

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

**City Council Regular Session
City Hall Council Chambers
April 11, 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 all Councilmembers were in attendance.

ATTENDANCE:

Councilmembers Corrie Koopman Frazier, Bobby Martinez, Anthony Wright, Thomas Sauvageau, Chris Gruner, Chance La Fleur, and Beau Chevassus were present. Also present were Mayor Jan Molinaro, City Administrator Chris Searcy, City Attorney Brett Vinson, Deputy City Clerk Jessica Rose, 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:

10.A Community Center Discussion - Sauvageau would like to discuss the motion that was passed at the last Council meeting regarding the one option.

Council consensus to approve agenda as adjusted.

3. MOTION TO APPROVE MINUTES:

A. Council Minutes, 3/28/22

**WRIGHT MOVED TO APPROVE THE MARCH 28, 2022, MINUTES AS PUBLISHED.
GRUNER SECONDED. MOTION CARRIED 7-0.**

4. ANNOUNCEMENTS AND PRESENTATIONS:

A. PRESENTATIONS

1. Telecommunications Proclamation

Mayor read the proclamation and presented it to Enumclaw Police Chief Tim Floyd.

B. COMMUNITY EVENTS

1. *Movie Night at the Pool, Sing II*, Friday, April 15, 6:00 – 7:55 p.m., Enumclaw Aquatic Center
2. *Easter Egg Hunt*, Saturday, April 16, 10:00 a.m., Boise Creek 6-Plex (page 13)
3. *April Pools Day* (Water Safety Stations), Saturday, April 16, 5:00 – 7:00 p.m., Enumclaw Aquatic Center
4. *Enumclaw Chamber of Commerce 120th Anniversary Party*, Tuesday, April 19, 5:30 p.m. – 8:00 p.m., Chalet Theatre

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 April 11. They discussed how to measure customer satisfaction in a permit and planning office and attract new business to help bolster tax revenue. The next meeting is scheduled for Monday, April 25, 4:30 p.m. via Microsoft Teams.

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 Wednesday, April 20, at 5:00 p.m. at City Hall.

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

Koopman Frazier stated the Committee last met on April 11. They discussed first quarter budget amendment. Three items were added since the first reading which included: \$12,000 rollover for McFarland Park, \$6,000 increase for the fieldhouse chimney repair, and \$60,000 for the design of the community center. They also discussed the different options of funding for the community center. The next meeting is scheduled for Monday, April 25, 6:30 p.m. in the Finance Department.

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

Chevassus stated the Committee has not met since the last Council meeting. The LEMAP review has been completed. 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

LaFleur stated the Committee last met on April 11. They discussed gas supply, the wastewater installation of a-frames, budget amendment, Transportation Improvement Plan draft, water leak credit to Misty Mountain Mobile Home Park. The next meeting is scheduled for Monday, April 25, 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

LaFleur 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 meeting. The next meeting is scheduled for Tuesday, May 3, at 9:00 a.m. 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 fair opening ceremony will be held on Thursday, July 14, for King County Fair. The Expo Center's website, Sapphire, went live that includes a payment portal. Expo will potentially partner with Rotary and Lions for greeters and wheel chair rentals. The next meeting is scheduled for Tuesday, April 26, 6:00 p.m. at the Expo Center.

J. STUDENTS ON COUNCIL - Ayer, Zielinski, Seal
Seal thanked Council for the opportunity and announced that his school will hold their annual spring social on Friday.

Zielinski stated she had nothing to report but thanked Council for the opportunity. She plans to attend the Public Safety Committee next week.

Ayer stated that there is a lot of excitement among his peers for the new community center.

9. GENERAL BUSINESS:

A. ORDINANCE

1. Ordinance No. 2734 - First Quarter Budget Amendment

Deputy City Clerk Read by Title Only for the Second 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 stated that there were three adjustments between the first and second reading. These adjustments include:

- A rollover of \$11,636 from McFarland Park.
- An increase of \$6,000 for fieldhouse chimney.
- An increase of \$60,000 for the design of a new community center.

Staff recommends passing Ordinance No. 2734.

Council Comments:

None.

Council Action:

KOOPMAN FRAZIER MOVED TO APPROVE ORDINANCE NO. 2734, FIRST QUARTER BUDGET AMENDMENT. GRUNER SECONDED. MOTION CARRIED 7-0.

2. Ordinance No. 2732 - Emergency Management Director

Deputy City Clerk Read by Title Only for the First Reading

ORDINANCE NO. 2732

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING CHAPTER 2.36 RELATED TO THE DIRECTOR OF EMERGENCY MANAGEMENT FOR THE CITY PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

Staff Report:

Floyd stated that Ordinance 2560 regarding Emergency Management was adopted in 2015, which defines the emergency management director as being the Fire Chief of King County Fire District 28. The Enumclaw policy manual designates the Enumclaw Police Chief as the emergency management director of the City, which is in contradiction to the Ordinance. There is currently no interlocal agreement with the Fire Chief to perform these duties. It was decided that the City did not want to pursue an interlocal agreement at this time, and to amend the Ordinance to designate the Police Chief as the emergency management director. Staff recommends approval of Ordinance No. 2732.

Council Comments:

Sauvageau stated that Public Safety Committee is in approval of the change.

3. Ordinance No. 2733 – Jail Operations

Deputy City Clerk Read by Title Only for the First Reading

ORDINANCE NO. 2733

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ADDING A NEW CHAPTER 2.118 ENTITLED “JAIL FACILITIES” AND AUTHORIZING THE ADOPTION OF ASSOCIATED STANDARDS; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

Staff Report:

Floyd stated that the City never adopted a formal Ordinance granting the Chief of Police the authority to promulgate or adopt rules, policies and procedures necessary for the operation and maintenance of the City’s jail facilities. Although this is not state law, it is an accepted best practice in the operation of the police department and jail facility. Staff recommends adoption of Ordinance No. 2733.

Council Comments:

Sauvageau stated that Public Safety Committee is in full support.

B. GENERAL ITEMS

1. Routine Reports

a. Community Development: Building Permits; City Planning

Mayor noted.

10. UNFINISHED BUSINESS:

A. Community Center Discussion

Sauvageau would like to discuss the motion that was passed at the last Council meeting for the one site option of the Community Center design plans. He was under the impression that most members would have liked to see multiple options and not just one. After a brief recap and clarifying comments, Searcy introduced Mark Jenefsky from Cornerstone Architectural Group to further discuss the project.

Jenefsky stated they are here to facilitate complexities and present them in multiple options. The first step is to help the City review different options and determine which one they would like to keep. He feels that it is prudent to look at different sites and determine the pros and cons of each one, which can be done very quickly. Another side of this, is that the building is going to serve a lot of functions that will include different relationships and functions that will need to be kept apart that are within the same space. Cornerstone, Hawthorne, Larson, and Senior Center Manager, Melissa Holt, will develop a program that will look at each function and determine what is needed for each until they create a design. That design will then be placed on different sites and review the pros and cons. With not knowing how much the budget will actually be for this project, it is best to be prepared for either way. The City will want to ensure the building will fit its needs since it is being built for the future and could possibly grow in size. Jenefsky recommends that in the beginning to include all functions and see how they interact. They will determine which functions are important, prioritize them and then create the budget. It is important to review all the different options to give Council good information to bring back to their constituents.

Sauvageau asked Jenefsky if he had enough direction from Council to move forward with the plans even with them limiting it to one option. Jenefsky responded that he did. He also stated that the process will become difficult when they accumulate what they want into a dollar amount, which will cause the group to look at the plans again. It is common to struggle with the dollar amount at this point in the process since it is unknown at this time how much the overall project is going to cost. Depending on the communication that is provided, the amount of options that he will provide can vary.

Mayor asked if the Council felt comfortable to allow the process to take place and move forward.

Council consensus to move forward with the process.

In response to a question by the Mayor, Jenefsky stated he has a schedule that he created, but everyone will need to commit to it. If this goes before a bond for funding, he expects the City to be able to move into the building by the end of 2024. To go before a bond, specific information will be needed at that time, which includes a design, a location, and programs. The design will not be fully completed, but there will be enough information to know what the building will look like,

the floor plan, construction costs, and assumptions of the site. Jenefsky discussed that within his timeline there will be different phases, which includes a programming phase, preliminary design phase, option selection phase, and the funding approval process. The bond process takes about 8 months and usually starts within the preliminary design phase. While following this timeline there are some risks involved as there will be early funding to complete tasks to prepare for the bond. However, doing so will result in construction taking place shortly after the bond passes. A rough timeline includes completing the programming phase by end of July, the preliminary design by end of September, option selection phase by end of November, and by August of next year be on the ballot for voter approval.

In response to questions asked by the Mayor and Council, Jenefsky has stated:

- The bond process taking about 8 months to complete that will begin of November 2022.
- If the City does not parallel plan for the bond, they could lose 8 months to a year before construction begins.
- Can't estimate the dollar amount that will be at risk, which depends on the size of the building and how complex it is.

Searcy stated that Jenefsky has extra time built into his timeline that could be accelerated by working with bond counsel and bond advisors to prepare the preliminary information to present to voters. It would be a tight timeline to be ready for the February 2023 election but may have enough time for the April election.

In response to a question by Wright, Searcy stated that additional discussions that will need to take place, such as polling. They will need to have a ball park idea of what the bond amount will be and the tax impact for property owners. Mayor stated that they have reached out to various entities regarding grants but have not received anything back yet.

Jenefsky stated that he could accelerate the schedule to where the City could make the February 2023 election but will need the accelerated decision making of the City. Gruner stated that it makes sense to speed up the process if there is an opportunity, but cautious to not artificially hit deadlines and be able to meet the expectations of their constituents.

In response to a question provided by Wright, Mayor stated that an Ad Hoc Committee is still needed. Jenefsky stated that he needs to meet with the Ad Hoc Committee once a week for about an hour that could be done through Zoom. He would like to interview a representative or two from each stakeholder to learn what is needed in their space during the programming phase. However, the Ad Hoc Committee will be a small core group that will need to make the ultimate decision to keep or remove items from the plan to stay within budget and building size that they need.

In response to a question from Sauvageau, Mayor stated that Wright, Chevassus, and Gruner are part of the Ad Hoc Committee.

Mayor thanked Jenefsky for his input.

Anderson discussed different funding options that could be considered for the community center, which includes:

- A levy with a baseline of \$8 million.
- A levy with the City putting down a couple million from reserves to decrease tax impact.
- GL Bonds at \$8 million with a 4% interest rate, will cost around \$588,000 on the general fund.

Searcy stated that if they have a voted excess levy, then the property owners that have a senior discount will not be affected by the tax increase. However, if Council's bank capacity was applied to the project, then those property owners would be affected.

In response to questions from Council, Searcy and Anderson stated:

- Without significant grant money, the banked capacity will have to be depleted which is not recommended.
- It is believed that the amortization could go to 30 years, but the interest will be much higher.
- Grants are being looked into, but still waiting for a response.
- Banked capacity could potentially be used if the City were unable to get the vote for the levy.
- Banked capacity could be replenished, but only if the City could do the 1% of the current levy with new construction and Council chooses to not take the full amount.

11. NEW BUSINESS:

12. EXECUTIVE SESSION:

None.

13. ADJOURNMENT:

**WRIGHT MOVED TO ADJOURN THE MEETING. SAUVAGEAU SECONDED.
MOTION CARRIED 7-0.**

Meeting adjourned at 8:21 p.m.

Respectfully Submitted,

Jessica Rose
Deputy City Clerk

Date Minutes Approved: _____

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Date Minutes Approved: 4-25-22