

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

**City Council Regular Session
City Hall Council Chambers
March 11, 2019, 6:00pm**

1. CALL TO ORDER AND FLAG SALUTE:

Mayor Molinaro called the meeting to order at 6:00 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, Kimberly Lauk 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, City Planner Dawn Moser, Parks Director Michelle Larson, Aquatic Center Supervisor Kristin Munnell, Finance Director Stephanie McKenzie, Police Chief Bob Huebler, and Information Services Technician Travis Rose.

2. ADJUSTMENTS TO THE AGENDA:

No adjustments. Consensus to approve agenda as published.

3. MOTION TO APPROVE MINUTES:

A. Council Minutes, 2/25/19

LA FLEUR MOVED TO APPROVE THE FEBRUARY 25, 2019, MINUTES AS PUBLISHED. JACOBSON SECONDED. MOTION CARRIED 7-0.

4. ANNOUNCEMENTS AND PRESENTATIONS:

A. PRESENTATIONS

1. Visit Rainier, Meilee Anderson, Marketing Consultant

Anderson stated that Visit Rainier contracts with the City for marketing lodging, dining, attractions and special events; and gave a brief overview of 2018. She noted that lodging referrals have increased every year for the Enumclaw lodging establishments with over 4,000 referrals made in 2018. Visit Rainier has advertised the Enumclaw tourism website, visitenumclaw.com. and Enumclaw received good press from some visiting travel writers. She encouraged Council to check out visitrainier.com, search "Enumclaw" to view all of the content regarding the City. Since there is a new dog friendly guide, Anderson will add Enumclaw's new dog park to the guide, at the suggestion of the Mayor.

B. PUBLIC HEARING AND MEETING ANNOUNCEMENTS

1. Public Hearing, Update of Water Use Efficiency Program and Goals, Resolution No. 1649, Monday, March 25, 7:00 p.m., City Hall Council Chambers

Mayor noted the Public Hearing.

C. COMMUNITY EVENTS

1. Chamber of Commerce's St. Paddy's Day 5K Run/Walk, Saturday, March 16,

8:30 a.m. – 11:30 a.m., Start and Finish at the Enumclaw Expo Center, 360-825-7666 for more information

2. Samsarafest Holi Festival of Colors 2K Run/Walk, Thursday, March 21, 8:00 a.m. – 10:00 a.m., Enumclaw Trailhead. info@samsarafest.com for more information.

Mayor noted the community events.

5. COMMENTS FROM THE AUDIENCE:

None.

6. PUBLIC HEARING:

None.

7. TABLED BUSINESS:

None.

8. COUNCIL COMMITTEE REPORTS:

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

Overland stated the Committee has not met since the last Council meeting. The next meeting is scheduled for Monday, March 25, 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, March 18, at 5:00 p.m. at Council conference room at City Hall.

C. FINANCE – LaFleur, Chair; Wright, Johnson
LaFleur stated the Committee has not met since the last Council meeting. The next meeting is scheduled for Monday, March 25, 6:30 p.m. in the Finance Department.

D. PUBLIC SAFETY – Councilmembers LaFleur, Chair; Lauk, Jacobson
LaFleur stated the Committee has not met since the last Council meeting. The next meeting is scheduled for Monday, March 18, 6:00 p.m. at the Police Department.

E. PUBLIC WORKS – Councilmember Lauk, Chair; LaFleur, Wright
Lauk stated the Committee has not met since the last Council meeting. The next meeting is scheduled for Monday, March 25, 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, March 13, 8:30 a.m. in the Rainier Room at St. Elizabeth's Hospital.

- G. SOUTH COUNTY AREA TRANSPORTATION BOARD (SCATBd) -
Councilmember Lauk, Liaison

Lauk stated that SCATBd has not met since the last Council meeting. The next meeting is scheduled for Tuesday, March 19, 9:00 a.m. at SeaTac City Hall.

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

LaFleur stated that SCA has not met since the last Council meeting. The next meeting is scheduled for Wednesday, March 13, 6:00 p.m. at Renton City Hall.

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

Johnson stated that TAB has not met since the last Council meeting. The next meeting is scheduled for Thursday, March 14, 9:00 a.m. at the Chamber of Commerce office.

J. ENUMCLAW EXPO AND EVENTS ASSOCIATION (EEEE) BOARD - Councilmember Wright, Liaison; Jacobson, Alternate

Wright gave an update: carpet in the bridal suite at the Fieldhouse is being replaced as well as a broken window in the Activity Hall. The King County Fair has been chosen as a Coors "Save the West" event; which will help with marketing and also help promote a *Western Day* at the Fair. The next meeting is Tuesday, March 19, 9:00 a.m. at the Expo Center.

9. GENERAL BUSINESS:

A. ORDINANCE

1. Ordinance No. 2654 - EMC Amendment, Park Board Membership

City Clerk Read by Title Only for the First Reading

ORDINANCE NO. 2654

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING EMC CHAPTER 2.25.020, PARK BOARD MEMBERSHIP, SECTION C, RESIDENCY.

Staff Report:

Larson stated she had nothing to add to the report given at the last Council meeting.

Committee Report:

Wright stated the Community Services Committee is in unanimous support.

Council Comments:

None.

Council Action:

WRIGHT MOVED TO APPROVE ORDINANCE NO. 2654, EMC AMENDMENT - PARK BOARD MEMBERSHIP. BINION SECONDED. MOTION CARRIED 7-0.

B. RESOLUTIONS

1. Resolution No. 1645 - Semanski Estates Final Plat

City Clerk Read by Title Only

RESOLUTION NO. 1645

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ACCEPTING THE FINAL PLAT OF THE SEMANSKI ESTATES SUBDIVISION, LOCATED ON THE EAST SIDE OF SEMANSKI STREET ACROSS FROM TERRY LANE, OWNED BY SEMANSKI DEVELOPMENT LLC/ JK MONARCH HOMES.

Staff Report:

Pasinetti stated the property is five acres and currently zoned R-2. The preliminary plat approved 16 single-family residential lots, a stormwater detention pond, and a dedicated street. The Hearing Examiner held a Public Hearing on December 6, 2017, and gave a recommendation to the City Council for approval. In February 2018, Ordinance No. 2628 was adopted by the Council approving the preliminary plat. The purpose of a final plat is to verify that all terms have been satisfied; the applicant has met all requirements of the preliminary plat. The City Engineer has accepted infrastructure items; all mitigated payments have been paid; and maintenance bonds have been posted.

Council Comments:

None.

Council Action:

WRIGHT MOVED TO APPROVE RESOLUTION NO. 1645, SEMANSKI ESTATES FINAL PLAT. LA FLEUR SECONDED. MOTION CARRIED 7-0.

2. Resolution No. 1649 - Update of Water Use Efficiency Program & Goals

City Clerk Read by Title Only

RESOLUTION NO. 1649

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON APPROVING AN UPDATE OF APPENDIX F OF THE 2013 COMPREHENSIVE WATER SYSTEM PLAN UPDATE TO UPDATE WATER USE EFFICIENCY PROGRAM AND GOALS.

Staff Report:

Lincoln stated the Washington Administrative Code requires the Water Use Efficiency Program. The two goals are:

- Reduce distribution system loss to less than 5% by 2023.
- Reduce the number of adjustments required due to leakage. The key way is by using the automated meter reading system to identify and notify customers of leaks in a timely manner.

There is a Public Hearing at the next Council meeting; adoption requested at that meeting.

Committee Report:

Lauk stated this is a housekeeping item.

Council Comments:

None.

3. Resolution No. 1650 - Person Final Plat

City Clerk Read by Title Only

RESOLUTION NO. 1650

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ACCEPTING THE FINAL PLAT OF THE PERSON 10-LOT SUBDIVISION, LOCATED ON THE EAST SIDE OF DIVISION STREET, NORTH OF MCHUGH AVENUE, OWNED BY PERSON INVESTMENT PROPERTIES, LLC.

Staff Report:

Pasinetti introduced Dawn Moser, the Senior Planner at the City, noting she is very experienced as a Planner. Moser stated the property is 2.37 acres and is zoned R-2, moderate density single family. The Hearing Examiner held a Public Hearing on March 9, 2017, and gave a recommendation to the City Council for approval. On April 25, 2017, City Council adopted Ordinance No. 2611, approving the 10 residential lots along with a stormwater management tract. The purpose of a final plat is to verify that all terms have been satisfied; the applicant has met all requirements of the preliminary plat. That includes infrastructure improvements such as streets and street frontage improvements, sidewalks, utilities and other items, all accepted by the City Engineer. Performance bonds have been posted and impact fees will be paid with the building permit issuance for each lot.

Council Comments:

None.

Council Action:

WRIGHT MOVED TO APPROVE RESOLUTION NO. 1650, PERSON FINAL PLAT. LA FLEUR SECONDED. MOTION CARRIED 7-0.

4. Resolution No. 1651 - 2019 Stormwater Management Program

City Clerk Read by Title Only

RESOLUTION NO. 1651

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON REGARDING ADOPTION OF THE 2019 STORMWATER MANAGEMENT PROGRAM PLAN.

Staff Report:

Lincoln stated this plan is adopted every year; this year is very similar to last year's plan. In June 2019, a new Western Washington Phase II Municipal Stormwater Permit will be re-issued and it may require other changes, most likely beginning in 2020. The components of the program include:

- public education and outreach

- public involvement and participation
- illicit discharge detection and elimination
- controlling run-off from new development
- municipal operations and maintenance.

Lincoln noted that a report will be sent to Washington State Department of Ecology with what was accomplished with last year’s plan. There are over 3,000 stormwater catch basins which have all been inspected. The GIS system has been implemented, which details each catch basin’s location and schedule of inspection.

Committee Report:

Lauk stated this is a housekeeping item.

Council Comments:

None.

Council Action:

WRIGHT MOVED TO APPROVE RESOLUTION NO. 1651, 2019 STORMWATER MANAGEMENT PROGRAM. JACOBSON SECONDED. MOTION CARRIED 7-0.

C. GENERAL ITEMS

1. Action Item.....Council Action

a. Set date for Council long-range planning

Council consensus was to change the meeting time of the April 8 Council meeting to 6:00 p.m. and add at the end of the agenda the topic of “long-range planning”.

2. Routine Reports

a. Community Development: Building Permits; City Planning

Mayor noted the routine report.

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

12. EXEMPT SESSION:

A. Collective Bargaining Per RCW 42.30.140 (4)(a) – Estimated Time 5 Minutes

MAYOR RECESSED THE MEETING AT 6:30 P.M.

MAYOR RE-CONVENED THE MEETING AT 6:36 P.M.

13. RECESS - 10 MINUTES:

MAYOR RECESSED THE MEETING AT 6:36 P.M.

MAYOR RE-CONVENED THE MEETING AT 6:46 P.M.

14. POOL DISCUSSION:

- A. Community Services Committee Recommended Options:
1. Minor Renovations/Repairs w/future plans for new structure
 2. Major Capital Renovations

Committee Report:

Jacobson stated that the CSC has accepted the recommendations from the Citizen's Advisory Committee on the Aquatic Center (CACAC). The two potential solutions are: minor renovations to be done now with a plan for a new facility (either stand-alone or sharing space with a community center); or major capital renovations which would increase use. Binion also gave his opinion that a long-term goal of the pool has to be kept in mind and he encouraged a discussion by Council as a whole. Wright noted that a minor renovation is the least amount of money, but also will get the least amount of time out of the pool.

Extensive discussion ensued regarding the future of the pool. Some of the Council and staff comments/suggestions summarized below:

- Potential grant dollars and State funding available (some have been applied for) and there is also money available that Council allocated in the 2019 budget.
- Necessary replacements and minor renovations are estimated at between \$1.6 million and \$1.9 million.
- Deck and the liner are slated to be replaced at \$250,000; liner needs replacement every 10 years.
- Initial priorities for minor renovation option: roof, pool deck, pool liner, ADA compliance, and repairs to the spectator area; possibly electrical panels and wiring. If these renovations are completed, potentially add seven years to the life of the pool.
- Dependent on Council's direction, minor renovations could also include: boiler, pumps, air handling unit, expansion tanks, heating coils, seismic upgrades, interior and exterior finishes, and fire alarm system. The boiler is currently fine, but it will need to be replaced in the near future.
- Comments regarding not wanting to defer maintenance ("kick the can down the road") were frequently made.
- The engineering report confirmed that the building shell is not expected to have a catastrophic failure.
- The replacement items scheduled for now are at the end of life and are routine in nature. If some of the other systems fail, the cost could potentially be in the millions.
- A financially-sound strategy is needed for the long-term viability of the pool.
- A brand new pool would have more revenue-generating features. A community center combined with a pool was suggested as an option.
- Conversely, a major renovation was discussed, which would add some revenue-generating features as part of an addition.
- Necessity of having Council united on a strong plan.
- In 2010, the population of Enumclaw was 10,700; the 2035 projection is just under 15,000. This necessitates expanding taxing area outside of City-limits for funding.

- There is a large user base: Greenwater, Auburn, Carbonado, Orting, Bonney Lake, Black Diamond, Buckley, etc.
- Community is favorable to keeping the pool open. If residents are willing to pay to keep the pool open, Council should give them that opportunity.
- Safety component to the pool as many learn to swim there, preventing drowning.
- Zero depth entry and lazy river as possible additions.
- Modernize the pool as it is made to old standards, but keep the lanes for competition.

Financing Options were discussed:

- For a new facility, estimated cost is \$20 million.
- Expanding tax base to, at least, include unincorporated King County with 98022 zip code; the Enumclaw School District boundaries; or the Fire District boundaries. Desire expressed that the whole burden not be on the taxpayers within the City limits.
- The levy rate for the entire City is approximately \$1.30 per \$1,000 of assessed value; financing \$20 million over twenty years adds 86¢ to the rate. This may be a burden on many seniors with a fixed income.
- Caution was advised because of potential downturn in economy.
- Suggestion to use Fund 180, Property Management, to access funds for the existing pool. This would necessitate making a change by Ordinance as the funds are to be spent only on property owned by the City; the building sits on Enumclaw School District property.
- There are State Community Service Grants that the YMCA applies for and usually receives; some totaling \$5 million.
- Suggestion to have a Pool Foundation that would strategize to gain public support, seek donations and champion a ballot measure for a bond.
- Caution was advised, if a bond is presented and fails, there may be only that one chance for many years.

Larson & Searcy detailed three scenarios from the McKinstry Report for renovating the pool facility with capital projects:

- Scenario #1 - Immediate needs are those that need to happen currently - now to the next three years: roof, pool deck, pool liner, ADA compliance and repairs to the spectator area fall into this category. These are to be funded through REET (Real Estate Excise Taxes) funds; State funding for deck and liner; and a grant that has been applied for through King County. The report added these items to be completed within five years: boiler, pumps, electrical panels, air handling units, expansion tanks, separators, heating coils, seismic upgrades, interior and exterior finishes, wiring.
- Scenario #2 - Minor renovations on a pay-as-you-go schedule; five year capital needs start out at \$800,000 in year 1; this includes adding a revenue-generating feature - a party room and/or a climbing wall.
- Scenario #3 - Major renovations and modernization would require a bond measure probably \$6.5 million; this includes adding revenue-generating features.

Aquatic Center and Community Center:

- Either a combination in one facility or two separate buildings.

- Two separate funding mechanisms at different times if they are separated.
- Suggestion that, if two separate buildings are desired, they be close together or on the same piece of property.
- Community center would be rentable and perhaps include a gym and indoor track; include space for a youth center and senior center.
- The CACAC was focused on just the pool; there was a very public process discussing options for it. If a community center is being proposed, more research is needed as well as input from the citizens of Enumclaw.

The Mayor polled each Councilmember on their direction to proceed:

- Binion - building of a community center as a long-term plan if regional support is obtained; tackle minor renovations immediately.
- Johnson - keep pool open and take care of the minor renovations; more forward with community support for a new facility in the future.
- Wright - REET and Fund 180 are used for other projects and he would not want to deplete them. Favorable to spending a couple million on projects over a period of time. If the pool is not being moved from the current footprint, it is reasonable to ask voters for capital funding for approximately \$5-6 million, accessing State and County funding as well; this would be for revenue-generating features.
- Jacobson - keep pool running by making minor renovations. Development of an exit strategy for the pool - a major renovation or a completely new facility. Would like to see some resources dedicated to determine what each would look like with community support, grants, funds raised, etc.
- Overland - go forward with the basic capital needs and safety items over next couple of years; move toward a long-term package. The combination of a pool with a community center/gym is his preference with youth and senior components; work with the community and with a foundation to complete this large project. He noted that many people who live outside the City limits still consider Enumclaw their City and he believes they may support a levy.
- Lauk - minor renovations over the next few years; creation of a pool or parks district. She is not in favor of a new pool, would like to see an expansion of the existing facility. The community center is a separate discussion and would like to discuss at the April 8 meeting/workshop.
- LaFleur - expend funds on the existing facility in a “pay as you go” plan. Add another \$250,000 from REET and \$250,000 from Fund 180 to cover the roof and other infrastructure items. Perhaps a smaller levy to expand the facility with some revenue-generating elements. He would like to see a community center in a different location.

Mayor noted that everyone mentioned the minor renovations so there appears to be consensus on that; some expressed desire to go to the voters asking for \$3-6 million for expansion; others suggested a pool with a community center as a long-range plan.

Council continued discussion on ways to move forward with the following suggestions:

- Have a cohesive approach with a plan forward after those minor renovations are done. Not piecemeal - look at a recreation/community center along with new pool facility.

- Allocate resources for an architectural and engineering plan for an expansion; possibly include plans for a new facility based on community input. The City would then have a plan and a \$ amount to request from voters.
- Being cautious of going out to the voters twice (for pool and then for community center); may only be “one shot” for success.
- Two-prong attack: Part A - minor renovations; Part B - architectural drawings and costs associated with either major renovations or a new facility.
- Suggestion that timing is not right for building an entirely new facility now; perhaps in 15 years. Some felt this is limiting the options and are not willing to put off a decision/long-term plan that long.

Searcy confirmed that REET 130 has a fund balance of \$724,000 (a total of \$954,000 if the money set aside for a grant match at Expo is not needed); REET 131 - \$1.28 million; and Fund 180 - \$1.4 million.

JOHNSON MOVED TO APPROVE THE MINOR RENOVATIONS THAT WERE DISCUSSED. JACOBSON SECONDED.

LA FLEUR MOVED TO AMEND THE MOTION TO ADD FUNDING OF \$250,000 FROM REET 131 AND \$250,000 FROM FUND 180. MOTION DIED FOR LACK OF A SECOND.

Searcy clarified that Johnson’s motion would be telling staff to go ahead with a “pay-as-you-go” tactic for the minor renovations. No direction on preparing a bond measure yet.

ORIGINAL MOTION CARRIED 7-0.

Councilmembers thanked Larson and Munnell, the Community Service Committee members, and the CACAC for their extensive work and research on options for the pool.

15. ADJOURNMENT:

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

Meeting adjourned at 8:28 p.m.

Respectfully Submitted,

Maureen Burwell
City Clerk

Date Minutes Approved: _____

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City Clerk

Date Minutes Approved: 3-25-19