

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

**City Council Regular Session
City Hall Council Chambers
August 12, 2019, 7:00pm**

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 LaFleur announced that all Councilmembers were present.

ATTENDANCE:

Councilmembers Tony Binion, Kael Johnson, Anthony Wright, Kyle Jacobson, Hoke Overland, Beau Chevassus 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 Chief Bob Huebler, and Information Services Technician Travis Rose.

2. ADJUSTMENTS TO THE AGENDA:

No adjustments.

Council consensus to approve agenda as published.

3. MOTION TO APPROVE MINUTES:

A. Council Minutes, 7/22/19

**OVERLAND MOVED TO APPROVE THE JULY 22, 2019, MINUTES AS PUBLISHED.
LA FLEUR SECONDED. MOTION CARRIED 7-0.**

4. ANNOUNCEMENTS AND PRESENTATIONS:

A. PUBLIC HEARING ANNOUNCEMENT

1. Shoreline Master Program Update, Monday, August 26, 7:00 p.m., City Hall Council Chambers

Mayor noted the Public Hearing.

A. COMMUNITY EVENTS

1. Evenings on Railroad Concert Series, Every Friday through August, 6:30 p.m. at Rotary/Centennial Park, for more information visit City of Enumclaw Parks Facebook Page

2. Olympic Kennel Club Show, Wednesday to Sunday, August 14 – 18, Enumclaw Expo Center, olympickennelclub.com

3. Won Generation Charity Garage Sale, Thursday to Saturday, August 15 - 17, beginning at 7 a.m., City parking lot at Cole & Stevenson, wongeneration.org

4. Enumclaw Pro Rodeo, Thursday – Saturday, August 22 - 24, Enumclaw Expo Center Rodeo Arena, enumclawexpo.com

Mayor noted the events.

5. COMMENTS FROM THE AUDIENCE:

None.

6. PUBLIC HEARING:

None.

7. TABLED BUSINESS:

A. Downtown Plaza

LA FLEUR MOVED TO REMOVE THE DOWNTOWN PLAZA FROM TABLED BUSINESS. OVERLAND SECONDED. MOTION CARRIED 7-0.

Reynolds stated he conferred with one of the principals of the proposed development of a boutique hotel. They have selected a consultant to move forward with a feasibility study and obtain demographics.

Wright suggested that it would be prudent to add the downtown plaza to the Comprehensive Plan and the Park Plan.

WRIGHT MOVED TO ADD THE DOWNTOWN PLAZA TO THE PARK PLAN AND TO THE COMPREHENSIVE PLAN. JACOBSON SECONDED.

Overland asked for clarification on the responsibility for reporting to Council – the Park Board or the suggested new entity, the Advisory Committee. Wright indicated he believed the Advisory Committee could still report to Council as the suggestion is to include a Park Board member on that Committee. Adding the project to the Park Plan will potentially make funding available through REET (Real Estate Excise Tax) or impact fees.

MOTION CARRIED 7-0.

Discussion continued between staff, the Mayor and Council:

- A park facility will add to the ambience of the hotel as well as accomplish the City's objective.
- Estimate is 60 to 90 days for the feasibility study to be complete.
- Adjustments to zoning will need occur; best to wait until there is a commitment for a hotel.
- The Downtown Association was created years ago for a Town Center project. They reported to Council with proposals after the acquisition of the Burlington Northern property

8. COUNCIL COMMITTEE REPORTS:

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

Overland stated the Committee last met on August 12. They discussed strategies for making the City more desirable for millennials; strategic partnerships with Crystal Mountain; and Resolution No. 1657, no recommendation from the Committee. The next meeting is scheduled for Monday, August 26, 5:00 p.m. at the Stevenson-Yerxa Building.

B. COMMUNITY SERVICES – Councilmembers Wright, Chair; Binion, Jacobson
Wright stated the Committee has not met since the last Council meeting. The next meeting is scheduled for Monday, August 19, at 5:00 p.m. in the Council conference room at City Hall.

C. FINANCE – LaFleur, Chair; Wright, Johnson
LaFleur stated the Committee last met on August 12. They discussed Ordinance 2661; the 2nd Quarter Finance Report; and reviewed vouchers and credit card statements. The next meeting is scheduled for Monday, August 26, 6:30 p.m. in the Finance Department.

D. PUBLIC SAFETY – Councilmembers LaFleur, Chair; Jacobson, Chevassus
LaFleur stated the Committee Wright stated the Committee has not met since the last Council meeting. The next meeting is scheduled for Monday, August 19, 6:00 p.m. at the Police Department.

E. PUBLIC WORKS – Councilmember Wright, Chair; LaFleur, Chevassus
Wright stated the Committee last met on August 12. They reviewed the short-term project list for next three years. Cole Street/Stevenson/Roosevelt Overlay will be financed by a grant of \$480,000 which is 85% of the cost. A bid for \$1 million for the Foothills Battersby Trail will be transmitted. Also, a bid in November for Railroad Avenue, Battersby to Myrtle. Other grants projects are Battersby Culvert and Warner Avenue, Semanski to SR 410. The Public Works Department is also moving forward with Cole Street Streetscape renewal. The next meeting is scheduled for Monday, August 26, 5:30 p.m. in the Council conference room at City Hall.

F. CHAMBER OF COMMERCE – Councilmember Binion, Liaison; Johnson, Alternate
Binion stated the Chamber Board has not met since the last Council meeting. The next meeting is scheduled for Wednesday, August 14, 8:30 a.m. in the Rainier Room at St. Elizabeth’s Hospital.

G. SOUND CITIES ASSOCIATION (SCA) - Councilmember LaFleur, Liaison; Binion, Alternate
LaFleur stated that SCA’s August meeting was cancelled. The next meeting is scheduled for Wednesday, September 11, at 6:00 p.m. at Renton City Hall.

H. TOURISM ADVISORY BOARD (TAB) - Councilmember Overland, Liaison; Johnson, Alternate
Overland stated that TAB has not met since the last Council meeting. The next meeting is scheduled for Thursday, August 22, 9:00 a.m. at the Chamber of Commerce.

I. ENUMCLAW EXPO AND EVENTS ASSOCIATION (EEEE) BOARD -
Councilmember Wright, Liaison; Jacobson, Alternate
Wright stated that EEEA has not met since the last Council meeting.

He gave an update on the King County Fair and other events:

- Fair attendance at 28,000, up 7,000 over 2018.
- Fair revenue \$165,000; 44% increase over 2018.
- RV Show attendance at 4,500 – 5,000.
- Scottish Highland Games have not done a final report, but believe their numbers are up.

- Next events are Olympic Kennel Club Dog Show, Balloon Glow, Rodeo, Hometown Throwdown and Redfest.

EEEA was awarded a 4Culture \$126,000 grant for rodeo grounds' seating and ADA compliancy. The next meeting is scheduled for either August 27 or 28, 3:00 p.m. at the Expo Center.

9. CONSENT AGENDA:

A. SET MEETING SCHEDULES

1. Budget Workshops, Mondays, October 7 and 21, 6:00 p.m., City Hall Council Chambers
2. Change Regular City Council Meetings on Mondays, October 14 and 28, to 6:00 p.m. start time; budget discussion included on the agenda.

LA FLEUR MOVED TO APPROVE THE CONSENT AGENDA. JACOBSON SECONDED. MOTION CARRIED 7-0.

10. GENERAL BUSINESS:

A. ORDINANCE

1. Ordinance No. 2661 - 2nd Quarter Budget Amendment

City Clerk Read by Title Only for the First Reading

ORDINANCE NO. 2661

AN ORDINANCE OF THE CITY OF ENUMCLAW, WASHINGTON, DECLARING AN EMERGENCY EXISTS RELATING TO THE 2019 ANNUAL OPERATING BUDGET ORDINANCE NO. 2643 AND BUDGET AMENDMENT ORDINANCE NO. 2655 AUTHORIZING ADJUSTMENTS TO THE BUDGET.

Staff Report:

McKenzie gave an overview of the line items:

- 1) General Fund Expenditure, Police Department legal fees: \$60,000
- 2) General Fund Expenditure, Police Department External Jail Professional Services: \$49,000
- 3) General Fund Expenditure, Civil Service appeal costs: \$33,500
- 4) Seized Asset Fund Expenditure: \$4,000 increase
- 5) Impact Fees Expenditure: \$276,709 Transfer out to Street Fund
- 6) Street Fund Revenue: \$276,709 Transfer in from Impact Fees
- 7) Street Fund Expenditure: \$276,709 Foothills Trail Project
- 8) REET 130 Expenditure: \$39,000 Transfer out to General Fund-Expo
- 9) General Fund Revenue: \$39,000 Transfer in from REET 130
- 10) General Fund Expenditure: \$39,000 Expo Exhibit Hall roof repair
- 11) Data Processing Fund Expenditure: \$9,000 for Office 365
- 12) Equipment Rental Fund Expenditure: \$28,325 Solid Waste truck
- 13) Property Management Fund Expenditure: \$20,000 Transfer out to Pool
- 14) Pool Fund Revenue: \$20,000 Transfer in from Property Mgmt
- 15) Pool Fund Expenditure: \$20,000 Conceptual Planning Study
- 16) Natural Gas Fund Expenditure: \$1,000,000 Pussyfoot Creek Project

She noted there is one project rollover for \$183,000 in Stormwater Fund that was in the 2018 budget, however, the final payment was not made until 2019.

LA FLEUR MOVED TO REPLACE COUNCIL SEATING. OVERLAND SECONDED. MOTION CARRIED 7-0.

Committee Report:

LaFleur stated that the Finance Committee reviewed, however do not usually make recommendations on budget items.

Council Comments:

None.

B. RESOLUTIONS

1. Resolution No. 1657 – Receipt of Notice of Intent for Annexation – Mount Rainier Christian Center, Rejecting Annexation

City Clerk Read by Title Only

RESOLUTION NO. 1657

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ACKNOWLEDGING THE RECEIPT OF A NOTICE OF INTENT TO ANNEX CERTAIN REAL PROPERTY KNOWN AS THE MOUNT RAINIER CHRISTIAN CENTER, AND REJECTING ANNEXATION.

Staff Report:

Pasinetti emphasized that voting to approve this Resolution would deny annexation to Mount Rainier Christian Center (MRCC). The notice of intent was received on July 9, 2019. The City has three options: accept or reject the proposed annexation, or geographically modify it. He gave a PowerPoint presentation showing maps of the property, which is almost seven acres. The appraised value is \$1.5 million with no taxable value, as its purpose is religious use. There is a small portion of the property that is across Highway 164. The sewer connections are 1,100 feet away. The staff recommendation is to reject annexation due to the lack of available sewer. He noted that if Council's desire is to annex the property, his staff would find the time to complete the tasks involved.

Committee Report:

There is no recommendation from the Community and Economic Development Committee.

Council Comments:

There were extensive comments from Council, the Mayor and staff. Topics covered included:

- Approximate cost is \$80 - \$100 per lineal foot to extend the sewer system to the property. This cost will be borne by the property owner, not by the City.
- There is no specific timeframe required to connect to sewer. If MRCC does connect, Latecomers Agreements could be in place for anyone else wanting to connect to pay a proportionate share of the cost.

- If MRCC desires to expand their facility, septic capacity would need to be increased. If King County Health Department does not approve the proposed septic upgrades or the drainfield was not working correctly, there would be a need to connect to the sewer system. If sewer was only 300 feet away, the option to upgrade the septic system would be removed and a requirement to connect to the City's sewer system would be instituted.
- The 800 foot frontage would require ditch mowing by the City.
- Annexing the property provides no tax revenue.
- Although there is no financial benefit to the City, controlling the entrance to the City would be a positive change (with the City's Sign Code). MRCC also benefits the community in many ways..
- If it were a housing development, many Councilmembers would not be favorable to annexation.

Pastor Greg Daulton spoke to the annexation request. He noted that MRCC has between 800 – 1000 people, 250 of them children, every week at their church campus. They have searched for a new facility within Enumclaw and were unable to find something suitable due to traffic and other concerns. His understanding is that there is some interior expansion that could be approved by the City without connecting to the sewer system. He gave an overview of some of the benefits that MRCC provides to the community such as help with power bills, other utility bills, and mortgage payments for those financially struggling. Also the Church supports Plateau Outreach Ministries and purchases supplies for school children as a support to teachers. The conversations with King County have been ongoing for approximately ten years and the County is not favorable to expansion.

Various questions from Council were answered by Daulton:

- MRCC is not expecting additional services from the City with the annexation.
- Approximately 70-75% of the congregation are City of Enumclaw residents.
- The long-term plans are to stay in Enumclaw; it is a very functional facility with enough land to expand.
- They understand that the septic upgrades will need to be approved by King County Public Health. The County's prohibition is not because capacity has been exceeded with the septic system; it is simply their policy for no development. There is room for expanding MRCC's septic system.
- There are no plans to expand the church to the position of being a regional "mega-church".
- MRCC is would be willing to discuss collaborating with a *Welcome to Enumclaw* sign.

In response to a question from LaFleur, Pasinetti explained that zoning (R-2) allows for development, however with 6 ¾ acres, that is likely not enough land to make it cost effective to develop in the event MRCC sells the property.

Other discussion and facts from Council, the Mayor, staff and Daulton:

- There is the potential that the City would divest itself of Mahler Park, which is close to the area of MRCC.
- There are no covenants to preclude the property being developed.
- The west end of the property is retention ponds.
- There is no City obligation to install a sewer line.

- There is a no or very little return in investment if the property was to be developed into single family homes.
- There is no cost to ratepayers nor taxpayers; MRCC is a good community partner.
- Residential development seems to be the concern of Council, not necessarily this type of annexation.

Pasinetti explained that the King County Boundary Review Board will need to give its approval prior to the property being annexed. They may require annexation of a larger area. Either way, Council will have responsibility for the final approval.

Council Action:

LaFleur stated he will make a motion to approve the Resolution, however will vote no and then make another motion for a new Resolution approving the annexation. If the Boundary Review Board mandates taking in more property, he will not be in favor of the annexation.

LA FLEUR MOVED TO APPROVE RESOLUTION NO. 1657, RECEIPT OF NOTICE OF INTENT FOR ANNEXATION MOUNT RAINIER CHRISTIAN CENTER, REJECTING ANNEXATION. JACOBSON SECONDED. MOTION FAILED 0-7.

LA FLEUR MOVED TO HAVE ADMINISTRATION DEVELOP A RESOLUTION IN ACCEPTANCE OF THE ANNEXATION FOR MOUNT RAINIER CHRISTIAN CENTER. JACOBSON SECONDED. MOTION CARRIED 7-0.

C. GENERAL ITEMS

1. Informational Reports

a. Myrtle & Cole Lot, by Mike Reynolds, City Attorney

Reynolds stated he has drafted a ground lease agreement and sent it to the property owner. The owner would like to add a restriction on vehicular parking on the lot. When the final agreement is completed, it will be brought before Council.

2. Routine Reports

a. 2nd Quarter Finance

b. Community Development: Building Permits, City Planning

c. Court

Mayor noted.

11. UNFINISHED BUSINESS:

None.

12. NEW BUSINESS:

None.

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

**LA FLEUR MOVED TO ADJOURN THE MEETING. JOHNSON SECONDED.
MOTION CARRIED 7-0.**

Meeting adjourned at 8:21 p.m.

Respectfully Submitted,

Maureen J. Burwell
City Clerk

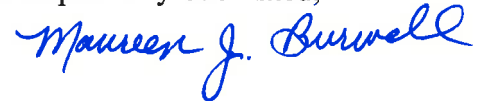
Date Minutes Approved: _____

14. ADJOURNMENT:

**LA FLEUR MOVED TO ADJOURN THE MEETING. JOHNSON SECONDED.
MOTION CARRIED 7-0.**

Meeting adjourned at 8:21 p.m.

Respectfully Submitted,



Maureen J. Burwell
City Clerk

Date Minutes Approved: 8-26-19