

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

**City Council Regular Session  
City Hall Council Chambers  
March 14, 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 Chevassus was absent.

**WRIGHT MOVED TO EXCUSE CHEVASSUS FROM THE MEETING. SAUVAGEAU SECONDED. MOTION CARRIED 6-0.**

**ATTENDANCE:**

Councilmembers Corrie Koopman Frazier, Bobby Martinez, Anthony Wright, Thomas Sauvageau, Chris Gruner, and Chance LaFleur were present. Also present were Mayor Jan Molinaro, Acting City Administrator Mike Reynolds, City Attorney Brett Vinson, City Clerk Maureen Burwell, Public Works Director Ed Hawthorne, Community Development Director Chris Pasinetti, Parks Director Michelle Larson, Finance Director Chris Anderson, Police Chief Tim Floyd, and Information Services Director Joe Nanavich and Technician Nick Fuller.

**2. ADJUSTMENTS TO THE AGENDA:**

Council consensus to approve agenda as published.

**3. MOTION TO APPROVE MINUTES:**

A. Council Minutes, 2/28/21

**WRIGHT MOVED TO APPROVE THE FEBRUARY 28, 2022, MINUTES AS PUBLISHED. GRUNER SECONDED. MOTION CARRIED 6-0.**

**4. ANNOUNCEMENTS AND PRESENTATIONS:**

**A. ANNOUNCEMENTS**

1. Opportunity for 7th or 8th grade students to join second quarter *Students on Council*; contact City Clerk Maureen at [mburwell@ci.enumclaw.wa.us](mailto:mburwell@ci.enumclaw.wa.us) or 360-615-5608 by Friday, March 25th.

Mayor noted.

**B. PRESENTATIONS**

1. Enumclaw Municipal Flag, to Kyle Miller, Winner of Flag Design Contest  
Larson gave some background on the selection of the municipal flag. There were 50 submissions for the flag contest, the Arts Commission narrowed down the proposals and then the Community Services Community narrowed it to three designs. Council chose Miller's design from those three. The flag was displayed in Council Chambers.

Mayor presented Miller with an Enumclaw Municipal Flag. Miller thanked the Mayor and Council for the opportunity to submit a design and noted that he moved to the community last year.

C. COMMUNITY EVENTS

1. Enumclaw Chamber's Annual *St. Paddy's Day Dash 5K Run or Walk*, Saturday, March 19, 9:30 a.m., Enumclaw Expo 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 14. They discussed the 2022 Community Development/Planning Commission work plan and Resolution 1751. He noted that, due to the renovation work being done at Stevenson-Yerxa, the meetings will be through video-conferencing for the next several months. The next meeting is scheduled for Monday, March 28, 4:30 p.m. via Microsoft Teams video-conferencing.

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

Sauvageau stated the Committee has not met since the last Council meeting. The next meeting is scheduled for Monday, March 21, at 5:00 p.m. via Microsoft Teams video-conferencing.

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

Koopman Frazier stated the Committee last met on March 14. They discussed the 2020 Audit results; there were no adverse findings, and the Finance Department has done well in tracking funds. Also discussed were the ARPA (American Rescue Plan Act) fund requirements. The next meeting is scheduled for Monday, March 28, 6:30 p.m. in the Finance Department.

- D. PUBLIC SAFETY – Councilmembers Chevassus, Chair; Sauvageau, Martinez

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

- E. PUBLIC WORKS – Councilmembers LaFleur, Chair; Wright, Gruner

LaFleur stated the Committee last met on March 14. They discussed the Golf Course – the application to be part of the Army Corps of Engineers permit was denied, which will add 12 to 15 months to the timeline for completion of the project. Also discussed were Ordinance No. 2730; Resolution No. 1751; the Consent Agenda items; the storm event; gas supply costs; and King County solid waste rates. He noted that gas hedging has saved approximately \$600,000 over the last several years, and proposed hedging into 2027.

**LA FLEUR MOVED THAT COUNCIL AUTHORIZE ADMINISTRATION TO PURCHASE 75% OF THE AVERAGE GAS LOAD FOR THE PERIOD OF APRIL – OCTOBER 2026 AT A PRICE OF \$3.15 PER DEKATHERM OR BETTER. WRIGHT SECONDED. MOTION CARRIED 6-0.**

**LA FLEUR MOVED THAT COUNCIL AUTHORIZE ADMINISTRATION TO PURCHASE 75% OF THE AVERAGE GAS LOAD FOR NOVEMBER 2026 – MARCH 2027 AT THE FOLLOWING PRICES: 25% AT \$4.55 PER DEKATHERM OR BETTER; 25% AT \$4.25 PER DEKATHERM OR BETTER, 25% AT \$4.00 PER DEKATHERM OR BETTER; AND TO AMEND THE OPERATIONAL AGENCY AGREEMENT WITH IGI REOURCES, INC. EXTENDING THE TERM DATE TO MARCH 31, 2027. WRIGHT SECONDED. MOTION CARRIED 6-0.**

The next meeting is scheduled for Monday, March 28, 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 last met on March 9. They discussed the upcoming events: 5K at Expo Center; Networking, March 15, 8:00 a.m. at Bordeaux Wine Bar, Chamber’s 120th Year Celebration at the Chalet Theater on April 19; and ribbon cutting for new owners of Grocery Outlet on April 9. 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

LaFleur stated he did not attend the last SCA meeting. The next meeting is scheduled for Wednesday, April 13, at 7:00 p.m. on Zoom.

H. TOURISM ADVISORY BOARD (TAB) - Councilmember Chevassus, Liaison

Wright stated that he received a report from Chevassus on the TAB meeting of March 14. Discussion included design options for street closure barricades and streateries. Council discussion and authorization will be needed. The next meeting will be scheduled for April at The Local.

I. ENUMCLAW EXPO AND EVENTS ASSOCIATION (EEEE) BOARD - Councilmember Wright, Liaison

Wright stated that EEEA has not met since the last Council meeting. The next meeting is scheduled for Tuesday, March 15, 6:00 p.m. at the Expo Center.

**9. CONSENT AGENDA:**

**A. BUDGET AUTHORIZATION**

1. Fieldhouse HVAC Modifications and Roof Repairs

**B. BID AWARD**

1. ICON Materials, 2022 Pavement Preservation

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

**10. GENERAL BUSINESS:**

**A. ORDINANCE**

**1. Ordinance No. 2730 – Natural Gas Rate Increase**

City Clerk Read by Title Only for the First Reading

**ORDINANCE NO. 2730**

**AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING ENUMCLAW MUNICIPAL CODE SECTION 14.12.005, ORDINANCE NO. 2697, PART, INCREASING VOLUMETRIC AND SERVICE RATES OF ALL CUSTOMER CLASSES FOR NATURAL GAS SERVICE TO ACHIEVE A 6% INCREASE IN REVENUE EFFECTIVE APRIL 1, 2022.**

***Staff Report:***

Hawthorne stated that he had nothing further to add to the report given at the February 28 meeting.

***Committee Report:***

LaFleur stated the Public Works Committee reviewed and recommend approval.

***Council Comments:***

None.

***Council Action:***

**LA FLEUR MOVED TO APPROVE ORDINANCE NO. 2730, NATURAL GAS RATE INCREASE. WRIGHT SECONDED.**

Gruner stated his frustration with the necessity to increase gas rates. He asserted that they are necessary due largely to excessive regulations the State has chosen to implement. The Natural Gas Utility is exceptionally well run, and the City is hedged at 75% of the gas load through 2026 so that is preventing fluctuations. Also, there is no backload to the capital projects. This increase allows those capital projects to continue and there is no excess in the Utility. He asserted that the requirement to increase rates is mostly driven by the changes to the 2018 Washington Energy Code which artificially disincentivizes natural gas in new construction.

LaFleur informed that a cap-and-trade requirement will make it necessary in the future to purchase carbon credits, which will also increase rates.

Sauvageau agreed with both Gruner and LaFleur and noted that he had some concerns that were explained by Hawthorne. This increase is for capital improvements, and he believes the Utility is run in a fiscally responsible way.

**MOTION CARRIED 6-0.**

B. RESOLUTIONS

1. Resolution No. 1748 – Adoption of Municipal Flag

City Clerk Read by Title Only

RESOLUTION NO. 1748

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON, RECOGNIZING KYLE MILLER FOR HIS FLAG DESIGN AND ADOPTING THE DESIGN AS THE CITY’S OFFICIAL MUNICIPAL FLAG.

**Staff Report:**

Larson stated that this Resolution officially adopts the Municipal Flag that was presented earlier in the meeting.

**Committee Report:**

None.

**Council Comments:**

In response to a question from Sauvageau, Mayor explained that an indoor flag would be ordered for Council Chambers, and he will consider a ceremony when the outdoor one is placed on the flagpole.

**Council Action:**

**LA FLEUR MOVED TO APPROVE RESOLUTION NO. 1748, ADOPTION OF MUNICIPAL FLAG. SAUVAGEAUSECONDED. MOTION CARRIED 6-0.**

2. Resolution No. 1751 - Fee Schedule Amendment

City Clerk Read by Title Only

RESOLUTION NO. 1751

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING RESOLUTION NO. 1736 TO AMEND FEES.

**Staff Report:**

Pasinetti explained that several fees in Building and Planning Departments are amended with this Resolution: hourly rates for review and inspections; residential and commercial building permit fees combined to one fee; adopted building valuation data from State Building Code; and fees increased for applications that require a Hearing Examiner Public Hearing. A Temporary Storage Container fee was added as well as Fire Marshall fees amended to better reflect costs. He noted that at their last meeting, Council directed for a 50% discount for yearly special licenses when applied for mid-year.

Hawthorne detailed the fee adjustments for the Public Works Department, which had not changed since 2016. Review and inspections have been increased from \$124 to \$140 per hour. Gas meter deposit fees are increasing as well as garbage carts. Temporary dumpster fee is currently \$30 for drop-off and then \$30 when pick-up is requested; proposal is to charge an \$80 monthly rental fee.

***Committee Report:***

LaFleur stated that the Public Works Committee reviewed and are recommending approval.

Wright stated the CED Committee reviewed the Building/Planning fees and are recommending one change: reducing the Temporary Storage Containers fee from \$100 to \$50.

***Council Comments:***

None.

***Council Action:***

**WRIGHT MOVED TO REDUCE THE STORAGE CONTAINER FEE FROM \$100.00 TO \$50.00. GRUNER SECONDED. MOTION CARRIED 6-0.**

**LA FLEUR MOVED TO APPROVE RESOLUTION NO. 1751, FEE SCHEDULE AMENDMENT, AS AMENDED. MARTINEZ SECONDED. MOTION CARRIED 6-0.**

**C. GENERAL ITEMS**

**1. Action Item**

**a. 2022 Planning Commission/Community Development Work Plan**

Pasinetti gave a PowerPoint presentation on the 2022 Work Plan. Items include:

- Port of Seattle Grant Application
- Capital Facilities Update for Parks and Recreation Plan
- School District Capital Facilities Plan
- Water Comprehensive Plan
- Six-Year Transportation Improvement Program
- Zoning Code amendments for transitional and supportive housing and indoor emergency housing where hotels are located
- Storage Container Uses – Regulations for Storage Containers (which has been completed)
- Sign Code Amendments for temporary signage

Public initiated changes for 2021 and 2022 include:

- Accessory Dwelling Unit Amendments
- Cottage Housing Regulation Amendments
- Comprehensive Plan Amendment and Rezone for 45015 244<sup>th</sup> Avenue SE:
  - Amend the Future Land Use Map from Single Family Residential to Multi-family Family Residential
  - Amend Policy LU-14 to allow R-3 & R-4 zones

In response to a question from Sauvageau, Pasinetti explained that a landowner near the airport requested that the land use map and the zoning map be amended for their property, from R-2 to R-4. However, the City has a policy that properties near the airport shall remain R1 or R2.

**WRIGHT MOVED TO APPROVE THE 2022 PLANNING COMMISSION/COMMUNITY DEVELOPMENT WORK PLAN AS PRESENTED. LA FLEUR SECONDED. MOTION CARRIED 6-0.**

## 2. Routine Reports

### a. Community Development: Building Permits, City Planning

Mayor noted.

## **11. UNFINISHED BUSINESS:**

### A. Pavilion Update

Larson stated that, at a previous Council meeting where a presentation on the pavilion was given, Council requested that Architects Jeff Dahlquist and Richard Flake to attend a future meeting to answer questions. As they were in attendance, Mayor asked that they come to the podium to speak. Larson noted that the alleyway is one factor to consider along with the parking and the potential new senior facility on the lot.

Dahlquist stated that if accurate fixed costs are desired by Council, a more detailed set of drawings will be needed as well as answers to questions on the alleyway and parking. Flake stated that they would like to be as accurate as possible with the estimate of costs for building the facility. It is difficult at this time as there are many unknowns.

Questions/concerns/comments from Council, Mayor and the two architects included:

- Would like to see proposal on fees to get more detailed drawings.
- This is part of a potential bond measure. Suggestion to combine the Pavilion with the Senior Center.
- Architectural functions are known by the two architects.
- If Council desires, they will not focus on the parking lot and other ancillary items such as playground, but on the building itself. The building does straddle across the alley, so that will need to be dealt with or they can re-orient the building away from the alley.
- PSE will need to be contacted about the alleyway that runs directly through the property.
- Parking connection is necessary for the two projects.

### B. Senior Center Update

Mayor stated that U.S. Representative Kim Schrier's office contacted him last week indicating that the \$700,000 requested for repairs to the Senior Center is in the recently approved federal budget. When he inquired whether this money could be used for a new facility (roofing and HVAC as in the original request), the feedback was that it is necessary to spend the money specific to the request. HUD (Department of Housing and Urban Development) is the agency handling the earmark. He is not familiar with whether there will be string attached such as occupying the building for a set number of years. The Mayor suggested three options regarding this funding:

- Renovate the existing Senior Center using this money and other funding sources.
- Re-purpose the facility as a Youth Center, keeping it City-owned, using the funding.
- Not accept the funding.

Acting City Administrator Mike Reynolds informed Council that he has spoken with Key Bank about the potential for purchasing their large facility adjacent to the current Senior Center. He gave some background on the potential sale of the building, noting that purchasing it was first discussed by Council many years ago. Recently, he was able to connect with a corporate manager and they would consider selling the facility with the caveat that they would need some space for a small branch office in Enumclaw. A viable option would be to keep a small branch within the

facility giving the City a lower price on the building. If Council wishes to consider this option, direction needs to be given to Administration.

Mayor noted that Marc Jenefsky from Cornerstone Architects was present at the meeting and could answer Council questions.

Discussion ensued on the Senior Center including the following comments:

- The Key Bank building would be very suitable for a public safety building with a jail and room for the Police Department.
- More information on the federal money mentioned earlier by the Mayor may not be available until the summer.
- Even if the City accepts the \$700,000 federal money and stays in the existing facility, \$2.5 - \$3 million more is needed to complete the renovation.
- Needs of Senior Center need to be considered when looking at the Key Bank facility. For example, the kitchen is in the basement so it would not be conducive to use for the seniors.
- The owner of the drapery business located adjacent to the current Senior Center is also considering selling her property.
- Priorities need to be set and latitude given to staff to come up with a few options.
- Property taxes are going up along with inflation and other issues. Need to keep the Senior Center as the priority if it is believed that a pavilion and a new community center would make requesting a voter-approved bond too much for taxpayers.
- Potential ARPA funds available.
- Assertion that purchasing Key Bank would require costly renovations that would make the project the same cost as building a new facility.
- The decision does not need to be made immediately. This will possibly be a three-year process.
- Inquired whether it is possible to use the \$700,000 for upgrading the existing facility so it is usable for senior programs in the interim until a new facility is built (if that meets criteria of the earmark).

Jenefsky stated that the Key Bank building was built in 1971 and typically concrete buildings of that era have reinforcing, however not always the current seismic reinforcing. An assessment would need to be done to ensure that there are no settlement cracks nor hazardous materials. Also, electrical and mechanical upgrades may be needed.

Mayor encouraged Council to go into Key Bank to see what the facility looks like and think about what could be done.

LaFleur asked for information on the following, Council concurred:

- Explore further Senior Center cost estimates.
- Proposal from architects on amount needed to get pavilion project to estimate for bids.
- Sale price on Key Bank.
- More details on the earmark by Kim Schrier's office; at least an answer on the time of occupancy.



Mayor read the e-mail from Schrier’s office. It noted that another application to HUD will be required for the \$700,000, even though the funds are being held for the project. The recommendation is to use it for structural improvements as noted in the application.

Many Councilmembers agreed that a senior facility is the priority with the pavilion seen as a “want” and not a “need”. In the recent past, the community has not been asked to support a new center through a bond measure. This has been thought through carefully by Council and it is time for the community to weigh in.

Wright requested that Anderson provide Council with a report on available funding including ARPA, REET, Fund 180, Senior King County grants for capital improvements, Reagan Dunn’s office, and the amount earmarked from Schrier’s office.

**12. NEW BUSINESS:**

None.

**13. EXECUTIVE SESSION:**

A. Litigation Per RCW 42.30.110 (i) – Estimated Time 10 Minutes

B. Litigation Per RCW 42.30.110 (i) – Estimated Time 10 Minutes

Vinson noted that there would be action after the second executive session.

**MAYOR RECESSED THE MEETING AT 8:41 P.M.**

**AT 9:01 P.M. REYNOLDS EXTENDED THE SECOND SESSION FOR TEN MORE MINUTES.**

**MAYOR RE-CONVENED THE MEETING AT 9:11 P.M.**

**14. ACTION ITEM:**

A. Warrant of Abatement Complaint

Vinson stated he is requesting authorization to file a Warrant of Abatement for a Code Enforcement matter at 1861 Roosevelt Avenue. There are residents on the property that do not have proper water and sewer connections. Many letters have been sent to the property owner and tenants with no response. A final letter was sent two weeks ago noting that if they did not contact the City, an abatement complaint would be filed with the King County Prosecutor’s office; a sample of the document was included in the correspondence. To date, there has been no contact made.

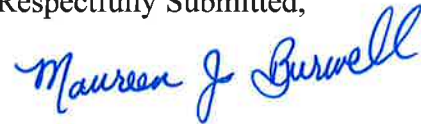
**WRIGHT MOVED TO AUTHORIZE THE CITY ATTORNEY TO FILE A COMPLAINT FOR WARRANT OF ABATEMENT REGARDING NUISANCES OCCURRING AT 1861 ROOSEVELT AVENUE. LA FLEUR SECONDED. MOTION CARRIED 6-0.**

**15. ADJOURNMENT:**

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

Meeting adjourned at 9:13 p.m.

Respectfully Submitted,



Maureen Burwell  
City Clerk

Date Minutes Approved: 3-28-22