

CALL TO ORDER & ROLL CALL

Mayor Marsh called the regular meeting of the Fife City Council to order at 7:01 PM.

Present: Mayor Marsh, Councilmembers Yambe, Curtis, Gethers, Roscoe, and Wolfrom.

Absent: Deputy Mayor Hulcey was excused.

Staff Present: City Manager Mukerjee; Finance Director DeGroot; Public Works Director Blount; Community Development Director Friddle; Parks, Recreation and Community Services Director Reuter; Acting Chief of Police Woods; Assistant City Attorney Amann; Executive Assistant Rota and City Clerk Etgen.

PLEDGE OF ALLEGIANCE

Councilmember Curtis led the Pledge of Allegiance.

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: #51923 through #51973 in the amount of \$539,617.83
- b. Approval of Claims Vouchers as reviewed by the Voucher Committee: #99913 through #100076 in the amount of \$599,846.19

Councilmember Roscoe moved to approve the Consent Agenda as presented. Councilmember Gethers seconded and motion carried unanimously.

PRESENTATIONS & PROCLAMATIONS

2016 Pierce County Library Reads Program

Tami Masenhimer, Fife Library Branch Supervisor, introduced the Pierce County READS Program, which is the largest community reading event in the county. The event runs from February 7th through April 29th and encourages everyone in the county to read the same book and then come together to talk about it. The 2016 Pierce County READS author is Sherman Alexie and the program features five of his most celebrated works.

Special Olympics Recap

Acting Chief Woods and School Resource Officer Gilbert presented information on the Department's participation in the Special Olympics, including a basketball game with Fife School District staff and the traditional Polar Plunge. Councilmembers thanked Police Department staff for the events.

COMMITTEE REPORTS/COUNCIL DELEGATE

Councilmembers reported on participation or attendance at: interviews for boards and commission members; the Fountain dedication; the Parks, Recreation and Community Services Commission meeting; the Asian Pacific Cultural Center's Annual Event; an upcoming meeting with the Association of Washington Cities Director; Voucher Review Committee, and a notation that the Youth Commission is interested in a joint meeting with Council.

PUBLIC HEARINGS

Offsite Parking Lot and Container Storage – Related to Murrey's Development Agreement

Senior Planner Chris Larson reported that this item was presented to the City Council at their February 16th Study Session. Murrey's Disposal is seeking to enter into a Developer's Agreement with the City of Fife to allow for a general approval of their comprehensive master improvement plan, rather than approaching their proposed improvements and associated land use actions separately for each project element. The development would occur through a phased development program over the next three to five years.

The Development Agreement will come to the Council at a later date. As noted at the February 16th Study Session, the proposed Development Agreement identifies uses that are not currently allowed in the zoning district which will require revision to the Fife Municipal Code. Specifically, revisions will include allowing an "Off-Site Parking Lot" in the Medium Density Residential (MDR) zone as well as "Outdoor Storage" in the Community Commercial (CC). Both of these uses are current practice as part of Murrey's operations in their facility at the intersection of 70th Avenue and Levee Road.

The proposed Ordinance adds a Section to the CC and MDR zones which allows for the permitted uses to be waived, modified, or conditioned pursuant to a Development Agreement if certain criteria are met.

Mr. Larson responded to questions about public notices and added that a Neighborhood Meeting will take place on February 29th and the Planning Commission's Public Hearing is scheduled for March 7th.

The Public Hearing was opened at 7:40 PM and immediately closed, with no comments from the public.

Temporary Mobile Food Unit Code Amendment

Associate Planner Burroughs reported that the Fife Municipal Code (FMC) was recently amended to allow food trucks to spend long durations in commercial zones (e.g., food trucks in parking lots and on commercial property for daily use). Per the FMC, food trucks are currently not allowed on public property or property that is 100 feet from any residential zoning district. This prohibits food trucks at special events, such as the Farmers Market or Harvest Festival, in parks, schools, churches or on private residential property.

The Planning Commission and staff recommend an amendment to the FMC that would allow food trucks as an accessory use to a special event. This would allow for temporary food trucks in all zoning districts within the City of Fife, subject to specific conditions.

Ms. Burroughs noted that on November 2nd, December 7th, 2015 and January 4, 2016, the Planning Commission was briefed on the idea of a food truck code amendment to create a temporary food truck section for special events. On February 1, 2016, the Planning Commission held a Public Hearing for the temporary food truck ordinance, and made a formal recommendation to the City Council to approve the Ordinance. On February 16, 2016, City staff brought the temporary food truck ordinance to the City Council for discussion.

Various Councilmembers commented on the parking restrictions of a temporary mobile food unit and questioned whether there should be more flexibility.

Ms. Burroughs and Assistant City Attorney Amann clarified the provisions regarding temporary mobile food units that are approved through the special event process.

The Public Hearing was opened at 7:53 PM.

Councilmember Roscoe questioned whether a homeowner would need a permit for a temporary mobile food unit to park on their property and Ms. Burroughs answered that a special event permit would be required and read the definition of the special events permit.

Councilmember Curtis commented on food trucks needing a Health Department permit.

The Public Hearing was closed at 7:56 PM, with no one coming forward to testify.

ORDINANCES

Ordinance No. 1932 – First Reading

City Manager Mukerjee presented Ordinance No. 1932 proposing the elimination of the Detention Services Department and adding Corrections Officer and Corrections Sergeant back into Civil Service.

Mr. Mukerjee explained the demand for Fife detention services has decreased since the termination of the jail services contract with the City of Tacoma, and it is no longer felt that Detention Services is needed as a separate department. Therefore, the administration and operation of Detention Services is going to be reincorporated within the Police Department. The positions of Corrections Officer and Corrections Sergeant will return to Civil Service with this change.

Councilmember Roscoe moved to pass Ordinance No. 1932 for first reading, eliminating the detention services department and returning corrections positions to civil service. Councilmember Wolfrom seconded and motion carried unanimously.

RESOLUTIONS

Resolution No. 1704

Community Development Director Friddle reported the proposed Resolution authorizes the City Manager to negotiate for the sale of the property located at the southwest corner of the intersection of 70th Avenue East and 20th Street East subject to terms and conditions that must be presented and approved by the City Council prior to executing any final form of "Purchase and Sales Agreement."

The property was acquired by the City of Fife in 2001 using funds collected from traffic impact mitigation funds from the 70th Avenue East development. The property was purchased with the expectation that it would be used for additional right-of-way and for a stormwater management facility for the widening of 70th Avenue East. Fife's 70th Avenue design consultant subsequently reviewed the site and five alternative locations. Full frontage improvements have been installed with appropriate stormwater facilities.

The approximately 3.9 acre property is an undeveloped site and located in the Community Mixed Use zoning district. Several Councilmembers expressed concerns with the zoning restrictions of the undeveloped site and recommended that staff make sure it is disclosed during negotiations.

Councilmember Yambe moved to approve Resolution 1704 authorizing the City Manager to negotiate for the sale of the property located at the southwest corner of the intersection of 70th Avenue East and 20th Street East subject to terms and conditions that must be presented and approved by the City Council prior to executing any form of Sales Agreement. Councilmember Wolfrom seconded and motion carried unanimously.

Resolution No. 1705

Executive Assistant Rota and the City Council Sub-Committee members, including Councilmembers Gethers, Roscoe and Yambe, spoke on the process to make appointments to the Arts Commission, Parks Board and Youth Commission.

Councilmember Roscoe answered questions pertaining to the candidates interviewed. She explained that the resolution shows recommendations for individuals to be appointed to the Public Arts Commission, Youth Commission, Tree Commission and Parks Board.

The Sub-Committee commented that there was not a recommendation for the Planning Commission because the interviews had not taken place. The committee will make recommendations after the interviews.

Councilmember Roscoe moved to adopt Resolution No. 1705 appointing the recommended individuals to the designated City Board or Commission as stated on the resolution. Councilmember Gethers seconded and motion carried unanimously.

Resolution No. 1706

Assistant City Attorney Amann presented Resolution No. 1706, fixing the time and place for a public hearing on a petition to vacate a certain portion of Port of Tacoma Road abutting Tax Parcel No. 7085000371. Mr. Amann explained the City had received a petition from the owner of the adjoining parcel, Dean Rider. Although this parcel is currently City right of way, it has been used by the adjoining property owner since 1987 under a license agreement with Pierce County, prior to the time the property was annexed into the City.

The public hearing on the petition to be scheduled on March 22, 2016 at Fife City Hall.

Councilmember Gethers moved to adopt Resolution No. 1706 setting a public hearing on a petition to vacate a portion of Port of Tacoma Road. Councilmember Roscoe seconded and motion carried unanimously.

Resolution No. 1707

Public Works Director Blount reported Resolution No. 1707 allows for the award of a contract for the Firwood Condo stormwater project, the Rao house demolition and the Wapato Creek Bulkhead Removal. Mr. Blount explained the project includes improvements of the storm drainage system for 79th/80th Avenue Court East; demolition of the existing house and bulkhead adjoining Wapato Creek near the intersection of 54th and Valley Avenue East to improve the wildlife habitat; and the reduction of upstream water which backs up in neighboring yards. Along with the enhancements, there is the benefit of the potential for the addition of a future trailhead and park.

Staff asked Council to approve the project with an add-alternative for 250 linear feet of 12 inch storm piping and three catch basins in 80th Avenue Court East. The additional piping and catch basins would eliminate the puddling problem in 80th Avenue Court East. If this add-alternate is approved, a future project budget amendment would be brought forward to Council at a later date.

Mr. Blount answered questions about the steps towards the removal of the bulkhead and aligning the creek.

Councilmember Roscoe moved to adopt Resolution No. 1707, and award the project to Active Construction for the total bid amount, including add-alternate, of \$424,259.90. Councilmember Wolfrom seconded and motion carried unanimously.

CITY MANAGER REPORT

City Manager Mukerjee reported on:

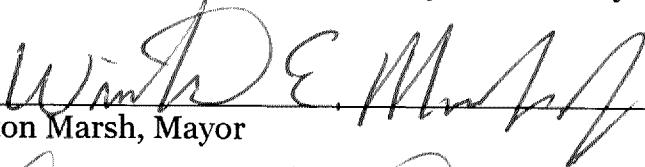
- The pool just kicked off their Swim-a-Thon fundraising campaign last week;
- The Fife Police Department had their annual department awards dinner this past Saturday;
- The annual Sweetheart (Daddy/Daughter) Dance was held this past Saturday, at the Community Center;
- The baseball/softball season officially begins at Dacca Park next Monday;
- Thursday is the Pierce County Regional Council (PCRC) General Assembly Meeting;
- Council Retreat is Friday and Saturday at Cedarbrook Lodge in SeaTac;
- March 1st the Washington State Department of Transportation is holding an Open House event for State Route 167 at the Fife Community Center;
- Northwest Innovation Works requested that the City of Tacoma temporarily suspend the environmental review process for the proposed methanol plant in Tacoma.

COUNCILMEMBER COMMENTS

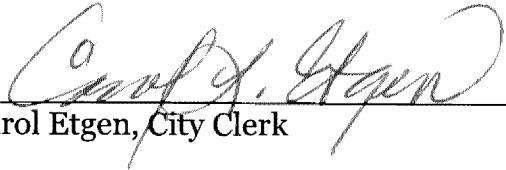
In response to a question from Councilmember Wolfrom, Aquatics Director Jendrick explained that the Swim-a-thon is a major nationwide fundraiser, with five percent of the donations going to USA swimming. Councilmembers expressed interest in viewing the underwater video from the event when it is available.

ADJOURNMENT

With no objection from Council, Mayor Marsh adjourned the meeting at 8:38 PM.



Winston Marsh, Mayor



Carol Etgen, City Clerk