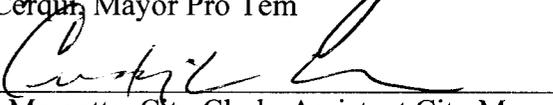
**REVIEW OF UPCOMING COUNCIL AGENDAS**

Assistant City Manager Steve Marcotte reviewed upcoming agendas and calendars with Council.

**ADJOURNMENT**

With no further business to discuss the meeting was adjourned at 9:35 pm.

  
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Rob Cerqui, Mayor Pro Tem

  
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Steve Marcotte, City Clerk, Assistant City Manager *for Steve U.*

Prepared by Cindy Dunn, CMC, Deputy City Clerk