

**Status Update on
Current Flooding
Conditions**

City Manager Worthington provided an update on the current flooding situation. Pierce County is under an emergency declaration. Fortunately, for the City of Fife, there have been minimum impacts to the City with most flooding occurring in neighboring jurisdictions. City staff continues to monitor the event and the river level. It's likely the City will not be too severely impacted by the storm.

**SPECIAL
PRESENTATIONS**

**Youth Recreation
Program Report**

Director Reuter introduced Recreation Assistants Christie Richards and Gabbi Gonzales, who provided an update on the City's youth recreation programs.

Recreation Assistant Richards reported the City offers two contracted recreation services involving instructor-led classes and organizations providing classes on various programs of interest. In 2008, the department's budgeted revenue forecast was \$4,000. To date, current revenue is \$15,970.

The City's newest program, kickball soccer, is a non-competitive instructional soccer program. The program provides the highest level of revenue of all contracted programs. The programs accommodates youths from 2 to 7 years of age at Dacca Park.

Fee-based services cover a portion of the cost of the service and include the summer day camp program and in-house programs. Low and no-fee services provide positive impact on the community. Services are provided at little or no cost and include Toddler Time, Teen Drop-in Basketball, Teen Late Night, Teen Scene, and Movies in the Park during the summer. Recreation Assistant Richards provided information on each of the programs. The majority of students are from Fife and Milton. She provided information on the average number of students served each month. In 2008, the City has provided over \$3,000 in subsidies to teens and programs.

Director Reuter shared information on the amount of field time scheduled at Dacca Park. Initially, field use beginning in 2005 was very high for baseball, softball, and soccer. Some of the other users no longer use the fields. There is a drop in both categories between 2005 and 2006 in softball and soccer. The drop was caused in part by some of the teams using the Federal Way complex, which did not charge a fee. A similar situation occurred with soccer with the soccer program using more Fife School District fields because of no field fees.

Councilmember Roscoe asked whether the drop in use was also caused by the non-mounted pitching mounds. Director Reuter said he is unaware if that was a contributing factor. .

Hours of use in 2007 and 2008 for baseball and softball remain consistent at approximately 450 hours. The number of hours for soccer rental has dropped

this year, which can be attributed to more use of school district fields. Additionally, the program did not have as many other types of renters. For soccer, other teams from outside of Fife that want to use Fife fields must first obtain permission from the local soccer club.

Councilmember Godwin asked about increasing field usage during the summer. Director Reuter advised that the City has a number of teams using the fields. Staff markets to groups for field availability. However, during the school year there are limitations because the school has priority use of the fields until 5:30 p.m. In most instances, fields are not vacated until 6:00 p.m. Staff must perform maintenance after school teams have vacated the fields, leaving actual playtime beginning at 6:30 p.m., which is late and cuts down on the available timeframe to rent fields to groups. Little League teams have completed their season by July. Councilmember Godwin inquired about the possibility of marketing to more adult leagues. Director Reuter said the City has as well as contacting many adult leagues in surrounding cities. However, adult participation in team sports has dropped significantly in the last several years.

Director Reuter addressed questions from Councilmember de Booy on the amount of rental time available for the fields. Typically, for practice, the fields are used for approximately 90 minutes and up to several hours for games. Fields are generally rented for five nights a week. Older children use the larger fields.

Director Reuter reported on discussions with the Fife Little League on ways the City can assist the league next year to reduce fees and encourage more use of fields. Staff completed a fee comparison with other jurisdictions and adjusted rates downward from \$15 to \$10 an hour for field rental. Additionally, for lighted fields, Fife charges an extra \$10 an hour for field rental. The school's use of the fields and teams avoiding the use of lighted fields, limits the amount of field availability for local leagues. Other ways to lower costs to the league includes assisting the City in basic maintenance of the fields.

Director Reuter shared information on his efforts to address some misunderstandings between the league and the City in terms of field use when rain occurs and the use of the scoreboard.

Director Reuter reported approximately 113 soccer teams will participate in the Turkey Jamboree at Dacca Park on November 15-16, 2008.

Employee Achievement Recognition

City Manager Worthington acknowledged and recognized the following employees who through their own efforts and initiative achieved a certification or an educational degree:

- **Steve Montgomery** (not present) achieved Geographical Information systems and Spatial Modeling Certification.
- **Lynn Meikle** recently obtained Fundamental Payroll Certification.

- **Cindy Dunn** received her certification as a Certified Municipal Clerk.
- **Joe Hill** completed his Associates degree in Applied Science in Criminal Justice.
- **Sheri Van Veldhouse** completed her Master of Science in Criminal Justice Administration of Justice and Security.

Mayor Johnson expressed appreciation to the employees for their efforts.

COUNCIL DELEGATE REPORT

Councilmember Brooks recognized and thanked veterans for their service.

Councilmember Cerqui reported on his attendance to the Halloween carnival at the Fife Community Center.

Councilmember de Booy attended the Halloween employee lunch at City Hall and participated in the children's program during the Halloween carnival. Councilmember de Booy received her food service handlers card for volunteering at the senior center. A Thanksgiving lunch is scheduled on November 20, 2008 at the senior center. The public is invited to attend. She commented on her attendance to a youth concert in Tacoma and the possibility of booking the groups at the Columbia Junior High School Performing Arts Center.

Councilmember Roscoe reported she was unable to attend the Zoo Trek Advisory Board joint meeting, but will receive the meeting notes. Currently, a vacancy exists on the Fife School Board. Citizens are encouraged to visit the district's website and apply for the vacancy. Directors are appointed to the school board rather than elected.

Mayor Johnson said he spent day in Camas attending a Washington State Urban Forestry Council meeting. He encouraged the City to begin efforts to certify the City as a Tree City, which will require filling some vacancies on the Tree Board. He encouraged high school students to apply.

PUBLIC HEARING

American Fast Freight Development Agreement

Director Blount reported the public hearing is on the proposed language for the agreement between American Fast Freight and the City for shared use of a storm pond. However, an exhibit of the pond is not available. He requested continuation of the public hearing to November 25, 2008.

Mayor Johnson opened the public hearing at 7:52 pm

Dave Roesch, 2218 93rd Avenue Court East, Edgewood, said he owns property at 7614 and 7618 48th Street East and opposes the proposed rezone.

Mayor Johnson noted public testimony should pertain to the proposed development agreement. An opportunity to testify on the proposed rezone will

occur later in the meeting.

There were no other public comments.

Motion

Councilmember Godwin moved, seconded by Councilmember Brooks, to continue the public hearing on the American Fast Freight Development Agreement to November 25, 2008. Motion carried.

Proposed 2009 Budget

Director Marcotte reported the public hearing is the required second public hearing on the Preliminary 2009 City of Fife Budget. The 2009 Preliminary Budget projects total resources for all funds at \$74,915,607 and includes planned expenditures of \$50,043,442 and planned ending fund balances of \$24,872,164. For the General Fund, total resources are projected at \$18,645,651. Expenditures for all departments of the General Fund are forecasted at \$14,274,056 with \$4,371,595 projected to be remaining in ending fund balance at the close of the year. For 2008, budgeted expenditures for General Fund departments totaled \$15,598,000, representing a budget reduction in the General Fund of \$1,323,944 or an 8.5% decrease.

First reading of the Preliminary Budget is scheduled for the Council's November 25, 2008 meeting with final reading scheduled for the Council's December 9, 2008 meeting.

City Manager Worthington commented on staff's efforts to reduce expenditures as well as cutting back on programs and some staff positions. The program to reduce staff is accomplished by not filling vacant positions. The City anticipates four fewer positions in the Police Department, one position in the Parks and Recreation Department, and further reduction in seasonal and part-time employees. City Hall is projecting three fewer positions in various departments through the first part of the year, resulting in some reduced services to citizens. It's important to keep expenditures low in relationship to revenues. The Preliminary Budget is sufficient and is based on current and best information available. It's difficult to project the exact future. Staff will continue to monitor the budget.

Director Marcotte displayed a pie chart of annual revenue/expenditure comparisons for all funds for 2008 and 2009 and described the main revenue and expenditure budget categories. The General Fund is used to pay for City basic services and public safety. The 2009 preliminary budget reflects an 8.5% overall reduction from 2008.

Mayor Johnson opened the public hearing at 8:04 p.m. There was no public testimony. Mayor Johnson closed the public hearing at 8:04 p.m.

2008 Comprehensive Plan Amendments

Motion

Councilmember Godwin moved, seconded by Councilmember Brooks, to remove all properties lying west of 70th Avenue from amendment CPA08-01; Land Use designation map and zoning revisions (48th Street & 70th Avenue).

Councilmember Godwin reported the amendment was generated by the City. The Council has received testimony from citizens living in the area who oppose the rezone. It's appropriate to remove the area from the amendment at this time.

Councilmember Brooks said the amendment was presented with the best intentions and that the information derived from testimony the Council received on the matter was not available to the Planning Commission at the time the Commission rendered its recommendation. He said he favors removing the area from the amendment.

Councilmember Cerqui indicated he also has concerns about the rezone and supports the motion.

Councilmember de Booy supported the motion based on the public comments received by the Council.

Councilmember Roscoe agreed it's appropriate to remove the area from the amendment and expressed appreciation to citizens for their comments.

Motion

Motion carried unanimously.

City Attorney Combs advised that the proposed ordinance will be amended to remove the area from CPA08-01.

Acting Director Durham referred to questions raised during the Council's last meeting on the proposed comprehensive plan amendment. The proposed amendment was first addressed during the 2002 comprehensive plan amendment process to provide a transition zone between residential and industrial uses. In January 2007, the issue was addressed during a joint meeting of the City Council and the Planning Commission, at which time staff was directed to proceed with the review of the proposal with the Planning Commission. The City met all minimum public noticing requirements for the proposed amendment. Acting Director Durham added that meeting the minimum requirements was not necessarily sufficient in this case as the issue has a direct impact on citizens. Citizens deserve a more direct notice, which he will pursue as Acting Director. Certified letters will be sent to owners of the properties. However, properties represented by a legal firm or that have tenants are more difficult to contact.

Mayor Johnson opened the public hearing at 8:12 p.m.

CPA08-01 – Land-use Designation Map and Zoning Revisions

Dave Roesch, 2218 93rd Avenue Court East, Edgewood, said his property is located at 7614 and 7618 48th Street. The property abuts the City's property. The proposed rezone is from Community Commercial to Single Family Residential. He reaffirmed his opposition to the rezone. The rezone is a detriment to property owners as well as to the City. He said he spoke with several developers who have indicated the need for single family residential will not occur for sometime in the future. Commercial building needs will be greater than residential because of the glut of homes on the market. It doesn't make sense to rezone the area from Community Commercial to Residential. He questioned the City's reasoning for possibility reducing revenue to the City through a rezone.

Steve McKeen said he represents the property owner at 7704 48th Street. The property owner is opposed to a downzone. Currently, the owner has a small business on the property. The rezone will affect the owner detrimentally and prohibits major expansion of the business. Most of the area is owned by the City of Fife. However, the majority of abutting owners oppose the rezone. He asked the Council to consider excluding the property owners who do not support the rezone from the proposed rezone.

John Troope, 2401 David Court East, commented on highest and best use of the property. Future activities occurring in the area and recent improvements with the extension of Canyon Road and the addition of a new bridge will attract retail uses in the area under the current zoning rather than single family residential. Additionally, under a rezone, another cluster of homes will be developed in the vicinity of commercial and industrial uses. He said he opposes the rezone.

Allan Wallace, legal counsel, Waste Connections, 601 Union Street, Seattle, thanked the Council for their previous motion and recognition of existing industrial uses west of 70th Avenue. He reiterated the company is an essential public facility. The company is planning for future site improvements.

Planner Pasinetti provided an overview of the remaining amendments:

- CPA08-02; Land Use Element – Updates to Developable Lands, Housing and Employment Capacities
- CPA08-03 – Amendments to Land Use Element to include Goal #15 – Sustainable Development Goals & Policies
- CPA08-04 – Updates to the Housing Element
- CPA08-05 – Updates to the Parks Element

- CPA08-06 – Updates to Capital Facilities Element – Updates to Transportation, Parks, School, and Storm Water

Mayor Johnson closed the public hearing at 8:22 pm

ORDINANCES AND RESOLUTIONS

#1684; Proposed 2008 Comprehensive Plan Amendments

City Clerk/Finance Director Marcotte read the title of Resolution #1684:

An ordinance of the City Council of the City of Fife, Pierce County, Washington, amending the Comprehensive Plan for the City of Fife pursuant to the State of Washington's Growth Management Act.

Motion

Councilmember Godwin moved, seconded by Councilmember Brooks, to adopt Resolution #1684; Proposed 2008 Comprehensive Plan Amendments as amended.

Acting Director Durham advised the Council of potential actions the Council can take in excluding other properties from the proposed amendment or returning the amendment to staff for additional review.

Councilmember Godwin expressed concerns about the proposed rezone. He questioned the timing of rezoning based on unknowns occurring in the area with the rebuilding of Canyon Road, a new bridge, and improvements to Levee Road. He suggested with so many issues outstanding, he is not comfortable supporting a rezone to Single Family Residential. The Council should consider another review of CPA08-01 and delay action at this time.

Councilmember Brooks encouraged citizens to review the proposed capital projects projected to occur in the City in the next 20 years. He said he understands some of the opinions of property owners regarding CPA08-01. However, the area is one of few areas within the City, where the Council can affect some change in the future. The area is a natural continuation of the Firwood area. It's important to save pockets of neighborhoods around the City. The proposed rezone is one way to preserve that option. The proposed rezone will not drive away businesses, but it may change owner plans. He expressed support for the proposed amendment.

Councilmember Cerqui said he's concerned about the properties abutting the City's property and with so much industrial and commercial surrounding the area, there are many unknowns especially with the extension of Canyon Road and future improvements to Levee Road creating traffic that might be more conducive to other types of uses, such as condos or commercial uses. He suggested removing abutting properties to the City's property from the proposed rezone.

Councilmember Roscoe said the proposal is a situation where it may not make perfect sense for a rezone. However, she agreed with Councilmember Brooks in what the Council is trying to preserve in terms of residential area for the City. In the long-term, the rezone is in the best interests of Fife residents.

Mayor Johnson thanked staff and the Planning Commission for their work as well as the comments by the Acting Director for pursuing proactive public outreach. Mayor Johnson supported the rezone because of the bigger picture for the community.

Councilmember de Booy said she's not supportive of the rezone and wants to see more residential and families within the City.

Mayor Johnson referred to land use analysis provided by staff, which consists of 41.8 % industrial, 30.9% commercial, and 15.53% residential. It's clear; the City needs more residential properties. Occasionally, the Council must consider the greater good of the City versus financial impacts. There are both pros and cons for rezoning to residential, which doesn't necessarily equate to a downzone.

Councilmember Godwin inquired about the appropriate time to address removing school district CFPs from CAP08-06. City Attorney Combs advised that if the focus is on impact fees, the Council could adopt the CFP and take separate action on impact fees at another time.

Motion Councilmember Godwin moved to amend the motion to remove CPA08-01. Motion died due to the lack of a second.

Motion Councilmember Cerqui moved, seconded by Councilmember Godwin, to amend the motion and exclude City-owned and abutting properties south of 48th Street from the proposed rezone from Community Commercial to Single Family Residential to remain Community Commercial. Motion failed. Councilmembers Roscoe, Brooks, and Mayor Johnson opposed. Councilmember de Booy abstained.

Motion Councilmembers Godwin and Brooks called for the question to adopt Ordinance #1684; Comprehensive Plan Amendments as amended. Motion carried. Councilmember Cerqui opposed.

#1687; Rezone of 48th & 70th Corridor City Clerk/Finance Director Marcotte read the title of Resolution #1687:

An ordinance of the City Council of the City of Fife, Pierce County, Washington, amending Section 19.40.020 of the Fife Municipal Code regarding existing essential public facilities and changing the zoning for certain properties within the area known as the 48th Street and 70th Avenue Corridor.

Washington, authorizing the condemnation and acquisition of real property for transportation and utility improvements to 70th Avenue East and Valley Avenue East; providing for payment of the cost and expense of acquiring the property; directing the initiation of appropriate condemnation proceedings in the manner provided by law; and declaring this a public emergency ordinance and thus effective immediately.

Motion

Councilmember Godwin moved, seconded by Councilmember Brooks, to adopt #1690 Authorize Condemnation of ROW from Noll Property.

Councilmember Cerqui asked whether the pump station will need to be moved. Director Blount said the fence will be removed, but not the pump station.

Roll Call Vote

**Councilmember Godwin – Yes
Councilmember Brooks – Yes
Mayor Johnson – Yes
Councilmember Cerqui – Yes
Councilmember de Booy – Yes
Councilmember Roscoe – Yes**

Motion

Motion carried unanimously.

**RECESS TO
EXECUTIVE
SESSION**

Councilmember Godwin moved, seconded by Councilmember Brooks, to recess the meeting at 8:56 p.m. to an executive session for approximately 15 minutes to discuss potential litigation. Motion carried.

RECONVENE

Mayor Johnson reconvened the meeting at 9:14 p.m.

RESOLUTIONS

**#1246; Intent to Form
LID for Freeman Road**

City Clerk/Finance Director Marcotte read the title of Resolution #1246:

A resolution of the City Council of the City of Fife, Pierce County, Washington, setting a public hearing at which citizens can express their objections to the City forming a Local Improvement District (LID) to pay in whole or in part for Freeman Road from 20th Street East to Valley East and sanitary sewer improvements on the southeast corner of Freeman Road and Valley Avenue East by levying and collecting assessments upon the property within the proposed improvement district, and expressing the Council's intent to form the Local Improvement District and order the construction of the improvements.

Motion

Councilmember Brooks moved, seconded by Councilmember Godwin, to approve Resolution #1246; Intent to Form LID for Freeman Road.

Director Blount reported the action is a step necessary in the creation of a Local Improvement District (LID) for Freeman Road. He displayed an illustration of the area. Over three-quarters of the properties are owned by two parties who

open house to share information on the plan. Acting Director expressed support for holding a community open house. He offered to contact Pierce County Emergency Management to ascertain interest in jointly sponsoring a community open house along with other jurisdictions.

Motion

Motion carried unanimously.

#1258; Authorize Radiance IV Segregation

City Clerk/Finance Director Marcotte read the title of Resolution #1258:

A resolution of the City Council of the City of Fife, Pierce County, Washington, to segregate an existing assessment for the final plat of Radiance Division 4 under Utility Local Improvement District No. 98-02, pursuant to Section 35.44.410 of the Revised Code of Washington.

Motion

Councilmember Brooks moved, seconded by Councilmember Godwin, to table Resolution #1258; Authorize Radiance IV Segregation until the Council's next regularly scheduled meeting. Motion carried unanimously.

#1259; Authorize Purchase and Sale Agreement with Tucci and Sons

City Clerk/Finance Director Marcotte read the title of Resolution #1259:

A resolution of the City Council of the City of Fife, Pierce County, Washington, approving the agreement with Tom and Dianne Tucci Family, LLC to purchase real property for storm drainage facility purposes.

Motion

Councilmember Brooks moved, seconded by Councilmember Godwin, to adopt Resolution #1259; Authorize Purchase and Sale Agreement with Tucci and Sons.

Director Blount displayed a sketch of the proposed storm pond to span two of the parcels behind a car lot and espresso stand at 26th Street East. It is necessary for the City to acquire the property for a storm water drainage facility. Staff recommends approval of the resolution.

City Manager Worthington reported the City has moved forward to negotiate a purchase on the property. One of the conditions of the seller is to close the purchase by December 19, 2008. The Council can review and consider whether to move forward with the purchase.

Councilmember Brooks expressed interest in the purchase but indicated a preference to discuss the matter during an executive session prior to taking any action.

RECESS TO EXECUTIVE SESSION

Councilmember Godwin moved, seconded by Councilmember Cerqui, to adjourn the meeting at 9:31 p. to an executive session for the purpose of discussing real estate for approximately 15 minutes. Motion carried.

RECONVENE

Mayor Johnson reconvened the meeting at 9:47 p.m.

difficulty of obtaining several LEDs for a sample installation. He indicated he can research installations in other jurisdictions for a possible field trip or visits by the Council to view the lights.

Mayor Johnson referred to the literature's reference to light spacing and asked if the current placement of decorative streetlights is sufficient to accommodate LEDs. Director Blount advised that with LEDs and decorative fixtures, there is basically a direct substitution with similar spacing.

Motion

Councilmember Roscoe moved, seconded by Councilmember Godwin, to extend the meeting until 10:10 p.m. Motion carried.

City Manager Report

City Manager Worthington provided an update on recent activities:

- Planning Commission Chair Gerald Albertson has submitted his resignation because of his move from the City. Recognition of both Mr. Albertson and Grant Nielson will occur at a future Council meeting. Mr. Nielson is resigning at the end of the year.
- An open house with Pierce County Library is scheduled on November 19, 2008 at 6:30 p.m. at the Fife Community Center. The open house will include a series of tables with information staffed by Pierce County Library and City staff. The open house is expected to end at approximately 8:00 p.m.
- The City received a Draft Environmental Impact Statement (DEIS) from the Port of Tacoma on its future expansion. Staff is meeting to identify how the City will submit comments on the DEIS. Comments are due by December 1, 2008. The Port is conducting a public hearing on the DEIS on November 17, 2008.
- On December 9, 2008, the City's annual greet Santa, tree lighting, and photos with Santa will occur at 6:00 p.m. at City Hall.
- Earlier in the evening, the Fife Police Reserve Academy commenced with 30 reservists attending from across the state representing various law enforcement agencies. The academy is the primary police reserve academy in the state.
- Staff followed up on the recent community meeting with Washington State Department of Transportation (WSDOT) representatives regarding sound walls along a portion of the I-5 corridor. The business community was well represented at the community meeting with many business owners providing feedback. WSDOT's process involves a ballot process for properties affected by the proposal with the ballot assigning a different weighting measure dependent upon the location of the sound wall. Acting Director Durham advised he has established a meeting with WSDOT representatives and staff. To date, the City has received 24 negative letters regarding the sound walls. The issue may be presented to the Council if the Council wishes to take a position on the issue. The issue may be addressed at the Council's December 9,

2008 meeting.

Mayor Johnson referred to WSDOT's comments that the decision was made to use asphalt as the sound pavement material because of issues associated with Fife's soil types and quiet pavement aspect. In Arizona, a similar installation involved a concrete underlayment with a rubberized layer on top. There are different ways to accomplish the project. He asked staff to research the issue when responding to WSDOT regarding the sound walls issue.

**COUNCILMEMBER
COMMENTS**

Councilmember Godwin asked staff to include in the comments to the Port's DEIS, reference to the condition of the mouth of the Wapato Creek as it enters the waterway and the goal to create an estuary environment.

Mayor Johnson asked the City Manager to provide the Council with a copy of the draft letter to the Port of Tacoma.

Motion

Councilmember Roscoe moved, seconded by Councilmember Brooks, to extend the meeting from 10:10 p.m. to 10:20 p.m. Motion carried.

**CITIZEN
COMMENTS**

Steve McKeen, 7704 48th Street E, invited the Council to visit his property. During public comments it's often difficult to explain issues and situations arising from a potential action by the Council. The property is unique. The property appears to be house rather than housing a business. The property is a home-type business that blends well with neighboring properties. The rezone has a significant impact on the business and on its ability for future expansion. Mr. McKeen offered to provide a tour of the property to demonstrate the potential impacts to the property caused by the proposed rezone.

ADJOURNMENT

With there being no further business, Mayor Johnson adjourned the meeting at 10:14 p.m.

Barry D. Johnson, Mayor

Steve Marcotte, City Clerk/Finance Director