

FIFE CITY COUNCIL STUDY SESSION MINUTES

**Fife City Hall
Council Chambers**

**Date: July 17, 2007
Time: 7:00 p.m.**

CALL TO ORDER AND ROLL CALL

Mayor Pro Tem Edwards called the study session of the Fife City Council to order at 7:06 p.m. with the following Councilmembers present: Godwin, Johnson, Edwards, Cerqui, de Booy, and Roscoe.

Excused: Mayor Kelley

Staff: Worthington, Reinbold, Marcotte, Smith, Reuter, Blount, Forbes, Pasinetti, Blackburn, Richards, and Recording Secretary Jessica Tate.

PLEDGE OF ALLEGIANCE

Councilmember Cerqui led the pledge of allegiance.

STUDY SESSION

Park Plan

Director Reuter reported Conservation Technix is seeking input and feedback from the Council to complete the first draft of the Park, Recreation, and Open Space Plan.

In addition to the compilation of the public survey results, Conservation Technix conducted several stakeholder interviews to obtain input from a diverse cross section of the community. Some of the groups include the Puyallup Tribe, Fife School District, Fife Chamber of Commerce, Fife Park Advisory Board, Fife Planning Commission, local youth athletic organizations, Tacoma Sports Commission, local businesses, and senior citizens. Information obtained from the groups and input from the Council will provide direction regarding the completion of the first draft of the new park plan.

Steve Duh, Conservation Technix, briefed the Council on the process leading up to the Park, Recreation, and Open Space Plan draft, which will assess the growing needs of the City of Fife. One open house was held approximately eight weeks ago. The second will be held in mid-September 2007.

The public survey generated approximately 170 responses. The survey results reveal a high interest in recreational activities such as walking, hiking, and cycling. Other interests include neighborhood parks, picnic areas, more open space, additional space for traditional play, and specialty uses such as soccer and cricket fields.

As population density grows, the need for community gathering space also increases. The survey reflected a desire for park maintenance such as weed control and managing invasive species within Wapato Creek.

Results regarding youth and senior programs recognized the need for additional programs and maintaining the current level of programming. Special events such as concerts and festivals were also a popular item.

Councilmember de Booy said she was delighted with number of survey participants, as the opinions reflect current activities and ideas for new activities.

Councilmember Cerqui asked about the number of surveys sent out. Mr. Duh indicated approximately 3,500 surveys were distributed.

Councilmember Johnson said the survey results indicate overall that the City of Fife is proceeding in the right direction in terms of park development and recreation. The score of 40.3% for uncertainty indicates an opportunity for additional public outreach regarding the plan. He expressed concerns about the number of requests for additional ball fields, as many existing fields are underutilized. City Manager Worthington replied that the geographical aspect was not reviewed, as the survey did not require a return address. Staff can follow-up through homeowners associations regarding areas significantly lacking amenities.

Councilmember Godwin asked about the responsibility for funding and development of proposals. City Manager Worthington explained some proposals can be accomplished in conjunction with development of a long-range parks plan. Councilmember Godwin indicated decisions must be made regarding whether responsibility falls under the department or if programs can begin with impact fees. He expressed concerns about utilizing an additional contractor. It appears to fall under the responsibility of the Director for Parks and Recreation.

Mayor Pro Tem Edwards asked how the survey results compare with other cities in terms of needs and desires. Mr. Duh indicated each city and county is unique. Overall, Fife is consistent with surveys conducted throughout the state in terms of walking, hiking, cycling, open space, active recreation, and trail connectivity.

City Manager Worthington asked about the statistical validity of the survey. Mr. Duh indicated the survey provides a 7% error margin.

City Manager Worthington said he was surprised to see such a high interest in adult programs. Mr. Duh stated the core groups such as youth and teen programs appears to be the focus, as adults are in a better position to independently find other programs.

Councilmember Johnson reported the survey validates the Council's push for trails and acquiring open space. The potential for informal trails along

the creek seems favorable. The survey provides many comments to utilize during the process.

Councilmember Cerqui asked about survey differences between homeowners and renters. City Manager Worthington indicated the survey was geared for homeowners.

Mr. Duh reviewed draft Goals & Objectives.

Councilmember Godwin asked that the plan adequately address existing and additional youth programs. Further marketing is warranted for ball fields and youth programs to deter youth crimes.

Mayor Pro Tem Edwards said one issue regarding underutilized ball fields is that children need adults to supervise and teach sports.

Councilmember Roscoe stated parents are now more aware of safety issues, and most do not allow unsupervised play in parks and neighborhoods. Planned group activities are more preferable.

Councilmember Johnson commented that responses rated low for support of the community center. It seems the wish for additional youth and senior programs should be tied with the community center. Mr. Duh stated Goal #6 pertains to management and operations, which will provide an assessment of users to track user intensity and potential program adjustments.

Mr. Duh commented that the low utilization of existing ball fields is most likely due to issues with lighting and field maintenance. A turf field with adequate lighting could be utilized year round.

City Manager Worthington said Goals & Objectives could address levels of service, such as requiring a neighborhood park within one-quarter mile of a residential area.

Mr. Duh reviewed a map showing existing open space and park locations along with potential areas of acquisition and trail connectivity.

The first draft is scheduled for completion in August 2007 followed by the September open house.

Mayor Pro Tem Edwards requested Councilmembers contact Director Reuter to provide additional input.

Councilmember Cerqui commented that it's beneficial to coordinate comparable zoning with park development.

Samoa Cricket

Director Reuter briefed the Council on a Samoan Kilikiti and Community Cricket Pitch proposal by the local Samoan community. Samoan Kilikiti is one of several forms of cricket played around the world. The sport usually consists of two teams of 15 to 20 players. It is a bat and ball game using a circular, elliptical grass, or dirt field with the center consisting of hard ground or concrete. The facility would also lend itself to dual use for English-style cricket. The size of the field is significant, as the pitch is 500 feet in diameter.

Public Comment

Isaia Liufau reported he submitted the proposal because the nearest available field is located in Seattle. There are many established teams in the Pacific Northwest. A Kilikiti game is a community event with singing, dancing, and feasting. All members of the community are welcome to participate.

Facilities required for a local league would ideally include a circular grass pitch with an approximate diameter of 500 feet and a solid wicket (concrete slab or other artificial hard surface) five feet wide and 70 feet long.

Mayor Pro Tem Edwards said it will be a challenge to utilize such a significant portion of property for a single use. He asked what time of year the sport is played. Mr. Liufau indicated the sport can be played year round.

Councilmember Godwin suggested utilizing a portion of property, such as the Gathering Place property, to develop two soccer fields with a cricket field in the center.

Councilmember Cerqui said he would like to continue to review multi-use field options.

Councilmember Roscoe agreed Councilmember Godwin's suggestion might solve the problem.

Pacific Highway Building Height Increase

Director Smith briefed the Council on a proposal to increase building height along Pacific Highway. Currently, the building height allowance in the Regional Commercial Zone (RC) is 40 feet, except in the area located west of Port of Tacoma Road along the Pacific Highway corridor to the edge of the City limits. The Planning Commission recommends the Council amend FMC 19.68.090 to provide for a building height increase of up to 90 feet in the RC zoning district along the Pacific Highway corridor extending from Pacific Highway north to 12th Street east, south to Interstate 5; east and west to the edge of the City limits. Director Smith reviewed a map showing the area impacted by the proposal.

In the proposed height increase area, there is a total of 285.93 acres of

land, all located in the RC zoning district from Pacific Highway north to 12th Street east and south to Interstate 5. One way to determine whether property has the potential for redevelopment is through its ratio of building value to land value. Any property where the improvement value (taxable value of the building) that is 50% or less than the land value (taxable value of the property) is considered underutilized or redevelopable. Under that scenario, approximately 170.38 acres could be considered underutilized (60%). Pierce County uses a different category for underutilized property, which is any improvement value less than the land value. There are approximately 209.36 acres that are considered underutilized (73%). Using either method, the majority of property in the RC zone along the Pacific Highway corridor is in the “underutilized” category.

Revisions to the Multi-Family Regulations recommended by the Planning Commission and adopted by the Council in Ordinance 1620-07 encourage mixed-use development in the RC zone. An increase in building height will help encourage redevelopment to implement Council’s intent to focus mixed-use and multi-family development near commercial areas with services and transit. The increase could also prompt redevelopment of office and other commercial uses.

Redevelopment along the Pacific Highway corridor can help the City compete for regional transportation funding that can be used for roads and increased transit facilities, such as Sound Transit’s light rail extension from SeaTac to Tacoma. Aesthetics could also be dramatically improved with the increase of new commercial uses along the corridor.

A height increase along the Pacific Highway corridor is consistent with and helps to implement comprehensive plan goals and policies regarding traffic, economic development, and housing. This increase will result in more commercial business and mixed-use development along the Pacific Highway corridor, all of which are encouraged by the comprehensive plan.

Staff recommends holding a public hearing in August 2007.

Councilmember Godwin expressed support for scheduling a public hearing.

Councilmember Johnson said the proposal could impact Fife’s auto row. He expressed support for scheduling a public hearing.

Councilmember Cerqui said he supports scheduling a public hearing.

Councilmember Edwards asked why the area near 54th Avenue was not included in the proposal. Director Smith clarified the area near 54th Avenue is zoned Community Commercial, which is intended for smaller

scale development. The proposal is limited to Regional Commercial zoning.

Councilmember Godwin commented that it doesn't make sense to exclude such a small portion. Director Smith agreed and indicated staff will provide an analysis regarding the issue.

Public Comment

Mike Seeger, Fife Flowers, noted that an increase in building height will also increase parking requirements. Director Smith replied that structured parking requires a 4 to 5-story building.

Discussion followed regarding how the 90-foot height increase was determined.

Bruce Brooks suggested there might be unintended consequences as a result of building height increases fronting I-5. He suggested stair stepping buildings along the Interstate 5 corridor in terms of height. Director Smith acknowledged the request.

Consensus

The Fife City Council recommended scheduling a public hearing.

CTR – Commute Trip Reduction Update

Director Smith reported the State Commute Trip Reduction Act (RCW 70.94.521) was amended in 2006, requiring an update to local Commute Trip Reduction (CTR) Plans. The City of Fife contracted with Perteet Inc. to assist with drafting the CTR plan.

In 1993, the City of Fife adopted CTR Ordinance (FMC 17.19) to comply with the CTR Act, adopted by the Washington State Legislature in 1991. The law requires employers of 100 or more employees, who arrive between 6:00 a.m. to 9:00 a.m., to develop and implement a program to encourage employees to reduce vehicle miles traveled and drive alone trips. The City of Fife's Comprehensive Plan supports the concept of CTR.

Jonathan Dong, Transportation Planner, Perteet Inc., reviewed the CTR Act. Although the CTR program only applies to a few sites in Fife, it will continue to grow and address a variety of transportation and environmental issues. Several trends are increasing the value of CTR in Fife, particularly as an alternative to expanding roads and parking facilities, such as rising facility costs, demographics, energy costs, consumer preferences and marketing trends, and environmental concerns.

The CTR plan focuses on reducing drive alone trips and vehicle miles traveled among major work sites. As part of the CTR plan requirements, an assessment of land use and transportation conditions was performed for each CTR affected work site. Under the CTR ordinance, four affected worksites are located within Fife:

- City of Fife
- Comcast Cable Communications
- DSHS
- Morning Sun

The goal of the plan is reducing drive alone trips by 10% and vehicle miles traveled by 13% at CTR-affected worksites. Base rates have been determined using the most recent CTR survey data. At the time the plan was drafted, survey data from 2005 was used to prepare the base rates. The 2005 single-occupancy-vehicle (SOV) rate is 80%. The goal is to reduce the SOV rate to 72% by 2011. The 2005 vehicle miles traveled (VMT) rate is 12.40. The goal is to reduce the VMT rate to 10.79 by 2011.

Councilmember Godwin asked about the penalties for not achieving the proposed rate reductions. Planner Pasinetti indicated the City might not be awarded Washington State Department of Transportation grants for some projects.

Director Smith stated vanpools and carpools are available options to assist in achieving CTR goals.

City Manager Worthington indicated the City of Fife has made a conscious effort to reduce SOV rates, by providing bus route schedules and creating flexible workweeks to utilize the schedules.

Councilmember Godwin suggested the City should also use successful alternatives employed by neighboring cities, rather than spending additional and unnecessary funding. Director Smith said staff will review and prioritize the options. The intent is not for the City to accept all options.

Director Smith reported the first reading of the resolution to adopt the new CTR plan is scheduled for the July 24, 2007 Council meeting.

Receivables

Director Marcotte reported amounts owed to the City by other jurisdictions for detention and dispatch services are current. The City has a relatively small amount of delinquent accounts for other services, and a relatively small amount outstanding with the collection agency. The Puyallup Tribe currently owes approximately \$575,000 from existing agreements and will owe an additional \$850,000 after its grant allocation process this fall.

The City of Fife provides detention services to a number of other jurisdictions through the Fife City Jail and dispatch services through the

police dispatch center. The City also receives payments from citizens and others for utility services and other services. Billings for these services are processed through the Finance and Administration Department. Most accounts are maintained in the Springbrook accounts receivable module. The system has the capability of "aging" accounts receivable to see which accounts are current and how long an account has been delinquent. This assists staff in focusing collection efforts on past due accounts and notifies staff when to refer accounts to the collection agency. Collection of accounts for the Municipal Court is handled separately.

Director Marcotte reviewed the Accounts Receivable Aging Report and Puyallup Tribe of Indians Interlocal Agreement and Grant Awards Report.

Mayor Pro Tem Edwards commended Director Marcotte for the update. He asked for an update every six months.

**Wapato Restoration Plan
Update**

Director Smith reported a City Council goal for 2007 is partnering with the Puyallup Tribe and Pierce County Conservation District for restoration of Wapato Creek.

Available information to date has been used to prepare a suggested format for a draft restoration plan. There are five separate aggregations of City-owned property along the creek.

A few highlights from the inventory data include:

- Total linear feet of Wapato Creek in the City: 28,252
- Linear feet on City-owned parcels: 5,665
- Linear feet on private parcels: 22,587
- Acres of City-owned parcels with creek frontage: 33.8
- Total parcels with creek frontage: 116 - City: 12, Tribal: 9; DNR: 1; Private: 94

Progress to date reveals there are significant gaps in information that will take additional time to research, which is vital for a thorough restoration plan, such as inventory data and restoration plans needed for the creek bed to provide improved fish habitat. As indicated in the inventory data, approximately four/fifths of the creek frontage running through Fife is privately owned. Restoration on privately-owned land will be necessary for making system-wide improvements to the creek. The restoration planting schemes provided in the draft plan are a useful starting point. However, for any specific restoration project, more detailed planting plans should be developed. Additionally, restoration planting schemes address upland habitat. Plans for restoration of creek bed areas for fish habitat will take other expertise not presently offered, although the Tribe or WDFW might be able to assist.

To address issues of water quality and flow rates, efforts are needed at the political level to obtain cooperative agreements with other governments.

Recommended next steps include:

- Continue to seek available information on the creek. For instance, restoration efforts on private properties, vegetation, water quality, and fish and wildlife use.
- Identify ownership of parcels adjacent to the creek.
- Identify a preferred site for restoration and discuss partnering with the Tribe or others for a restoration project.
- Pursue political contacts and agreements to improve creek flows and other cooperative management strategies with other agencies.
- Identify long-term strategies and an action plan to accomplish long-term goals. For example, measures to encourage voluntary restoration efforts on private lands.

It is anticipated there will be costs for preparing and implementing a restoration plan. In the 2007 budget, the Council allocated \$40,000 for work on Wapato Creek restoration. It is anticipated contracting for professional services to assist City staff and other partners with preparation of the plan is the most efficient way to achieve the goal.

Councilmember Godwin stated he is an advocate for restoring Wapato Creek. However, the plan is not an adequate attempt to achieve restoration. The decision as to whether the creek will be a creek or a ditch must be made. Water quality and flow rate issues must also be addressed. Director Smith replied that the update is more of a progress report.

City Manager Worthington added that the inventory of city properties is a complex issue.

Discussion followed regarding potential properties to utilize as a starting point for the project.

Councilmember Cerqui indicated that project leadership should come from Fife. The plan is a good first step toward the goal. He suggested starting the project at the Brookville property. Councilmember de Booy agreed.

Councilmember Roscoe reported flow review is an important step in determining a restoration effort.

Councilmember Godwin agreed the Brookville property is an adequate starting point.

Councilmember Johnson stated a biologist's review of the plan is warranted. Water flow is an important issue. He suggested having interested parties form a "Friends of the Wapato Creek" restoration group to enforce the intent to restore the creek to its natural environment. Another vital issue is contacting the Port to prompt restoration efforts at the mouth of the creek.

Councilmember Cerqui pointed out that the Critical Areas Ordinance should address enhancement plans.

Councilmember Godwin said maintenance enforcement is necessary for long-term success of the project.

Discussion followed regarding plant maintenance requirements.

Public Comment

Natasha Jaksich, Fife Free Press, commented that there is an emotional tie with the community, which will be important for community participation.

Street Illumination Standards

Director Blount reported the City of Fife does not currently require illumination of streets through explicit code language, but utilizes the SEPA mitigation process to require illumination. The Council asked staff and the Planning Commission to consider the advisability of developing more formal standards. The Planning Commission considered draft standards at its regular meeting on July 9, 2007 and recommends the Council adopt code standards.

Director Blount reviewed the draft standards and an existing classification map. There might be some areas in the City where seasonal lighting is preferred over street illumination.

Councilmember Roscoe stated she would prefer adoption of an ordinance to enforce the requirements. Councilmember de Booy agreed and indicated she looks forward to the proposed decorative lighting.

Councilmember Cerqui expressed support of the proposal.

Mayor Pro Tem Edwards asked about potential costs to improve illumination. Director Blount replied illumination costs are currently approximately \$60,000 per year. However, much of the City has no lighting. Costs could increase to approximately \$300,000.

Consensus

The Fife City Council directed staff to prepare a draft ordinance for future consideration.

City Support of Social Services Program

City Manager Worthington reported the Council expressed interest in exploring opportunities for contributing to local social services. Of

particular interest are FISH Food Bank (Fife location), Paidion Youth Center (Milton), and Senior Citizen Shuttle service. It's important to consider the mission of the City when exploring such opportunities.

An opportunity with the FISH Food Bank could include conducting routine food drives. The City would need to enter into a contract with FISH to contribute monetary amounts.

The City would also need to contract to increase the monetary amount donated to Paidion Youth Center.

In response to the Council's inquiry about providing a senior shuttle program, staff obtained information on costs to operate a program. While it may appear that this is a relatively simple program to implement, many factors must be considered including:

- Hiring a qualified driver
- Transporting elderly clients and the liability exposure to the City
- Program operational costs
- Wages for a qualified driver (12 hours per week x \$18 per hour = \$216 per week)
- Fuel
- Additional insurance
- Additional vehicle maintenance

Staff will provide information on the potential to contract with Pierce Transit.

Councilmember Godwin said he prefer a more positive approach to the issue. Existing city-owned vehicles should be put to use.

Councilmember Johnson suggested initially scheduling one to two-hour trips one day a week to determine whether a shuttle service is warranted. Another idea is providing online grocery service for pick-up at the community center.

Motion

Councilmember Roscoe moved, seconded by Councilmember Godwin, to extend the meeting 15 minutes to adjourn at 10:15 p.m. Motion carried.

Councilmember Cerqui indicated the issues are very important. He requested deferring discussion on the topic to another meeting when adequate time is available for discussion. The City should participate in positive benefits for the community including facilitating existing programs. He agreed with Councilmember Godwin's comment about utilizing city-owned vehicles. He expressed support for hiring a part-time

qualified driver.

Councilmember de Booy said all three items are worthy causes for the City's involvement. She agreed with Councilmember Johnson's comments regarding the shuttle.

Councilmember Roscoe expressed support for the Paidion Youth Center. She offered a suggestion of using a volunteer to drive the shuttle. Director Reuter indicated the City's vehicle does not require a Commercial Driver's License (CDL).

Police Chief Blackburn indicated there previously was a shuttle program. However, the program ended because of lack of participation and issues with Labor and Industries claims.

Councilmember Johnson encouraged donations to the FISH Food Bank, as stocks are currently low.

City Manager Worthington reported staff will provide additional alternatives for the Council's review.

Mayor Pro Tem Edwards noted that one option might include specifically allocating funding for programs.

Councilmember Johnson asked staff to review and forward the latest RTCA newsletter, regarding assistance with conservation efforts for rivers and trails, to the Planning Commission. Directors Smith and Reuter acknowledged the request.

ADJOURNMENT

There being no further business, Mayor Pro Tem Edwards adjourned the meeting at 10:15 p.m.

Steve Marcotte, City Clerk/Finance Director