

CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

Mayor Hunter T. George called the special meeting to order at 6:02 P.M. and led the pledge of allegiance. Councilmembers David M. Viafore, Shannon Reynolds, Brett Wittner, Denny Waltier, Blake Surina, and Jamie Nixon were present.

AGENDA MODIFICATIONS

There were none.

PRELIMINARY 2018 BUDGET – 4th BUDGET WORK SESSION

Finance Director Corcoran presented the adjustments to the 2019 Preliminary Budget. Corcoran stated that the only change from October 19, 2018 memorandum was moving the six employees that were at a lower step back to Step F, which resulted in \$10,917 over in revenue. Corcoran indicated that unless additional changes were made, the final budget would be brought before Council at its November 13, 2018 meeting for approval. George invited councilmember comment; Viafore inquired about anticipated rollovers. Corcoran indicated that if there were rollovers, they would be taken care of via a budget amendment in the beginning of 2019. Viafore commented on the carport for the senior van and stated that staff anticipated acquiring the cover this year.

POOL AND COMMUNITY CENTER PROJECT DISCUSSION AND ACTION

George provided a briefing on the anticipated significant actions Council would address regarding the pool and community center project, which included the design of the pool and community center roof and determining the scope of the project. Parks and Recreation Director Grover presented a brief pool and community center design project, which included the project overview, bath house floor plan, pool survey results, community center roof form design options, project phasing survey results, and next steps. Grover indicated that phase 1 of the project (pool and bath house) would initiate in 2019 upon approval of the bond measure and take approximately nine months to complete and phase 2 (community center) would take approximately fourteen months to complete. Emily Wheeler, ARC Architects, provided a brief overview of the construction and project costs by phase and alternatives to reduce the costs and stated that there was a 10% design contingency, a 7.5% construction contingency, and a 7% owner contingency. Viafore inquired about traffic impact fees and utility connection fees; Wheeler recommended separate utilities for the pool and bath house and stubbing into the existing lines for the community center, and anticipated the soft costs could be reduced. Surina inquired about the photovoltaic option and energy conservation grants; Wheeler indicated they could be added later if they were planned for in the design, and indicated there were incentives available for energy conservation to help reduce the costs. Surina inquired about where the landscaping costs were included; Wheeler indicated they were included in the construction costs.

George provided some property tax impact information he had obtained from Pierce County Assessor-Treasurer Mike Lonergan, stating that the \$3.54 per thousand collected of assessed valuation would reduce to \$1.50 per thousand in 2019 in property taxes to the school district. George indicated that property taxes of a home assessed at \$300,000 would see this portion of their property taxes go from \$1,059 in 2018 to \$450 in 2019; a \$400,000 home from \$1,412 in 2018 to \$600 in 2019; and a \$500,000 home \$1,765 in 2018 to \$750 in 2019. Wittner inquired about the 2018 increase in property taxes; George indicated the effect of the Legislature's

McCleary solution would significantly decrease local school levies starting in 2019. City Manager Pingel presented the preliminary bond estimate payments provided by the bond underwriter, indicating the assumption of the estimated assessed value for the 2019 tax year increased to \$905,000,000 and that a one ballot, phased project tax level levy impact to a homeowner with a home assessed at \$400,000 would be approximately \$264 per year. Pingel indicated this tax impact estimate assumed a phased project approach with the pool bond issued in 2019 and the community center bond issued in 2024; Pingel indicated this approach would lessen the impact to property owners. Surina inquired about fixed interest rates; Pingel indicated the interest rate could change in the issuance of the second bond. Pingel stated he would be receiving updated information from the bond underwriter that would assume a 2022 bond issuance for the community center. Reynolds commented on the estimated impacts to property owners and stated her concerns regarding people being priced out of their homes. George invited public comment; the following individuals provided comment:

- Nora Kramer, 1047 Buena Vista Avenue, commented on her preference for the construction of both the pool and community center.
- Kathy Owens, 545 Forrest Park Drive, commented on her appreciation for the tax impact information and her excitement for both facilities of the project, and inquired if there was an opportunity to freeze property taxes for those with fixed incomes.
- Erin Names Shagren, 925 N. Sunset Drive, Executive Director of the Names Family Foundation, commented on her preference for the construction of both the pool and community center. Shagren indicated that the Names Family Foundation had been in discussion with the City regarding the project and stated that the Foundation was waiting for the City to make their decision in order for them to make theirs.
- Rena Girard, 425 Ramsdell Street, commented on the community center design including natural lighting and flat roof drainage, and installing speed bumps.
- Mark Newey, 106 Summit Avenue, commented on sustainable design and working with adjacent communities.
- Lisa Kramer, 1047 Buena Vista Avenue, commented on her appreciation for the public process and on her preference for the construction of both the pool and community center.
- Brian Rybolt, 1036 Daniels Drive, commented on his concern about current enacted tax relief and potential future state legislative measures that could impact taxpayers, and recommended addressing the pool and community center separately.
- Emma McCarthy, 1047 Buena Vista Avenue, commented on her preference for the construction of both the pool and community center.
- Eric Bergson, 350 Del Monte, commented on his preference for the construction of both the pool and community center, inquired about utilizing solar power to heat the pool, and commented on his appreciation for the public process.
- Mary Pape, 631 Elm Tree Lane, commented on her personal perspective of the use of the pool and on her opposition of the vortex.
- Judy Clark, 624 Alta Vista Place, commented on her concern about costs and impact on her fixed income.
- Lisa Kramer, 1047 Buena Vista Avenue, commented on Pierce County's property tax exemptions and deferrals program for property for senior citizens.

George recognized former Planning Commission member, Jim Otness.

- Jim Otness, 973 Altadena Drive, commented on budgeting project costs and obtaining budget estimates, his support for both projects, and inquired about utilizing ARC Architects for construction.
- Rick Little, 154 Harvard Avenue, commented on designing for the future and time sensitivity of the project, and encouraged the Council to move forward with the project.

George invited councilmember comment:

- Nixon commented on his appreciation of the public comments, and stated his preference for pool Option A, for doing both projects, green energy component, and flat roof design.
- Viafore commented on the maintenance of the new facilities, his preference for a bond estimated payment of around \$300 for property owners, and his appreciation of the Edwards and Names family foundations.
- Wittner commented on his appreciation for the Council to move forward with the projects and public participation process, and the benefits of the improved amenities to the community. Wittner commented on his preference for Option A, flat roof, and pool amenities (slide, vortex, diving board).
- Waltier thanked the public for their attendance and participation, and his preference for both projects.
- Surina commented on the importance of the project design elements as it related the City's historical community design.

Reynolds departed at 7:41 P.M. and returned at 7:43 P.M. At the request of Waltier, the meeting recessed at 7:44 P.M. for a two-minute recess and reconvened at 7:46 P.M.

- Reynolds commented on her preference for Option B, pitched roof, vortex, putting the hardware in for the slide and diving board, and a phased approach to address both facilities, and commented on potential bond questions and her concerns about affordability.
- George commented on his appreciation of public comments and creating a child centric community, and thanked citizens and councilmembers for their participation on the Steering Committee. George commented on raising community awareness, and stated that the City was working on obtaining additional funds to help reduce the impact to citizens.

Viafore MOVED to select the flat roof for the new Community Center design as a part of the Fircrest Pool and Community Center project; seconded by Surina. George invited councilmember comment; Waltier commented that he would vote for the Northwest Modern roof design out of the public's appreciation of the design. Reynolds commented on input she had received regarding their preference for the Northwest Modern roof design. Surina commented that the flat roof/Wrightian roof design had enough of an angle to prevent leaks and avoiding using the term "flat roof" to describe the Wrightian roof design. Viafore commented on flat roof design, the benefit of hiding the solar panels, and measures taken to prevent leaks through engineering. Wheeler commented on her personal preference to have visible solar panels. Mark Newey, 106 Summit Avenue, commented on the solar panel orientation and solar path. Waltier inquired about the orientation of the building being dependent of the solar path orientation. Reynolds moved to extend the meeting past 8:00 P.M.; Pingel indicated it was a special meeting and therefore not subject to the Study Session two hour time limit as prescribed in the Council

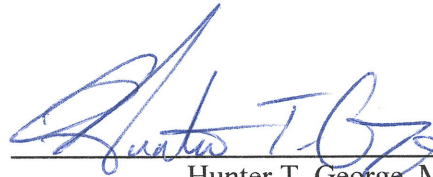
Rules of Procedures. George invited public comment; none were provided. **The Motion Carried (5-2) with Waltier dissenting and Reynolds abstaining.**

Surina MOVED to select Pool Option B for the new pool design as a part of the Fircrest Pool and Community Center project; seconded by Reynolds. George invited councilmember comment; George commented on both options being great options and the community's preference for Option B. George invited public comment; none were provided. **The Motion Carried (7-0).**

Reynolds requested additional time to research ballot questions. Viafore commented that the Council taking action to take the project through the design development phase and pursue a bond measure displayed the Council's intent. **Wittner MOVED to include the Pool phase and Community Center phase for the design development phase of the Fircrest Pool and Community Center project and in pursuing a bond measure; seconded by Surina.** George invited councilmember comment; Viafore stated he had no trouble supporting the motion as it showed the Council's intent and that the Council would have decision making authority regarding setting the bond measure and its funding amount. Reynolds and Waltier asked for clarification; Viafore stated the motion would help family foundations understand the Council's intent and that Council could reverse its commitment if the project was too costly. George invited public comment; Mary Pape, 631 Elm Tree Lane, commented on her preference for both projects and inquired about two separated bonds. Pingel indicated that one bond for both projects would be put before citizens and that upon approval, bonds would be issued at separate times to fund each of the project phases. Rick Little, 154 Harvard Avenue, commented on the benefits of the public hearing definitive information and commitment moving forward for both projects from the Council. **The Motion Carried (7-0).**

ADJOURNMENT

Reynolds MOVED to adjourn the meeting at 8:09 P.M., seconded by Waltier. The Motion Carried (7-0).



Hunter T. George, Mayor



Jessica Nappi, City Clerk