

FIFE CITY COUNCIL MINUTES

**St. Martin of Tours
Hall**

**Date: January 22, 2008
Time: 7:00 p.m.**

EXECUTIVE SESSION

Mayor Johnson convened an executive session at 6:30 p.m. for the purpose of Labor Negotiations RCW 42.30.140(g) for approximately 20 minutes.

ADJOURNMENT

Mayor Johnson adjourned the executive session at 7:00 p.m.

CALL TO ORDER AND ROLL CALL

Mayor Johnson called the regular meeting of the Fife City Council to order at 7:09 p.m. with the following Councilmembers present: Godwin, Johnson, Brooks, Cerqui, de Booy and Roscoe (7:45 p.m.).

Staff present: City Manager Steve Worthington, Assistant City Manager Jim Reinbold, Finance Director Steve Marcotte, Public Works Director Russ Blount, Confidential Administrative Assistant Andrea Richards, City Attorney Loren Combs, Community Development Director Carl Smith, Planner 1 Chris Pasinetti, Parks & Recreation Director Kurt Reuter, Deputy City Clerk Helen Ware, Police Chief Brad Blackburn, Dispatch Supervisor Erica Brown, Public Works Laborer Kevin Wagner, and Recording Secretary Cheri Lindgren.

PLEDGE OF ALLEGIANCE

Councilmember Cerqui led the pledge of allegiance.

CHANGES, ADDITIONS OR DELETIONS TO AGENDA

A revised agenda was accepted. Mayor Johnson added remembrance of Marian Wetsch. Ms. Wetsch passed away on January 14, 2008. She served as Mayor from 1995 to 2000. She also served on the Fife City Council for eight years and on the Planning Commission. Mayor Johnson described Ms. Wetsch's contributions to the Fife community. Councilmembers and the public observed a moment of silence in remembrance.

CONSENT AGENDA

- a. Approval of Minutes: Date: January 8, 2008 Council Meeting
- b. Approval of Vouchers:
 - Payroll: #4021-44088 \$490,942.70
 - Claim: #71087-71236 \$654,514.60
- Adopt Ordinance:
- c. #1656 – ICC Code Amendment – Sprinklers
- d. #1657 – Amend FMC to Establish New Police Department Positions
- e. Set Special Meeting for February 11, 2008

Motion

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

SPECIAL PRESENTATIONS

Secretary of State Grant Presentation

Mayor Johnson introduced Jerry Handfield, State Archivist and Mike Saunders, Puget Sound Regional Archivist. Assistant Richards distributed rack cards to members of the audience. Mr. Handfield reported Washington is the only state

in the country with a state archives that preserves electronic records. The archives center is located in Cheney at Eastern Washington University. He congratulated the City and thanked Deputy City Clerk Ware for taking the important step to preserve and make available Fife's ordinances, resolutions and Council minutes to its citizens through the internet.

Mr. Handfield and Mr. Saunders presented Mayor Johnson with a check for \$9,841 to help fund permanent storage of City records. Mayor Johnson thanked Mr. Handfield and Mr. Saunders.

**New Employee
Introductions**

Mayor Johnson welcomed Erica Brown, Dispatch Supervisor, Public Works Laborer Kevin Wagner, and Recreation Assistant Gabrielle Gonzales (unable to attend). He reviewed their background and career history. Councilmembers welcomed Ms. Brown and Mr. Wagner to the City of Fife.

**Time Capsule Burial
– February 11, 2008**

City Manager Worthington announced Fife will complete its 50th Jubilee year celebration on February 11, 2008. The City will bury a time capsule for the future at 4:00 p.m. at City Hall. The time capsule will be opened in 25 years. The public was invited to attend.

**COUNCIL
DELEGATE
REPORT**

Councilmember Brooks announced he has been busy learning about City government.

Councilmember Cerqui reported he attended the Fife Historical Society's annual meeting. He also attended former Mayor Marian Wetsch's funeral.

Councilmember de Booy said the Citizen Advisory Board for Pierce County is preparing to accept grant applications. A Senior Advisory Board meeting is scheduled for January 25, 2008.

Mayor Johnson announced he is continuing the Mayor's Forum meetings initiated by former Mayor Mike Kelley. City Manager Worthington, City Attorney Combs, and Mayor Johnson recently attended the annual 2% meeting with the Puyallup Tribe and neighboring jurisdictions. The Tribe will forward a check in the amount of \$950,000 to the City.

PUBLIC HEARING

**Local Improvement
District (LID) –
Water/Sewer for
Valley Avenue**

Councilmember Cerqui recused himself from the public hearing and left the room because he owns property in the area of the proposal.

Director Blount provided a PowerPoint presentation on the proposal. A map of the Local Improvement District (LID) boundaries was provided. The public notice was based on the highest cost of three alternatives. The preliminary assessments involve improvements on Valley Avenue East from approximately 70th Avenue East to Freeman Road. An earlier benefit analysis included 40 parcels. The current scenario involves 31 parcels.

The Council considered alternative designs for the sewer system at its January study session. The Council directed staff to prepare alternative assessment rolls based on “shallow gravity” and “force main only” alternatives in addition to the “deep gravity” design used for the initial hearing notices. Staff is recommending the “shallow gravity” sewer alternative, which will cost \$1.5 million less compared to the initial assessment of approximately \$7 million. Fill and individual pumps are required for some of the affected parcels. Director Blount explained developers and customers are required to install private pump systems to pump flow into the force main under the force main option. The initial capital costs are significantly less; however, there is basically no difference in life cycle costs compared to the shallow gravity option. Staff believes the force main alternative provides a lower level of service and is less reliable.

Geoff Dillard, RH2 Engineering, provided an overview of technical issues related to the three sewer options:

- There is a long history of deep sewers in the Fife area to serve customers with a gravity system
- Construction costs have changed dramatically over the last five years that make the shallow gravity option more attractive than the deep gravity design
- The force main only alternative will require individual pump systems

The most notable advantage of a gravity system is its reliability, while mechanical systems can fail. However, gravity systems are costly. The Council and staff are working to identify a long-term solution for best serving affected property owners. The construction schedule associated with the Valley Avenue roadway project plays a role. It makes sense to install water and sewer utilities in conjunction with the street improvement project.

Councilmember Roscoe arrived at the meeting.

Director Blount presented a letter from McCauley and Associates. Benefit boundaries shown on the map dated January 22, 2008 are identical to the map the Council considered on December 11, 2007. Cost calculations are also based on the same boundary.

City Attorney Combs reported Councilmember Cerqui recused himself from the hearing because he is a property owner directly affected by the proposed LID.

Mayor Johnson opened the public hearing at 7:47 p.m.

Public Testimony

William Lynn, representing the Cerqui family, said the Council has been asked to present a bill to a limited number of property owners that could cost

hundreds of thousands of dollars. The assessments have the potential to drive people out of their homes. The councilmanic process should be exercised cautiously and only when the Council is sure affected properties will receive the described benefits. Benefits associated with LIDs are theoretical and only take place if and when properties are sold. Residents who continue to live in their homes will not see a benefit, but will likely see their property taxes increase. Mr. Lynn outlined several reasons about why now is not the appropriate time to pass the proposed LID:

- The current project is in motion and is not consistent with the City's comprehensive plan calling for deep sewers.
- The Valley Avenue road improvement project has been in the City's plans for years. The Council is being asked to make a rushed and hasty decision concerning the LID.
- The community does not support the LID proposal. Staff initiated the LID.
- There are a number of small property owners that don't plan to sell their parcels and will not reap the benefits.
- There is uncertainty concerning State Route (SR) 167.

Mr. Lynn suggested that the Council does not have the information it needs to make an informed decision that could be unfair to a number of property owners in Fife.

Lucy Cerqui, 7824 Valley Avenue East, testified that the financial impact of the LID will be devastating. The landowners did not ask for the LID. Levying a huge debt will ruin her family financially, physically, and mentally. The assessment puts her home, personal property, and retirement in jeopardy.

Marilyn Corlette, Freeman Road, expressed concerns about stormwater impacts associated with cutting down more trees and allowing large corporations to construct commercial buildings and impervious surface. She has experienced high groundwater where she lives. Ms. Corlette said septic systems fail when properties flood. She said she supports the City installing sewers citywide to address storm and groundwater issues. Citywide sewers would benefit everyone compared to providing services to a specific area.

Pastor Creighton Dunn, 3910 Freeman Road East, testified his home is paid for. He looks forward to retiring and has no desire to go in debt. He said his property is within close proximity to the creek and highway, which limits what he can do with his property. He asked that the Council give careful consideration to the LID proposal.

Lisa Klein, representing the Managing Green LLC properties, testified Managing Green LLC supports the LID. The properties are zoned commercial and cannot be developed without City sewer. The LID will solve existing problems associated with failing septic systems, which is a health issue. There

might be other options available to minimize the extraordinary cost matter, such as a latecomer's agreement. The time to install the utilities is now in conjunction with the Valley Avenue improvement project. It will cost less. Ms. Klein urged and asked that the Council move forward with the LID.

Director Blount clarified that Pastor Dunn's property is not within the LID assessment boundaries at this time.

Mayor Johnson closed the public hearing at 8:04 p.m.

**Willows Area
Potential Building
Height Increase**

Planner Pasinetti reported proposed Ordinance No. 1658 amends Fife Municipal Code (FMC) Section 19.68.090 to include the Willows area within the Pacific Highway building height increase overlay as provided for in Ordinance No. 1642-07 adopted by the Council in September 2007. The Neighborhood Commercial (NC) zone was not included in Ordinance No. 1642-07 because the Council wanted additional community and Planning Commission discussions. At its November meeting, the Commission recommended including the Pacific Avenue building height increase within the NC zone.

Planner Pasinetti displayed photographs taken within the Willows area. The amendment will allow professional office buildings to build to the 90-foot height upon approval of a Conditional Use Permit (CUP).

Councilmember Cerqui returned to the meeting.

Mayor Johnson opened the public hearing at 8:08 p.m.

Public Testimony

Rinada Leaird, 46th Avenue, said she doesn't see the need for a height increase in the Willows area. Residents did not request the height exception. She asked how increasing building height will affect the already high groundwater level. Fife doesn't need additional property tax revenues. She asked how the amendment will affect the City and property owners.

Pat Hulcey, owner of property at 47th and 15th Streets, said his parcel is bounded by warehouse district on the west and east, Port of Tacoma on the north, and Pacific Highway on the south. The amendment allows a 90-foot structure within 50 feet of his home. He asked that the Council extend the overlay to 12th. He said he doesn't like living in an area that contains pockets of commercial uses. The height restriction might keep future commercial uses out of his neighborhood.

Mayor Johnson closed the public hearing at 8:13 p.m.

ORDINANCES

#1659 – LID – Water/ Councilmember Cerqui recused himself from participating and left the room.

Sewer for Valley Avenue

Director Blount reported the Cerqui and Managing Green LLC properties represent 12% and 21% of the benefit area, respectively. He reviewed the extensive public outreach process. Staff recommends the Council move forward with installing water and sewer utilities along Valley Avenue East and approve first reading of Ordinance No. 1659. Adoption of the ordinance at second reading will trigger a 30-day protest period followed by a 30-day appeal period. Construction of the utilities would not commence until April 2008. The LID is limited to properties with frontage on Valley Avenue East. The information to Council was prepared based on the shallow gravity option, which reduces assessments. The assessment roll will be distributed prior to the second reading of Ordinance No. 1659. The Council could reduce assessments additionally with the force main only alternative. In either case, Director Blount asked that the Council approve first reading of Ordinance No. 1659 as drafted, which is based on the highest case cost scenario.

City Clerk/Finance Director Marcotte read the title of Ordinance No. 1659:

An ordinance of the City Council of the City of Fife, Pierce County, Washington, ordering certain water and sanitary sewer improvements on Valley Avenue East from approximately 70th Avenue East to Freeman Road; establishing Local Improvement District No. 08-1 and ordering the carrying out of the proposed improvements; providing that payment for the improvements be made by special assessments on property in the district, payable by the mode of "Payment by Bonds"; and providing for the issuance and sale of Local Improvement District warrants redeemable in cash or other short-term financing and Local Improvement District bonds.

Motion

Councilmember Roscoe moved, seconded by Councilmember de Booy, to approve first reading of Ordinance No. 1659; Valley Avenue East LID.

City Attorney Combs reported staff provided the Council with three "exhibit As." The ordinance was prepared with the shallow gravity alternative exhibit A. If the Council wishes to use either of the other exhibits, The Council will need to identify the exhibit in a motion to amend. The cost identified in Section 3 on page 2 of the ordinance should be changed accordingly.

Motion

Councilmember Brooks moved, seconded by Councilmember Godwin, to amend the motion and identify the force main alternative as exhibit A and change the \$6,063,000 figure within Section 3 on page 2 of the ordinance to \$3,855,000.

Councilmember Brooks said current zoning and lack of future interlocal agreements do not justify spending an additional \$2.2 million. Gravity sewers are fool proof. He posed several questions to staff:

- Are there currently a number of force mains in the City? *Director Blount answered yes.*
- If the ordinance is adopted as amended, would property owners be responsible for their own pump stations? *Director Blount replied yes.*
- Is the life cycle cost of \$1.9 million as outlined in the staff report conservative and based on a worse case scenario? *Director Blount answered yes.*
- It is remote that properties within the LID boundary would develop as residential. Does the small grinder pump station design include a holding tank to provide some overflow protection should power outages occur? *Director Blount replied that's correct.*

Councilmember Brooks stated he doesn't want to force people out of their homes, but it's important to install water and sewer utilities prior to the Valley Avenue road construction project. Costs associated with installing the utilities at a later date will be far greater. Fife and Washington State Department of Transportation (WSDOT) will pay approximately 27% of the total LID cost, which is not typical. Any expansion beyond Freeman and Valley will require a municipal pump station or another force main to serve those areas. He said he supports councilmanic action based on the force main option.

Councilmember Godwin said the decision is a difficult one. The force main is the only economical option, which he could support. Once sewer is available, many of the properties within the benefit area will sell and see development. If sewer is not installed with the road improvement project, no one should be allowed to dig up the street for the purpose of installing utilities for 15 years.

Councilmember de Booy said it's imperative to install sewer prior to the improvement project. Property owners will have a maintenance responsibility with the force main option. For that reason, she said she prefers the shallow gravity alternative.

Mayor Johnson asked about the cost difference between the shallow and force main options to extend sewer north or south on Freeman. Director Blount answered the cost would be roughly the same.

Mayor Johnson asked if the force main option impacts the Valley Avenue East construction schedule. Director Blount said the force main alternative provides more flexibility with the overall schedule because the option is less weather dependent.

Discussion ensued about the potential for developers to financially participate to extend water and sewer utilities in the future. Director Blount reported a City latecomer agreement for the sewer system proposed is not a legal option. He pointed to the two larger commercial properties (Managing Green LLC and Coldwater Creek Land Development LLC) on the map. Interest from the development community eliminates the possibility to fund sewer improvements to the east in the absence of a LID.

City Attorney Combs said he concurs with Director Blount's analysis. A latecomer agreement is a different funding mechanism. A future extension could be done by reassessments to include other properties within an expanded benefit boundary. The Council should not rely on that choice to provide citizens some financial relief. He pointed out that approval of the proposed ordinance will require four affirmative votes. He recommended conducting a roll call vote on the main motion.

In response to a request by Councilmember Brooks, Director Blount replied it is likely that first payments would not be due until 2011.

Councilmember Brooks asked if the project could be completed this year if the Council approves the amendment and ordinance. Director Blount reported the water and sewer components could be substantially completed by the end of the year. However, the City is not able to close the LID until the overall construction contract is completed, which will occur in 2009.

Councilmember de Booy emphasized that property owners will be required to pay for individual pumps with the force main option in addition to individual LID assessments. She asked staff to discuss the cost of individual sewer pumps. Director Blount estimated the initial pump cost for a single family home and commercial user at approximately \$11,000 and \$30,000, respectively.

Councilmember Godwin asked if the initial \$3.8 million estimate for the force main option puts the pipe in the ground. Director Blount clarified the cost estimates are for both sewer and water lines along Valley with stubs for each at individual property lines. Councilmember Godwin said providing stub-outs at the property line is equitable for property owners. He stated he does not particularly favor the force main alternative, but it's the best option for Fife residents.

Councilmember Brooks said the service line from individual pumps to the force main are shallow and inexpensive compared to gravity sewer designs. In most cases up front costs are less with pump stations. Pumps will require replacement over time, but the cost is not that significant.

Louie Cerqui, 7824 Valley Avenue East, asked when he can expect payment for right-of-way purchased by the City. Director Blount replied the Cerqui property represents a special case. He said it's his understanding that WSDOT

has made an offer. Mr. Cerqui countered that's not true. Director Blount said the City and WSDOT are working together on the larger parcel. Payment for the smaller parcels could be processed within the next several months.

Motion

A roll call vote was taken on the amendment to the motion:

- **Councilmember Godwin, yes**
- **Mayor Johnson, yes**
- **Councilmember Brooks, yes**
- **Councilmember de Booy, no**
- **Councilmember Roscoe, yes**

The amendment to the motion carried.

A roll call vote was taken on the main motion to adopt first reading of Ordinance No. 1659– Valley Avenue East LID for water and sewer - as amended:

- **Councilmember Godwin, yes**
- **Mayor Johnson, yes**
- **Councilmember Brooks, yes**
- **Councilmember de Booy, no**
- **Councilmember Roscoe, yes**

The main motion carried as amended.

**#1658 – Willows Area
Potential Building
Height Increase**

Planner Pasinetti said staff recommends the Council approve first reading to Ordinance No. 1658, amending FMC 19.68.090 to include the NC zone within the Pacific Highway building height increase overlay.

City Clerk/Finance Director Marcotte read the title of Ordinance No. 1658:

An ordinance of the City Council of the City of Fife, Pierce County, Washington, adding the Willows area to the Pacific Highway East corridor height exception overlay and amending Fife Municipal Code Section 19.68.090(B) and the official zoning map.

Motion

Councilmember de Booy moved, seconded by Councilmember Brooks, to adopt first reading of Ordinance No. 1658; Willows Area Potential Building Height Increase.

Councilmember de Booy expressed support for the ordinance.

Councilmember Brooks said he initially believed the amendment would provide some protection for residents. He acknowledged the light public turnout favorable recommendation from the Commission indicates a majority of the

citizens are accepting the change.

Councilmember Cerqui returned to the meeting.

Councilmember Godwin asked how property taxes could be affected if the Council adopts the ordinance. Planner Pasinetti replied he's uncertain. The exception overlay applies to professional office buildings in the NC zone. The likelihood of an increase in property taxes is small.

City Manager Worthington added it would be difficult to determine tax impact implications. City staff is not qualified to assess tax impacts, which is the assessor's responsibility. Councilmember Godwin said he would like additional information to inform his decision. City Attorney Combs pointed out there is no testimony by a qualified professional about potential tax impacts to properties. If the Council would like that information, staff could provide it at a future meeting.

Motion

Councilmember Godwin moved, seconded by Councilmember Roscoe, to table Ordinance No. 1658 until the Council has information from a qualified professional on how the ordinance could impact property taxes in the Willows area. Motion carried.

Councilmember Godwin asked staff to discuss potential tax implications with the assessor's office first before hiring another consultant.

**#1660 – Drug
Loitering Ordinance
Revision**

Police Chief Blackburn reported Ordinance No. 1660 is similar to Tacoma's ordinance, which allows Fife to be consistent with enforcement efforts. He reviewed and provided explanations regarding new language found on page 2 of the proposed ordinance. "Unlawful" was added to item C, 1. Three new items were added to section C as follows:

7. The person is currently subject to an order prohibiting his/her presence in a high drug activity geographic area; or
8. The person displays physical characteristics of drug intoxication or usage, such as "needle tracks"; or
9. The person possesses drug paraphernalia as defined in chapter 69.50 of the Revised Code of Washington.

City Clerk/Finance Director Marcotte read the title of Ordinance No. 1660:

An ordinance of the City Council of the City of Fife, Pierce County, Washington, regarding loitering for drug related purposes and amending Section 9.22.020 of the Fife Municipal Code.

City Clerk/Finance Director Marcotte read the title of Resolution No. 1178:

A resolution of the City Council of the City of Fife, Pierce County, Washington, adopting a policy for right-of-way acquisition involving state or federal funding.

Motion

Councilmember Roscoe moved, seconded by Councilmember Godwin, to approve Resolution No. 1178; Adopting procedures for acquiring right-of-way on the Valley Avenue and 70th Street project.

Discussion ensued about how often the City Manager has negotiated discretionary payments in the past and item #7 that states in part, “A memorandum in support of the settlement, signed by the City Manager, shall be placed in the file.” In response to the latter, Director Blount explained the City is required to maintain a separate file for each right-of-way acquisition. Any memorandum in support of a settlement must be part of the respective file.

Mayor Johnson requested changing “probably” to “probable” within item 3, a, on page 2 of the resolution. He asked if items 6 and 7 mirror federal guidelines. Director Blount confirmed that the items mirror federal guidelines.

Motion

Motion carried unanimously.

#1179 – Authorize David Evans and Associates to Prepare Right-of-way Drawings for Valley Avenue

Director Blount reported David Evans and Associates (DEA) completed a number of drawings for the Valley Avenue project. City legal counsel is working to secure right-of-way offers for properties not impacted by changes to the centerline (CL). Last fall, the Council authorized a contract change of \$140,000 to evaluate shifting the CL. A shift places Fife in a better position to continue improvements through tribal properties.

Director Blount reported he and City Manager Worthington met with tribal representatives. WSDOT has indicated Fife could use property it has acquired for future interchange construction. National Environmental Policy Act (NEPA) approval and construction permits have been acquired. Staff evaluated shifting the CL. Staff recommends the Council approve Resolution No. 1179 authorizing preparation of right-of-way plans for the project based on the revised CL. The supplemental agreement also provides for some relocation assistance. Director Blount reported there is one house, owned by a Councilmember, which must be vacated.

City Attorney Combs clarified that there is no conflict with Councilmember Cerqui voting and deliberating on the matter. Councilmember Cerqui has exercised caution and removed himself from the room when a direct financial impact to his property would result. The use of an appraiser is mandated by both federal and state law and is not a function of choice.

City Manager Worthington said the Council pursued the partial step to realign

Valley Avenue with a preliminary study. This is the next step. The proposed realignment provides a longer service life and matches up with future improvements proposed by WSDOT. Realignment will require another environmental review process prior to Fife initiating right-of-way discussions, which affects the project schedule. The City can initiate construction after acquisition of necessary right-of-way.

Discussion followed about how the timeline would be affected if the Council approves the resolution. Director Blount expressed confidence that construction will commence later this year.

City Clerk/Finance Director Marcotte read the title of Resolution No. 1179:

A resolution of the City Council of the City of Fife, Pierce County, Washington, authorizing additional services by David Evans and Associates for analysis and design of improvements to Valley Avenue East, from 70th Avenue East to Freeman Road East.

Motion

Councilmember de Booy moved, seconded by Councilmember Roscoe, to adopt Resolution No. 1179; authorizing supplemental agreement #4 with DEA for right-of-way plans for improvements to Valley Avenue East, 70th to Freeman.

Councilmember Godwin expressed concerns about engineering costs doubling and no actual construction undertaken. The project involves only one mile of roadway. He asked whether WSDOT requested the realignment. Director Blount affirmed that the request is from WSDOT. WSDOT is offering that segment of right-of-way to the City at no extra cost.

Councilmember Godwin asked how much the engineering component could cost. Director Blount replied engineering costs could reach \$3 million, of which approximately 30% is for permitting expenses. Councilmember Godwin said it doesn't make sense for the City to continue to delay the improvement project. October is not the best time of year to lay new pavement. Director Blount responded that productive work can take place during the winter months. He agreed final paving should be during warm, dry weather.

Councilmember Brooks asked several questions summarized below:

- Can staff provide a best estimate for this phase of the construction costs? *Director Blount said the estimate is \$12 million.*
- How much of the \$12 million consists of undergrounding overhead utilities? *Director Blount replied approximately \$2 million.*
- Can undergrounding the overhead utilities be done concurrently with installation of water and sewer utilities? *Director Blount confirmed that it can.*

- Was there a budget identified for the initial design? *Director Blount replied a budget was established which includes project management.*

Councilmember Brooks spoke in favor of the motion. He suggested a total closure of Valley Avenue will expedite construction.

Councilmember Cerqui said he will support the motion. The construction project does not simply involve a mile of roadway. Coordination with state agencies and the tribe are also major components.

Mayor Johnson said he concurs with comments articulated by Councilmembers Brooks and Cerqui.

Motion

Motion carried unanimously.

**#1180 – Award
Contract to David
Evans and Associates
for Brookville
Gardens Surveying**

Director Reuter reported the request is to authorize the award of a contract with DEA for topographic surveying, mapping, and wetland delineation for the Brookville Gardens park site. The work is a precursor to other planning and design work that is necessary to develop the site. Staff recommends approval of Resolution No. 1180.

City Clerk/Finance Director Marcotte read the title of Resolution No. 1180:

A resolution of the City Council of the City of Fife, Pierce County, Washington, authorizing the City Manager to enter into a contract with David Evans and Associates for professional services regarding the Brookville Gardens property.

Motion

Councilmember Brooks moved, seconded by Councilmember Godwin, to adopt Resolution No. 1180; Award Contract to David Evans and Associates for Brookville Gardens Surveying.

Councilmember Brooks expressed concerns that although DEA is an outstanding firm, it appears the City awards a vast majority of its work to the company. He suggested the City should consider providing contracts to other local companies as well.

Councilmember Godwin asked if the property was surveyed prior to Fife purchasing the site. City Manager Worthington said a topographic survey has not been completed.

City Attorney Combs added a survey was completed to confirm exterior parcel boundaries.

Councilmember Godwin said he thought the previous owner had completed a survey prior to the sale.

Councilmember Cerqui indicated support for the motion. Even if a survey was

completed a few years ago, a current survey makes sense.

Councilmember de Booy commented that there are advantages with using the same consultant because they are very familiar with City issues.

Motion

Motion carried unanimously.

**CITY MANAGER
REPORT**

City Manager Worthington reported the process to appoint a replacement for the vacant Council position was initiated. Staff prepared an application form. He reviewed primary criteria. Applications are available at City Hall and on the website. Applications are due by the end of the business day on February 5, 2008 at City Hall. A postmark is not acceptable. Staff will forward copies of the applications to the Council for review. The Council will interview candidates at the special meeting scheduled for February 11, 2008 with selection to follow at the February 12, 2008 regular meeting. He noted there are also vacancies on the City's Planning Commission and Parks Advisory Board.

The paving schedule for the Federal Express building project has changed from February 19-20, 2008 to February 2-3, 2008, weather dependent.

City Manager Worthington thanked staff at St. Martin of Tours for use of its facilities for the Council meeting. The remodel of the Council Chambers is 80% completed.

Upcoming community events include:

- The Fife Lions Club will host its annual ham dinner on January 27, 2008 from 12:00 p.m. to 5:00 p.m.
- The Fife Rotary's annual auction is scheduled for February 1, 2008.
- A teen scene open house at Surprise Middle School is planned for February 8, 2008 from 5:30 p.m. to 7:30 p.m.

City Manager Worthington reported earlier in the day, the City learned of diesel fuel leaching from private property into the soil at Wapato Creek. Staff is working with the Department of Ecology (DOE) to remedy the situation. The source appears isolated at this point.

**COUNCILMEMBER
COMMENTS**

Councilmember Brooks thanked members of the public for attending the public hearings. He said the City is in the business of issuing permits, but must also apply and obtain permits. He suggested that Fife pursue discussions with the Legislature for streamlining permitting processes.

Councilmember Cerqui thanked the public for attending the meeting.

Discussion followed on the Council's annual goal setting retreat that begins on

Friday, February 1, 2008 at 3:00 p.m. and concludes on Saturday, February 2, 2008 at 3:00 p.m.

Councilmember Roscoe apologized for being late. She thanked the City's 911 dispatchers for their assistance. The 911 dispatch staff responded in a professional and friendly manner. She asked Police Chief Blackburn to convey her comments to 911 employees, who provide excellent service to the City of Fife.

Mayor Johnson acknowledged the good turnout for the public hearings. He said he appreciates everyone's comments. Mayor Johnson said he hopes the force main decision will minimize impacts for affected property owners. He encouraged Fife residents to consider applying for the vacant Council position.

ADJOURNMENT

With there being no further business, Mayor Johnson adjourned the meeting at 9:50 p.m.

Barry Johnson, Mayor

Steve Marcotte, City Clerk/Finance Director

Prepared by Cheri Lindgren, Recording Secretary
Puget Sound Meeting Services