(These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of six years from the date of the meeting and are available upon request.)

COUNCILMEMBERS PRESENT: Mayor Hopkins, Deputy Mayor Palmer, Councilmember Door, Councilmember Shadko, Councilmember Swanson, Councilmember Johnson, Councilmember Farris

APPROVAL OF THE AGENDA

Council Action: A motion was made by Councilmember Johnson, second by Councilmember Farris, to remove the 39th Avenue SW contract and approve the agenda as amended. The motion passed 7-0.

CONSIDERATION OF MINUTES

Minutes of March 8, 2016 and March 15, 2016

Council Action: A motion was made by Councilmember Door, second by Councilmember Shadko, to approve the minutes of March 8 and March 15, 2016 as submitted. The motion passed 7-0.

PRESENTATIONS AN/OR PROCLAMATIONS

Proclamation: National Police Week and National Peace Officers Memorial

A proclamation was read and presented to Puyallup Police Chief Bryan Jeter. Chief Jeter appreciated the recognition and invited the public to upcoming events in recognition of National Police Week.

Proclamation: National Historic Preservation Month

A proclamation was read, presented and accepted by Kris Stamon, Chair of the Design Review and Historic Preservation Board.

COMMITTEE REPORTS

Councilmember Door reported on her attendance at a South Sound 9-1-1 meeting and spoke about various location and software issues that the organization is encountering. She advised of Central Pierce Fire and Rescue’s intent to move forward on their bond issue and noted a temporary relocation of their headquarters.
Councilmember Swanson said that the public can access several local government meetings through the Pierce County Television website and/or through its mobile app.

Mayor Hopkins advised of his attendance at the mayors’ meeting in Wenatchee to discuss homelessness. He noted that both the eastern and the western sides of the state face similar problems with homelessness.

City Manager Kevin Yamamoto announced that the May 17th study session will focus specifically on the homeless issue and noted the availability of a preliminary agenda. He identified the efforts being made to address homelessness and suggested that citizens share their comments about homelessness during the upcoming study session.

**CITIZEN COMMENTS**

Mr. Joe Straus advised against approving the 39th Avenue SW Project completion contract and spoke of the consequences from the city’s termination of Conway Construction’s contract.

Mr. Randy Horn voiced his concern with the location of the methadone clinic and suggested looking at alternate locations.

Ms. Jenny Roberts listed her concerns about the reopening of the New Hope Center (NHC), asked why they are allowed to continue without consequences and asked for better accountability by the city.

Ms. Patty Gratz reminded the council of its goals for the city and spoke about the negative impacts from NHC’s operations.

Mr. Jim Kastama expressed concerns over the reopening of the NHC, given their inadequate operating standards. He decried the city’s poor response to NHC’s impacts and noted that underreporting crime creates misleading criminal statistics.

Mr. Dave Churchman described his observations of the Van Lierop property acquisition process and expressed concern over the location of the park in the middle of warehouses.

Mr. Ted Brackman pointed out that all the agencies invited to the May 17 meeting have already endorsed the Strategic Plan. Instead, he recommended, the city should move forward on executing the plan with local expertise.

Mr. Paul Mahoney spoke about the negative impacts of the proposed Knutson Industrial Park, a Pierce County development project, on the City of Puyallup.

Ms. Jan Selski was concerned that the discussion at the upcoming study session would be influenced by social service agencies that have a vested interest in homelessness.

Mr. Bud Metzger opined on the public’s exclusion from many important issues on the county and state level and how the city must absorb the financial impacts resulting from those decisions.
Mr. Joe Schneider spoke of the impacts from the construction issues on 39th Avenue and encouraged a quick resolution of the problem.

Mr. Tom Taylor believed that NHC and the Shaw Road warehouses were major issues that could alter the quality of life in Puyallup. He asked that the council make their decisions carefully about these issues.

Mr. Jeff Barchett hoped that Puyallup can maintain its beauty and sense of community by avoiding unplanned warehouses on its open spaces.

Ms. Annette Paulo contemplated on her life in Puyallup as a life-long resident, spoke of the beauty of the Knutson Farm area and questioned the need for more warehouses and more traffic.

Ms. Diana Martin appreciated various council members’ community efforts, complained about utility rate increase, criticized Sound Transit’s plan for a parking garage and stated her support for the Eagles.

Mr. Howard Schick spoke in support of the Eagles, decried the loss of Puyallup’s history and wondered about the future direction of the city.

Mr. Bill Hilton shared stories of local police efforts, thanked Puyallup officers for their efforts during last year’s shooting incident and hoped that the department receives full support from the city.

Mr. Chris Taylor described the impacts resulting from the misuse of the Pink Bin donation boxes by the homeless and questioned the need for three city employees to water hanging baskets.

CONSENT AGENDA

Accept the Meeker Creek Channel Restoration project as complete

Accept the Clarks Creek Outfall Retrofit project as complete

Authorize a service agreement with WesTech Engineering, Inc., in an amount not to exceed $45,067.33, for removal and installation of a replacement gear drive at the Water Pollution Control Plant

Council Action: A motion was made by Councilmember Swanson, second by Deputy Mayor Palmer, to approve the consent agenda. The motion passed 7-0.
ORDINANCES

First reading of an ordinance relating to Combined Utility Refunding Bonds

Council Action: A motion was made by Deputy Mayor Palmer, second by Councilmember Door, to approve first reading of the ordinance. The motion passed 7-0.

Second reading of an ordinance ratifying actions relating to the Van Lierop property acquisition and amend the 2015 budget as necessary

Council Action: A motion was made by Deputy Mayor Palmer, second by Councilmember Door, to approve second reading of the ordinance. With a roll call vote, the motion passed 7-0.

ORDINANCE NO. 3111

AN ORDINANCE of the City of Puyallup, Washington, confirming and ratifying the City Manager’s actions in effecting the purchase of the Van Lierop property including amending the 2015 budget and authorizing a short-term obligation.

Second reading of an ordinance amending the 2016 Budget

Council Action: A motion was made by Councilmember Door, second by Deputy Mayor Palmer, to approve second reading of the ordinance. With a roll call vote, the motion passed 7-0.

ORDINANCE NO. 3112

AN ORDINANCE of the City of Puyallup, Washington, relating to municipal finance, amending the 2016 budget adopted by Ordinance No. 3103 and authorizing certain expenditures in the amounts specified in this ordinance to conform to previous direction provided by the City Council.

First reading of an ordinance amending various sections of the Puyallup Municipal Code relating to land use permit procedures

Community Development Director Tom Utterback acknowledged Deputy Mayor Palmer’s concern about specific language regarding Conditional Use Permits (CUP) time extensions and updated regulations. He noted that, while most amendments are procedural in nature and should be sufficient to deny an extension, staff could include more restrictive language with council’s direction.

Councilmember Swanson preferred to hold off first reading to allow public an opportunity to see the changes prior to final approval.
In response to Mayor Hopkins’ question Mr. Utterback explained that the change could be problematic for Cascade Christian as their CUP expires early June.

**Council Action:** A motion was made by Deputy Mayor Palmer, second by Councilmember Door, to remove the language pertaining to time extensions and approve first reading of the ordinance as amended. The motion passed 7-0.

**First reading of an ordinance adjusting the system development charges and providing for inflation indexing in the budget process**

Mr. Yamamoto apprised the council that the city proposed to raise System Development Charges (SDC) as follows: water to $3,530, sewer to $4,880, and stormwater to $2,950. He noted that despite the increase, Puyallup’s rates would be lower than those of comparable cities.

Councilmember Swanson questioned the calculations behind the new numbers and emphasized the need for an equation that would be fair to existing as well as new residents.

Mayor Hopkins and Deputy Mayor Palmer pointed out the issue has been analyzed extensively over the past several years. Moreover the city had contracted for an independent study in 2010 for the purpose of objective analysis of Puyallup’s SDC. They emphasized the importance of acting on the report’s recommendations and finally adjust the SDC rates which were last increased in 2004.

A discussion ensued between Councilmember Swanson and Deputy Mayor Palmer regarding the appropriate method of calculating SDC rate adjustments.

Councilmember Farris supported the rate adjustment but also shared her concern that developers could delay SDC payments causing a negative impact on the price of new homes and on the city’s ability to offer affordable housing options.

**Council Action:** A motion was made by Deputy Mayor Palmer, second by Councilmember Door, to approve first reading of the ordinance. The motion passed 7-0.

**CONSIDERATIONS AND REQUESTS**

**Informational presentation on the status of development proposals in the Shaw Road-East Pioneer vicinity**

Mr. Utterback gave an informational presentation on the status of the Shaw Road-East Pioneer vicinity through a brief history of zoning in the area, current city and county zoning maps and the UGA future land use designation map. He also provided a summary of proposed development on the Knutson Farms property, details of their permit process to date, and the city’s comments to Pierce County. He pointed out that the warehouse project also contains a “Phase 2” area which is denoted for possible separate sale for park or other public purposes.
Public Works Director Rob Andreotti presented the Shaw and Pioneer Utility assessment. He discussed the option of direct discharge to the river which would cost approximately $1.4 million and require a permit from the Puyallup Tribe. He also discussed additional costs to the developer for new lift stations for the sewer systems in this area. He apprised the council that Valley Water service cannot currently offer fire flow to the area but they plan on building a water tanker that may be able to service the area. Finally for traffic, he estimated that it would cost the city approximately $2 million to build a road and traffic signal to get traffic to Shaw Road.

Mr. Andreotti answered several council questions related to water service areas and fire flow to the Knutson Farms property.

Councilmember Door recommended sharing Pierce County Planning and Land Services (PALS) information on the city Facebook page for citizens who wanted to comment on the project.

Deputy Mayor Palmer shared his frustration with the prospect of a large warehouse development close to Puyallup despite the county’s efforts to set aside land for farming. He spoke of the environmental and traffic impacts of the project and hoped that the city would be able to work with the land owner and the developers on an alternative plan. Finally he encouraged citizens to contact Pierce County and offered to host the SEPA public hearing in Puyallup to allow citizens to share their views about the project.

Councilmember Swanson emphasized that it was preferable to discuss mutually acceptable alternatives rather than get involved in litigation. He also reiterated the city’s intention to purchase 30 acres of land for an additional park feature near the Van Lierop Park.

Councilmember Shadko noted her concerns about the negative impacts of the warehouse project, on the county as well as on neighboring cities. She believed that the project would have a deleterious effect on Puyallup and encouraged the public to share their opinions with Pierce County Planning and Commissioners.

Councilmember Farris spoke about the significance of maintaining the culture of farming in the Puyallup area, shared her disapproval of the proposed warehouse project and her concerns about the project’s impacts on the flood zone and Lahar flow egress for residents.

Mayor Hopkins shared his strong aversion to the warehouse project and its potentially damaging impacts on the city’s roads and its flood plain.

**Council Action:** At 9:15 p.m., a motion was made by Councilmember Door, second by Councilmember Shadko, to extend the meeting to 9:45 p.m. The motion passed 7-0.

**CITY MANAGER’S REPORT**

**Council Rules**

Mr. Yamamoto voiced his intent to address the City Council Rules of Procedure in smaller segments. He proposed changes to the following three rules: tying the preamble directly to the
actual statutory references; removing the verbiage in Section 2.5 and tying it to state law; and revising Rule 2.6 to allow input from all councilmembers at the end of each meeting regarding upcoming agendas.

Councilmember Farris stated her preference for designing one person to work with the City Manager rather than collect input from all councilmembers.

Councilmember Swanson agreed that a discussion regarding items of interest at the end of the meetings would provide a collaborative approach to the agenda.

Councilmember Johnson supported Councilmember Farris’ suggestion of appointing a point person to discuss agenda items due to limited communication between councilmembers.

Councilmember Shadko disapproved of giving control to one individual and believed that equal input from all councilmembers would restore balance in the council.

Councilmember Door, Deputy Mayor Palmer, and Mayor Hopkins supported Mr. Yamamoto’s proposal to wait and see what works best for the council.

**Council Action:** A motion was made by Councilmember Door, second by Deputy Mayor Palmer, to approve the resolution. The motion passed 7-0.

**RESOLUTION NO. 2306**

A RESOLUTION of the City Council of the City of Puyallup, Washington, amending Section 1, Section 2.5 and Section 2.6(1) of the “City of Puyallup City Council Rules of Procedure.”

**COUNCIL REPORTS**

Councilmember Swanson encouraged city residents to report any and all crimes, to help the police department.

Councilmember Farris said that she received several questions about the NHC permit issue and that the city should provide the public a timeline for this information. She gave an update about her conversation with Chief Andren about reverse 911 calls and clarified that the District I meeting will be held on June 14.

Councilmember Door spoke of her attendance at the Washington State Memorial Medal of Honor Service for Detective Bramhall and Officer Micah Wilson. She reminded the public about the upcoming Ernie Bay memorial service on Saturday and an Aging in Place presentation at Pierce College. She provided an update on the city’s efforts related to homelessness in collaboration with Pierce County.
Councilmember Johnson encouraged Puyallup residents to remain optimistic despite negative comments about the city and its problems with homelessness.

Councilmember Shadko announced the upcoming Pancake Breakfast and Aging in Place event on Saturday. She noted her attendance at the “Love your City” training and encouraged citizens to remember Puyallup’s many good attributes.

Deputy Mayor Palmer believed that the city should have a mechanism to provide regular status updates about NHC and the high impact business license process.

**MAYOR’S REPORT**

Mayor Hopkins noted his attendance at the Aging in Place event and said that Puyallup is the first Washington city to be nominated as an ‘Age Friendly City’.

**ADJOURNMENT** – 9:43 p.m.

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Mary Winter, City Clerk