

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

**City Council Regular Session
City Hall Council Chambers
September 23, 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 Councilmember Overland was absent.

LA FLEUR MOVED TO EXCUSE COUNCILMEMBER OVERLAND. WRIGHT SECONDED. MOTION CARRIED 6-0.

ATTENDANCE:

Councilmembers Tony Binion, Kael Johnson, Anthony Wright, Kyle Jacobson, 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, Finance Director Stephanie McKenzie, Police Chief Bob Huebler, and Information Services Technician Travis Rose.

2. ADJUSTMENTS TO THE AGENDA:

Mayor added 10.B.3, Transportation Impact Fee Credit.

Council consensus to approve agenda as adjusted.

3. MOTION TO APPROVE MINUTES:

A. Council Minutes, 9/09/19

LA FLEUR MOVED TO APPROVE THE SEPTEMBER 9, 2019, MINUTES AS PUBLISHED. JACOBSON SECONDED. MOTION CARRIED 6-0.

4. ANNOUNCEMENTS AND PRESENTATIONS:

A. ANNOUNCEMENTS

1. Coffee with the Mayor, Monday, October 7, 9:00 - 10:00 a.m., City Hall Council Chambers

Mayor noted.

B. PRESENTATIONS

1. Representative Morgan Irwin, Legislative Update

Mayor introduced Irwin and thanked him for his help in securing State funding for the Pool, the Expo Center and the Highway 410 Study. Irwin gave a short update on what is occurring in the State Legislature:

- There has been one session for House Committees and another will occur in November prior to the next Legislative Session.
- New Speaker of the House Laurie Jinkins from Tacoma; replacing Frank Chopp who has been the speaker for more than 20 years.
- There is a car tab initiative on the ballot this fall. If it passes, Transportation Benefit

Districts may be in jeopardy.

- Low carbon fuel standards could affect the City's Natural Gas Utility; he suggests the City partner with PSE for any concerns.
- The next Legislative Session is a "Short Session", sixty days in session. He is starting planning now and working with Representative Drew Stokesbury and Senator Phil Fortunato for the 31st District. He encouraged citizens and Enumclaw elected officials to contact him soon if they have any concerns.

Discussion between Councilmembers and Irwin ensued with the following topics mentioned:

- Traffic on White River Bridge from Enumclaw to Buckley; Washington State Department of Transportation (DOT) is still working out how to improve. Many agencies are concerned with this and are partnering with Enumclaw because it is a south King County and north Pierce County problem – Buckley, Black Diamond, unincorporated King County, etc. Other improvements are being pursued along Highway 410 such as the bottom of Eli Hill in Sumner and the Highway 162 interchange near Orting.
- There has been a desire by some Councilmembers and community members to keep Chinook Pass on Highway 410 open year round. Irwin had a meeting with DOT engineers to discuss the issue. The problem is not just about getting snow off the road, but also with concerns about the road sub-structure when it is saturated; vehicles driving over this will destroy the road.
- Road construction in Washington State is funded by the gas tax; the revenue is increasing, however at a slow pace of 1-4% per year. Conversely, construction costs for road maintenance are increasing between 8 – 14% per year.
- Concurrence is not applicable to State Highways. Irwin is on the Transportation Committee for House of Representatives and can possibly look at what it would entail to change that. The developer of the large housing development Tehaleh has done a good job of working with Pierce County to lessen the impacts to traffic. Also, Tehaleh is donating 450 acres of hillside property near the Carbon River for a downhill mountain bike park.
- The Growth Management Act (GMA) adopted in 1990 has had some positive effects, but also negative effects when dealing with density restrictions, etc. There may be comprehensive changes to the GMA in the next four to six years.
- The bottlenecks on 410 appear to start in Buckley at Park Street, Main Street, 164th and Mundy Loss Road. The concern is that the DOT is not tracking this area nor has assigned a project manager, now that the Highway 410 Study is complete. Property that could be acquired is near some of the intersections; more attention needs to be paid to the area.
- The Internal Revenue Service and the Supreme Court have both ruled that capital gains tax is an income tax
- Mental Health and Homelessness – more money is being invested in this. A mental health teaching hospital is being proposed.

Mayor thanked Irwin for his presentation and the work he does on behalf of the City of Enumclaw. Irwin noted that he lives in the community of Enumclaw because of his high regard for the area.

2. Pastor Lynell Caudillo, Affordable Housing on the Plateau

Cadillo stated that she is a pastor at Calvary Presbyterian Church, and noted the church has been part of the Enumclaw community for 126 years. Part of their mission is to be involved in the

community. They partner with Plateau Outreach Ministries for the winter shelter; and partner with Rainier Foothills Wellness Foundation for “Full Bellies”, a dinner held Thursdays at 5:30 p.m.

Cadillo spoke about an article in the Seattle Times regarding municipalities partnering to address homelessness and affordable housing. Enumclaw was not part of that list, and she asserted that Enumclaw does have a problem with those issues and should be part of the group. She also spoke about a project, which did not come to fruition, between Rotary, the Enumclaw School District and the City regarding tiny houses. She stressed there is a need for affordable housing in Enumclaw. She gave a few statistics such as, in the 2018-2019 academic year, there were 200 students in the Enumclaw School District with no permanent address. She distributed an invitation to the Mayor, Council and staff for an event hosted by Calvary Presbyterian about affordable housing on October 26. She expressed her hope that elected officials would join with the faith community and non-profits to be part of this discussion.

C. PUBLIC HEARING AND MEETING ANNOUNCEMENTS

1. Planning Commission Public Hearing, 2019 Comprehensive Plan Amendments, Monday, Thursday, October 24, 7:00 p.m. The amendments can be found at www.cityofenumclaw.net.

Mayor noted the Public Hearing.

D. COMMUNITY EVENTS

1. Residential Neighborhood Clean-up, Monday, September 23 through Friday, September 27, on normal garbage pick-up days
2. Community Conversation on Affordable Housing on the Plateau, Saturday, October 26, 8:30 – noon, Calvary Presbyterian Church

Mayor noted the community events.

5. COMMENTS FROM THE AUDIENCE:

Greg Adams, in-City limits, requested that the speed limit be decreased to 25 miles per hour between the addresses of 3005 Roosevelt and 244th Avenue SE; it is now 35 miles per hour. He also suggested that the signs that note a vehicle’s speed would be very useful in the area.

Lynne Snyder, in-City resident, stated that the City of Auburn has recently allocated a piece of land for a day-and-night shelter, where many resources will be provided to those experiencing homelessness, such as beds for mental health patients and an on-site nurse. On the property will be a food bank, and a substation for Auburn Police. She suggested the City of Enumclaw look at this model and consider implementing something similar.

6. PUBLIC HEARING:

None.

7. TABLED BUSINESS:

None.

8. COUNCIL COMMITTEE REPORTS:

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

Johnson stated the Committee has not met since the last Council meeting. The next meeting is scheduled for Monday, October 14, 5:00 p.m. at the Stevenson-Yerxa Building.

B. COMMUNITY SERVICES – Councilmembers Wright, Chair; Binion, Jacobson

Wright stated the Committee last met on September 16. They reviewed the final concept design study on the pool. A presentation by the architect will be given to full Council in November. The Parks Director is looking into the next grant cycle for the King County Parks Levy, which may open up an opportunity for pool funding. The next meeting is scheduled for Monday, October 21, 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 September 23. They discussed Resolution 1656 and are recommending approval. The next meeting is scheduled for Monday, October 14, 6:30 p.m. in the Finance Department.

D. PUBLIC SAFETY – Councilmembers LaFleur, Chair; Jacobson, Chevassus

LaFleur stated the Committee has not met since the last Council meeting. The next meeting is scheduled for Monday, October 21, 6:00 p.m. at the Police Department.

E. PUBLIC WORKS – Councilmember Wright, Chair; LaFleur, Chevassus

Wright stated the Committee last met on September 23. They discussed the facilities assessment which will be presented later in the meeting. On Consent Agenda: awarding of the sewer-system smoke testing; contract for Semanski-Warner intersection section; and Pussyfoot Creek gas pipeline relocation. The Committee also reviewed the Transportation Impact Fee credit; they are in unanimous support. The next meeting is scheduled for Monday, October 14, 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 last met on September 11, the annual planning retreat. The next meeting is scheduled for Wednesday, October 9, 8:30 a.m. in the Rainier Room at St. Elizabeth's.

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

LaFleur stated that SCA last met on September 11. They discussed homelessness and affordable housing; 2020 Legislative agenda; and Vision 2050. He stated there is a proposal from the City of Seattle and King County to combine homeless services into one larger entity. He asserted that this creates a scenario with no oversight by elected officials. The proposal has funding only from Seattle and King County; however, they could potentially seek State, County or Federal taxing authority. A copy of a letter sent by the City of Federal Way opposing the new entity's formation was distributed to Council. The next meeting is scheduled for Wednesday, October 9 at 6:00 p.m. at Renton City Hall.

In response to a question from the Mayor, LaFleur replied that the budget for the new entity is \$128 million; \$73 million from Seattle and \$55 million from King County.

After some discussion, there was Council consensus to send a letter from Administration opposing forming the new entity as being currently proposed.

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

Johnson stated that TAB last met on September 12. They discussed the *Visit Enumclaw* website; holiday décor; *Sundays on Cole* wrap-up; and looking ahead to flowers and baskets in the spring. The next meeting is scheduled for Thursday, October 10, 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 last met on September 20. They discussed recruitment for new board members; a meeting with rodeo organizers reviewing the past season and looking forward to future events and facility improvements; Thunderdome Car Museum fundraiser called “Spurs & Sparkles Gala” on Saturday, November 23 to raise funds for more rodeo improvements. The Fieldhouse is being rented out for winter holiday parties. Next year a new event is the vintage car rally. The next meeting is scheduled for Tuesday, either October 15 or 22, 9:00 a.m. at the Expo Center.

9. CONSENT AGENDA:

A. VOUCHER AND PAYROLL CERTIFICATION

1. Accounts Payable Vouchers #s 188533-18845 - \$1,268,817.62; Void Check #s 188343, 188571 - \$(2,883.60)
2. August 2019 Payroll Vouchers #25651, 28793-28816 - \$34,344.87; Payroll Direct Deposits - \$495,028.10; Payroll Tax and Benefits – \$485,026.81
3. ACH & Wire Transactions - \$421,693.42

B. SET PUBLIC HEARINGS:

1. Property Tax Levy & Other Revenue Sources Public Hearings, Tuesday, November 12, 7:00 p.m. and Monday, November 25, 7:00 p.m.
2. Preliminary Budget Public Hearings, Tuesday, November 12, 7:00 p.m. and Monday, November 25, 7:00 p.m.

C. APPOINTMENTS

1. Planning Commission Position 4: Paul Carter, Term expires 12/31/19

D. PROFESSIONAL SERVICE CONTRACT

1. National Plant, Sewer System Smoke Testing Services
2. SJC Alliance, Semanski-Warner Intersection Design

E. BID AWARD

1. Infra-Source, SR164 Pussyfoot Creek 6 Inch Pipeline Relocation

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

10. GENERAL BUSINESS:

A. RESOLUTIONS

1. Resolution No. 1656 – Intent to Adopt Legislation for Affordable Housing Sales and Use Tax

City Clerk Read by Title Only

RESOLUTION NO. 1656

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON DECLARING THE INTENT OF THE CITY COUNCIL TO ADOPT LEGISLATION TO AUTHORIZE A SALES AND USE TAX FOR AFFORDABLE AND SUPPORTIVE HOUSING IN ACCORDANCE WITH SUBSTITUTE HOUSE BILL 1406 (CHAPTER 338, LAWS OF 2019), AND OTHER MATTERS RELATED THERETO.

Staff Report:

Searcy stated that House Bill 1406, approved in the 2019 legislative session, would provide new resources for cities and counties for affordable housing and supportive services through a credit against the state share of local sales taxes. This is not a new tax, rather the State giving a portion of their taxes. In order to access these funds, cities are required to adopt a resolution of intent prior to January 28, 2020, and implement legislation no later than July 28, 2020. If a city does not adopt a resolution of intent by the statutory deadline, the ability to access those funds is transferred to King County. The maximum rate that the City may retain under the bill is 0.0073% of local sales, which equates to approximately \$28,000. The credit expires in 20 years. King County must participate and take its half-share in order for the City to receive its share. Searcy noted that this tax share can be used for rental assistance. There has been a good relationship with Plateau Outreach Ministries through an annual funding agreement to provide rental assistance. The requirement is that recipients must fall below 60% of median household income. If this Resolution is approved, an Ordinance enacting legislation will be presented to Council at a later date.

Committee Report:

LaFleur stated that the Finance Committee is recommending approval. Wright stated that Community Services Committee is recommending approval.

Council Comments:

None.

Council Action:

JOHNSON MOVED TO APPROVE RESOLUTION NO. 1656, INTENT TO ADOPT LEGISLATION FOR AFFORDABLE HOUSING SALES AND USE TAX. BINION SECONDED. MOTION CARRIED 6-0.

B. GENERAL ITEMS

1. Informational Reports

a. Office Space Study, by Jeff Lincoln, Public Works Director

Lincoln gave a PowerPoint presentation on an office space study done by a local architect; she looked at all buildings within the City. He noted that the basement in Stevenson-Yerxa has recently been renovated to accommodate six more cubicle work spaces; all of which are now filled with staff members. That facility is outdated and crowded. He detailed other facilities within the City:

- The old City shops has been slated for demolition; however, there are items stored there as well as personnel using the space.

- City Hall was built in 1923; updated in 1987.
- Library, parking lots and vacant land around it are in the middle of town. Architect suggested this space could be used for public functions.
- More work space is needed in Stevenson-Yerxa; this could be accomplished by clearing out more of the basement area and adding cubicles (although there is even less natural light from windows than the other cubicles).
- The current City Shops facility needs more office space as computer use has increased; shop areas are now used for this. Also another space where welding could occur is needed as both Solid Waste and the Gas Department have welding needs. The architect suggests modifying the bays for the short term, with long-range plans for warehouse space and open storage along with an area for disposing of waste from sweeper and vactors.

Lincoln also noted that the parking is not adequate for the employees at the Stevenson-Yerxa. The City is dependent on Calvary Presbyterian Church for employee parking.

One idea the architect suggested was to build a new City Hall in the parking lot behind City Hall for all departments in both City Hall and the Stevenson-Yerxa building.

Lincoln's Conclusions:

- Public Works shops need modifications and improvements.
- Consider adopting a long-term plan to replace Stevenson-Yerxa and City Hall to consolidate administrative functions in a modern, purpose built facility.
- Repurpose Stevenson -Yerxa.
- Renovate City Hall as council meeting space and other uses.

The Mayor, Councilmembers, and staff discussed office space with the following observations:

- Decision will have to be made whether to consider the next thirty years or simply make existing facilities as useful as possible in the short-term.
- Ideas that have been discussed for a new City Hall: contacting Federal government to see if Postal Annex property could be purchased; Key Bank building purchase; or another scenario to move forward.
- If a new City Hall is pursued, a plan is needed to finance debt.
- A methodical process of elimination on various commercial buildings in town is needed. Reynolds tasked with seeing if acquisition is a potential.
- Desire to keep City Hall as the landmark historic building it is.
- The unsafe building (old City Shops) needs to be demolished. The cost for that is in budget.

Mayor suggested that going forward: 1) set a workshop; 2) Consider having an architect look at an existing commercial building to see if it would meet needs; and 3) Incremental projects should be considered and estimates refined.

Council consensus to have a workshop in January or February discussing short-term and long-term plans for the facilities.

2. Routine Reports

- a. Parks: Aquatics; Cultural Programs; Parks; Recreation

Mayor noted.

ADDED 3. Transportation Impact Fee Credit

Lincoln explained the credit being considered for the Suntop development. For a \$38,838 impact fee credit, the developer will complete over \$73,000 in improvements to both sides of the street rather than the one side required.

LA FLEUR MOVED TO APPROVE THE TRANSPORTATION IMPACT FEE CREDIT AS OUTLINED BY STAFF. WRIGHT SECONDED. MOTION CARRIED 6-0.

11. UNFINISHED BUSINESS:

A. TOURISM LOGO

Mayor explained the request for the recently-developed tourism logo to be placed on back of the Scenic Byways sign as travelers come into the City. The Chinook Byways group made the request.

LaFleur recused himself from the discussion due to the sign possibly being sited on property that he manages professionally.

Council consensus to allow the use of the tourism logo for the Scenic Byways sign.

12. NEW BUSINESS:

None.

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

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

Meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Maureen Burwell
City Clerk

Date Minutes Approved: _____

Mayor noted.

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None.

13. EXECUTIVE SESSION:

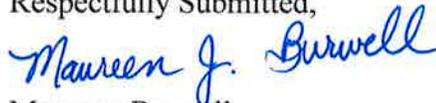
None.

14. ADJOURNMENT:

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

Meeting adjourned at 9:00 p.m.

Respectfully Submitted,



Maureen Burwell
City Clerk

Date Minutes Approved: 10-14-19