

**City of Enumclaw  
1339 Griffin Avenue  
Enumclaw, Washington 98022**

**City Council Regular Session  
City Hall Council Chambers  
March 25, 2019, 7:00pm**

**1. CALL TO ORDER AND FLAG SALUTE:**

Mayor Molinaro called the meeting to order at 7:02 p.m. and led the Pledge of Allegiance. Mayor Pro Tem LaFleur announced that Councilmember Binion was absent.

**LA FLEUR MOVED TO EXCUSE COUNCILMEMBER BINION. JACOBSON SECONDED. MOTION CARRIED 6-0.**

**ATTENDANCE:**

Councilmembers Kael Johnson, Anthony Wright, Kyle Jacobson, Hoke Overland, Kimberly Lauk and Chance LaFleur were present. Also present were Mayor Jan Molinaro, City Administrator Chris Searcy, City Attorney Mike Reynolds, City Clerk Maureen Burwell, Public Works Director Jeff Lincoln, Community Development Director Chris Pasinetti, Parks Director Michelle Larson, Finance Director Stephanie McKenzie, Police Commander Tony Ryan, Information Services Manager Joe Nanavich, and Student on Council Matthew Law.

**2. ADJUSTMENTS TO THE AGENDA:**

Mayor added 4.A.2 - Sexual Assault Awareness Month; removed 4.B.2 - Cole Street Plaza; and added 4.C.2 - Closed Record Public Hearing. Consensus to approve agenda as adjusted.

**3. MOTION TO APPROVE MINUTES:**

A. Council Minutes, 3/11/19

**LA FLEUR MOVED TO APPROVE THE MARCH 11, 2019, MINUTES AS PUBLISHED. JACOBSON SECONDED. MOTION CARRIED 6-0.**

**4. ANNOUNCEMENTS AND PRESENTATIONS:**

**A. ANNOUNCEMENTS**

1. Coffee with the Mayor, Monday, April 1, 9:00 - 10:00 a.m., City Hall Council Chambers

Mayor noted the event.

2. ADDED Sexual Assault Awareness Month

Mayor noted that the City of Enumclaw is joining advocates and communities throughout King County in proclaiming April 2019 as Sexual Assault Awareness Month. He encouraged everyone to take action to prevent sexual violence.

**B. PRESENTATIONS**

1. Cole Street Plaza Proposal, Richard Flake, Architect and Marilyn Nelson

Nelson gave her vision of a plaza with a pavilion and noted she has formed a good group of people to move the project forward. She introduced Flake, an architect, who distributed a packet of architectural drawings and site plan for the Cole Street Plaza, and gave a presentation with large poster boards of those drawings.

Flake presented two options to Council; each with a public plaza and a mixed use building:

OPTION #1:

- 8025 ft retail space on first floor.
- 2 floors of apartments above retail.
- Above ground parking for tenants.
- One covered pavilion in plaza space.

OPTION #2:

- 9125 ft retail space on first floor.
- More retail space facing the plaza than for Option #1.
- 2 floors of condominiums above retail.
- Below grade parking for tenants with ramp for access.
- Terraces for each individual unit on third floor.
- Two pavilions, a spray park, covered stage and possible room for an ice skating rink.

Features applicable to both:

- Brick façade fitting in with the historic downtown buildings.
- Either apartments or condos could be a townhouse style with two-stories.
- Public parking spaces near pavilion.
- Removal of current buildings on site.
- Roll-up doors that open onto the plaza space for some of the ground floor retail.
- Potential roof garden area.

Council comments and questions; answers from proponent.

- The presentation addressed all concerns that Council had about the project.
- Those who expressed opinion preferred Option #2.
- The plaza area is City property.
- 54 parking spaces are public; 34 underground for tenants; and 8 at grade on site.
- Each pavilion is 1800 square feet.
- Development team being formed.
- Pre-sales of the condos a possibility.
- The project will be built with sound construction practices to fit in with the downtown older buildings

Searcy stated that the City would enter into an agreement with the chosen developer, giving assurance that the City would not back out and establishing some milestones to be met by the developer. Reynolds stated his concern is more with a project beginning and then being abandoned, such as happened in Auburn and Kent. In this case, he is familiar with this proponent and the Nelsons have done quality work with both residential and commercial.

2. REMOVED Q & A on Cole Street Plaza Proposal, Donn Bauer

3. Puget Sound Energy (PSE): Julien Loh, Government Affairs & Public Policy Manager; Peter McKenzie, Project Manager; Jeff Payne, Municipal Liaison Manager

Loh stated that PSE has invested over \$2 million in the last several years to improve reliability and replace aging infrastructure in the Enumclaw area. He is aware that community members have expressed concern about the Enumclaw Electron Heights project. He introduced McKenzie.

McKenzie gave a PowerPoint presentation explaining the 55k voltage to 115k voltage conversion project. There will be twenty miles of converted line. The five substations along the route will be either converted, upgraded or rebuilt. Fiber optic communications will also be installed. This project will increase the reliability to customers who are serviced from the Enumclaw substation. One of the final pieces of the project is to remove the Stevenson switching station (in parking lot by The Dollar Tree).

The four route options that were discussed by PSE for this project:

- 1) Railroad Street - utilize a double circuit configuration, two transmission lines on a single pole. PSE tries to avoid this type of configuration due to liability issues. Also, there is a water line running down street which creates pole placement issues making them closer to private property. Potential tree removal needed.
- 2) First Street - no current distribution lines, which would necessitate new poles. There could be significant tree removal. No roadway connection between First and Battersby making pole placement difficult.
- 3) Garrett Street - existing distribution lines but no transmission lines currently allowing update of existing infrastructure. Minimal impact to trees and no wetland impacts.
- 4) Battersby Avenue to Commerce Street - existing distribution facilities along south portion of Battersby and west side of Commerce, however, no facilities connecting the two roads. There are wetland ditches along a majority of the area where access roads would need to be built. A large amount of tree removal needed.

The preferred option is #3 - Garrett Street. McKenzie showed photos of the existing view and photo simulations of the proposed view after project completion.

Searcy informed of another alternative discussed with the City in previous years: Battersby down to Farman connecting at Highway 410. There were issues with the tree removal, especially the mature trees adjacent to Crystallaire Mobile Home Park. There was also resistance from property owners as in other areas. He noted that, when City staff looked at the route alternatives with PSE, the construction project that Mr. Lundeen previously referred to was not taken into consideration as they were unaware that it was still being considered by him. There were issues with wetlands and eagles nests at other alternatives as well.

Council comments and questions; confirmation and answers from PSE:

- Stevenson switching station is removed with any of the options.
- The poles need to be 75 ft because of electrical clearances; they are dictated by National electric safety code.
- Existing above-ground height of some poles in Enumclaw along Railroad Street - 72

feet. Sixteen new poles needed for the project; the majority are 70 feet and below.

- Existing pole height on Garrett Street is 40 - 45 feet.
- Commerce Street appears to be the least impact on property owners, however, there are wetlands; easements on both sides of structure needed; and tree removal. Also, a fish biologist determined that the ditch along Commerce Street is a fish bearing stream.
- Underground wiring has maintenance needs that are harder to assess and require special equipment, causing longer outages; visual impact for transition structures which are needed going from overhead to underground; and the cost is 5 - 10 times more expensive. PSE is regulated by the UTC; they designate the cost-sharing breakdown, a large portion is borne by the requesting party for underground.
- The existing infrastructure operates at a different voltage; in order to transmit bulk power in between substations, new wires are needed for the 115kv.
- Suggestion that the City partner with PSE, providing personnel to help with mitigation if Commerce Street option is chosen. The mitigation requirements are very detailed.
- City easements have not yet been granted. Each option other than #1 - Railroad Street - requires an easement.
- Factors other than cost were considered in deciding between the options.
- Materials are not yet ordered and there is no cost analysis on the preferred route. Easement purchase, permitting through the City and removal of some trees will need to occur first.

In response to a question from Wright, Loh stated that PSE is not able to commit at this time to a partnership with the City where some of the additional costs of Option #4 would be borne by the City.

Lincoln stated that the City does not have the staff to work on environmental challenges (the fish bearing stream) associated with the Commerce Street option due to the complexity of the Corps of Engineers permitting process and the consultation needed with other agencies.

LaFleur asked PSE to re-evaluate the Commerce Street option. He is in agreement with Lincoln that staff resources are limited; and is not sure whether funding should be allocated toward the project. LaFleur stated that Council will have to approve granting the easement for City property. Reynolds reminded Council that PSE has the power of eminent domain.

In response to a question from Searcy, McKenzie confirmed that a direct access road would need to be built for construction and future maintenance of poles if there was not a street right-of-way adjacent for access.

#### C. PUBLIC HEARING AND MEETING ANNOUNCEMENTS

1. Regular City Council meeting, April 8, 2019, start time changed to 6:00 p.m. Long-range planning will be an agenda item.
2. ADDED Closed Record Public Hearing, Watson Street Preliminary Plat, Ordinance No. 2656, Monday, April 8, 6:00 p.m., Council Chambers

Mayor noted the Council meeting time change and the Public Hearing.

**5. COMMENTS FROM THE AUDIENCE:**

Joel Medley, in-City resident, stated he takes regular walks and runs throughout the City and has noticed quite a bit of litter. He is concerned with individuals camping on the Battersby Trail; especially as he believes they may be drug users.

Trip Hart, out-of-City resident, noted that the premier entity in the United States for fighting sexual assault is King County Sexual Assault Resource Center; they were formerly a partner in the City. He asserted that the PSE options did not consider the value of the downtown area. He gave an update on the Habits for Happiness initiative sponsored by SoHAPP. The talk by Carol Decker was videotaped by the City and is on the City website. There was also a workshop on laughter therapy; forest bathing; friends of Boise Creek removal of invasive blackberries; and volunteers planting native trees. Larson was instrumental in having an obstacle course at a City park for kids. He expressed appreciation to the City for supporting SoHAPP’s efforts for wellness.

**6. PUBLIC HEARING:**

A. Update of Water Use Efficiency Program and Goals, Resolution No. 1649

**MAYOR OPENED THE PUBLIC HEARING AT 8:42 P.M.**

Burwell confirmed that the City Clerk’s office received no communication from the public regarding the Update of Water Use Efficiency Program.

City Clerk read by Title Only

**RESOLUTION NO. 1649**

**A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON APPROVING AN UPDATE OF APPENDIX F OF THE 2013 COMPREHENSIVE WATER SYSTEM PLAN UPDATE TO UPDATE WATER USE EFFICIENCY PROGRAM AND GOALS.**

*Staff Report:*

Lincoln stated the goals are to reduce system leakage to less than 5% by 2023; and reduce the number of incidents of leakage by implementing automatic meter reading. This allows notification to the customer very quickly when an unusual amount of water is being used.

*Council Comments:*

None.

*Public Input:*

None.

**MAYOR CLOSED THE PUBLIC HEARING AT 8:45 P.M.**

**7. TABLED BUSINESS:**

None.

**8. COUNCIL COMMITTEE REPORTS:**

A. COMMUNITY AND ECONOMIC DEVELOPMENT – Councilmembers Overland, Chair; Johnson, Binion

Overland stated the Committee has not met since the last Council meeting. The next meeting is scheduled for Monday, April 8, 5:00 p.m. at the Stevenson-Yerxa Building.

B. COMMUNITY SERVICES – Councilmembers Wright, Chair; Binion, Jacobson  
Wright stated the Committee last met on March 18. They discussed the skate park design; the pool roof, which is still under warranty; McFarland Park playground structure with ADA compliant swings; Bark Park update; arts coordinator interviews; update of King County Youth Services grant; and other grants for the pool. The next meeting is scheduled for Monday, April 15, at 5:00 p.m. at Council conference room at City Hall.

C. FINANCE – LaFleur, Chair; Wright, Johnson  
LaFleur stated the Committee last met on March 25. They discussed Ordinance 2655, First Quarter Budget Amendment; reviewed a donation of service request for Rotary Street Fair; and reviewed vouchers and credit card statements. The next meeting is scheduled for Monday, April 22, 6:30 p.m. in the Finance Department.

D. PUBLIC SAFETY – Councilmembers LaFleur, Chair; Lauk, Jacobson  
LaFleur stated the Committee last met on March 18. They discussed the Police Department renovations; hiring and promotions; electronic signage for speed and warning; and an update on the School Resource Officer (SRO). The Committee is requesting the SRO and a school official give an update at a Council meeting. The next meeting is scheduled for Monday, April 15, 6:00 p.m. at the Police Department.

E. PUBLIC WORKS – Councilmember Lauk, Chair; LaFleur, Wright  
Lauk stated the Committee last met on March 25. They discussed the two Consent Agenda items, the Committee is in full support; Ordinance No. 2657; and Resolution 1649. The next meeting is scheduled for Monday, April 8, 5:30 p.m. in the Council conference room at City Hall.

F. CHAMBER OF COMMERCE – Councilmember Binion, Liaison; Johnson, Alternate  
Johnson stated the Chamber Board last met March 13. The membership is up to 185. They discussed a new advisory committee regarding members in unincorporated King County, Sundays on Cole, the Beer Walk, and the Golf Course. The next meeting is scheduled for Wednesday, April 10, 8:30 a.m. in the Rainier Room at St. Elizabeth’s Hospital.

G. SOUTH COUNTY AREA TRANSPORTATION BOARD (SCATBd) -  
Councilmember Lauk, Liaison  
Lauk stated that SCATBd last met on March 19. They received presentations from King County Metro Rapid Rid and King County Community Connect. The next meeting is scheduled for Tuesday, April 16, 9:00 a.m. at SeaTac City Hall.

H. SOUND CITIES ASSOCIATION (SCA) - Councilmember LaFleur, Liaison; Binion, Alternate

LaFleur stated that SCA last met March 13. They received a legislative session update; and an update on the Challenge Seattle initiative. Initiative 976, the \$30 car tab fee, was discussed. This would remove rights of Transportation Benefit Districts or Cities to collect car tab fees; the City would lose about half of the income for the transportation fund, about \$250,000. Sound Cities does not usually put out a stance on initiatives; however, they are considering doing so on this. They are soliciting feedback from their members. Council discussed and came to a consensus to oppose Initiative 976. LaFleur stated there is a proposal to increase the King Country Park Levy to 18.32¢ per \$1,000 of Assessed Value. This would include \$44 million for pool maintenance and capital improvement construction grants. This is potentially a source for the Enumclaw Aquatic Center's improvements. The next meeting is scheduled for Wednesday, April 10, 6:00 p.m. at Renton City Hall.

I. TOURISM ADVISORY BOARD (TAB) - Councilmember Overland, Liaison; Johnson, Alternate

Overland stated that TAB last met March 14. They discussed the Puget Sound Energy project; wayfinding signs; Christmas decorations; a new subcommittee on replacing Cole Street banners; a video being produced about Enumclaw by a professional group; replacing the bollards downtown; and inviting Muckleshoot participation on TAB. The next meeting is scheduled for Thursday, April 11, 9:00 a.m., at the Chamber of Commerce.

J. ENUMCLAW EXPO AND EVENTS ASSOCIATION (EEEE) BOARD - Councilmember Wright, Liaison; Jacobson, Alternate

Wright stated that EEEA last met March 18. Financials were discussed: \$24,000 in operating account; \$15,000 reserves; and deposits \$30,000. They discussed the painting projects; and the switch from Waste Management to the City to lower waste costs. They met with Pursuit Distillery to discuss sponsorship as well as an event. New sponsorship program, Friends of the Expo, was launched; and new sponsor for Livestock Barn, the Rocking Bar H. A \$17,000 4Culture grant has been received for beautification; the King County grant for flooring was not awarded to EEEA. Some new potential events: Pacific Northwest BBQ Association competition; Hot Air Balloon Glow; and a pancake breakfast for 4-H sponsored by GracePoint Church. The Fieldhouse has been booked for almost every Saturday until the fall. The Port of Seattle is currently looking for somewhere to store empty containers for a three month period (April, May & June) for \$36,000; the Expo Center is a potential site. Prior to any decisions made, it will be discussed by City staff and Council. The next meeting is scheduled for Tuesday, April 16, 9:00 a.m. at the Expo Center.

K. Students on Council - Law, Carter

Law stated that on April 4, Enumclaw Middle School is having an event called Trash on a Tarp, where garbage, recycle and compost is put on tarps to see how well EMS is sorting through garbage. On April 5, Taproot Theatre will present a play called *Social Net Worth*. This supports the yearlong theme of "Be the Best You". He thanked the Mayor and Council for the opportunity to be a Student on Council.

9. **CONSENT AGENDA:**

A. **VOUCHER AND PAYROLL CERTIFICATION**

1. Accounts Payable Vouchers #187275-187468 - \$702,237.30; Void Check #s

none

2. February 2019 Payroll Vouchers #28659-28684 - \$26,808.85; Payroll Direct Deposits - \$437,609.96; Payroll Tax and Benefits - \$452,389.82

**B. BID AWARD**

1. Nordvind Company, 2019 Hard Surface Repairs

**C. PROJECT ACCEPTANCE**

1. Big Mountain Enterprises, Gas Main Joint Trench with Sewer

**D. SURPLUS ASSETS**

1. Vehicles: Police Department, Water Utility and Parks Department; tank and generator

**LA FLEUR MOVED TO APPROVE THE CONSENT AGENDA. WRIGHT SECONDED. MOTION CARRIED 6-0.**

**10. GENERAL BUSINESS:**

**A. ORDINANCE**

1. Ordinance No. 2655 - First Qtr Budget Amendment

City Clerk Read by Title Only for the First Reading

**ORDINANCE NO. 2655**

AN ORDINANCE OF THE CITY OF ENUMCLAW, WASHINGTON, DECLARING AN EMERGENCY EXISTS RELATING TO 2019 ANNUAL OPERATING BUDGET ORDINANCE NO. 2643 AND RECONCILING THE DIFFERENCES BETWEEN ESTIMATED BEGINNING FUND BALANCES AND ACTUAL BEGINNING FUND BALANCES MOVING THOSE AMOUNTS TO ESTIMATED ENDING FUND BALANCES AND AUTHORIZING ADJUSTMENTS TO THE BUDGET.

***Staff Report:***

McKenzie stated now that the 2018 year has been closed out, the actual beginning fund balances are known, which are reflected in the Ordinance. She reminded Council that the City is converting 2018 from accrual basis of accounting to cash basis accounting. There is some fluctuation as 2018 beginning fund balances were under the accrual method and the ending funding balances are cash basis. The cash basis accounting will save money on audit costs from the Washington State Auditor's Office. She detailed the amendments to the budget:

- \$5,000 expenditure increase - the State Auditor's Office travel budget
- \$5,000 expenditure increase - downtown decorations
- \$5,711 expenditure increase - PSERN surge protectors
- \$6,200 expenditure & revenue - filter tank repair at pool/KC Parks Levy
- \$5,847 expenditure & revenue - donations for 3 park benches
- \$6,000 expenditure - speed feedback signs (one will be reimbursed by WASPC)

The project carryovers are:

- \$272,907 expenditure - Natural Gas

- \$115,976 revenue - Street, Federal Grant
- \$44,776 expenditure & revenue - Street, from Park Impact Fees
- \$118,648 - Foothills Trail Project

She noted that this Ordinance also closes Fund 213 - the 2003 Limited GO Bond Redemption. This bond has been paid off, so remaining funds will rollover into the LID Guaranty Fund.

***Council Comments:***

None.

2. Ordinance No. 2656 - Watson Street Preliminary Plat

City Clerk Read by Title Only for the First Reading

ORDINANCE NO. 2656

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON APPROVING THE WATSON STREET PRELIMINARY PLAT PROPOSED BY 410 PROPERTIES ENUMCLAW/SIXTY-TWO AVENUE LLC, LOCATED AT THE WEST SIDE OF WATSON STREET NORTH, CONSISTING OF 3.79 ACRES, PROPOSED TO BE SUBDIVIDED INTO FIFTEEN (15) SINGLE FAMILY LOTS, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

***Staff Report:***

Pasinetti gave a PowerPoint presentation on the plat. It is located north of the Jewell Street neighborhood and currently zoned R-3 Residential; the minimum lot size is 6200 sq ft. The proposed lot sizes range from 6200 sq ft to 7400 sq ft. The plat includes a stormwater detention pond, new roadway access; and road frontage improvements. The applicant will provide for park mitigation; impact fees are collected for transportation, KC Fire District #28, school, and parks. The Enumclaw Municipal Code sets 8 factors for review:

- 1) Public use and interest
- 2) Storm waters and flood control
- 3) Natural element retention
- 4) Hazardous geologic conditions
- 5) Tree cutting plan
- 6) Water retention basins
- 7) Land adjacent to public waters
- 8) Schools and parks

Pasinetti noted that the Hearing Examiner Public Hearing was held March 6, 2019. Some discussion items at the Hearing were zoning development standards, roadway access and improvements, traffic impacts, neighboring property access and stormwater drainage. The application meets the minimum requirements of the Zoning Code and the Comprehensive Plan. A closed record Public Hearing will be held on April 8, 6:00 p.m., at City Hall Council Chambers.

***Council Comments:***

In response to a question from LaFleur, Pasinetti replied that the design is for a temporary cul-de-sac; the adjoining property owner will have two points of access.

Jacobson stated that the traffic impact analysis concluded that there is no impact from this development. He stated that many small subdivisions have little or no impact, but questioned if the overall impact of the total is considered. Pasinetti answered that the City’s Transportation Plan in the Comp Plan is used to analyze the entire system. The level of service is determined at each intersection. If the particular subdivision impacts the level of service at a particular intersection, they will mitigate those intersections. Currently a traffic impact fee is collected with each building permit. There is only one intersection that is close to failing level of service standards: Semanski and Warner, which will be upgraded.

3. Ordinance No. 2657 - Surplus Tract A of Berilla Estates

City Clerk Read by Title Only for the First Reading

ORDINANCE NO. 2657

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON DECLARING CERTAIN REAL ESTATE KNOWN AS TRACT A OF THE BERILLA ESTATES, DIVISION 2, PARCEL #076681-0500 ADJACENT TO 24906 SE 448<sup>TH</sup> STREET, ENUMCLAW, WASHINGTON AS SURPLUS AND TO ALLOW CITY STAFF TO PROCEED WITH A LOT LINE ADJUSTMENT WITH THE NEIGHBORING PARCEL TO CREATE AN APPROXIMATE 8,400 SQUARE FOOT BUILDABLE PARCEL TO MEET CURRENT ZONING REQUIREMENTS AND TO ENTER INTO A REAL ESTATE TRANSACTION WITH THE NEIGHBORING PARCEL AT 24906 S.E. 448<sup>TH</sup>, ENUMCLAW, WASHINGTON, PARCEL #232006-9081 TO TRANSFER A PART OF THAT DESCRIBED PARCEL TO THE CITY OWNED PARCEL FOR THE PURPOSE OF MARKETING AND SELLING A BUILDABLE LOT AND TO ENTER INTO AN AGREEMENT FOR A PRO-RATA DISTRIBUTION OF PROCEEDS.

***Staff Report:***

Lincoln stated this parcel of land was transferred to the City during the platting of Berilla Estates. By joining with the adjacent property and a lot-line adjustment it will become a buildable lot. It can then be sold, and the proceeds split between the City and the other property owner.

***Council Comments:***

LaFleur asked about the transfer process with the other property owner. Reynolds explained that the City will market the property, the associated costs will be subtracted, and the net amount will be split pro rata based on the contribution of real estate. Both the owner and Council will need to approve the sale price.

B. RESOLUTIONS

- 1. Resolution No. 1649 - Update of Water Use Efficiency Program and Goals

City Clerk Read by Title Only

RESOLUTION NO. 1649

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON APPROVING AN UPDATE OF APPENDIX F OF THE 2013 COMPREHENSIVE WATER SYSTEM PLAN UPDATE TO UPDATE WATER USE EFFICIENCY PROGRAM AND GOALS.

**Staff Report:**

Lincoln stated he had nothing more to add from the report given during the Public Hearing.

**Committee Report:**

Lauk stated the Committee recommends approval.

**Council Comments:**

None.

**Council Action:**

**LA FLEUR MOVED TO APPROVE RESOLUTION NO. 1649, UPDATE OF WATER USE EFFICIENCY PROGRAM AND GOALS. LAUK SECONDED. MOTION CARRIED 6-0.**

C. GENERAL ITEMS

1. Routine Reports

- a. Parks: Aquatics; Cultural Programs; Parks; Recreation;
- b. Police
- c. Public Works: Facilities; Equipment Rental; Solid Waste; Gas; Line Maintenance; Streets; Wastewater; Water

Mayor noted the routine reports.

**11. UNFINISHED BUSINESS:**

A. Cole Street Plaza

Mayor stated there are four options for Council to choose between:

- 1) Approve Donn Bauer's Proposal
- 2) Approve Nelson & Flake's Proposal
- 3) Not proceed any further
- 4) Start over with a request for proposal

Each Councilmember gave their opinion:

- Lauk - liked this evening's presentation. The proposal took into account what the Council and the community asked for.
- Jacobson - concurred with Lauk. Project is the right size and the City will benefit.
- Overland - full support of the Nelson proposal. Would like the City to start negotiations for a public/private partnership.

- LaFleur - looking forward to the next step looking at the financials. In support of Option #2. The financial side of the equation needs to be addressed.
- Wright - supports moving forward with Option #2; agrees with LaFleur on financials needing to be looked at.
- Johnson - echo Wright and LaFleur at moving forward.

Mayor concurred with Councilmembers and gave credit to Nelson and Flake for their presentation on the vision with a visually appealing structure.

More discussion on parking, preliminary steps and financial considerations ensued. Council concurred that the larger plaza concept, Option #2, is the preferred direction.

LaFleur raised two items that came up during the meeting: the containers at the Expo Center; and the PSE project.

Wright stated that the Expo Center has not agreed yet to anything; they have simply met with the Port of Seattle. There would be possibly 40 stacks of 3-4 containers and they would be contained in the area called the “boneyard”.

LaFleur is in agreement as long as they put away the containers as soon as they arrive. Johnson supports a three month contract to create revenue for Expo. Jacobson stated this has been brought forward the correct way, rather than like the semi-trailers from last year.

LaFleur expressed a desire for Council to respond to Puget Sound Energy’s planned project. Some views expressed by Council and staff:

- In January Council made it clear that PSE’s preferred route down Garrett Street was not desirable to the community. PSE’s presentation showed that they did not listen and are going to take this route.
- Council may not have much choice in the matter, but should express their opinion that they are not in favor of the current proposal.
- The Council will be approached to approve the easements for the City-owned property.
- Appreciate efforts to improve the grid; however, there was no conversation from PSE to have a mutual partnership with the City. PSE doesn’t appear fully prepared to go forward, but they have already chosen their option.
- Like to see the cost analysis of the Commerce Street option. Perhaps the City could pay the difference if PSE would consider that option. 100% of additional cost would need to be borne by the City. Request for a cost analysis of all four options.
- Suggestion to contact UTC.
- Funds have been expended to purchase easements on PSE’s preferred route. That is money they will not be able to recoup if they switch to a different option. Perhaps property owners who are opposed to the project along Garrett Street could reach out to those property owners who have already received payment for an easement to refund that money to PSE.

Reynolds cautioned that PSE is an essential public utility with essential public facilities. They have the authority to do what they need to do regardless of the concerns of the community. They will cite “public use and necessity” for eminent domain; the only negotiation is for just compensation for the easements. He noted that UTC usually just deals with rate setting.

Mayor stated he, Searcy and Reynolds would request a cost estimate on all four options from PSE to bring back to Council for their review. If there is anything else Councilmembers would like addressed during that discussion with PSE, they can e-mail the Mayor or come to his office.

**12. NEW BUSINESS:**

None.

**13. EXEMPT SESSION:**

A. Collective Bargaining Per RCW 42.30.140 (4)(a) – Estimated Time 5 Minutes

**MAYOR RECESSED THE MEETING AT 10:00 P.M.**

**REYNOLDS EXTENDED THE SESSION FOR FIVE MORE MINUTES AT 10:05 P.M.**

**REYNOLDS EXTENDED THE SESSION FOR ANOTHER FIVE MINUTES AT 10:10 P.M.**

**MAYOR RECONVENED THE MEETING AT 10:15 P.M.**

**14. ADJOURNMENT:**

**JACOBSON MOVED TO ADJOURN THE MEETING. LA FLEUR SECONDED. MOTION CARRIED 6-0.**

Meeting adjourned at 10:16 p.m.

Respectfully Submitted,

Maureen Burwell  
City Clerk

Date Minutes Approved: \_\_\_\_\_

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**14. ADJOURNMENT:**

**JACOBSON MOVED TO ADJOURN THE MEETING. LA FLEUR SECONDED. MOTION CARRIED 6-0.**

Meeting adjourned at 10:16 p.m.

Respectfully Submitted,



Maureen Burwell  
City Clerk

Date Minutes Approved: 4-8-19