

FIFE CITY COUNCIL

**Fife City Hall
Council Chambers**

**Date: January
11, 2011
Time: 7:00 p.m.**

EXECUTIVE SESSION

CALL TO ORDER AND ROLL CALL

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: David DeGroot, Finance Director, Russ Blount, Public Works Director, Carl Durham, Community Development Director, Brad Blackburn, Chief of Police, Kurt Reuter, Parks and Recreation Director, Dave Zabell, City Manager, Cindy L Dunn, City Clerk, Andrea Edwards, Executive Assistant, Chris Pasinetti, Associate Planner, and Loren Combs, Attorney.

Staff Excused / Absent: None.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Hulcey.

SWEARING IN OF NEW CITY MANAGER

Dave Zabell was sworn in as City Manager.

COUNCIL ELECTION OF MAYOR PRO TEM

Councilmember Hull moved, seconded by Councilmember de Booy, to elect Rob Cerqui for Mayor ProTem.

Motion carried unanimously.

CHANGES, ADDITIONS OR DELETIONS TO AGENDA

Councilmember Hull moved, seconded by Mayor ProTem Cerqui, to postpone item 11C Lodging Tax Advisory Committee Applications to the January 25, 2011 Council Meeting.

Motion carried unanimously.

CITIZENS COMMENTS (Items not on the agenda)

Renate Leaird, 1313 46th Avenue East, talked about her opposition to the sidewalk project proposed on 46th Avenue East. She stated that she would prefer to see money spent on lighting and drainage.

Aaron Williams, Executive Director of the Fife, Milton, Edgewood Chamber of Commerce welcomed the new City Manager Dave Zabell, he thanked some Councilmember's for attending the South Sound Chamber of Commerce Legislative Coalition meeting.

Kathryn & Julius Scott, 1303 46th Avenue East, spoke about their opposition of the sidewalk project also stating they would prefer to see money spent lighting and drainage.

Linda Evenson, 1417 47th Avenue East, stated she opposes the sidewalk project.

Gale Wyman, 1217 Willow Road East, also stated her opposition for sidewalks and would like to see better lighting and drainage.

Director Blount discussed the grant for the sidewalk project.

Renate Leaird had additional comments about the sidewalk project stating they would take away part of her front yard.

Councilmember Hulcey, voiced his opinion favoring the sidewalk project.

CONSENT AGENDA

Approval of Minutes: Date: December 14, 2010 Council Meeting

December 14, 2010 Minutes

Approval of Vouchers: Payroll for 12/15/2010 & 12/30/2010: #47360 - 47416 \$657,480.02 Claims: #81507-81636 \$1,154,323.88 & #81637- 81739 \$574,519.20

Payroll Vouchers

Claims Vouchers

Set a Special Meeting for January 18, 2011 Study Session

Councilmember Hull moved, seconded by Councilmember Alvewhere, to approve the Consent Agenda as is.

Motion carried unanimously.

SPECIAL PRESENTATIONS

Port Element of Tacoma Comprehensive Plan (Durham)

Port Element of Tacoma Comp Plan

Chris Pasinetti, Associate Planner, introduced Kell McAboy, Planner Port of Tacoma and Ian Munce, Urban Planner City of Tacoma.

Ian Munce and Kell McAboy, discussed and reviewed the Port of Tacoma's Comprehensive Plan and provided a slide show.

Mayor Johnson thanked them for the presentation.

Councilmember Godwin voiced his concerns over the proposed ideas.

Councilmember Hull stated he like the partnership between the Port of Tacoma and the City of Fife.

Mayor Pro Tem Cerqui stating he would like to see funding options to maintain the roads.

Councilmember de Booy stated she likes that ideas are being discussed.

Councilmember Alveshere commented on the presentation and asked a few questions.

Dacca Park 2010 Season Overview (Reuter)

Dacca Park 2010 Season Overview

Director Reuter introduced Julie Ryan, Recreation Services Supervisor.

Julie Ryan, reviewed the 2010 Dacca Park athletic fields season. Stating that the baseball/softball and soccer fields at Dacca Park have seen a significant increase in use this year. This increase has come from a variety of users and organizations. Staff focused efforts to increase marketing and promotion of the park as a venue that is appropriate for a variety of users. The result is an increase in use by not only youth teams and organizations but adults as well. She stated that revenues have increased by \$7000.

Seismic Monitoring in Fife (Zabell)

Seismic Monitoring

City Manager Zabell reviewed the article about seismic monitoring in Fife. Stating Oct.

15 marked an important day for Fife Flowers when two Pacific Northwest Seismic Network (PNSN) research assistants installed seismic monitoring equipment that will provide scientists with data aiming to predict volcanic eruptions, determine fault locations and provide better information regarding infrastructure failures. These instruments, called Netquakes, are easily installed in private homes and businesses and can detect and record moderate to strong earthquakes. The PNSN is located at the University of Washington's Department of Earth and Space Sciences, and is funded by the U.S. Geological Survey (USGS), U.S. Department of Energy and the State of Washington.

The organization's primary goal is to increase the number of Netquakes located throughout the state to better understand seismic patterns, according to PNSN research assistant Doug Gibbons. The technology is only triggered by relatively strong motion, and uses a Wi-Fi connection to send the data to the USGS regional headquarters in California. "The system measures motion in three ways: up and down, east and west, and north and south," Gibbons said. "This information can help us obtain the location and magnitude of an earthquake and can also help us understand why a bridge or building might fail due to seismic activity."

Approximately 60 Netquakes will be installed throughout the state, and Fife Flowers owner Michael Seeger is proud to volunteer his store as home to one of the instruments. "I'm just at the stage now where I enjoy contributing to the community and helping out wherever I can," Seeger said. "This equipment helps the community by allowing scientists to better understand earthquakes, and I'm happy to be involved. This is part of my job, and it makes life more interesting and fun."

The majority of the Netquakes are located in the private homes of volunteers, and although the organization has seen a tremendous response from applicants, certain geographical areas throughout the state are still in need of volunteers. The USGS is currently accepting applications, and there is a particular need for additional Netquakes in industrial locations.

COUNCIL DELEGATE REPORT

Councilmember Hulcey stated he attended the Chamber Legislative meeting with Mayor ProTem Cerqui and they talked about flood issues.

Mayor ProTem Cerqui talked about attending the Chamber meeting. He met with other elected officials. The topics were transportation, business and job growth and flooding control.

Councilmember de Booy recapped last year's Holiday Festivities that she attended including the Nutcracker performance. She stated that she was pleased with the use of citizen comments at tonight's meeting.

Mayor Johnson kicked off the first meeting of the year for the Pierce County Cities and Towns Association on January 6th. D.O.T. gave a presentation on tolling. The Mayor's Forum for the year have been cancelled due to lack of attendance.

ORDINANCES AND RESOLUTIONS ORDINANCES: Adopt:

#1732 Approve Bond Anticipation Notes LID 08-01 (DeGroot)

1732

Councilmember Hull moved, seconded by Mayor ProTem Cerqui, to approve Ordinance #1732 Approve Bond Anticipation Notes LID 08-01.

Motion carried unanimously.

City Clerk Dunn read the title of Ordinance #1732:

AN ORDINANCE RELATING TO THE INCURRENCE OF INDEBTEDNESS; AUTHORIZING THE ISSUANCE OF ITS LOCAL IMPROVEMENT DISTRICT NO. 08-1 BOND ANTICIPATION NOTES, 2011, SERIES A (FEDERALLY TAX-EXEMPT) AND ITS LOCAL IMPROVEMENT DISTRICT NO. 08-1 BOND ANTICIPATION NOTES, 2011, SERIES B (FEDERALLY TAXABLE) PENDING THE RECEIPT OF THE PROCEEDS OF THE LOCAL IMPROVEMENT DISTRICT BONDS AUTHORIZED TO BE ISSUED BY ORDINANCE NO. 1659; FIXING THE DATE, AGGREGATE PRINCIPAL AMOUNT, INTEREST RATE, MATURITY, DENOMINATIONS, REDEMPTION AND REGISTRATION PRIVILEGES, TERMS, COVENANTS AND FORM OF THE NOTES; AND PROVIDING FOR THE SALE OF SUCH NOTES TO D.A. DAVIDSON & CO., SEATTLE, WASHINGTON.

Director DeGroot stated that the City needs to sell bond anticipation notes in the amount of \$3,000,000 to fund the construction costs of LID No. 08-01. The sale of bond anticipation notes provides the temporary funds needed during the construction period. These notes will subsequently be refunded with long-term LID bonds which will be paid off from special property tax assessments on the benefitted properties. We expect these bonds to be sold in 2012. At this time we expect the bond anticipation notes to be sold through a private placement.

Local Improvement District (LID) No. 08-01 was created to fund utility improvements on Valley Avenue. Local improvement districts are funded from special property tax assessments on the benefitted properties.

The City needs to sell Bond Anticipation Notes in the amount of \$3,000,000 to provide construction financing for LID No. 08-01.

#1733 Approve Bond Anticipation Notes LID 08-02 (DeGroot)

1733

Councilmember Hull moved, seconded by Mayor ProTem Cerqui, to approve Ordinance #1733 Approve Bond Anticipation Notes LID 08-02.

Motion carried unanimously.

City Clerk Dunn read the title of Ordinance #1733:

AN ORDINANCE RELATING TO THE INCURRENCE OF INDEBTEDNESS; AUTHORIZING THE ISSUANCE OF ITS LOCAL IMPROVEMENT DISTRICT NO. 08-2 BOND ANTICIPATION NOTES, 2011, PENDING THE RECEIPT OF THE PROCEEDS OF THE LOCAL IMPROVEMENT DISTRICT BONDS AUTHORIZED TO BE ISSUED BY ORDINANCE NO. 1683; FIXING THE DATE, AGGREGATE PRINCIPAL AMOUNT, INTEREST RATE, MATURITY, DENOMINATIONS, REDEMPTION AND REGISTRATION PRIVILEGES, TERMS, COVENANTS AND FORM OF THE NOTES; AND PROVIDING FOR THE SALE OF SUCH NOTES TO D.A. DAVIDSON & CO., SEATTLE, WASHINGTON.

Director DeGroot stated that the City needs to sell bond anticipation notes in the amount of \$9,000,000 to fund the construction costs of LID No. 08-02. The sale of bond anticipation notes provides the temporary funds needed during the construction period. These notes will subsequently be refunded with long-term LID bonds which will be paid off from special property tax assessments on the benefitted properties. We expect these bonds to be sold in 2012. At this time we expect the bond anticipation notes to be sold through a private placement.

Local Improvement District (LID) No. 08-02 was created to fund utility improvements on 70th Avenue East. Local improvement districts are funded from special property tax assessments on the benefitted properties.

The City needs to sell Bond Anticipation Notes in the amount of \$9,000,000 to provide construction financing for LID No. 08-02.

#1735 Amending Portside Development Agreement (Combs) RESOLUTIONS:

1735

City Clerk Dunn read the title of Ordinance #1735:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH C. LEE BROOKE, LLC, JAMES W. ABBOTT, LLC AND PORTSIDE BUSINESS CENTER LLC TO REMOVE PARCEL NO.0420071163.

Attorney Combs stated that the Pierce County Library is seeking to locate a library facility in the City of Fife. One of the parcels they are considering is parcel # 0420071163, which is part of the Portside Business Center LLC Development Agreement. The library has requested that this parcel be removed from the agreement and desires to build to the requirements of the Community Mixed Use (CMU) zone. The Portside Business Center owners support this amendment as it would allow the building to be constructed without triggering all of the frontage work or requiring that more buildings be immediately built. The Planning Commission reviewed the proposed amendment at a public meeting and recommended that the City Council approve the amendment. The Council held a public hearing on the proposed amendment on November 23, 2010 and December 14, 2010, and approved the Ordinance for first reading, adding certain conditions which have been incorporated in the Ordinance. As provided in the Ordinance, the City Manager will not be authorized to execute the amendment to the Portside Development Agreement until the Library District has executed a development agreement with the City for development of a library on parcel no. 0420071163, that contains the conditions set forth in Section 1(c) of the Ordinance.

Ordinance No. 1735 authorizes an amendment to the development agreement for the Portside Business Center, removing parcel no. 0420071163, to allow the Library District to construct a library facility without triggering all frontage improvements as required under the Development Agreement.

Neel Parikh, Executive Director Pierce County Library System spoke about the plans for modular system and about the possible new time line for the library opening date.

Councilmember Alveshere moved, seconded by Councilmember Godwin, to approve Ordinance #1735 Amending Portside Development Agreement as amended.

Motion carried unanimously.

Councilmember Alveshere moved, seconded by Councilmember Godwin, to amend Ordinance #1735 Amending Portside Development Agreement to waive first read.

Motion carried.

#1392 Authorize Contract for Janitorial Services (Blount)

1392

Councilmember Hull moved, seconded by Councilmember Godwin, to approve Resolution #1392 Authorize Contract for Janitorial Services.

Motion carried unanimously.

Director Blount stated that it had been several years since Fife negotiated janitorial bids.

The current janitorial firm has undergone personnel changes and Fife staff determined that it was in the City's best interest to re-open bidding for such services.

An invitation to bid was published on November 9, 2010 and November 15, 2010. Firms were required to attend a mandatory walk-through on November 18, 2010. Sixteen bids were submitted, with Top To Bottom Janitorial, Inc. being the lowest who submitted all required bid documents. Top To Bottom Janitorial, Inc. provides janitorial services for the City of Sea-Tac, City of Issaquah Public Works, Artic Storm Management Group, LLC and Bob Bridge Auto Center. All of the above are satisfied with their performance.

The City's existing contracts require 30 days notice, so savings associated with the new bids will accrue for 10 ½ of the 12 months. Top to Bottom Janitorial, Inc.'s bid was for \$4,481.00 per month; this is \$1,569 under the adopted budget for 2011 of \$6,050 per month. The new contract will save the City of Fife \$16,745.50 in 2011.

#1396 Authorizing Conversion to ROW Portion of Property for 59th (Blount)

1396

Mayor ProTem Cerqui moved, seconded by Councilmember Hulcey, to approve Resolution #1396 Authorizing Conversion to ROW Portion of Property for 59th.

Motion carried unanimously.

Director Blount stated that on February 28, 1969, Pierce County entered into a Road Maintenance Agreement, recorded under Pierce County Auditor's No. 2285500, regarding the road now known as 59th Avenue Court East from its access on Pacific Highway, north approximately 850 feet to its terminus; the County's rights to this street transferred to the City of Fife upon annexation. On April 26, 2005, the Fife City Council approved Resolution 943 authorizing purchase of parcels 0420063045 and 0420063065 for the extension of 59th Avenue East to 12th Street East. On August 30, 2007, the City of Fife issued a Mitigated Determination of Non-significance (MDNS) for the Puyallup Tribe of Indians' Emerald Queen Casino Hotel that made the extension and improvement of 59th Avenue East an obligation of the Tribe. The extended and improved street is to include 3 lanes plus curb, gutter, planter strip where feasible, and sidewalk. Because the completed street will be wider than the existing, additional right-of-way is required from other parcels along the corridor. The tribe has prepared preliminary designs adequate to determine right-of-way requirements and the right-of-way acquisition process for those other parcels has begun.

The City of Fife bought these two tax parcels for use in the extension of 59th Avenue East to become a through street between Pacific Avenue East and 12th Street East. By designating only that portion of the property to be occupied by the street extension as public right-of-way, the City will make such area subject to utility franchise agreements while retaining the remainder for other uses.

NEW BUSINESS

Review Council Liaison Appointments (Zabell)

Council Liaison Appointments

Council and City Manager Zabell discussed service opportunities on committees. A few changes were made from the previous year and they included:

Rainier Media Center removing previous City Manager Worthington and adding City Manager Zabell as an alternate.

Rainier Communications Commission removing previous City Manager Worthington and adding City Manager Zabell as an alternate.

Puyallup School Board adding Mayor ProTem Cerqui as an alternate.

RAMP changing Councilmember Hulcey as the main and adding Mayor ProTem Cerqui as the alternate.

Valley Cities Mayors and City Administrators removing previous City Manager Worthington and adding City Manager Zabell as the main.

PRCS Board/Tree Commission/Planning Commission Openings (Zabell)

Board Openings

Councilmember Alveshere moved, seconded by Councilmember Hull, to appoint Mr. Fietz and Mr. Geddes to the Park Board.

Motion carried unanimously.

Mayor ProTem Cerqui moved, seconded by Councilmember Alveshere, to appoint Mr. McDonald and Mr. Fietz to the Tree Commission.

Motion carried unanimously.

Councilmember Alveshere moved, seconded by Councilmember Godwin, to appoint Mr. Fagundes and Mr. Thomas to the Planning Commission.

Motion carried unanimously.

Lodging Tax Advisory Committee Applications (Zabell)

Lodging Tax Advisory

Item was postponed.

Discussion of Council Retreat (Zabell)

Council discussed the next Council Retreat set for January 28-29, 2011. They discussed where to have the retreat. After much discussion it was decided that the Retreat would remain at the same place as last year in Gig Harbor but that they would revisit possible other places maybe somewhere in Fife or Tacoma to hold next years meeting.

Councilmember de Booy moved, seconded by Councilmember Hull, to have the next Council Retreat in Fife not Gig Harbor.

Motion failed.

CITY MANAGER REPORT

City Manager Zabell reviewed items of discussion with Council. He stated that the next City Legislative Council Meeting is February 16-17, 2011 in Olympia. He stated the Director Blount and his crew did a great job responding to the watermain break. He also stated that the HVAC system at the pool is out for bid and due back January 14, 2011.

COUNCILMEMBER COMMENTS

Councilmember Alveshire stated he would like to attend the Legislative Meeting/Reception.

Mayor ProTem stated he would also like to attend the same meeting. He also asked the about the City's policy on snow/ice removal.

Director Blount reviewed the City's policy.

Councilmember Hull welcomed City Manager Zabell and talked about a send off party for State Representative.

Councilmember Hulcey welcomed City Manager Zabell and thanked Director Blount for Public Works great job fixing the water main break.

Councilmember Godwin asked questions about the original install of the water main and he asked Director Blount if the final accepting of the job on Valley had been done, he also stated that the work on Valley around the man holes appeared to be below par.

Director Blount stated that the contractor for Valley is fixing areas before the final is signed off. He also talked about the broken water main and the age of the pipe.

Mayor Johnson stated that Children's Hospital recognized Chief Blackburn for his excellent work and heroic's.

CITIZEN COMMENTS

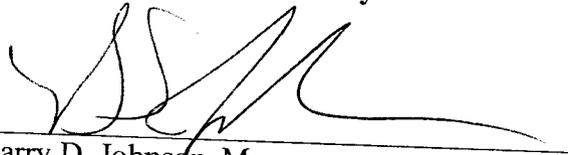
Mayor ProTem Cerqui moved, to extend the meeting holding an Executive Session for 20 minutes for the purpose of potential litigation.

Motion carried unanimously.

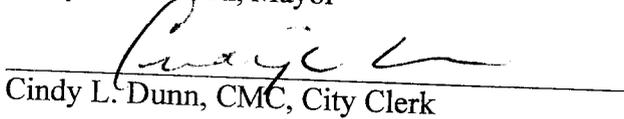
ADJOURNMENT

Councilmember Godwin moved, seconded by Councilmember Hull, to adjourn the meeting at 10:36 pm.

Motion carried unanimously.



Barry D. Johnson, Mayor



Cindy L. Dunn, CMC, City Clerk