

**FIFE CITY COUNCIL  
STUDY SESSION MEETING  
MINUTES  
November 17, 2015  
6:00 PM**

**CALL TO ORDER & ROLL CALL**

Deputy Mayor Hulcey called the Fife City Council Study Session to order at 6:00 pm.

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

**Excused:** Mayor Curtis.

**Staff Present:** City Manager Mukerjee; City Attorney Combs; Community Development Director Friddle; Parks, Recreation Director Reuter; Interim Police Chief Woods; and Deputy City Clerk Merlino.

**PLEDGE OF ALLEGIANCE**

Councilmember Johnson led the Pledge of Allegiance.

**DISCUSSION TOPIC**

**Amendments to the Barn Facility Use Agreement**

City Manager Mukerjee reported the current agreement with the Fife Historical Society for the operation and use of the Dacca Barn facility will terminate on December 31, 2015. The following are proposed changes:

- Term - The term of the agreement will end on December 31, 2018 with an automatic two year renewal.
- Maintenance - The City is responsible for utilities lying outside of the Barn building. The Historical Society shall be responsible for the annual inspection and maintenance of the HVAC system by a certified HVAC technician. The Historical Society shall not be responsible for the replacement of the HVAC system as long as the annual inspection and maintenance is completed.
- Use of Dacca Barn by the City – The City shall have full use of the Dacca Barn for Friday proceeding through the Sunday after the Fife Harvest Festival each year.
- Reporting Requirements – The following sentence is proposed to be deleted from the Agreement. “The Historical Society shall provide written quarterly reports to the City Manager of actual Barn usage, including time and date of each usage, purpose of usage, number of people in attendance, and copies of rental agreements (if specifically requested).”
- Dacca Barn Promotion and Advertising – The following sentence is proposed to be deleted from the agreement. “All promotion and advertising materials for the Dacca Barn by the Historical Society shall require the approval of the City Manager or his/her designee.” The following addition is being proposed: “All promotional, advertising and collateral materials shall not be inconsistent with the City of Fife

brand and branding guidelines.”

- Political Events – The following sentence is proposed to be deleted from the agreement. “None of the funds, materials, property or service provided directly or indirectly by the City shall be used for any political activity or to further the election or defeat of any candidate for public office.” The following addition is being proposed: “The Historical Society may rent the facility to persons or groups for political activities on an equal non-discriminatory basis, on the same terms and conditions as other users.”

Councilmember Johnson requested the reporting requirements eliminated during the 3<sup>rd</sup> quarter report be added back into the agreement. Based upon recommended wording from Mukerjee, Council reached consensus to add the following language to the agreement: “Prior to the end of the second quarter of each year, the Historical Society shall provide the City Council the actual barn usage, including time and date of each usage, purpose of the usage, number of people in attendance, and copies of rental agreements (if specifically requested).”

Mizu Sugimura, Fife Arts Commission member, expressed a concern that the rental fees are low and organizations should promote membership with the Historical Society.

### **Historical Street Name Signs**

In response to a request from Council to review the possibility of adding historical street names to street signs, City Manager Mukerjee reported staff is recommending placing the historical name of the street sign below the current street name.

Council recommended placing the historical street name signs on signalized intersections, requesting coordination with the Fife Historical Society for research purposes. In addition, Council requested staff determine if Lodging Tax Advisory Committee funding can be obtained for the project.

### **Sewer & Water Reduced Rates and Senior/Low Income Discount Options**

City Manager Mukerjee reported the City currently provides low-income senior citizens with a 30 percent discount to their water, sewer, and stormwater utility bills. Seniors must be 62 years of age or older, with incomes no greater than 70 percent of the Washington State median income for a one or two person household. This discount program results in an insignificant burden on other ratepayers within the City.

Staff is proposing offering a 50% discount for customers earning 50% or less than the median income. This proposed discount will also result in an insignificant burden on other ratepayers within the City.

Options for consideration by Council are:

1. Make no changes to the Senior Utility Discount Program; or
2. Provide a two tier option - must be 62 years of age or older;
  - 30 percent discount and income no greater than 70 percent of the

Washington State median income, and

- 50 percent discount and income no greater than 50 percent of the Washington State median income.

City Attorney Combs advised this discount could also be expanded to low-income eligible residents who have separate meters, however this discount could not be extended to apartment complexes. City Manager Mukerjee advised City staff will review the impact this may have on the other rate payers within the City.

In conclusion the Council concurred with the two tier option for the senior discount to be implemented as soon as possible and also requested a review of what the impact would be if they expanded the discount to all low income eligible residents who have separate meters with the City.

### **SR 167 Annexation**

Community Development Director Friddle reported on the potential of annexing several properties within the Fife's Urban Growth Boundary located between Interstate 5 and Pacific Highway where SR 167 is planned. Annexing the proposed area would help WSDOT's permitting for SR 167, as they would have to coordinate permits with the City. Friddle provided background information, financial information and discussed the process necessary to annex these properties.

### **REVIEW OF UPCOMING COUNCIL MEETING AGENDA**

City Manager Mukerjee reviewed the agenda items scheduled for the next couple of council meetings.

### **RECOGNITION OF COUNCILMEMBER BARRY JOHNSON'S SERVICE TO THE COMMUNITY**

Deputy Mayor Hulcey and each of the Councilmembers thanked Councilmember Johnson for his continual support, experience, knowledge and dedication to the City of Fife.


Deputy Mayor Hulcey presented Councilmember Johnson with a plaque for his leadership on the City Council.

Corey Edwards, Tacoma resident; Mark Mears, former Fife Police Chief; City Manager Mukerjee; Mizu Sugimura, Fife resident; Fife Parks and Recreation Director Reuter all thanked Councilmember Johnson for his commitment to the City, knowledge and experience on the Council.

Councilmember Johnson thanked everyone for their kind words. Councilmember Johnson also presented a memo to the City Council and City Manager regarding neighborhood issues for the City and Council to consider in the future.

**ADJOURNMENT**

At 7:32 PM Deputy Mayor Hulcey adjourned the Study Session.

  
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Pat Hulcey, Deputy Mayor

  
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Michelle Merlino, Deputy City Clerk