

**FIFE CITY COUNCIL  
Regular Meeting Minutes  
September 9, 2014**

**EXECUTIVE SESSION**

An executive session was held from 6:00 PM to 7:00 PM and then extended for five minutes until 7:05 PM in the Council conference room for the purpose of Potential Litigation per RCW 42.30.110 (1)(i), Personnel per RCW 42.30.110 (1) (g), and Real Estate per RCW 42.30.110 (1) (b). All Councilmembers were present along with Interim City Manager Mukerjee and City Attorney Combs.

**CALL TO ORDER & ROLL CALL**

Mayor Curtis called the Regular Meeting of the Fife City Council to order at 7:08 PM.

**Present:** Mayor Curtis, Deputy Mayor Hulcey, Councilmembers Yambe, Johnson, Cerqui, Marsh and Wolfrom.

**Staff Present:** Interim City Manager Mukerjee; Finance Director DeGroot; Public Works Director Blount; Community Development Director Osaki; Parks, Recreation and Community Services Director Reuter; Chief of Police Mears; City Attorney Combs; Executive Assistant Rota and City Clerk Etgen.

**PLEDGE OF ALLEGIANCE**

Councilmember Marsh led the Pledge of Allegiance.

**CITIZEN COMMENTS**

Carol Sue Braaten expressed her appreciation for the stance Council has taken about allowing marijuana businesses in the City. She again addressed her concerns about flooding and drainage in the City.

Bennish Brown of the Tacoma Convention and Visitor Bureau thanked Council for the support of tourism through lodging taxes. He congratulated the City on Brookville Gardens and stated they would be participating in the US Open.

Laura Butterfield of the Fife Milton and Edgewood Chamber of Commerce also expressed her appreciation for Council's support of the Chamber through lodging tax dollars.

Renate Laird reported on the difficulties a woman had in picking up a stolen vehicle after it was towed. City Manager Mukerjee will look into the matter.

**CONSENT AGENDA**

City Clerk Etgen presented the following items for consideration on the Consent Agenda:

- a. Approval of Payroll Vouchers as reviewed by the Voucher Committee:
- b. #50785 - 50811 in the amount of \$463,985.44
- c. Approval of Claims Vouchers as reviewed by the Voucher Committee:
- d. #94353 - 94481 in the amount of \$573,493.15

- e. Approval of Meeting Minutes of August 12, 2014
- f. Resolution No. 1620
- g. Intent to Form 66th Avenue East LID – Rescheduling Public Hearing Date

*Councilmember Wolfrom moved to approve the Consent Agenda as presented. Councilmember Cerqui seconded and motion carried unanimously.*

**PRESENTATIONS & PROCLAMATIONS**

**Proclamation – Superintendent John McCrossin**

Mayor Curtis presented a proclamation honoring Fife School District Superintendent John McCrossin to Deputy Mayor Hulcey to take to his memorial service.

**Association of Washington Cities Certificate for Municipal Leadership presented to Deputy Mayor Pat Hulcey**

Mayor Curtis presented the Association of Washington Cities Certificate for Municipal Leadership award to Deputy Mayor Hulcey. Hulcey stated he felt honored to represent the citizens of Fife.

**Proclamation – Prostate Cancer Awareness Month**

Jack Hudspeth accepted the proclamation from Mayor Curtis declaring September to be Prostate Cancer Awareness Month. He thanked Council for being willing to spread the word about the dangers of prostate cancer.

**Safety Committee Award**

Brian Bishop of the Association of Washington Cities Workers Compensation Retro Safety Program presented David Cantlin, PRCS Maintenance Supervisor, with an award for attending the Safety Academy. David is Fife’s fourth graduate, and his attendance at the academy provides Fife with a 15% discount off Worker Compensation Program fees.

**National Night Out Recap**

Brandon Lee and Steven Van Zanten, Police Specialists, provided an update to Council about the National Night Out Program this year. They estimated over 750 attendees.

**Lodging Tax Advisory Committee Recommendations for 2015-16**

Debbie Dymarkowski of the Lodging Tax Advisory Committee reviewed the proposed Lodging Tax budget for 2015:

Chamber of Commerce .....	\$70,500
Daffodil Festival.....	\$10,000
Fife Marketing.....	\$75,000
South Sound Sports Commission .....	\$30,000
TRCVB .....	\$50,000
City Events .....	\$36,000
Dacca Sports .....	\$10,000
Soccer Tourney .....	\$10,000
Nutcracker .....	\$4,000
Seattle Invitational.....	\$23,000
Special Events.....	\$58,500
Arts Commission.....	\$25,000
Banners.....	\$12,000

Branding .....\$61,000

The 2016 budget will be developed with the acceptance of applications in 2015.

*Mayor Curtis moved and Councilmember Johnson seconded a motion to accept the Lodging Tax Advisory Committee recommendations for 2015 funding. Upon vote, motion carried.*

**COMMITTEE REPORTS/COUNCIL DELEGATE**

The Mayor, Deputy Mayor and Councilmembers reported on attendance at various community meetings and activities, including: the History Museum; the Wellness Committee; the Website Advisory Committee and a meeting with Rainier Communications; the Parks Advisory Board; Farmers Market; a Lodging Tax Advisory Committee meeting; the Voucher Review Committee; the Memorial Fountain; AWC Freight Rail Committee meeting and a meeting with Federal Lobbyist Justin LeBlanc.

**PUBLIC HEARINGS**

**Gambling Premises Zoning Code Amendment**

Community Development Director Osaki reviewed the history of the current gambling moratorium, which was established on April 22<sup>nd</sup> and expires on October 23<sup>rd</sup>. The Planning Commission made a recommendation which is the subject of the public hearing.

In April Council remanded the proposed ordinance back to the Planning Commission to provide direction as to whether or not gambling could be allowed as an accessory use. Currently gambling premises are allowed with a Conditional Use Permit (CUP) in the Regional Commercial (RC) and Business Park (BP) zoning districts. They must be located at least 500 feet from the closest property line of any public school, park, adult use business, residential use and residential zoning district.

The Planning Commission recommendation is to allow gambling premises as an accessory use to a hotel only in the RC zone, subject to conditions, and prohibit gambling premises in all other City zoning districts, including the BP zone. The conditions include:

- The hotel has a three diamond or greater AAA rating; and
- The hotel has at least 100 rooms; and
- The gambling premise is physically located within/inside the hotel; and
- Only one gambling premise per hotel is allowed; and
- Gambling premise must be in building with greatest number of rooms, if hotel has multiple-buildings.

Social Card Games are prohibited pursuant to FMC 5.62.010, so additional modifications would need to be made to the Business License section of the Code if this recommendation passes Council.

An ordinance can be prepared for first reading at the meeting of September 23, 2014, with passage at the October 14, 2014 meeting.

Mayor Curtis opened the public hearing for testimony at 8:26 PM. With no one coming forward to testify, the hearing was closed to further testimony.

### **Rate Increases for Sewer, Water and Surface Drainage Utilities**

City Engineer Gill and Chris Gonzales of FCS Group presented information regarding a proposed 45% increase for sewer utility customers to be followed by 4.07% increases in 2016 through 2020. The inflation indexing is proposed at 4.07% for sewer, 2.71% for water, and 2.84% for stormwater. Past Council action has resulted in a 2% increase for water rates beginning in January of 2015, with no future action planned. A 20% rate increase for storm drainage customers has been established beginning in January of 2015 with another 20% increase in 2016 and 3% increases in 2017 through 2019. Because of the need to update the Sewer Comprehensive Plan and the addition of a portion of Edgewood into the Sewer Service Area, rates have been static for sewer service since 2010, and will need a considerable increase to catch up.

Because Fife purchases nearly all drinking water from Tacoma Public Utilities and pays Tacoma Environmental Services for treatment of nearly all wastewater, the City has little control of the cost of water and sewer services. Treatment costs are nearly 2/3rds of the revenue collected with rates having stayed flat. Indexing will provide regular minor rate adjustments, avoiding such large jumps. Bond rating firms prefer a higher coverage ratio for debt, and the City's is 1.75.

Mayor Curtis opened the public hearing at 8:58 PM.

Carol Sue Braaten expressed concern over Fife's citizens picking up costs due to warehouse use of facilities, and asked about earthquake insurance.

With no one else coming forward to testify, Mayor Curtis closed the public hearing at 9:03 PM.

City Engineer Gill reported warehouse and businesses are charged different usage rates than citizens. City Attorney Combs pointed out that rate increases would be across the board for users, and not just residents.

Councilmember Cerqui expressed concern over Council's control over rate increases if indexing rates were adopted. Councilmember Hulcey pointed out the City should not pay for sewage projects responsive to flood control zoning.

### **ORDINANCES**

#### **Ordinance No. 1878 – Passage**

#### **Ord. No. 1 FIFEL Re: Business Licensing**

Economic Development Specialist Laurel McQuade presented Ordinance No. 1878 to Council for passage. Per Council's direction, the requirement for a conditional business license will take place in October instead of June, and chronic nuisance situations can be dealt with more quickly.

*Councilmember Wolfrom moved and Councilmember Yambe seconded a motion to pass Ordinance No. 1878. Upon vote, motion carried.*

**Ordinance No. 1879 – Passage**  
**Ord. No. 1 FIFEL Re: Chronic Nuisance**

McQuade reported this ordinance will take effect in 60 days upon passage.

*Deputy Mayor Hulcey moved and Councilmember Yambe seconded a motion to pass Ordinance No. 1879. Upon vote, motion carried.*

**Ordinance No. 1880 - 1st Reading**

**Amending Chapter 5.01 of the Fife Municipal Code regarding Business License Processing by the Washington State Department of Revenue**

City Clerk Etgen presented amendments to the Fife Municipal Code which are necessary in order to move to having the State process the City's business licenses.

Mike Porter from Tacoma Diesel testified he was in favor of the ordinance and that the action will provide a definite benefit to the business community, especially for small business owners.

Carol Sue Braaten expressed her appreciation for the action, noting that it has taken a long time to move this forward and that it will streamline the process for businesses.

*Councilmember Johnson moved and Councilmember Wolfrom seconded a motion to pass Ordinance No. 1880 for first reading. Upon vote, motion carried.*

**Ordinance No. 1881 - 1st Reading**

**Amending the 2013-14 Biennial Budget, as Amended**

Finance Director DeGroot presented an amendment to the 2013-2014 Biennial Budget, with a \$6,601,030 proposed increase. There was some discussion on capital project funding and the use of bond funding.

*Councilmember Marsh moved and Councilmember Wolfram seconded a motion to pass Ordinance No. 1881 for first reading. Upon vote, motion carried.*

**RESOLUTIONS**

**Resolution No. 1619**

**Capital Expenditure Reimbursement Intent**

Finance Director DeGroot stated it is necessary for Council to adopt Resolution No. 1619 in order to allow bonds to be issued for reimbursement purposes. He recommended the use of 15 year bonds.

**EXTENSION OF COUNCIL MEETING**

*Councilmember Wolfrom moved and Mayor Curtis seconded a motion to extend the Council meeting beyond 10:00 PM for 15 minutes. Upon vote, motion carried unanimously.*

Due to several questions from Councilmembers about the use and purchase of bonds, it was suggested the adoption of Resolution No. 1619 be continued for further discussion at the September 16<sup>th</sup> study session and placed on the September 23<sup>rd</sup> meeting for consideration.

*Councilmember Johnson moved and Mayor Curtis seconded a motion to continue discussion regarding Resolution No. 1619 to the study session of September 16<sup>th</sup> and regular meeting of September 23<sup>rd</sup>. Upon vote, motion carried.*

**CITY MANAGER REPORT**

Interim City Manager Mukerjee reported on:

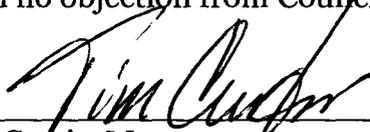
- Opticom Project for 54<sup>th</sup> Street railroad crossing; a preconstruction meeting was held this morning with the project estimated completion at month's end;
- Kory Edwards is moving out of the City limits and is resigning from the Planning Commission and Civil Service Commission;
- A public memorial service will be held on September 13<sup>th</sup> for John McCrossin;
- The Valley Ballyhoo will be held this Saturday;
- A ribbon cutting will be held on September 16<sup>th</sup> at Fife High School for the field with celebrations honoring the 1967 State Champion football team held on September 26<sup>th</sup> and 2006 State Champion girls soccer team on October 16<sup>th</sup>, and Homecoming on October 17<sup>th</sup>;
- Building permits for most of the proposed buildings for the Portside Project were issued earlier this month with completion scheduled for the second quarter of 2015;
- The Fife Memorial Fountain Centennial Recognition Event was held on Saturday; and
- A citizen's complaint regarding a strong odor was the result of soil imported for Brookville Gardens.

**CITIZEN COMMENTS**

Mizu Sugimura, Fife resident and member of the Arts Commission encouraged attendance at Ballyhoo this weekend.

**ADJOURNMENT**

With no objection from Council, Mayor Curtis adjourned the meeting at 10:12 PM.

  
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Tim Curtis, Mayor

  
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Carol Etgen, City Clerk