

**City of DuPont**  
**Regular City Council Meeting**  
**July 10, 2007**  
**7:00 p.m.**

- Call To Order:** Deputy Mayor Cumberbatch called the meeting to order at 7:00 p.m.
- Roll Call:** Those present were Councilmembers Coffey, Crouse, Cumberbatch, Ehrenreich, Pottorff, Westman, and Wilcox. Mayor Young was excused.
- Staff Present:** Those present were Assistant City Administrator Schauer, City Administrator McDonald, City Attorney Beckwith, City Clerk Larsen, Community Development Director Darling, Fire Chief Jensen, Assistant Fire Chief Easton, Receptionist Hunter, and Public Works Director Zahn. Police Chief Pohl, was excused.
- Pledge:** Deputy Mayor Cumberbatch led the flag salute.
- Presentation:** **Civic Center Project**  
*City Administrator McDonald* provided background information on the Civic Center Project and presented a chronology of the process. He thanked the team, Council, and Project Manager Ross Swanson for all their hard work. He introduced Gerry Johnson, Nancy Nares, and Scott Osborne from K&L Gates. The K&L Gates team highlighted lease lease back combinations, the process with the developer, the proposed lease agreements, and the financing approach.
- Approval of Agenda:** Deputy Mayor Cumberbatch suggested moving item 14a Ordinance authorizing the Mayor to sign Civic Center Leases to the next item on the agenda for discussion while the K&L Gates team is in attendance. A motion was made and seconded to approve the agenda as amended. Crouse/Wilcox 7/0 motion carried.

**Ordinance Authorizing the Mayor to Sign Civic Center Leases**

*City Administrator McDonald* provided background information on the proposed Ordinance. *Councilmember Westman* inquired about the percentage of REET money dedicated to lease payments and expressed concern for utilizing the entire fund. *Assistant City Administrator Schauer* stated that money will still be left in the fund for other projects and that a financial analysis would be completed on any future projects.

*Don Dresser (1437 Heron Ct)* inquired if the plan for the Civic Center would be available to the public.

*City Administrator McDonald* confirmed that the documents are all public records.

*James Patton (1737 McDonald Ave.)* inquired about liability insurance and liability during and after construction.

*K&L Gates Attorney Scott Osborne* confirmed that the developer and contractors are required to hold the City harmless and carry insurance. Once the project is complete the City's insurance pool would cover the City. A one year warranty is also included in the agreement.

*Tamara Jenkins (1424 Montgomery St.)* thanked the City for focusing on Public Safety. She stated that there was extensive community outreach in the beginning stages of planning the project and recommended placing all the legal documents on the City's website.

*Assistant City Administrator Schauer* confirmed that the information will be posted on the website.

*Council* discussed taking additional public comments, discussing this further at a work session, or a Town Hall Meeting, publishing the information in the City's newsletter, signage directing citizens to our website, and CFP mitigation funds.

**Public Comment:**

*Tamara Jenkins (1424 Montgomery St.)* thanked staff for placing Land Use Application Notices on the website for citizens to view. She informed citizens of a current application for a mixed use development and residential and closes for public comment on July 16<sup>th</sup>. She stated that it sounds like a transit oriented design and that the key to making such a project work is transit. She inquired as to how this project fits in with the Comprehensive Plan and traffic modeling.

**Approval of Consent Agenda Items:**

- June 26, 2007 – Regular Council Meeting Minutes;
- Claim Vouchers List – July 10, 2007.

A motion was made and seconded to approve the consent agenda. Pottorff/Westman 7/0 motion carried.

**Discussion Items:**

**Sewer Debt Service Rate-Historic Village**

*Public Works Director Zahn* provided background information on the Historic Village Sewer Project Phases 1 and 2 as well as the process. He stated that a Resolution would be brought back to Council at the next meeting for transferring the system to Pierce County.

*Council* discussed options for sharing the debt, the financial impact on residents, and citizens' opinions thus far.

*City Staff* stated that Council direction is needed on a policy to pay off the debt and stated that the Resolution to transfer the system would be separate.

*Council* concurred to move forward with the Resolution at the next meeting and in the future, make a policy decision regarding the debt.

**Mayor's Report:**

- Thanked Amy Walker and all the volunteers for an outstanding 4<sup>th</sup> of July event;
- Announced that Penny Coffey received the Advanced Certified Municipal Leadership certificate;
- Announced that John Ehrenreich received the Certified Municipal Leadership Certificate;
- Announced the Second Anniversary of Patriot's Landing Celebration on July 14<sup>th</sup>.

**City Administrator's Report:**

- Thanked Weyerhaeuser and Quadrant for their support in getting the Interim Police Facility completed.

**Councilmember Reports:**

*Councilmember Wilcox* reported on the July 4<sup>th</sup> event, Metro Parks District, and Standing Committees.

*Deputy Mayor Cumberbatch* announced a Town Hall meeting on July 17<sup>th</sup> at 6pm to discuss Sewer Rates and a Council Study Session on July 19<sup>th</sup> at 6pm to discuss Fire and ALS.

**Department Reports:**

Council inquired about an update from the Fire Department on the July 4<sup>th</sup> event, banning fireworks, safe and sane fireworks, organizing a public display, providing an area for residents to light off fireworks, and an update on DuPont PowderWorks Park.

**New Business:**

**Agreement Amending the Engineering Contract for Civic Drive Utilities**

*Public Works Director Zahn* provided background information on the amendment to the contract.

*Councilmember Ehrenreich* inquired about the engineers estimate for the project.

A motion was made and seconded to authorize the Mayor to sign an addendum to the G&O contract for engineering services for the Civic Drive Phase 1- Sanitary Sewer and Water Improvements. Wilcox/Pottorff motion carried 7/0.

**Authorization to Advertise and Award Civic Drive Phase 1**

*City Administrator McDonald* presented background information on Civic Drive Phase 1, sanitary sewer and water construction project.

A motion was made and seconded to authorize the Public Works Director to advertise and award the Civic Drive Phase 1: Sanitary Sewer and Water Construction Project if the lowest responsible bid is less than \$720,500 and subject to review and approval of the Mayor. Crouse/Pottorff 7/0 motion carried.

**Ordinance Amending the Shared Leave Policy – First Reading**

*City Administrator McDonald* provided background information on the shared leave policy stating that the proposed Ordinance strengthens the standards.

*Council* inquired about the origin of the policy and the similarity to other agencies.

A motion was made and seconded to adopt an Ordinance amending Chapter 1.05.065 Titled Shared Leave and Providing for Guidelines to Shared Leave as a first and second reading. Pottorff/Wilcox 7/0 motion carried. Ordinance No. 07-837

**Ordinance Revising the 2007 Annual Budget Amending Section 2 of Ordinance No. 06-826**

*Assistant City Administrator Schauer* provided background information on the Ordinance and highlighted the recommended adjustments.

*Council* inquired about the amount the City was reimbursed from AWC for the totaled Police car and grant funds used for EMS.

**Public/Council Comment:**

*Councilmember Coffey* assured citizens that any building projects within the City will conform to the City's Comprehensive Plan and design standards.


**Executive Session:**

None

**Adjournment:**

*Deputy Mayor Cumberbatch* adjourned the meeting at 9:26 p.m.

**City of DuPont:**

  
Linda B. Cumberbatch, Deputy Mayor

**Attest:**

  
Erin Larsen CMC, City Clerk