

FIFE CITY COUNCIL MINUTES

Fife City Hall
Council Chambers

Date: August 26, 2008
7:00 p.m.

EXECUTIVE SESSION Mayor Pro Tem Cerqui convened an executive session at 6:30 p.m. for the purpose of Real Estate RCW 42.30.140 for approximately 20 minutes.

ADJOURNMENT Mayor Pro Tem Cerqui adjourned the executive session at 6:50 p.m.

**CALL TO ORDER
AND ROLL CALL** Mayor Pro Tem Cerqui called the regular meeting of the Fife City Council to order at 7:03 p.m. with the following Councilmembers present: Richard Godwin, Butch Brooks, Rob Cerqui, Nancy de Booy, and Kim Roscoe.

Excused: Mayor Barry Johnson and Councilmember Glenn Hull.

Staff present: City Manager Steve Worthington, Assistant City Manager Jim Reinbold, Assistant City Attorney Gregory Amann, Finance Director Steve Marcotte, Municipal Court Judge Kevin Ringus, Acting Community Development Director Carl Durham, Police Chief Brad Blackburn, Public Works Director Russ Blount, Parks, Recreation & Community Services Director Kurt Reuter, Administrative Assistant Andrea Richards, Financial Analyst Dave DeGroot, Code Enforcement Officer Chris Larson, Planner I Chris Pasinetti, and Recording Secretary Cheri Lindgren.

**PLEDGE OF
ALLEGIANCE** Councilmember Brooks led the pledge of allegiance.

**CHANGES,
ADDITIONS OR
DELETIONS TO
AGENDA** A revised noise ordinance was provided.

CONSENT AGENDA

- a. Approval of Minutes: Date: August 12, 2008 Council Meeting
- b. Approval of Vouchers:
 - Payroll #44821-44872 \$371,985.06
 - Claim: #73444-73611 \$288,179.68
- c. Set a Special Meeting for September 6, 2008 Council Budget Retreat

Motion Councilmember Brooks moved, seconded by Councilmember Godwin, to approve the consent agenda. Motion carried.

SPECIAL PRESENTATIONS

**Future Business
Leaders of America
(FBLA) Award
Recognition** Laura Hilzendeger, Business Teacher, Fife High School, reported three Future Business Leaders of America (FBLA) students placed second at state and earned the right to compete in FBLA's 2008 National Leadership Conference in Atlanta, Georgia. Out of 60 teams, the students placed in the top 12. The three students placed 10th in Emerging Business Issues against student state representatives across

the United States and worldwide. Ms. Hilzendeger introduced Fife High School students JunHo Lee, Jessica Colburn, and Tierney Kuhn.

Mayor Pro Tem Cerqui presented the three students with recognition awards.

**Officer Sterba
Retirement**

Chief Blackburn reported on the retirement of Officer Jeff Sterba. He read a letter the department received from Governor Chris Gregoire congratulating Officer Sterba on his retirement and thanking him for his years of dedicated service to the Fife Police Department.

**Low Impact
Development Code
Update**

Acting Director Durham reported staff is working on Low Impact Development (LID) development code amendments. He introduced SvR Design Company representatives Brice Maryman and Peg Staeheli.

Mr. Maryman provided an overview of LID. LID is a stormwater and land development strategy applied at the parcel or subdivision scale emphasizing conservation and use of natural features to mimic predevelopment hydrologic functions. In 2008, Fife adopted the 2005 Department of Ecology (DOE) Stormwater Manual. The manual requires LID as an option for stormwater management.

Ms. Maryman reviewed physical conditions unique to Fife such as the underlying geology, land use patterns, Puyallup River, and the proximity of Puget Sound. A picture of a LID project in Puget Sound was displayed. LID techniques and designs include porous paving, use of retained and layered vegetation, appropriate roadway widths, and bio-retention swales.

Mr. Maryman referred to the proposed new Title 21 in the Fife Municipal Code (FMC) on Low Impact Development. The code will effect new development or redevelopment above 50% of the property's assessed value. An example of a 25-foot roadway, which also serves to calm traffic, was presented. Vegetation types appropriate for Fife are identified in Section 19.64. Bonus incentives are available when developers provide public amenities. Green factor broaden the definition of landscaping to include stormwater management, such as green roofs, rain gardens, and permeable pavements.

**Brookville Garden
Design Finalization**

Director Reuter requested the Council's input on the revised master plan prior to preparing cost estimates for the new Brookville Gardens Park. He reviewed the process to date. Director Reuter introduced consultants David Rahfeld, BCRA and Alan McWayne, HDR. The revised master plan represents a focus on green design and low impact development reflecting Fife's unique history and cultural. The new park supports level of service (LOS) standards outlined in the City's new Parks and Recreation Open Space Plan (PROSP). Copies of a revised master plan drawing were distributed.

Mr. Rahfeld reported the revised schematic design represents a first blush to refine the master plan and focuses on five main themes involving the park's unique place and setting on active farmland, the agricultural and cultural heritage of the site and

the City that surrounds it, restoration and rehabilitation of Wapato Creek, and passive recreation amenities. A formal presentation including detailed design of the future elements, along with a cost estimate, will be provided to the Council at a future meeting.

Mr. McWayne referred to the required 75-foot setback from the creek, which sets forth the design program for the parking, structures, and walkways. A main goal is to restore the creek and bring back the salmon habitat. One proposal is replacing two culverts with a pedestrian bridge enhancing environmental restoration. Other ideas include incorporating a train theme, including an alternative play and/or education area to recognize and celebrate Fife's unique farming and agriculture heritage, and leasing individual community garden plots to residents. The proposed park includes LID elements, such as rain gardens and retaining the existing raspberries on the site.

In response to a request from Councilmember de Booy, Mr. Maryman described the rain gardens. Rain gardens are a shallow depression in the land with amended soils. It's an engineered approach providing for the collection and infiltration of rainwater.

Councilmember de Booy expressed concerns about maintenance.

Mr. Rahfeld reported the public and the City will use the structures. There might be opportunities to install a green rooftop and place solar panels on the pavilion. Solar panels provide low voltage power for lighting. Permeable paving of the parking lot alleviates runoff. The park could serve as Fife's first LID project.

Mayor Pro Tem Cerqui acknowledged the link between the proposed LID code for private sector development and incorporating those principles at the Brookville Gardens Park.

City Manager Worthington noted the Council will consider design approval for the Brookville Garden Park later in the meeting.

Fife History Museum Update

City Manager Worthington reported the Fife Historical Society (FHS) is moving forward on the Dacca Barn project. In 2007, the FHS under expended its budget by \$42,500 and is seeking \$25,000 of that appropriation to cover projects that were completed and paid in 2008. The Council previously approved \$50,000 for 2008 and that amount added to the \$25,000 will fund prior expenses and the first phase of the Dacca Barn project. The barn roof is completed. To complete the second phase of work in 2008 of installing a floor, plumbing, and electrical, the FHS needs an additional \$50,000 from the 2008 Lodging Tax Fund for a total of \$75,000. A third phase is proposed in 2009 to complete the barn, which includes doors, bathrooms, interior electrical and lighting, and miscellaneous items at a cost of \$55,000. The Dacca Barn will then become operational and available for public use.

Louise Hospenthal, FHS, thanked the Council for celebrating Fife's Fire

Department's 60th anniversary. She briefed the Council on the status of the second phase of work currently underway on the Dacca Barn.

Councilmember Roscoe asked whether the request is for an additional \$25,000 beyond the City's contractual agreement of \$50,000. City Manager Worthington advised that the \$50,000 annual allocation funds FHS operating expenses. The request is an additional \$75,000 in 2008. If the Council takes action to approve the request, staff will prepare and present the appropriate budget amendment at a future meeting.

In response to an additional question from Councilmember Roscoe concerning floor materials, Ms. Hospenhal said a cement floor is planned.

Discussion ensued on the total of additional funds required to complete the second phase of work this year. City Manager Worthington reported the \$50,000 allocation to install the roof was included in the 2008 budget. There is carryover of \$25,000 in unspent funds from 2007, which has been held in reserve.

Councilmember de Booy asked whether \$75,000 is a separate allocation from the annual allocation and the unexpended monies. City Manager Worthington affirmed that it is.

Councilmember Brooks conveyed his appreciation for the work of FHS boardmembers. As he previously noted Dacca Barn is not a high priority. However, the Council decided to move ahead with renovations. He expressed interest in providing funding to complete the project. City staff should be involved because Fife is spending public dollars on a project with no public oversight. He asked staff and the FHS to provide the Council with a detailed plan outlining funding required to complete Dacca Barn. Councilmember Godwin echoed similar comments.

Councilmember de Booy asked whether funds are available from the Lodging Tax Fund. City Manager Worthington confirmed funds are available. Councilmember de Booy agreed a detailed plan is necessary to render a budget decision.

Ms. Hospenhal advised that bids have been solicited to complete the interior. The bids and a floor plan were submitted to the City.

Mayor Pro Tem Cerqui acknowledged the Council's comments. It appears reasonable that the Dacca Barn could be completed by the end of next year.

City Manager Worthington confirmed the plan in place completes the structure for full public use in 2009. City staff is engaged in the project.

Councilmember Brooks asked if \$130,000 is required to complete Dacca Barn and whether the funds are available from the Lodging Tax Fund. City Manager Worthington confirmed \$130,000 is available from the fund. FHS submitted a budget request for 2009, which was considered on August 20, 2008 by the Lodging

Tax Advisory Committee (LTAC). All 2009 LTAC funding proposals will be presented to the Council on September 9, 2008. Councilmember Brooks asked if it's possible to allocate \$130,000 at this time.

Motion

Councilmember Brooks moved, seconded by Councilmember Godwin, to authorize \$130,000 from the 2008 Lodging Tax funds to complete the Dacca Barn renovation. Motion carried. Councilmember de Booy opposed.

Councilmember de Booy said she opposed the motion because of the lack of a detailed plan prior to approving the funding request.

Mayor Pro Tem Cerqui asked FHS representatives and City staff to provide the Council with schematic drawings at a future meeting.

**COUNCIL
DELEGATE REPORT**

Councilmember de Booy reported she attended the lunch and open house recognizing Officer Sterba's retirement. She also attended a lunch at the Senior Center earlier in the day as well as a Fife School Board pre-meeting. The senior exercise program is underway. Classes will be held on Mondays, Wednesdays, and Fridays at 10:00 a.m. during the winter months.

Councilmember Roscoe reported she attended the Fife School Board pre-meeting and regular meeting. One application was received in response to a vacancy on the school board. She also attended an orientation at the Surprise Middle School. Fife's PRCS Department was advertising the after-school program. The City's flag football program is receiving good response. Efforts are underway in the community to support the continuation of the DARE program.

Mayor Pro Tem Cerqui reported he attended Officer Sterba's retirement lunch at the Criminal Justice Center. He attended the 60-year celebration of the Fife Fire Department at the Fife History Museum. The LTAC met and reviewed funding requests for 2009.

**ORDINANCES AND
RESOLUTIONS**

ORDINANCES

**#1679 Authorize
Condemnation of Han
Property at 70th Avenue
and Valley**

Motion

Councilmember Brooks moved, seconded by Councilmember Godwin, to adopt Ordinance No. 1679; Authorize Condemnation of Han Property at 70th Avenue and Valley.

City Clerk/Finance Director Marcotte read the title of Ordinance #1679:

An ordinance of the City Council of the City of Fife, 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.

Director Blount reported staff recommends the Council adopt Ordinance #1679 as an emergency ordinance. Reconstruction of Valley Avenue East from 70th Avenue East to Freeman is the City's top priority identified in the Transportation Improvement Plan (TIP). Every reasonable effort has been made to acquire the property by negotiation but the parties have reached an impasse. The City's offer of \$378,000 is approximately 20% more than the appraisal. The property owners are seeking \$400,000. Approving the ordinance authorizes the City Attorney to commence condemnation proceedings.

Assistant City Attorney Amann advised that five favorable votes are required to adopt the emergency ordinance.

Public Testimony

Won Han, 7016 Valley Avenue East, said he owns the property at the southeast corner 70th Avenue East and Valley Avenue East. The parcel is irregularly shaped. Selling the property necessary to facilitate the street widening project will contribute to a more irregularly shaped property. Access to the property will be pushed to the east side of the corner. Best and highest use of the parcel will be lost and the value of the property will be reduced. Three years ago Walgreen's offered him four times the assessed value. Mr. Han said City staff members have been very patient and offered a maximum price of \$378,000. He said initially he was asking \$500,000 and reduced the price to \$400,000. He said he understands the City cannot offer a payment higher than \$378,000 unless approved by the Council. Mr. Han asked the Council to approve his asking price of \$400,000.

Councilmember Roscoe asked if a developer is required to make the same roadway improvements in conjunction with a development proposal. Director Blount affirmed the requirement.

Councilmember Roscoe said it appears over the last four years, property assessments now coincide with the market value. The City is offering a payment that exceeds the appraisal, which is not based on a percentage of the assessed value.

Director Blount reviewed the appraisal process based on Washington State Department of Transportation (WSDOT) and Federal Highway Administration (FHA) requirements. Additionally, another licensed appraiser reviewed the Han appraisal.

Mr. Amann noted appraisals are based on comparable sales.

Discussion ensued on the requirement for a right in, right out access for the Han parcel based on current traffic volumes and cueing movements. Director Blount

emphasized that the driveway locations were specifically described to the appraiser when developing the appraisal.

Councilmember Roscoe expressed appreciation of Mr. and Mrs. Han's attendance and conveyed support of staff's diligence to negotiate a settlement.

In response to a request from Mayor Pro Tem Cerqui, Director Blount identified the access points for the two tax parcels owned by Mr. Han. Full left and/or right access movements would be allowed for the parcel. The driveway conditions are independent of the property acquisition.

Motion

Motion carried unanimously (5-0).

**#1680 Authorize
Condemnation of
Crittendon Property at
Valley and Freeman**

Motion

Councilmember Brooks moved, seconded by Councilmember Godwin, to adopt Ordinance #1680; Authorize Condemnation of Crittendon Property at Valley and Freeman.

City Clerk/Finance Director Marcotte read the title of Ordinance #1680:

An ordinance of the City Council of the City of Fife, 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.

Director Blount reported every reasonable effort was made to acquire the property by negotiation. However, the City and property owners have reached an impasse on the value of the land. Mr. and Mrs. Crittendon own two parcels. The smaller parcel is encumbered by an existing road at the south corner. It's the City's intent to acquire the entire parcel. Director Blount referred to the larger parcel and identified the strip of property required to facilitate the roadway project and requirements to enhance other wetland and buffer areas to mitigate impacts to the creek. The City's last offer for the property was \$116,000. Mr. and Mrs. Crittendon are requesting more than \$200,000. Staff recommends the Council adopt Ordinance #1680.

Public Testimony

Eric Crittendon, representing his parents owning property at 3910 Freeman Road, confirmed the parties have reached impasse on price. The highest and best use assessment is improper. Highest and best use of the property should be industrial and commercial land with a single-family residence. The property is zoned industrial. Comparables used for the appraisal are eight to ten years old. The residential comparables are from a rural separator area and include no

commercial use or zoning. The most recent half-acre industrial comparable sold for \$14 to \$16 per square foot. Industrial zoned may or may not be financed as a single-family residence. Mr. Crittendon reviewed comparables for properties in the vicinity ranging from \$6.85 to \$15 per square foot. In addition, a 4.84-acre parcel on Freeman Road with a single-family residence and creek sold for \$1,370,000. The land was assessed at \$612 per square foot and purchased at \$650 per square foot. Mr. Crittendon said his parents have been offered \$2.60 per square foot. The property should be reassessed under industrial or commercial zoning.

Councilmember Brooks asked legal staff to explain the property owner's appeal rights as it relates to adoption of the emergency ordinance. Assistant City Attorney Amann explained there are no rights to appeal the ordinance. The ordinance allows the City to proceed with a condemnation action. The City Attorney files a petition in Superior Court for condemnation. Once the court determines public use and necessity, a trial follows to determine just compensation. The property owner has full rights to challenge or argue the value the Court finds appropriate.

In response to an additional question from Councilmember Brooks, Assistant City Attorney Amann described how an emergency ordinance differs from a typical ordinance.

Councilmember Roscoe asked staff to confirm an appraisal accounts for non-buildable portions of a property whether commercial or industrial. Assistant City Attorney Amann reported an appraiser makes a determination based on the highest and best use. In this case, even though the property is zoned industrial, the appraiser took the required 100-foot buffer for creeks and wetlands plus setbacks into consideration, which results in a small strip of land available to develop. The appraiser determined there is no commercial or industrial market for the property. The highest and best use is a single-family residence.

Mr. Crittendon commented on the issues associated with the appraisal. Rather than assessing the value of the buildable portion based on industrial or commercial zoning the appraiser appraised the buildable portion based on residential zoning.

Discussion ensued on mitigation required to offset environmental impacts associated with the Valley Avenue East street project. Councilmember Godwin asked whether similar mitigation is required to develop the Crittendon property. Director Blount advised that potentially there could be a requirement. A developer must meet the same requirements and obtain the same permits as the City.

Motion

Motion carried unanimously (5-0).

Adopt

**#1678 Sale of Surplus
Property on Pacific
Highway E., in Front of
Freddie's Casino**

Motion

Councilmember Brooks moved, seconded by Councilmember Godwin, to adopt Ordinance #1678; Sale of Surplus Property on Pacific Highway E., in Front of Freddie's Casino.

City Clerk/Finance Director Marcotte read the title of Ordinance #1678:

An ordinance of the City Council of the City of Fife, Pierce County, Washington, declaring surplus Parcel No. 0320024091 and authorizing its sale to the abutting property owners.

Director Blount reported the Council approved first reading of the ordinance. Staff recommends adoption of Ordinance #1678 as presented.

Motion

Motion carried unanimously.

#1673 Amending Noise Code

Motion

Councilmember Brooks moved, seconded by Councilmember Godwin, to adopt Ordinance #1673; Amending Noise Code.

City Clerk/Finance Director Marcotte read the title of Ordinance #1673:

An ordinance of the City Council of the City of Fife, Washington, relating to noise control, and amending sections 9.56.010, 9.56.050(B), 9.56.060, 9.56.080, 9.56.120, and 9.56.140 of the Fife Municipal Code, adding a new section 9.56.085, and repealing sections 9.56.100, 9.56.110, 9.56.130 and subsection 19.68.030(A) of the Fife Municipal Code.

Acting Director Durham referred to a revised ordinance provided to the Council.

Code Enforcement Officer Larson reviewed the process to date. The Council approved first reading of the ordinance on June 10, 2008. Main issues with the current noise code include lack of enforcement, inadequacy of measuring system due to ambient noise from I-5, and inadequacy of addressing noise from commercial vehicle back up beepers. Based on feedback from the Council, the penalty was changed to a Class 1 civil infraction, which is similar to a speeding ticket, a new section on public nuisance noise was added, the Police Department is now authorized to enforce noise code provisions, and older zoning references were updated.

The Council reviewed a matrix comparing Fife's construction noise hours with those of neighboring jurisdictions. Citizens are more concerned about the starting time of construction rather than quit hours. General construction noise occurring prior to 7:00 a.m. is not addressed in the proposed ordinance.

Councilmember Godwin expressed nonsupport of the motion unless vehicle

beepers are addressed. Back up beepers keep people awake at night.

Assistant City Attorney Amann reported proposed language to include a back up beeper section was not included because it was not an element of the ordinance adopted approved at first reading. The Council can amend the ordinance to include the provision.

Motion

Councilmember Godwin moved, seconded by Councilmember Brooks, to amend Ordinance #1673 by requiring the use of broadband white noise for automotive reverse alarms and approving second reading of the ordinance.

Councilmember Brooks commented on the amount of information provided on back up beepers and his intent to address the issue at some point. Additional review and evaluation of back up beepers could be accomplished at a future study session. If the Council addresses back up beepers, the exception should be eliminated to provide businesses with the opportunity to comply.

Councilmember Godwin expressed a preference of not delaying action on the ordinance.

Councilmember de Booy said she's like an opportunity to discuss remedies associated with back up beepers.

Motion

Councilmember Godwin moved, seconded by Councilmember Brooks, to table Ordinance #1673 for two weeks to give staff time to draft language on problems associated by back up beepers.

Motion

Motion carried unanimously.

#1675 Vesting Standards

Motion

Councilmember Brooks moved, seconded by Councilmember Godwin, to adopt Ordinance #1675; Vesting Standards.

City Clerk/Finance Director Marcotte read the title of Ordinance #1675:

An ordinance of the City Council of the City of Fife, Washington, relating to vesting of project permit applications and expiration of project permits, and adding a new Chapter 14.11 to the Fife Municipal Code.

Acting Director Durham reported the ordinance includes a provision requiring completion of the project within two years of the issuance of a permit for vested applications.

Assistant City Attorney Amann reported the Council approved first reading of the ordinance at its July 22, 2008 meeting. He provided an overview of section 14.11.040, *Duration of Approvals*, which includes the two-year time provision.

Councilmember de Booy asked if some activity is required within the two-year timeframe. Assistant City Attorney Amann advised that all project permits must be substantially complete within two years. Applicants have the option to request an extension up to two years for good cause and as long as the applicant demonstrates the ability to complete the project within the extended time period.

Motion

Motion carried unanimously.

RESOLUTIONS

#1217 Authorizing ILA with Fife School District for SRO Services

Motion

Councilmember Godwin moved, seconded by Councilmember Brooks, to adopt Resolution #1217; Authorizing ILA with Fife School District for SRO Services.

City Clerk/Finance Director Marcotte read the title of Resolution #1217:

A resolution of the City Council of the City of Fife, Pierce County, Washington, authorizing the City Manager to execute an interlocal agreement with the Fife School District for School Resource Officer services.

Chief Blackburn provided a history of the School Resource Officer Program and its funding. Neither the City nor the school district has adequate resources to fund a full-time program. Through a series of negotiations, Fife and the Fife School District agreed to provide an officer at the high school for 30 hours a week during the school year. The DARE/GREAT program is not addressed in the interlocal agreement. The Fife Police Department and school district can provide a safe and secure environment by adopting the agreement.

Councilmember de Booy asked whether adoption precludes the City Manager from talking with other school districts (Edgewood, Milton) for additional financial resources. Chief Blackburn indicated the School Resource Officer (SRO) and DARE/GREAT are two separate programs.

City Manager Worthington said the interlocal agreement is focused on SRO services for the Fife School District. Fife and the school district recognize the value of the SRO program and have reached a 50/50 compromise to reduce expenses while retaining the core values of SRO curriculum. An additional funding partner is needed to cover expenses associated with the DARE/GREAT program.

Councilmember Roscoe reported the SRO officer is attending DARE/GREAT program training this week. Making a connection with younger students is an important element.

Mayor Pro Tem Cerqui commented that the compromise represents a win/win situation for the City and the Fife School District.

Motion **Motion carried unanimously.**

**#1233 Authorize
Purchase of Property
Right-of-Way and Slope
Easement from Hong
and Nanette**

Motion **Councilmember Godwin moved, seconded by Councilmember Brooks, to adopt Resolution #1233; Authorize Purchase of Property Right-of-Way and Slope Easement from Hong and Nanette.**

City Clerk/Finance Director Marcotte read the title of Resolution #1233:

A resolution of the City Council of the City of Fife, Pierce County, Washington authorizing the purchase of a portion of Tax Parcel No. 0420083016 from Hong Im and Nanette Im for right-of-way and a slope easement in lieu of condemnation.

Director Blount reported on the City's need to acquire portions of property for right-of-way and slope easement for the reconstruction of 70th Avenue East from Hong and Nanette Im, Gurmej Khara and Brij Bala Khara (Resolution #1234), and Quad Corporate Park (Resolution #1235). The City Attorney negotiated the purchase of real property in lieu of condemnation. The acquisitions are in accordance with the property appraisals. He reviewed the fiscal impacts of \$23,400, \$25,000, and \$83,600, respectively plus recording and closing fees.

Motion **Motion carried unanimously.**

**#1234 Authorize
Purchase of Property
Right-of-way and Slope
Easement from Gurmej
and Brij Khara**

Motion **Councilmember Godwin moved, seconded by Councilmember Brooks, to adopt Resolution #1234; Authorize Purchase of Property Right-of-way and Slope Easement from Gurmej and Brij Khara.**

City Clerk/Finance Director Marcotte read the title of Resolution #1234:

A resolution of the City Council of the City of Fife, Pierce County, Washington authorizing the purchase of a portion of Tax Parcel No. 0420174057 and 0420174058 from Gurmej S. Khara and Brij Bala Khara for right-of-way and a slope easement in lieu of condemnation.

Motion

Motion carried unanimously.

NEW BUSINESS

**Brookville Garden
Design Approval**

Director Reuter requested the Council's approval of the revised Brookville Gardens Community Park Master Plan. Approval of the plan enables BCRA to proceed with preparing construction cost estimates.

Councilmember Godwin expressed concerns about locating the shelters in the middle of the community gardens area. The shelters will experience heavy use by families and children in an area where other people are gardening. The City doesn't have staffing resources to provide maintenance required for raspberries.

Councilmember Brooks said he's comfortable with proceeding with the latest plan for the purposes of generating cost estimates and supplemental information. Cost information is needed to inform decisions for park improvements and amenities.

Councilmember de Booy said the revised master plan looks good. She asked how much of the site will be retained as open space. Mr. McWayne said open space will represent 30% to 40% of the park. Councilmember de Booy mentioned there might be some artwork the Council would like to place in the park showcasing Fife's ethnicity. The berry fields and garden areas are great ideas. She said she looks forward to reviewing the cost estimates.

Councilmember Roscoe expressed support for the proposed elements and the community garden. She agreed with Councilmember Godwin and that some type of fencing around the community garden is necessary. She suggested pursuing a partnership between the City and students to enhance the school's agriculture program. She asked if the consultants have researched what makes community gardens successful. She said she also looks forward to reviewing the cost estimates and appreciates design elements that meet the City's creek restoration goals.

Mayor Pro Tem Cerqui said he likes the proposal and the gardens in particular. Engaging academia and forming a partnership with the school and its agriculture program sounds like an interesting idea. Creek restoration and the LID concepts are good. He expressed support for replacing culverts with a pedestrian bridge and incorporating railroad elements.

City Manager Worthington outlined the next steps to include the design team and staff modifying the master plan, which will be used to generate preliminary engineering work. Cost estimates for the primary components will be prepared in time for the Council's budget retreat on September 6, 2008 and the next study session on September 19, 2008 for additional refinement.

Discussion ensued on staff's experience with community gardens and pea patches. Director Reuter offered to share additional information with the Council at a future meeting. Community involvement is the key to long-term success.

Director Reuter advised that the Parks Board will review the master plan at its next meeting.

Train Engine and Caboose Update

City Manager Worthington reported the City of Tacoma has a train engine available at a cost of \$18,000, which includes delivery. The engine will enhance the City's heritage. The cost estimate is based on the engine's salvage value. Staff is seeking Council direction for acquiring the train engine. He referred to a letter from CEECO. The company will work on removal of the scrap components and will sell them in payment for a complete locomotive paint job, the production of the vinyl graphics, and finish work to make an attractive display. The City would be responsible for delivery and removal after the project is completed. The cost to acquire the engine is an eligible Lodging Tax Fund expense. Additional costs include \$4,000 for site preparation, \$24,000 for an extended roof of the Dacca Barn, and \$6,000 for crane services. The total project cost is \$52,000 allocated between 2008 and 2009.

Dave Cantlin reported he's been working on the project over the last two years. Fife had four railroads in previous years. The locomotive is one of the last Chehalis Western locomotives in the area. Combining the history piece with the caboose will provide an attraction that will attract visitors to the City and Fife History Museum. Acquiring the engine is a worthwhile investment.

Mayor Pro Tem Cerqui noted a funding request was presented to the LTAC.

Councilmember Godwin reported the Council approved a \$130,000 allocation to the FHS for the Dacca Barn project. He said he's supportive of the train engine and caboose project as the two projects are interrelated. If the goal is to attach something to the barn before it's completed, now is the time to do it. He asked for coordination of the plans for both the train engine and caboose with FHS's Dacca Barn plan by developing a plan addressing both projects. Mr. Cantlin acknowledged Councilmember Godwin's comments and noted he is negotiating a \$5,000 donation from the Weyerhaeuser Foundation to help offset expenses. The Dacca Barn and the caboose are two different projects.

City Manager Worthington said the FHS is engaged with the caboose project. However, they are two separate projects. The proposal is to locate the engine in front of the caboose immediately south of the existing barn. Ultimately, a budget is required. Staff is seeking the Council's on how to proceed in acquiring the engine.

Councilmember Godwin said he's not opposed to appropriating funds but prefers a common vision.

Councilmember Brooks said he's opposed to the purchase of the engine because it's not a Council priority and is more inclined to support completing the project if volunteers work to raise funds necessary to acquire the engine.

Mike Seeger, 1504 54th Avenue East, commented that volunteers are working on

the project and there is coordination between the caboose and Dacca Barn projects. Council support is needed so volunteers can solicit contributions from the community. Volunteers are seeking Council feedback concerning the plan.

Mayor Pro Tem Cerqui commented that the budget includes the funds, which the Council will consider at its September 9, 2008 meeting.

Mr. Cantlin pointed out the train engine will enhance the caboose, which was already acquired.

Councilmember de Booy supported the request. The train engine will draw visitors to the museum and the City, enhance visitor experiences, and provide educational opportunities.

Councilmember Roscoe supported the project and expressed a willingness to allocate funds to acquire the engine. She encouraged volunteers to solicit matching funds. There are utility structures on the north side of the property. The utility company agreed to fence the structures with matching fence materials. She asked staff to follow up.

Mr. Cantlin reported volunteers have secured approximately \$17,000 in matching funds.

In response to a question from Councilmember Godwin regarding funding, City Manager Worthington said staff is seeking a Council decision on whether to expend \$18,000 to acquire the engine. The other items represent the balance of the costs, which is a future decision.

Councilmember Roscoe said she supports allocating the balance based on the hope that the volunteers are able to provide matching funds.

Motion

Councilmember de Booy moved, seconded by Councilmember Roscoe, to acquire the train engine for \$18,000. Motion carried. Councilmember Brooks opposed.

Preview of Comprehensive Plan Amendments

Planner Pasinetti briefed the Council on the 2008 proposed comprehensive plan amendments. The *Citywide comprehensive review and analysis of all City zoning* has been removed from the list presented to the Council in January and will be placed on the 2009 docket. New topics include *sustainable development goals and policies*, and *updates to the Housing Element*. The Planning Commission will hold a public hearing on September 8, 2008 and forward a recommendation to the Council.

Planner Pasinetti reviewed the six proposed amendments:

1. CPA08-01: Future Land-use Map Designation and Zoning Revisions
2. CPA08-02: Land Use Element – Updates to Developable Lands and Employment Capacities

3. CPA08-03: Sustainable Development Goals & Policies
4. CPA 08-04: Update to the Housing Element of the Comprehensive Plan
5. CPA08-05: Update to the Parks Element of the Comprehensive Plan
6. CPA08-06: Updates to the Capital Facilities Element- Transportation, Parks, Schools

Approval of Removing a Tree from Dacca Park

City Manager Worthington reported the FHS is seeking the Council's approval to remove a fir tree located on the backside of the museum, which has been determined to be a hazard tree. Hunter's Tree Service recommends removing the tree to eliminate potential liability to the City.

Ms. Hospenthal described major problems associated with the tree. The tree is popular to raccoons, bee nests, and bugs. Moss and pine needles accumulate on the museum's roof. The entire back of the patio roof has rotted. Some of the tree branches are dying.

Motion

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

Councilmember de Booy asked if it's imperative to remove the tree immediately, and whether the wood has a salvage value. Ms. Hospenthal replied that because the tree is one-sided and if it should fall, it will hit the museum roof. She indicated that she wants to solicit additional bids to determine if the tree can be removed at a lower cost. She said she's unsure if the tree has any salvage value.

Councilmember Roscoe expressed support for replacing the tree with other planting and having the tree professional provide planting recommendations.

Consensus

Councilmembers approved the removal of the tree from Dacca Park at the least cost.

CITY MANAGER REPORT

City Manager Worthington reported on the following activities and events:

- Culvert replacement on 70th Street is scheduled to begin on Saturday, September 5, 2008. The street will be closed until September 22, 2008.
- The annual overlay program is in process. The City is working to coordinate road closures and complete project work during evening hours to the extent possible.
- The second Movie in the Park was shown last weekend. The movie was well attended.
- Staff will brief the Council on the mitigation project at the end of September.
- Cabinetry for the photo enforcement program is being installed at 20th and 54th, and should be operational as of September 1, 2008.
- The new electronic reader board in front of the Community Center is operational.

**COUNCILMEMBER
COMMENTS**

Councilmember de Booy thanked members of the public for attending the meeting. She complimented Mayor Pro Tem Cerqui for running an efficient meeting.

Councilmember Roscoe reported she was barbecuing at the Movie in the Park when Director Reuter reminded her that open flames are not allowed in the park. The barbecue uses gas. She said she looks forward to staff clarifying that restriction.

Discussion ensued about confusion associated with the traffic sign at 54th Avenue and in particular when the strobe and flash light movements occur. Councilmember Roscoe asked if the strobe movement can be turned off. Director Blount verified that the strobe can be turned off.

Motion

Councilmember Roscoe moved, seconded by Councilmember Brooks, to extend the meeting five minutes to 10:15 p.m. Motion carried.

**CITIZEN
COMMENTS**

Shawn Whalen, a Radiance resident, said his child will ride a school bus for the first time this year. He said he understands the impacts associated with the closure of 70th have not been well communicated to the Fife or Puyallup School Districts. Channeling traffic from Radiance onto Freeman and Valley Avenue will impact residents and school buses. He asked the Council reconsider the full two-week street closure. Buses cannot safely travel on Frank Albert Road.

Director Blount reported the notice of the street closure was provided to both the Fife and Puyallup School Districts. The signals will be reprogrammed at Freeman and Valley and at 70th and Valley to increase Freeman Road signal time. The project should be completed within the two-week closure period.

ADJOURNMENT

Mayor Pro Tem Cerqui adjourned the meeting at 10:15 p.m.

Rob Cerqui, Mayor Pro Tem

Steve Marcotte, City Clerk/Finance Director

Prepared by Cheri Lindgren, Recording Secretary
Puget Sound Meeting Services