

**FIFE CITY COUNCIL  
MINUTES**

**Fife City Hall  
Council Chambers**

**Date: August 21, 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 7:00 p.m. with the following Councilmembers present: Edwards, Kelley, Cerqui, de Booy, and Roscoe.

Excused: Councilmembers Godwin and Johnson.

Staff: Worthington, Reinbold, Marcotte, Blackburn, Forbes, Reuter, Smith, Blount, Pasinetti, Richards, Ringus, and Recording Secretary Valerie Gow.

**PLEDGE OF  
ALLEGIANCE**

Mayor Kelley led the pledge of allegiance.

**SPECIAL  
PRESENTATION**

**VFW Memorial Award**

**Frank Poleskie, 2816 Dale Lane East, Fife**, presented Mayor Kelley with a plaque for recognition of his and the City's volunteer work and efforts for the Milton VFW Memorial.

Mayor Kelley thanked the VFW for the award and recognition. The City of Fife donated \$15,000 to the project. The plaque will be displayed in the lobby at City Hall.

**PUBLIC COMMENT**

**Norm Wice, Representative from Mayfair Place Condominiums**, stated residents have significant concerns about the construction project underway to the west of the property. He said he discussed the issue with Mayor Kelley on August 16, 2007. Residents have completed many forms with the City and are waiting for a response.

The concern regards the project's entrance, which follows Mayfair Place Condominiums western boundary fence. Tremendous noise, pollution, and dust are generated. If it continues it may negatively impact property values. Mr. Wice requested relocation of the project entrance.

Director Smith affirmed City staff is aware of the issue. Staff will confirm construction activities are conforming to City code. He added that he offered to meet with Mr. Wice and other members of the community to discuss the issue. Director Smith said he will schedule

a meeting with concerned residents of Mayfair Place Condominiums.

Councilmember Roscoe invited further contact with the Council if more questions arise. Mayor Pro Tem Edwards added that the Council is willing to address concerns but prefers having staff address the issues first.

City Manager Worthington described City procedures for addressing issues.

## **STUDY SESSION**

### **WSDOT/SR 167 Presentation**

Director Smith reported City staff is meeting regularly with representatives from the Washington State Department of Transportation (WSDOT) to coordinate planning for the proposed extension of State Route 167 through Fife. WSDOT recently requested an opportunity to address the Council on concepts for using the City's Gathering Place property.

**Steve Fuchs, WSDOT Project Manager**, provided an update on the project. WSDOT is actively working on design refinements to I-5 interchanges as part of the SR 167 Extension Project. The process involves looking at several design issues to help reduce the complexity and cost of the interchange. The issues involve:

- Locating 70<sup>th</sup> Avenue outside of the complicated interchange
- Expanding the ramp configuration to lower the overall height of the interchange
- Eliminating all of the 'left-off' ramp connections
- Attempt to keep 20<sup>th</sup> Street in its existing location

After receiving news that the National Soccer Park project was terminated, WSDOT was able to look at expanding the interchange onto Fife property to accommodate some of the design issues associated with the ramp.

As part of the design effort, WSDOT is identifying potential wetland mitigation sites for the project. The results reveal Fife's Gathering Place has the highest potential in the Hylebos watershed.

The Interurban Trail currently terminates at the gravel road along 70<sup>th</sup> Avenue. WSDOT must mitigate impacts to the trail as part of the project. WSDOT is looking at ways to combine the work with all of the design issues.

Mayor Pro Tem Edwards clarified the presentation speaks more to potential WSDOT plans for the Gathering Place rather than the road construction project.

Mayor Pro Tem Edwards asked if the plans are based on WSDOT ultimately purchasing the property. Mr. Fuchs said it is; however, Fife's vision for the Gathering Place was incorporated into WSDOT's concept.

Mr. Fuchs reviewed the site plan locations and graphics for each of the three alternatives:

**Multipurpose "Gathering Place"**

- Gateway feature/Trailhead
- Kiosk
- Monument
- Bench
- Paved 12-foot Interurban Trail meanders within 100-foot Riparian Restoration Proposal (RRP)
- Wetland mitigation
- Observation overlooks with interpretive signage
- Pedestrian bridge
- 10 to 12 parking spaces
- Alternative commercial development

Councilmember Roscoe asked what percentage wetland mitigation represents for the entire project. Mr. Fuchs stated there are 30 acres of wetland mitigation required. The proposal represents 12 or 13 acres of wetland credit.

Councilmember de Booy said she was glad to see considerable thought given to the interurban trail.

Councilmember Cerqui asked about the wetland category of the Surprise Lake tributary. Director Smith stated the tributary is either a Category III or IV wetland. Mr. Fuchs stated the intent is to relocate the tributary into a more natural condition.

Mayor Kelley asked whether WSDOT intends to turn over the property to Fife at some point in the future. Mr. Fuchs stated the freeway portion will be retained by WSDOT. WSDOT does have the ability to give wetland mitigation property to local jurisdictions.

Typically, 10 years of maintenance and establishment is required before the property can be transferred.

Mayor Kelley asked about the City's portion of stormwater drainage. Mr. Fuchs reported WSDOT will complete hydraulic modeling and work with City staff to address the issue. Mayor Kelley suggested it would be unfavorable if the City has no part in stormwater drainage. Mr. Fuchs acknowledged the comment.

Councilmember Roscoe asked how 70<sup>th</sup> Avenue will be relocated. Mr. Fuchs stated a mirror-image connection to Highway 99 will be created in a different location.

Councilmember Cerqui asked about the status of the property north of the Interurban Trail, as it appears the wetland could be enhanced as well. Mr. Fuchs reported the property is owned by Pierce County Water Programs. WSDOT is working to acquire the property and is waiting for approval. The property could be used for the relocation of Hylebos Creek and wetland mitigation.

Councilmember Cerqui asked if flooding on the Gathering Place property will be alleviated in the future by the project. Mr. Fuchs advised that WSDOT is assessing ways to alleviate the restriction of flows but can't assure flooding will be alleviated.

Discussion followed regarding the financial details of the project.

**Consensus**

**The Council agreed to continue discussions with WSDOT regarding the potential to utilize some Gathering Space property for the SR 167 Extension Project.**

**Historical Society Work Plan**

Mayor Pro Tem Edwards reported three elements of the Historical Society Work Plan include a \$60,000 item, a \$38,000 item, and a potential negotiation with the Fife Historical Society regarding funding. The goal is to discuss each piece individually to avoid confusion.

City Manager Worthington reported in the 2007 Fife budget, the Council provided \$60,000 of tourism revenue for building improvements by the Fife Historical Society. The Council stipulated that the Society is to provide a detailed explanation of how funding will be used prior to the release of funds.

The Council awarded \$60,000 for capital improvements. Release of

the funds is contingent upon the Society providing plans and bids in document form to the Council for review. This funding is separate from the funding provided in the Facilities Use Agreement (FUA).

In 2003, the City entered into a 10-year auto-renewal agreement with the Fife Historical Society. Part of the agreement was to provide funding in the amount of \$50,000 for maintenance and operation in calendar years 2004, 2005, 2006, and 2007. The funding agreement ends in 2007.

**Steve Kono, Fife Historical Society**, reviewed the details behind the financial agreement with the City.

**\$60,000 Item:**

Discussions with potential contractors have been held. The Dacca House project consists of four stages with the following anticipated costs:

- **Roof** - \$6,000
- **Exterior Paint** - \$6,000 to \$8,000
- **Plumbing (restroom facility and potential small kitchen)**
- **Floor**

Councilmember de Booy asked if the building is structurally sound excluding the roof. Mr. Kono affirmed the structure is sound.

Councilmember Roscoe asked about the future purpose of the Dacca barn. Mr. Kono said the exterior will be preserved and the interior used for community events.

**Consensus**

**The Council directed staff to explore options for roof repair or replacement for discussion at a future meeting.**

Mayor Kelley said funding for the roof could be allocated over several years. Mayor Pro Tem Edwards suggested beginning repairs with the roof and then initiating repairs within the building.

Mayor Pro Tem Edwards clarified that the additional repair items will be considered in the future.

**Louise Hoffman, Facilities Coordinator, Fife Historical Society**, reported more than 600 visitors have visited the Fife Historical Museum to date. She thanked everyone who has donated to the museum.

**\$38,000 Item:**

Ms. Hoffman provided an update on basement improvements.

A portion of the gutter on the backside of the building was weighed down by the amount of debris in the gutter. The gutters were cleaned and pressure washing was completed in time for the Harvest Festival. Ms. Hoffman recommended the City allow pressure washing of the roof.

Ms. Hoffman said there is interest by the Historical Society to acquire a train engine. City Manager Worthington indicated Tacoma Railroad received the City's letter of interest. Tacoma Railroad has conveyed that a decision has not been made.

Ms. Hoffman reported the museum is now open on Wednesdays.

Councilmember de Booy said she would like to see the museum open during the Harvest Festival. Mr. Kono stated the Fife Historical Society is partnering with another community entity to assist with operating an event during the Harvest Festival.

Mr. Kono referred to Historical Society's FUA. The Council approved the agreement in April 2003. The agreement provides City funding for five years. The Fife Historical Society is very appreciative of the funding and has utilized it appropriately. Mr. Kono requested a continuation of the agreement following additional discussions with City staff.

**Consensus**

**The Council directed City staff to continue discussion regarding a continuation of the funding agreement with the Fife Historical Society.**

Councilmember de Booy said she has had discussions with several people regarding the acquisition of a train engine to display with the caboose. During one discussion, Joe Rosinski asked her to relay the message that the engine did not belong to nor was operated by Fife and that the City should not pursue acquisition of a train engine.

**2<sup>nd</sup> Quarter Financial Report**

Director Marcotte provided a status report on the City's financial status for the first half of 2007.

As of June 30, 2007, the City has a total of \$38,204,503 in cash on hand and investments for all funds. The City's investments consist

exclusively of funds held by the Washington State Treasurer in the Local Government Investment Pool (LGIP). The LGIP invests solely in securities authorized by state law as allowable investments for local governments. Funds invested in the LGIP are currently earning approximately 5.25% interest.

Revenues and expenses are tracking reasonably against budget for the current expense fund. Other funds are also performing reasonably against budgets. Revenues for both the Water and Sewer Utilities are tracking beyond projections.

The City has not received any of the \$900,000 budgeted from the Puyallup Tribe for the Interlocal Agreement. However, the City did recently receive approximately \$212,000 owed to the City from prior periods as “in lieu” payments for lost lodging and sales taxes.

Mayor Pro Tem Edwards asked if the Puyallup Tribe is current with the City. Director Marcotte said the Puyallup Tribe owes \$545,000. The \$212,000 is subtracted from that amount. There have been no objections from the Puyallup Tribe regarding repayment.

Mayor Pro Tem Edwards commended Director Marcotte for his work.

Mayor Pro Tem Edwards asked about the yearly sales tax revenue status. Director Marcotte replied that he is surprised to see how consistent sales tax remains each year.

**Wapato Creek Easement  
Public Meeting Debrief**

Director Blount reported property owners along Wapato Creek, within the City of Fife and Drainage District 21, were invited to a public meeting at Fife Community Center from 6:00 p.m. to 7:30 p.m. on Thursday August 2, 2007. Approximately 40 members of the public attended the meeting.

Councilmembers Godwin, Johnson, Cerqui, and de Booy attended and represented the Council. Doug Skelly represented District 21 Commissioners. City staff in attendance included Assistant City Manager Reinbold, Director Smith, Planner Pasinetti, Ken Gill, and Director Blount.

Director Blount reported he provided a 30-minute presentation on drainage district history, purpose of the easements, a draft easement, and next steps to finalize an easement with each of the stakeholders. Director Blount, elected officials, and staff responded to stakeholder questions for over an hour following the presentation.

The intent is for City staff to receive direction from the Council to proceed and incorporate citizen comments in the draft easement and prepare a final easement with individual legal descriptions. The Council is requested to review and potentially approve the draft prior to mailing.

Mayor Pro Tem Edwards read comments into the record by Councilmember Johnson stating, "I am not open to the language in paragraph four/five, where it expands access and rights to access or remove any hazard at the sole discretion of the City. This language greatly expands the area outside the ten-foot easement. Crews do typically work during dry months, so this is unnecessary. The City would need to obtain a permit to enter and remove hazards during winter, and as such have time to approach and receive authorization from landowners. Language regarding the twelve-month high mark must be struck. Further hazards should be defined to flotsam and jetsam, or down trees and debris."

Director Blount reviewed the Drainage Easement draft.

Councilmember de Booy said she understood people are upset because of the legalities and because they received different information from the Drainage District and the City. She reiterated that the City did not begin the process properly. However, the public meetings may have eased some concerns.

City Manager Worthington clarified that staff ceased recording of any further easements in December 2007 at the Council's direction.

Director Blount said he received many favorable comments regarding the agreement.

Councilmember Cerqui reported the public comment received at the meeting did not appear to be favorable of the agreement. Many concerns were expressed that he shares with the public. He said he would not like to see the City to pursue condemnation as everyone agrees the creek must be maintained. One person shared the idea of the City sending notice prior to cleaning the creek to avoid any issues. The language in the agreement has been improved; however he said he will vote against the proposal.

Councilmember Roscoe said she supports the recommendations suggested by Councilmember Johnson.

**Consensus**

**The Council directed staff to incorporate Councilmember Johnson's comments and provide a final draft for the Council's consideration at its first meeting in September 2007.**

**Towing Service Options**

Police Chief Blackburn reported the briefing is an opportunity for the Council to discuss and provide guidance regarding towing regulations in the City.

Mayor Pro Tem Edwards asked about the purpose of the discussion. City Manager Worthington reported that over the last several months, over 30 complaints were received associated with Fife towing, impounding, and release processes. Mayor Pro Tem Edwards said it doesn't appear to be an issue that would normally come before Council. City Manager Worthington replied that the City has indirectly licensed the operation, which is responding to service calls from Fife Police.

Police Chief Blackburn described the process for towing service in response to a police call.

Councilmember Cerqui commented on a personal encounter with Fife Towing, which relates to concerns received by citizens. He said he did not want City code to condone inadequate services. Issues with service could be avoided if people have more choices.

**Dave Bave, Vice President, Fife Service and Towing Inc.,** reported Fife Towing also operates Fife Recovery Service, Northwest Towing, and Northwest Equipment Sales and Service. He indicated not all of the customer contacts Police Chief Blackburn provided involve customer issues with Fife Towing.

Currently, over 6,000 calls for service from the general public, police department, and other jurisdictions have been received. The number provided by Police Chief Blackburn represents less than one percent of complaints. Since the beginning of the year, Fife Service and Towing Inc.'s average response time to the Fife Police calls has been 12 minutes.

He suggested that the complaints received by the City against the company should have been brought to management's attention to afford the company an opportunity to address the complaints.

Mayor Pro Tem Edwards asked City Manager Worthington and the

owner of Fife Service and Towing Inc. to review the complaints to ascertain if they are from Fife residents and if the complaints are legitimate.

Councilmember Cerqui described his negative experience with Fife Service and Towing Inc. in regard to acceptance of checks as payment.

Councilmember Cerqui said it appears an impound lot is not warranted at this time and suggested opening the service to other companies.

**Philip Waldner, Fife Service and Towing Inc.,** reported the fourth generation family has resided in Fife. The business and family has greatly contributed to the community over the years. Any complaints received in a timely fashion to the company are fully investigated. The list provided by Police Chief Blackburn includes 12 customer complaints since the first of the year. The remaining names appear to represent incidents from a total number of approximately 790 impounds in the City of Fife. Many issues are because of the City's requirement for the company to verify insurance prior to releasing a car to its owner. Fife Service and Towing Inc. is a great asset to the community and strives to please customers.

Councilmember Roscoe said state law requires all vehicle owners to have valid liability insurance. However, some issues are caused by the towing company becoming a regulatory agency when requesting proof of insurance.

Mayor Pro Tem Edwards reiterated his request for City Manager Worthington and Mr. Waldner to discuss each of the 34 complaints in terms of legitimacy. The Council can discuss the issue after the discussion. He also asked City Manager Worthington to review the issue of the towing company enforcing insurance. City Manager Worthington acknowledged the requests.

Mr. Waldner apologized to Councilmember Cerqui for his negative experience. Councilmember Cerqui said he appreciates Mr. Waldner's commitment to the community. However, it does appear that there should be a policy revision.

**City's Future Facility Needs**

City Manager Worthington reported the growth within the City is creating demands for new and expanded facilities. A program to address long-term and current building demands is warranted.

The City of Fife has grown by 50% in population over a very short period of time. City staff has increased to serve the new population. Space for employees and new programs is no longer available. Fortunately, the Council provided land for future growth in services to Fife citizens. The question is how to best use the land and other assets to meet the needs of a growing city.

A facilities plan can be developed to determine what major facilities and structures will be needed over the next 25 years, and where those facilities should be located. Examples of potential new and expanding facilities include:

- Municipal Court Building
- Youth Center
- Remodel or replace the Community Center
- Expand City Hall
- Library Building
- Park Maintenance Yard
- Expand Police Station and Jail

The 2008 budget will include a proposal for a City of Fife Facilities Plan to help the Council make long-term decisions about how to use City's assets.

Near-term solutions are needed for current increases in space demand. Three areas needing more capacity now include. Municipal Court/Police, Parks Maintenance Division needs an adequate space for equipment, supplies, and personnel, and City Hall needs more space for employees.

The City has developed solutions and a budget to address additional space demand over the short-term (3 to 5 years). There are two projects to move forward in 2007 to add the additional space for growing services.

Relocating the exercise weight room in the Police Station to a small, new external structure opens space for conversion to office areas, allowing the Prosecutor's Office and some other court operations to move over to the police area. It will also provide space for police use.

Opening the Kinoshita warehouse for City use will provide a secure yard for park maintenance equipment and workers. By moving the City Inspectors for building, and civil engineering to the existing

office space in the Kinoshita warehouse, higher quality City Hall office area is opened up.

Employee parking for the community center and the swimming pool can be shifted to the Kinoshita site, resulting in more parking for patrons of those facilities.

The City would have approximately five years of use from the Kinoshita warehouse. This will provide a return on the purchase cost of the structure. Decisions on how to convert the structure will be based on the limited 5-year life expectancy.

Mayor Kelley stated the City should proceed with the Kinoshita proposal. The exercise room is questionable.

Councilmember de Booy expressed support for using the Kinoshita warehouse.

City Manager Worthington offered a tour of the Kinoshita warehouse.

**Alternative Sanitary Sewer  
Systems for Security  
Housing Facilities in  
Industrial Zone**

Director Blount reported the issue is to review a proposed code amendment to permit the construction of temporary sewage holding tanks for flows from existing structures in the industrial zone, to be converted for use as a watchman's residence.

Approximately six years ago, the Council adopted regulations permitting the construction of alternative sewer facilities to serve industrial-zoned property for sewer extension under a Local Improvement District.

A number of complaints have been submitted from owners of industrial properties regarding theft and vandalism.

Mayor Pro Tem Edwards stated the size of the holding tanks would restrict the size of the building.

Mayor Pro Tem Edwards indicated the regulation applies to anyone who satisfies the criteria. He asked that staff develop stricter criteria prior to the issue returning to the Council at a regular meeting.

Councilmember Cerqui suggested limiting square footage to avoid issues with size. He also expressed concern about potential issues with future LIDs.

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City Attorney Forbes advised that the zoning code indicates an accessory use in an industrial zone is permitted if the dwelling unit is limited to one per site, for site security, or maintenance personnel and their family.

Councilmember de Booy requested including language addressing buildings limited to specific square footage. City Manager Worthington replied that he will review the issue.

**Consensus**

**The Council directed staff to move forward with the Sanitary Sewer Systems for Security Housing Facilities in Industrial Zones.**

**OITHER BUSINESS**

Director Blount reported City construction projects continue to move forward.

Police Chief Blackburn reported an emergency management drill was performed on August 20, 2007. Approximately 30 employees participated in the successful drill. Several new ideas were generated for review.

Councilmember de Booy reported on her attendance to Milton's 100<sup>th</sup> year celebration. She said she represented the City at last week's Celebrate Seniority Event.

Councilmember Cerqui reported on concerns with activity along Freeman Road. It appears work is occurring too close to the wetland. City Manager Worthington acknowledged staff will follow up on the concern.

**ADJOURNMENT**

**There being no further business, Mayor Pro Tem Edwards adjourned the meeting at 10:05 p.m.**

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Kory Edwards, Mayor Pro Tem

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Steve Marcotte, City Clerk/Finance Director

Prepared by Jessica Tate, Recording Secretary  
Puget Sound Meeting Services