

**FIFE CITY COUNCIL  
REGULAR MEETING MINUTES**

Fife City Hall  
Council Chambers

Date: February 24, 2009  
Time: 7:00 p.m.

**EXECUTIVE SESSION** Mayor Johnson convened an executive session at 6:00 p.m. for the purpose of Real Estate RCW 42.30.140 for approximately 50 minutes.

**ADJOURNMENT** Mayor Johnson adjourned the executive session at 6:50 p.m.

**CALL TO ORDER AND ROLL CALL** Mayor Johnson called the regular meeting of the Fife City Council to order at 7:04 p.m. with the following Councilmembers present: Richard Godwin, Glenn Hull, Butch Brooks, Barry Johnson, Rob Cerqui, Nancy de Booy, and Kim Roscoe.

Staff present: City Manager Steve Worthington, Assistant City Attorney Greg Amann, Finance Director Steve Marcotte, Police Chief Brad Blackburn, Public Works Director Russ Blount, Parks, Recreation & Community Services (PRCS) Director Kurt Reuter, Administrative Assistant Andrea Richards, Financial Analyst Dave DeGroot, Acting Community Development Director Carl Durham, Assistant City Engineer Ken Gill, and Recording Secretary Valerie Gow.

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

**CHANGES, ADDITIONS  
OR DELETIONS TO  
AGENDA**

**Motion** Councilmember Brooks moved, seconded by Councilmember Godwin, to amend the agenda by reclassifying and moving Ordinance #1287 PRCS Citizen Advisory Board Appointments (9d) under *Ordinances to New Business* and deferring Valley Avenue Construction Phasing, Detours & Impacts (10a) to the March 2, 2009 study session. Motion carried unanimously.

**CITIZENS COMMENTS** There were no citizen comments.

**CONSENT AGENDA**

- a. Approval of Minutes: February 10, 2009 Council Meeting
- b. Approval of Vouchers:
  - Payroll: #45389 – 45428 \$387,530.70
  - Claim: #75158 – 75316 \$437,607.06

The following corrections were requested to the February 10, 2009 minutes:

On page 10, replace the 4<sup>th</sup> paragraph to state, "Councilmember Hull said the calculation from the Fife School District projection of 31% is different than the 18% quoted last year by a school district member in impacts to the school.

Eighteen percent is the impact of the study body population if the entire City limits of Fife were included in the Fife School District.”

**Motion**

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

**SPECIAL  
PRESENTATIONS**

**January Flooding Thank  
You to Volunteers**

City Manager Worthington said the City and the Council recognizes and thanks the many volunteers who gave of themselves from food and blanket donations to sandbagging during the recent flood event. The City's owes the limited damage to the success of volunteer efforts. He displayed a list of individuals who assisted the City in its efforts. Volunteers performed numerous efforts to help the community through the flooding event. Over 100 individuals were involved throughout the community.

Mayor Johnson recognized and introduced members of Webelos 1, Shark Patrol, Cub Scout Pack 64. Administrative Assistant Richards presented each scout with a pin. The scouts helped in providing food and other materials to the evacuation shelter at Surprise Middle School.

**COUNCIL DELEGATE  
REPORT**

Councilmember Hull reported the Puyallup School District's bond measure is scheduled during the March 10, 2009 election. The bond is estimated to cost approximately \$.53 per \$1,000 of assessed property valuation or approximately \$150 for a \$300,000 home.

Councilmember de Booy reported she attended the AWC City Legislative Action Conference (CLAC) in Olympia last week and one of the luncheons featuring Governor Gregoire as the speaker. Governor Gregoire shared information on the state's budget cuts and federal stimulus funds. Councilmember de Booy visited with fifth grade elementary students and addressed questions on the benefits of living in Fife.

Mayor Johnson reported there was good attendance at the last Mayor's forum at Fife Flowers. Owner Mike Seeger has indicated interest in hosting future forums as well.

**ORDINANCES AND  
RESOLUTIONS**

**ORDINANCES**

**Adopt:**

**#1691 LID 08-03;  
Funding Freeman Road**



whether the EIS will cover traffic noise and potential air quality by changing a two-lane roadway into a main arterial. He asked whether any thought has been given to where the obvious loss of wetlands will be replaced. He said from research he reviewed, newly created storm collection systems dry up and destroy surrounding wetlands and diminish aquifer recharge. All the existing properties including the ones on the Edgewood site operate from wells. He asked whether the City can guarantee that the wells will not dry up and that additional wetlands will not be destroyed.

Mr. Crittendon said he reviewed the proposed roadway schematic from the website and drove to the site. He said he believes he and his family have been tricked. All along, City staff has known while negotiating the Valley Avenue acquisition that the LID project was coming and would have a very serious impact on remaining properties. If he and his family had known then what they know now, they would have never negotiated such a one-sided deal. The amount of property needed to do this not only destroys every tree along the property line it will also extend halfway into the yard putting a sidewalk within earshot of the house and then making the home nonconforming. He said his family's proposal is that if the Council insists on moving forward that the family wants to negotiate a complete buyout or the family will fight the action until the end.

Director Blount responded that an improved roadway will generate traffic within a network. However, with improvements on Valley Avenue there likely will not be a substantial increase of traffic on that segment of Freeman Road. There will be increased traffic from the development that will be in the vicinity. The developer will be required to mitigate traffic impacts for the development. Future development in the area is inevitable as the economy begins to improve. At this time, it has not been determined where the wetland will be mitigated. It will be necessary to have a mitigation site. The budget includes a site and it is likely within the Benaroya or the Stowe/Coldwater sites where they are undertaking mitigation there may be the potential for a combined mitigation site.

Director Blount commented on the benefits to the environment from the low impact development code and offered that there will be a variety of ways that environmental issues will be addressed. The City will undertake a peer review of the environmental effort as well as having attention from other agencies involving the Tribe and the Department of Fish and Wildlife. He said he is confident that to the extent of best available science, the City will complete the work. He acknowledged that improving and widening the road will involve impacts.

Director Blount reported that planned improvements to Valley Avenue as well as securing funding sources for those improvements have been underway for many years. In fact, that work has occurred prior to any proposed development by Benaroya or in the future formation of a LID. He assured the Council that

staff did not deceive the Crittendon's with respect to the Valley Avenue negotiations. They are projects funded separately, with the Valley Avenue project beginning many years before the LID was under consideration. It will take many years before the City will be in a position to make additional offers or begin additional right-of-way discussions with the Crittendon's on the potential Freeman property.

Councilmember Godwin asked about the proximity of the project to the Crittendon's home. Director Blount said the design has not been finalized. However, there is some flexibility of the design with respect to planter strips and lane widths. The distance could be 20 to 40 feet dependent upon the design.

Councilmember Godwin inquired about saving one large tree. Director Blount said it would take significant effort to save trees. However, the final design has not been completed.

**Motion**

**Motion carried on the amended main motion. Councilmember Cerqui opposed.**

**#1694 Adjusting School  
Impact Fees**

**Motion**

**Councilmember Brooks moved, seconded by Councilmember Godwin, to approve Ordinance No. 1694; Adjusting School Impact Fees.**

City Clerk/Finance Director Marcotte read the title of Ordinance #1694:

*An ordinance of the City Council of the City of Fife, Pierce County, Washington, amending the school impact fee amount and amending Fife Municipal Code Section 20.15.010.*

Interim Director Durham referred to a chart of school impact fees from other jurisdictions showing the difference in fees. The school impact fees proposed for Fife are somewhat higher. However, many jurisdictions may identify school impact fees differently.

Councilmember Hull said he supports schools, but noted that for the Puyallup School District; only 211 Fife students attend Puyallup schools, which are less than a 1% impact on the Puyallup School District while the school district is asking the City to nearly double the school impact fee, which is wrong. He suggested delaying adoption of the Puyallup School District school impact fee until the Puyallup City Council addresses the impact fee. It's unfair for developers within the City of Fife to front the cost.

**Motion**

**Councilmember Hull moved, seconded by Councilmember Godwin, to remove Puyallup School District impact fees from the ordinance until the**



*operation of red light photo enforcement cameras on state traffic signal systems.*

Police Chief Blackburn reported the agreement enables the City to enforce the red light system at the intersection of Pacific Highway East and 54<sup>th</sup> Avenue East, a state roadway. The agreement was approved by WSDOT.

City Manager Worthington reviewed highlights of the agreement. The state does not receive any of the funds from the fines but recognizes the public value of reducing accidents within the intersection. The state provides some stipulations in that the red light system cannot interfere with the state's system and other provisions relating to equipment repairs and public records requests.

Councilmember Godwin inquired about the timing of implementing the system. Police chief Blackburn reported the State Attorney General's Office must review the agreement, which could take up to 90 days. Installation will likely occur by July 1, 2009. The red light system is for one approach at the intersection.

**Motion**

**Motion carried. Councilmember Cerqui opposed.**

**#1288 Authorize  
Execution of Possession  
and Use Agreement with  
Jo for Valley Avenue  
ROW**

**Motion**

**Councilmember Brooks moved, seconded by Councilmember Godwin, to approve Resolution No. 1288; Authorize Execution of Possession and Use Agreement with Jo for Valley Avenue ROW.**

City Clerk/Finance Director Marcotte read the title of Resolution #1288:

*A Resolution of the City Council of the City of Fife, Pierce County, Washington, authorizing the City Manager to execute an agreement with young B. Jo and Yang N. Jo for the possession and use by the City of Fife of a portion of Tax Parcel No. 0420174035.*

Director Blount reported the proposed resolution is for the last parcel necessary for the widening of Valley Avenue East. He referred to a map of the property. Because the property was used for parking for a grocery store, the City is required to compensate the property owner for that loss of \$89,500 plus \$95,200 for acquisition of the property. The Jo's have not reached an agreement as to just compensation, but have agreed to grant the City possession and use of the strip upon the City's payment of \$95,200, so as not to delay the project.



event has been promoted at Dacca Park. He offered to invite representatives from Radiance to meet with staff for possible coordination of events.

Councilmember Hull expressed appreciation for the time he spent speaking with and getting to know Councilmember de Booy during their recent trip to Olympia during the AWC conference.

Councilmember Brooks said *The Daily Journal* included information about stimulus funding for the I-5 HOV lanes from the Port of Tacoma to the King County boundary.

Councilmember de Booy promoted the Community Center and senior activities occurring to include art classes, western dance, bingo, and table games.

Councilmember Roscoe spoke in support of the Cub Scouts attending Council meetings.

Mayor Johnson thanked volunteers who assisted the community during the last flood. The City is following up on potential changes and ideas for improving emergency response, such as a designated flood evacuation center and obtaining a mobile sandbagging machine. He asked staff to follow up with the Council on other ideas and changes resulting from the flood debrief.

Mayor Johnson reported on Sound Transit's public comment period on proposed routes. He encouraged citizens to respond through the website.

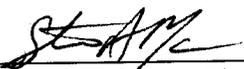
The Council recently received a Puget Sound Clean Air Agency e-mail. The agency is reviewing regulations and will vote March 6, 2009 on a revised checklist to include emissions to air quality resulting from project proposals.

**ADJOURNMENT**

**With there being no further business, Mayor Johnson adjourned the meeting at 8:20 p. m.**



Barry D. Johnson, Mayor



Steve Marcotte, City Clerk/Finance Director