

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

**City Council Regular Session
City Hall Council Chambers
March 28, 2022, 7:00 pm**

1. CALL TO ORDER AND FLAG SALUTE:

Mayor Molinaro called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Mayor Pro Tem Wright announced that Councilmember La Fleur was absent.

WRIGHT MOVED TO EXCUSE LA FLEUR FROM THE MEETING. GRUNER SECONDED. MOTION CARRIED 6-0.

ATTENDANCE:

Councilmembers Corrie Koopman Frazier, Bobby Martinez, Anthony Wright, Thomas Sauvageau, Chris Gruner, and Beau Chevassus were present. Also present were Mayor Jan Molinaro, City Administrator Chris Searcy, City Attorney Brett Vinson, City Clerk Maureen Burwell, Public Works Director Ed Hawthorne, Finance Director Chris Anderson, Police Chief Tim Floyd, Information Services Director Joe Nanavich and Technician Nick Fuller, and Media Services Technician Zoie Raum.

2. ADJUSTMENTS TO THE AGENDA:

Wright added 12.A, Streateries.

Council consensus to approve agenda as adjusted.

3. MOTION TO APPROVE MINUTES:

A. Council Minutes, 3/14/22

WRIGHT MOVED TO APPROVE THE MARCH 14, 2022, MINUTES AS PUBLISHED. CHEVASSUS SECONDED. MOTION CARRIED 6-0.

4. ANNOUNCEMENTS AND PRESENTATIONS:

A. ANNOUNCEMENTS

1. *Coffee with the Mayor*, Monday, April 4, 9:00 a.m., City Hall Council Chambers
2. *Mayor's State of the City Address*, Thursday, April 7, 5:30 p.m., Council Chambers, also broadcast on ECTV, Comcast channel 21, for in-City customers, and livestreamed at cityofenumclaw.net.

Mayor noted the City events.

B. PRESENTATIONS

1. *Spirit of Enumclaw* – Lawton Case, Enumclaw Food Bank

Mayor read the *Spirit of Enumclaw* certificate noting that Case served the community through Enumclaw Food Bank and Helping Hands for thirty-two years, along with other civic organizations. The *Spirit of Enumclaw* is a quarterly award presented to a community member or organization with nominations coming from Councilmembers. Sauvageau presented the certificate to Case as he nominated him for the award.

Case gave a brief history of his commitment to the community and the Food Bank. He came to Enumclaw in 1962 and eventually went to work for Enumclaw Police Department. After a vehicle accident forced his retirement, a friend from Kiwanis got him involved with the Food Bank in the early 1990s. He noted that when he first took over, a two-page handwritten report was all that was required. Now five computerized reports are necessary to keep in compliance with state and federal laws. He expressed gratitude to the City for keeping the Food Bank going in the current location, and Plateau Outreach Ministries for merging with the Food Bank so it will continue serving the community.

C. COMMUNITY EVENTS

1. *Wibit Night at the Pool*, Saturday, April 2, 6:00 – 6:55 p.m. & 7:00 – 7:55 p.m., Enumclaw Aquatic Center

Mayor noted.

5. COMMENTS FROM THE AUDIENCE:

None.

6. PUBLIC HEARING:

None.

7. TABLED BUSINESS:

None.

8. COUNCIL COMMITTEE REPORTS:

- A. COMMUNITY AND ECONOMIC DEVELOPMENT – Councilmembers Wright, Chair; LaFleur, Chevassus

Wright stated the Committee last met on March 28. They discussed Streateries and the Chinook Scenic Byway, Resolution 1752. The next meeting is scheduled for Monday, April 11, 4:30 p.m. via Microsoft Teams video-conferencing.

- B. COMMUNITY SERVICES – Councilmembers Sauvageau, Chair; Koopman Frazier, Gruner

Sauvageau stated the Committee last met on March 21. They discussed items on the Budget Amendment: the cemetery septic repair, McFarland Park’s sport court, and the Golf Course mower. They also reviewed the 6-year Park Plan; the Elk Meadows Park project - Phase 2 in 2023 and Phase 3 in 2024. He noted that Student Councilmember Jonah Ayer had launched a survey regarding the potential community center and updated the Committee on the results. They also discussed the Skate Park and Streateries. The next meeting is scheduled for Monday, April 18, at 5:00 p.m. at City Hall.

- C. FINANCE – Councilmembers Koopman Frazier, Chair; Martinez, Gruner

Koopman Frazier stated the Committee last met on March 14. They discussed the First Quarter Budget Amendment; the Fourth Quarter Finance Report, and Senior Center funding options. The next meeting is scheduled for Monday, April 11, 6:30 p.m. in the Finance Department.

D. PUBLIC SAFETY – Councilmembers Chevassus, Chair; Sauvageau, Martinez
Martinez stated the Committee last met on March 21. They discussed the Evidence Technician and Dispatcher positions; the effect of the 2022 Legislative session’s bills; the Loaned Executive Management Assistance Program (LEMAP) audit; the Key Bank building suggestion as a Public Safety building; the arrest of the individual who made a bomb threat in February; and defensive tactics instruction. The next meeting is scheduled for Monday, April 18, 6:00 p.m. at the Police Department.

E. PUBLIC WORKS – Councilmembers LaFleur, Chair; Wright, Gruner
Wright stated the Committee last met on March 28. They discussed the cost updates on the Public Works storage facility; Consent Agenda item, Gray & Osborne Water System Plan; a future Ordinance for a boundary-line adjustment to accommodate a proposed round-about; and the Fieldhouse chimney repair. The next meeting is scheduled for Monday, April 11, 5:30 p.m. in the Council conference room at City Hall.

F. CHAMBER OF COMMERCE – Councilmembers Sauvageau, Liaison; Chevassus, Alternate
Sauvageau stated the Chamber Board has not met since the last Council meeting. The next meeting is scheduled for Wednesday, April 13, 8:00 a.m. at The Claw.

G. SOUND CITIES ASSOCIATION (SCA) - Councilmembers LaFleur, Liaison; Koopman Frazier, Alternate
Koopman Frazier stated that SCA has not met since the last Council meeting. The next meeting is scheduled for Wednesday, April 13, at 7:00 p.m. via Zoom.

H. TOURISM ADVISORY BOARD (TAB) - Councilmember Chevassus, Liaison
Chevassus stated that TAB has not met since the last Council meeting. The next meeting is scheduled for Tuesday, April 5, at 9:00 a.m. at The Local.

I. ENUMCLAW EXPO AND EVENTS ASSOCIATION (EEEE) BOARD - Councilmember Wright, Liaison
Wright stated that he was unable to attend the last EEEA meeting. The next meeting is scheduled for Tuesday, April 19, 6:00 p.m. at the Expo Center.

J. STUDENTS ON COUNCIL - Ayer, Zielinski, Seal
Seal stated he was thankful for the opportunity to attend the Council meetings.

Zielinski also was thankful for her opportunity as a Student on Council.

Ayer stated he attended the Community Services Committee meeting to present the results of his survey. 180 students responded and 80% of those students would spend time at a youth center. He also went to the Public Safety Committee meeting and has enjoyed his experience being a Student on Council.

In response to questions from Councilmembers, Ayer answered that video games, ping-pong, pool, and organized games were the most requested activities in the survey; and that he would provide the data to Council.

9. CONSENT AGENDA:

A. VOUCHER AND PAYROLL CERTIFICATION

1. Accounts Payable Vouchers #194865-195113 - \$938,174.14; Void Check #s 194861, 194914 (\$5,137.00)
2. February 2022 Payroll Voucher #28995 - \$2,360.00; Payroll Direct Deposits - \$579,839.76; Payroll Tax and Benefits - \$551,698.37
3. ACH & Wire Transactions - \$399,253.21

B. APPOINTMENTS

1. Park Board Position No. 5, Robert Horn; Term Expires 12/31/2022

C. PROFESSIONAL SERVICE AGREEMENT

1. Gray & Osborne, Comprehensive Water System Plan Update

WRIGHT MOVED TO APPROVE THE CONSENT AGENDA. SAUVAGEAU SECONDED. MOTION CARRIED 6-0.

10. GENERAL BUSINESS:

A. ORDINANCE

1. Ordinance No. 2734 - First Quarter Budget Amendment

City Clerk Read by Title Only for the First Reading

ORDINANCE NO. 2734

AN ORDINANCE OF THE CITY OF ENUMCLAW, WASHINGTON, DECLARING AN EMERGENCY EXISTS RELATING TO 2022 ANNUAL OPERATING BUDGET ORDINANCE NO. 2725 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:

Anderson noted that, when the 2022 Budget was adopted in December 2021, the beginning fund balance amounts were estimated. Now those beginning fund balances are more accurate. Finance has not completed the entire year-end process, so these are still subject to a few adjustments. In addition, this budget amendment also serves to roll forward into the 2022 Budget projects that were budgeted in 2021 and not yet completed. He detailed the amendments to the 2022 Budget:

- \$6,500 additional – Septic repair at the Cemetery
- \$54,000 – McFarland pickle ball court
- \$8,500 – new Police Department software
- \$25,000 - camera for sewer lines
- \$45,737 additional - Myrtle Avenue improvements
- \$40,000 – HVAC and roof repairs to Fieldhouse

- \$53,000 additional – Public Works remodel
- \$6,000 - Boise Creek restoration project
- \$84,000 - 13th T-box at the Golf Course (\$75,000 will be reimbursed by FEMA)
- \$10,100 additional - Cartograph

Council Comments:

In response to a question from Sauvageau, Anderson confirmed that the \$25,000 grant for the Senior Center was designated by King County Councilmember Reagan Dunn, and it has not yet been received.

B. RESOLUTIONS

1. Resolution No. 1752 - Chinook Scenic Byway

City Clerk Read by Title Only

RESOLUTION NO. 1752

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE CHINOOK SCENIC BYWAY FOR THE JOINT FUNDING AND CONSTRUCTION OF A GATEWAY/WELCOME SIGN ON SR 410.

Staff Report:

Searcy stated Chinook Scenic Byway is a nonprofit organization with Steven Cadematori as its president. One of their proposals was to erect a sign on SR 410 for eastbound motorists to welcome them to the Chinook Scenic Byway; the westbound motorists would view the other side of the sign welcoming them to Enumclaw. In October 2019, City Council authorized a one-to-one match of \$10,000 of City funds. There was not an agreement executed at that time. This Resolution approves an agreement formalizing the funding match.

Committee Report:

Wright stated that CED Committee has reviewed and recommends approval.

Council Comments:

None.

Council Action:

SAUVAGEAU MOVED TO APPROVE RESOLUTION NO. 1752, CHINOOK SCENIC BYWAY. WRIGHT SECONDED. MOTION CARRIED 6-0.

C. GENERAL ITEMS

1. Routine Reports

- a. 4th Qtr 2021 Finance
- b. Parks: Aquatics; Cultural Programs; Parks; Recreation;
- c. Public Works: Facilities; Equipment Rental; Solid Waste; Gas; Line Maintenance; Streets; Wastewater; Water

Mayor noted.

11. UNFINISHED BUSINESS:

A. Pavilion and Senior Center Discussion

Anderson gave an overview of current available funding options:

- Property Management (Fund 180) - \$1,634,700.
- Senior Center Grant (Representative Schrier's earmark) - \$700,000 (only for current Sr Ctr).
- Senior Center Hub Grant - \$40,000 (only for current Sr Ctr in 2022).
- REET (Real Estate Excise Tax) 2 - \$416,000 (\$1 million match for pool has been taken out; there is incoming revenue each year, however some projects planned).
- REET 1 - \$950,000 (incoming revenue with projects planned; skate park would use money from this fund if budgeted).
- ARPA 2021 funds - \$900,000 (ARPA 2022 is fully designated).

He noted that total money available for current Senior Center is \$4,640,700; for a new Senior Center the amount is \$3,900,700.

Council, Mayor, and staff discussion ensued on the funding options, including the following comments:

- \$40,000 Hub grant is tied to capital improvements at existing facility.
- Councilmember Dunn's office has confirmed the \$25,000 grant can be used to reimburse the City for the filtration system at the Center.
- Confirmation that using REET funds would negatively impact future Parks projects.
- \$1 million is set aside for pool match; it may go as high as \$1.2 million.
- GO (General Obligation) Bond or a loan would be Finance Director's recommendation if a voter-approved initiative failed.
- Desire to hear more details of how a loan or bond would work; and how that impacts the City's budget with paying back the loan. Also, how it affects property and other taxes.
- \$15 - \$20 million is possibly the cost for a new Center along with a pavilion. The payment would be manageable at this cost.
- A credit rating for GO Bonds would be needed. They look at 5-6 years history of revenue and expenses; also need to produce a 5- or 10-year forecast of the General Fund.
- Possible to use some Utility Funds for things such as underground utilities.
- Both a pavilion and a new Senior Center are desirable, however the Center is the priority.
- Revenue increase may be needed for debt service; the alternative is to create efficiencies in the General Fund by cutting personnel which impacts levels of service.
- The City's reserve policy is 12%, however currently the reserves are well above that percentage in the General Fund.
- Key Bank has given an estimate of \$3 - \$3.5 million to sell their facility to the City.
- USDA (United States Department of Agriculture) has some low interest loans for rural communities; Enumclaw would possibly qualify.

Searcy suggested that he and Anderson prepare a summary of how a GO Bond works to include scenarios of different funding levels and interest rates, showing the impact to the General Fund.

Council consensus to receive a summary from Searcy and Anderson as suggested.

Other discussion regarding the Senior Center included:

- If possible, the \$700,000 earmark should be used for repairs at the current location with the goal continuing to be replacement of the Senior Center.
- Schrier's office has indicated that they will advocate on behalf of Enumclaw to transfer the allocation to helping with constructing a new facility.
- Key Bank option still needs an assessment which has not yet been ordered. Suggestion to drop this option as a Senior Center due to high cost of renovation when added to the purchase price.
- An assessment twenty years ago showed that the Senior Center needed replacing. A new facility would meet needs now and 10-15 years in the future.
- Estimate given by Marc Jenefsky, Cornerstone Architects, was for square footage of 12,000 feet at approximately \$8 million. Need to have all costs, such as parking, presented.
- Suggestion to do the project in phases, perhaps phase 2 could be the pavilion.
- Caution to look at all functions needed in a new facility for senior programming as well as a community center/youth center and space for Arts Alive! and the Chamber of Commerce.
- The Arts Alive!/Chamber building would be demolished to accommodate the new facility.
- Concern that the taxpayers' burden is not excessive and that they have a say in whether or not to fund a senior facility/pavilion combination. Important to have voter approval.
- Town Halls about the project and financing will be necessary.
- Seniors and low-income taxpayers may be exempt from a property tax increase or pay a lower amount.

Most Councilmembers expressed their opinion that the Key Bank is not a viable option to renovate for a new Senior Center. Chevassus disagreed and suggested that perhaps this would be a good option for a more reasonable timeframe. All agreed that remodeling the current facility is off the table, other than using some grant money to make some repairs. Then it would be sold to help finance the new Senior Center.

Additional comments on other topics:

- Suggestion to pursue asking Key Bank if they would agree to a trade – the Police Department facility for their facility, which would be renovated as a Public Safety building with a jail also.
- Plateau Outreach Ministries (POM) is absorbing the Enumclaw Food Bank so there may not be a need to accommodate them with space. As noted in their five-year plan, POM would like to shift to a grocery-store model for the Food Bank.

Wright requested that State Senator Fortunato, and Representatives Robertson and Stokesbary be contacted about the availability for State funding through their community center grant program.

Discussion ensued regarding directing Cornerstone to provide preliminary design estimates. Hawthorne stated that the cost is \$55,000 to provide two options, building on the current location's parking lot and building on the Chamber of Commerce site. The \$55,000 would be reduced \$5,000 or \$6,000 to provide only the Chamber site option. Approximately six weeks will be needed.

Mayor stated that the funding options will be discussed at the next Council meeting after more information obtained. Then direction could be given to Cornerstone to give preliminary design

and perhaps an assessment of Key Bank. Also, suggestion was made to have a retreat-type meeting or workshop on this topic alone.

After some continued conversation, Council decided that direction to Cornerstone for preliminary design should be given now.

WRIGHT MOVED TO APPROVE FUNDING NOT MORE THAN \$60,000 TO HAVE CORNERSTONE DO ONE OPTION ONLY AT THE CHAMBER PARKING LOT FOR THE NEXT STEP. KOOPMAN FRAZIER SECONDED.

Sauvageau stated he is not in favor of this motion as he would like Cornerstone to provide preliminary design for the two options, new facilities at the existing site and the Chamber site.

Chevassus stated this is a commitment to moving forward with the \$8 million project, and wanted to ensure Councilmembers were all comfortable with this. Sauvageau asserted that the Council has overwhelmingly said they want a new facility at either site; there is no need to wait any longer. Martinez agreed that he is satisfied with the amount of information given to this point and is comfortable moving forward.

MOTION CARRIED 5-1. SAUVAGEAU OPPOSED.

Some discussion on where the funding for this could be obtained with the suggestion to utilize ARPA funding.

12. NEW BUSINESS:

ADDED A. Streateries

Wright stated he has been solicited to continue streateries. He re-capped the program:

- After tents came down last year, the plan was to create policies and design standards to possible continue streateries past the pandemic. That did not happen in the interim.
- There are some who are interested in doing this again as the weather is getting warmer.
- Occupancy was limited during Covid-19, which is why this program was started. Now that occupancy is not limited, it would simply be a way to increase seating.
- The City accepted some liability as the tents were in the City right-of-way, however less traffic was expected during the pandemic.

Wright asserted that the question is whether or not to allow the program to continue without policies, procedures, or design standards. The Fire Marshal has indicated that no propane or fuel burning heat source will be allowed, which leaves electric heaters as the only option with potentially having power cords over sidewalks. The Liquor & Cannabis Board will be involved also with outdoor dining consumption of liquor as the allowance may be rescinded. Another concern is the taking away of parking spaces.

Sauvageau stated that the topic came up at a small business owners meeting. The TAB members who attended the meeting were contending that this was a positive move for the community. Afterwards, he polled most of the restaurants that took part in streateries last year. His questions were: 1) Would you be interested in the same program as last year, the low-key tent option? And

2) Would you be interested in a more permanent option with a wood structure that looks appealing?
He received the following comments:

- Leony's – overwhelmingly yes, very interested.
- Plateau Wines – maybe second option if City helped pay for it.
- The Mint – also wanted the City to help pay for structures.
- The Rainier – not interested.
- Cole Street Brewery – pessimistic about streateries but wanted to allow drinking on the street.
- Il Sicilianos – did not get a chance to speak with them, but they would probably be in favor.

Council comments included:

- Would like to see temporary standards on closed streets only; permanent standards/zoning could be implemented next year.
- Two separate topics: streateries and closing down street on week-ends.
- Positive comments regarding the week-end closures.
- TAB members submitted a document with ideas gleaned from other cities policies and standards.
- If the standards need to be reviewed by Planning Commission, the item will need to be added to their 2023 work plan. (Vinson will review the Code to see if this is a requirement).
- This seems like extending a private business into public property that is supposed to be for parking.
- Assertion that, although a Facebook survey had 199 positive comments and three negative ones regarding streateries, the business owners do not want to make the commitment.

Vinson noted that WCIA (Washington Cities Insurance Authority) has reviewed this type of streateries program and determined there was not extensive liability.

Mayor asserted that, if streateries are continued, they will have to be offered to all businesses throughout town, not just those on Cole Street. Vinson explained that the City can limit areas through their zoning authority.

Wright gave some historical context on streateries:

- The City procured the tents using Cares Act funding.
- The Chamber facilitated restaurant businesses being loaned the tents, and sometimes table and chairs.
- If, during the pandemic, the restaurant had the ability to have a drive-through the occupancy restrictions did not affect the business as much.
- After the funding was exhausted, the restaurants were given the potential to continue the streateries, however with their own funding.
- There was goodwill from other retail businesses as they understood the necessity of keeping these restaurants open.

Wright stated Council would need to decide on a fee for use of the parking spaces as well as design standards and zoning designation. \$650 - \$800 was suggested for temporary usage. Also, whether the City constructs and pays for the more permanent structures that have been proposed.

Gruner stated that zoning is appropriate, however he does not want to use taxpayer funds for structures and believes the business owners should fund those. Martinez and Chevassus agreed.

Chevassus suggested he return to TAB and remind them that there are many events on Cole Street where the streets will be shut down. The philosophy of the streateries was to accommodate restaurants that had limited occupancy due to regulations. That is no longer a valid point.

Vinson cautioned that City funds can only be used for a public purpose, so it will need to be crafted carefully with the public in mind if those structures are paid for with City funds.

Sauvageau stated that there are not enough business owners who are interested if they need to pay a fee or cover the cost of constructing a structure. He noted that many are having staffing issues and would prefer not to expand their space at this time.

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

**WRIGHT MOVED TO ADJOURN THE MEETING. SAUVAGEAU SECONDED.
MOTION CARRIED 6-0.**

Meeting adjourned at 9:36 p.m.

Respectfully Submitted,

Maureen Burwell
City Clerk

Date Minutes Approved: _____

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14. ADJOURNMENT:

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Meeting adjourned at 9:36 p.m.

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Maureen Burwell
City Clerk

Date Minutes Approved: 4-11-22