

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

**City Council Regular Session
City Hall Council Chambers
May 24, 2021, 7:00pm**

This meeting was held by videoconferencing (Microsoft Teams platform) to comply with the Governor's *Open Public Meetings Act and Public Records Act*, Proclamation 20-28, and extensions by the State Legislature. It was broadcast live on ECTV, Channel 21, and livestreamed at cityofenumclaw.net.

1. CALL TO ORDER AND FLAG SALUTE:

Mayor Molinaro called the meeting to order at 7:01 p.m. and led the Pledge of Allegiance. Mayor Pro Tem LaFleur announced that all Councilmembers were present either in person or via Microsoft Teams videoconferencing.

ATTENDANCE:

In Council Chambers: Mayor Jan Molinaro, Councilmembers Chance LaFleur, Corrie Koopman Frazier, Anthony Wright, and Beau Chevassus, City Attorney Mike Reynolds, and City Clerk Maureen Burwell.

At City Hall: Information Services Director Joe Nanavich and Technician Nick Fuller.

Via Microsoft Teams videoconferencing: Councilmembers Hoke Overland, Thomas Sauvageau and Kael Johnson; City Administrator Chris Searcy, Public Works Director Jeff Lincoln, Parks Director Michelle Larson, Community Development Director Chris Pasinetti, Police Chief Bob Huebler, Police Commander Tim Floyd, and Gas Manager Ed Hawthorne.

2. ADJUSTMENTS TO THE AGENDA:

None.

Council consensus to approve agenda as published.

3. MOTION TO APPROVE MINUTES:

A. Council Minutes, 5/10/21

LA FLEUR MOVED TO APPROVE THE MAY 10, 2021, MINUTES AS PUBLISHED. WRIGHT SECONDED. MOTION CARRIED 7-0.

4. ANNOUNCEMENTS AND PRESENTATIONS:

1. Virtual Coffee w/the Mayor, Monday, June 7, 9:00 – 10:00 a.m. via Microsoft Teams; to receive the link contact the City Clerk at 360-615-5608 or mburwell@ci.enumclaw.wa.us.

Mayor noted the coffee and instructions on joining.

B. PUBLIC HEARING AND MEETING ANNOUNCEMENTS

1. Public Hearing, Kibler-Division Alley ROW Vacation, June 14, 7:00 p.m. during regular City Council meeting and via Microsoft Teams

Mayor noted.

C. COMMUNITY EVENTS

1. June Jam 2021, Guitar Students, Friday, June 11, 6:00 p.m. – 8:00 p.m., Cole Street Stage

Mayor noted.

5. COMMENTS FROM THE AUDIENCE:

None.

6. PUBLIC HEARING:

- A. 2022-2027 Transportation Improvement Program, Resolution 1718

MAYOR OPENED THE PUBLIC HEARING AT 7:05 P.M.

Burwell stated that three individuals contacted the City Clerk's office to speak at tonight's meeting; no other communication was received.

City Clerk Read by Title Only

RESOLUTION NO. 1718

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ADOPTING THE 2022-2027 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM.

Staff Report:

Lincoln gave a PowerPoint presentation which showed the spreadsheet of the transportation projects expected to be completed within the six-year timeframe. He highlighted some of the completed or soon-to-be completed projects such as the Semanski/Warner round-about; concrete repairs throughout the City; and Roosevelt Avenue overlay from 244th to Semanski. Upcoming projects are Warner Avenue between SR 410 and Berninger Street as well as 21 other projects. The City continues to seek external funding with matching City funding from REET, impact fees and the Transportation Benefit Fund.

Council Comments:

In response to a question from Sauvageau about Transportation Improvement Board (TIB) grants, Lincoln replied that the City has averaged \$350,000 per year for the last five years and hopes to sustain that level. TIB grants are on a project-by-project basis and dependent on the State Legislature's allocation to the fund.

Public Comments:

Trip Hart, out-of-City resident, asked Council to look at regional issues and to view transportation as multi-faceted. He noted that, when he worked on the Chinook Scenic Byways, it was necessary to look at many areas that impact transportation. He is a member of the Enumclaw Plateau Community Association (EPCA), and they are looking at elements that impact traffic in and around Enumclaw such as the mining and excavation that may occur in Cumberland; and the trail system being used by bicycles as a transportation mode.

Tim O'Brien, out-of-City resident, stated he is the president of the EPCA, which represents the residents outside the City in unincorporated King County. The County keeps them apprised of

concerns with funding resources. They have a concern with 244th Avenue SE as many commuters use that as a way to get to Pierce County via Highway 410. There will be traffic backing up for the foreseeable future on these rural roads. He asserted that there is a need for a regional coordination for funding as there has been about 25% growth on rural roads since 2014. He asked that the City, as they plan into the future, be aware that King County is expected to not have any funds to put into capital budget and will start taking from their maintenance budget. This will have an impact on the roads in Enumclaw.

Trip Hart stated that the EPCA meets with the Greater Maple Valley Community Council which gives input to King County. They work together on the regional approach to transportation.

MAYOR CLOSED THE PUBLIC HEARING AT 7:20 P.M.

7. TABLED BUSINESS:

None.

8. COUNCIL COMMITTEE REPORTS:

A. COMMUNITY AND ECONOMIC DEVELOPMENT – Councilmembers Johnson, Chair; Chevassus, Sauvageau

Johnson stated the Committee has not met since the last Council meeting. The next meeting is scheduled for Monday, June 14, 5:00 p.m. via Microsoft Teams.

B. COMMUNITY SERVICES – Councilmembers Wright, Chair; Koopman Frazier, Sauvageau

Wright stated the Committee last met on May 17. They discussed Resolution 1719; the sprinkler system at Garrett Park; other park projects; and purchase of the property on 244th by the Boise Creek Six-Plex. The next meeting is scheduled for Monday, June 21, at 5:30 p.m. via Microsoft Teams.

C. FINANCE – Johnson, Chair; Overland, Koopman Frazier

Johnson stated the Committee last met on May 24. They discussed Ordinance 2709; Resolution 1720; and the candidates for the Finance Director position. The next meeting is scheduled for Monday, June 14, 6:30 p.m. via Microsoft Teams.

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

LaFleur stated the Committee last met on May 17. They discussed the personnel transitions; King County First Quarter Violence and Use-of-Force Reports; and overtime for traffic control when the Vietnam Memorial Wall is in town. They also discussed EMC 10.46.10, the helmet ordinance; the Committee is leaning towards not expanding the law but being more proactive with education and possibly providing helmets. There are groups that have offered to help with a helmet drive. The next meeting is scheduled for Monday, June 21, 6:00 p.m. at the Police Department.

E. PUBLIC WORKS – Councilmember Wright, Chair; LaFleur, Overland

Wright stated the Committee last met on May 24. They discussed the contract amendment for Pro-Vac; Resolution 1718; and updates on Total Pave and how that program works. The next meeting is scheduled for Monday, June 14, 5:30 p.m. via Microsoft Teams.

F. CHAMBER OF COMMERCE – Johnson Liaison; Sauvageau, Alternate
Sauvageau stated the Chamber Board last met on May 12. Memberships are strong. They discussed the Bingo event; the Fourth of July parade; and adjusting some budget items. The next meeting is scheduled for Wednesday, June 9, 8:00 a.m. at The Claw.

G. SOUND CITIES ASSOCIATION (SCA) - Councilmember LaFleur, Liaison
LaFleur stated that SCA has not met since the last Council meeting. The next meeting is scheduled for Wednesday, June 9, at 7:00 p.m. via Zoom.

H. TOURISM ADVISORY BOARD (TAB) - Councilmember Johnson, Liaison; Chevassus, Alternate
Chevassus stated that TAB last met May 11. They discussed the ecology blocks; the business owners are fine with the blocks as long as they are not impeding within the tents themselves. They talked about cross-promotion with events during the time they are in town, such as the Scottish Highland Games. The next meeting is scheduled for Tuesday, June 8, 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. 2021 Expenses are lower to-date, with revenues reduced even more. The Goat Show was successful with over 800 goats at the facility. The next meeting is scheduled for Tuesday, May 25, 6:00 p.m. at the Expo Center.

9. CONSENT AGENDA:

A. VOUCHER AND PAYROLL CERTIFICATION

1. Accounts Payable Vouchers #192654-192844 - \$665,124.24; Void Check #s 192621, 189646 (\$100.49)
2. April 2021 Payroll Voucher # 28980 - \$2,440.00; Payroll Direct Deposits - \$532,948.88; Payroll Tax and Benefits - \$594,112.16
3. ACH & Wire Transactions - \$854,148.89

B. CONTRACT AMENDMENT

1. Pro-Vac, Sewer Inspection and Cleaning Services

LA FLEUR MOVED TO APPROVE THE CONSENT AGENDA. WRIGHT SECONDED. MOTION CARRIED 7-0.

10. GENERAL BUSINESS:

A. ORDINANCE

1. Ordinance No. 2709 – Utility Moving Average Payment Plan

City Clerk Read by Title Only for the First Reading

ORDINANCE NO. 2709

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING ORDINANCE NO. 2348 TO CHANGE THE METHOD OF AVERAGE MONTHLY BILLING PAYMENTS FOR UTILITY CUSTOMERS TO MOVING AVERAGE RATHER THAN A FIXED AVERAGE.

Staff Report:

Searcy stated that, in 2007, the City established an average monthly payment plan allowing utility customer to equalize monthly utility payments. The average payment is currently calculated over the fixed period of July 1 to June 30 of the following year; equal payment amounts are applied July through May and June is the adjustment month where the customer account is reconciled to actual utility charges and any additional amount due is charged or refund due is applied to the account. During the adjustment, large variances from the customer's established payment amount can occur due to rate changes or changes in customer consumption or service levels. Changing the method of averaging to a moving average over the previous 12 months is proposed to avoid the adjustment month reconciliation and potential for a dramatic increase in the amount due.

Council Comments:

None.

2. Ordinance No. 2710 - Amend Duties of Library Advisory Board

City Clerk Read by Title Only for the First Reading

ORDINANCE NO. 2710

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING ENUMCLAW MUNICIPAL CODE 2.66.020, ORDINANCE NO. 2608 ON THE DUTIES OF THE LIBRARY ADVISORY BOARD REMOVING ITS ADVISORY CAPACITY ON THE SCHLOTFELDT FUND.

Staff Report:

Reynolds stated he had nothing further to add to the report provided at the last Council meeting.

Council Comments:

Wright stated that the Community Services Committee reviewed and are in favor.

Council Action:

WRIGHT MOVED TO APPROVE ORDINANCE NO. 2710, AMEND DUTIES OF LIBRARY ADVISORY BOARD. LA FLEUR SECONDED. MOTION CARRIED 7-0.

B. RESOLUTIONS

1. Resolution No. 1718 - 2022-2027 Transportation Improvement Program

City Clerk Read by Title Only

RESOLUTION NO. 1718

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ADOPTING THE 2022-2027 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM.

Staff Report:

Lincoln expressed appreciation to the citizens who spoke during the Public Hearing portion of the meeting. He assured them that their concerns are also the City's concerns. The City recognizes

that trails are an important part of the transportation plan; in 2020 federal funds were re-purposed to complete an addition to the Battersby Trail. Also, a significant amount of effort has been spent on regional connections, such as participating in a 2019 King County forum with Puget Sound Regional Council looking at major corridors that were underfunded. The 244th to SR 410 traffic jam that occurs every week-day between 3:00 – 6:00 p.m. was addressed by a Washington State Department of Transportation (WSDOT) study in 2019. That study showed that the Park Avenue, Main Street and Mundy Loss Road intersections in Buckley on SR 410 cause the slowdowns. This program is under the purview of WSDOT, Olympic Region. He continues to be in contact with the regional administrator to keep the project in mind. The City of Buckley will need to help mitigate the program.

Council Comments:

Wright stated the Public Works Committee reviewed and they neither added nor removed any of the projects as presented.

Council Action:

LA FLEUR MOVED TO APPROVE RESOLUTION NO. 1718, 2022-2027 TRANSPORTATION IMPROVEMENT PROGRAM. WRIGHT SECONDED. MOTION CARRIED 7-0.

2. Resolution No. 1719 – Enumclaw Landscape Maintenance Contract Extension

City Clerk Read by Title Only

RESOLUTION NO. 1719

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT TO EXTEND THE ENUMCLAW LANDSCAPE MAINTENANCE INC. (ELM) CONTRACT AND TO INCREASE THE SCOPE OF SERVICES PROVIDED.

Staff Report:

Larson stated that this Resolution will authorize ELM’s option to extend the contract for two additional years. It will add maintenance of the garden beds at the Enumclaw Aquatic Center; regular maintenance at Scott Park and Triangle Park; and added turf maintenance at Garrett Park. Additional costs for 2021 are \$16,882.00 for May to December. The 2022 total contract amount is \$155,479.00; 2023 is \$161,6998.00. The additional amounts cover the increase in scope of work as well as increases in material costs and prevailing wage.

Council Comments:

Wright stated the Community Services Committee reviewed with consensus to approve.

LaFleur stated he is appreciative of the work that is done by this contractor in the last two years as there is a marked improvement.

Reynolds stated the contractor had concerns of extreme acceleration of material costs; a paragraph was added to address this, however, the cost must be in excess of 3% additional over 2021 costs.

Council Action:

LA FLEUR MOVED TO APPROVE RESOLUTION NO. 1719, ENUMCLAW LANDSCAPE MAINTENANCE CONTRACT EXTENSION. WRIGHT SECONDED. MOTION CARRIED 7-0.

3. Resolution No. 1720 – Eliminate Special Petty Cash Fund - Police

City Clerk Read by Title Only

RESOLUTION NO. 1720

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING RESOLUTION #1663 TO ELIMINATE THE PETTY CASH FUND ENTITLED POLICE – SPECIAL - CHIEF OF POLICE - \$5,000.00.

Staff Report:

Searcy stated that the current petty cash authorization includes \$5,000 for the Police Department's special use, with the Police Chief as the custodian. In the distant past, it was used as buy money in drug investigations and is no longer used nor needed at this time.

Council Comments:

None.

Council Action:

LA FLEUR MOVED TO APPROVE RESOLUTION NO. 1720, ELIMINATE SPECIAL PETTY CASH FUND - POLICE. WRIGHT SECONDED. MOTION CARRIED 7-0.

C. GENERAL ITEMS

1. Routine Reports
 - a. Community Development: Building Permits, City Planning
 - b. Parks: Aquatics; Cultural Programs; Parks; Recreation;
 - c. Police

11. UNFINISHED BUSINESS:

A. Ecology Blocks

Mayor stated that this concern for safety of the patrons seated in restaurant tents was brought forth at the last Council meeting by Councilmember Overland.

Discussion included:

- Protection in case a driver is impaired and runs into the tents.
- Blocks need to be aesthetically pleasing.
- The Tourism Advisory Board was consulted; they are in favor of increasing safety, however they do not want the ecology blocks to impede on their limited tent space.

- Currently there are only three tents in the City; and the only one that goes into the road (and not just the parking spaces) is Il Siciliano's as there are no designated parking spots where their tent is located.
- As there is not enough room in the lane of traffic for ecology blocks and the business owners do not want any in their tents, perhaps this is not the best plan of action. The tents are currently located out of the right-of-way and protected. The blocks cannot intrude into the roadway as that causes a hazard.
- Chief Huebler confirmed that there have been no reports of any problems or collisions.
- Two business owners would rather have removable posts, rather than the ecology blocks. The removable posts are moderately expensive and perhaps not cost-effective as risk is quite low.

SAUVAGEAU MOVED TO CONSIDER APPROVING THE IDEA OF USING ECOLOGY BLOCKS TO HELP PROTECT THE DOWNTOWN TENTS. MOTION DIED FOR LACK OF A SECOND.

Discussion on insurance requirements ensued:

- Possibly increase the insurance liability limits for those businesses that have tents in the parking spaces.
- The use of right-of-way insurance limit was increased from \$1 million to \$2 million limit recently per Washington Cities Insurance Authority.
- Possible to maintain the \$2 million limit and then request that the business provide a \$2 million umbrella. Many businesses may already have this.

B. Streateries Extension

LaFleur stated he had conversations with Councilmember Wright and the Mayor after the Governor's announcement of a June 30th opening for restaurants to go to full capacity. He asked for Council feedback on whether or not to extend streateries allowing tents until October 5th. Councilmembers were favor of this idea.

LA FLEUR MOVED TO EXTEND THE EXISTING STREATERY PERMITS THROUGH OCTOBER 5, 2021. SAUVAGEAU SECONDED. MOTION CARRIED 7-0.

12. NEW BUSINESS:

A. American Rescue Plan Act (ARP) Funds

Searcy gave a PowerPoint presentation on the ARP Act detailing what items can be funded.

He explained the plan as it relates to local entities:

- Final treasury allocation for non-entitlement cities have not yet been finalized; AWC initially estimated \$2,654,679 for Enumclaw.
- 50% of the funds will be received in June 2021; 50% in June 2022.
- All funds must be spent by December 31, 2024.

Areas of eligibility:

- Support public health expenditures.
 - COVID-19 Mitigation & Prevention (e.g., Expo COVID-19 Supervisor).

- Behavioral Health Care (e.g., RFWF student mental health counseling).
- Public Health and Safety Staff (e.g., reimburse Enumclaw Fire Department for vaccination event expenditures).
- Address negative economic impact caused by the public health emergency.
 - Impacts on households and individuals (e.g., rent/mortgage assistance; utility bill assistance; food assistance; internet access/digital literacy).
 - Impacts on businesses (e.g., mitigate revenue decline; implement COVID prevention; rent/utilities during closures; employee retention costs).
 - Aid to impacted industries – two hotels; Expo Center and The Claw; and Chalet Theatre.
- Replace lost public sector revenue.
 - Several City revenue streams were impacted: Gambling, Lodging, Criminal Justice and Fuel Tax; Passport processing; Court fines and fees; jail boarding and work release; recreation programs, and Aquatic Center.

Wright also gave a PowerPoint presentation with some specific recommendations for use of the ARP funding. He noted that he has spoken with City departments and outside agencies to assess the needs within the City and in the community. His focus for how to spend the money:

- Ensure it reflects City, community, and economics.
- Benefit the community/business community while addressing City expenditures/net losses.
- Address COVID-19 causes and effects.
- Enhance existing partnerships/create new partnerships.
- Leverage to address multiple entities.
- Opportunities for potential return-on-investment.

He noted that the City of Enumclaw needs to recover \$367,447.58 for losses in 2020 due to COVID-19. City Administration is proposing an additional \$400,000.00 for potential losses that may occur in 2021-2024. Also, \$25,000 in both 2021 and 2022 would be set-aside for lodging tax revenue to fund Visit Rainier's and the Expo Center's requests for marketing funds.

Wright's proposal:

- City of Enumclaw
 - \$166,000 in 2021 with \$500,000 in 2022.
 - This ensures the City recovers the \$367,447.58 and sets aside \$299,000 rather than the \$400,000 requested.
- Enumclaw Police Department
 - High intensity UV light to sanitize jail cells and patrol vehicles; estimated cost: \$40,000 per light (2 requested).
 - Evidence vacuum sealer; estimated cost: \$20,000.
 - Procure one light in 2021; second light and vacuum sealer in 2022. \$100,000 total.
- Stage Trailer Acquisition
 - Stage Line SL100; estimated cost: \$202,000 w/tax. 15–20-year life expectancy.
 - Estimated delivery time 2-3 months; trainer for three to four days to instruct up to four people.
 - Branding/sponsorship opportunities to reduce overall cost.

- Partnerships possible: City Parks & Rec; Chamber of Commerce, Rotary Street Fair; Expo Center; and Enumclaw School District.
- Tourism-related expenditure to recover from Covid-19.
- \$80,000 set aside for speaker and lighting systems in 2022.
- Health and Human Services
 - Goal is to address increased human services need, while prepaying human services that normally come out of the General Fund.
 - Plateau Outreach Ministries: \$35,000 rent assistance booster; \$25,000 utility assistance for both 2021 and 2022.
 - Rainier Foothills Wellness Foundation: \$45,000 youth mental health counsellor both years.
 - Neighbors Feeding Neighbors: \$15,000 both years.
 - Care Van wheel-chair lift. \$10,000 - \$11,000 in 2022.
 - 2021 Senior Center: \$126,000, HVAC system; \$20,000, cold meals program; \$4,000, mental health speaker series; \$5,000, technology; \$10,000, activities; \$3,000, tent.
 - 2022 Senior Center: \$20,000, cold meals program; \$4,000, mental health speaker series; 5,000, technology fund; \$10,000 activities.
 - Food Bank: \$5,000 per year for food purchase.
 - Farmers Market: \$5,000, safety/signage/marketing; \$10,000 SNAP program.
- Economics
 - Enumclaw Expo Center: \$70,000 for both 2021 and 2022 for a COVID supervisor and other extra personnel; \$6,000, PPE expenses; \$80,000 each year for utility expenses.
 - Hotels: \$20,000 each year for each hotel (subject to proof of loss of revenue)
 - Theater: \$20,000 each year (subject to proof of loss of revenue)
 - If relief is given to both hotels and the theater, a conditional clause would be added to the agreement that they could not sell the facility for a pre-determined length of time.
 - Small business grant program in 2021: \$150,000. Not more than \$5,000 per business with preference given to those who were not funded in 2020 or who received less than the full allotment.
 - The Chamber of Commerce: annual free rent and \$10,000 for Visitor Center to be taken from ARP funding rather than General Fund. \$25,000 per year additional for lost revenue and to help with events.
 - Joint Marketing Campaign with Crystal Mountain/Visit Rainier/Chamber of Commerce: \$40,000.
- Community
 - Artist projects, \$10,000 annually for both years.
 - Performing artist recovery fund, 2021 - \$60,000 and 2022 - \$120,000.
 - Family activities fund, \$60,000 annually for both years.
 - Enumclaw Fire Department, 2021 only - \$15,000 for lost salary due to overtime for administering vaccinations.

Wright noted that his proposal allocates one third each to the City, health/human services/community, and economic matters in 2021. In 2022, the allocation is 51% City, 28% health/human services/community and 21% economic.

The Mayor and Councilmembers thanked Wright for the time and effort spent on research for his proposal.

LaFleur asked about the pre-payment for the outside agencies. Wright confirmed that, June 2021 payment would be for 2022 and June 2022 payment for 2023. In 2024, the outside agencies would apply for funding as they normally do. Also, the small businesses would have to re-apply for grants.

LaFleur suggested a clause be added to the hotel agreements regarding uses of hotels and not only for not selling them.

Sauvageau noted he appreciates the focus on the performing arts as many small businesses and restaurants have been eligible for COVID relief funds while artists have typically not had that help. He also noted that the small business grant applications in the first-round last year were, for the most part, not submitted by minorities. He suggested this second round be more attentive to that and consider ways to get more people in the minority community to apply.

Overland stated he supports the proposal as it has been presented. He especially likes the idea of the tourism components. Johnson concurred and the CED Committee will support as well. This will give the City the tools to book performing acts and support tourism.

In response to a question from LaFleur, Searcy stated June 9th is the expected date for the final dollar amount of allocation. Mayor stated that if the final amount is known, formal action will be taken at the June 14, 2021, Council meeting.

Chevassus stated the plan is very well thought out and the City has good foresight to take some things, such as the stage, to the next level.

Koopman-Frazier also complimented Wright and stated she is excited about the stage trailer as the community members have really liked the street closures and the ambience of Enumclaw. She supports the whole plan.

B. Multi-Family Tax Exemption (MFTE)

LA FLEUR RECUSED HIMSELF FROM THE CONVERSATION DUE TO A CONFLICT OF INTEREST.

Searcy stated that the Multi-Family Tax Exemption program was introduced to the CED Committee and reviewed by the Planning Commission, which does not yet have a recommendation.

He explained that the City may establish a property tax exemption to stimulate the construction of new or rehabilitated multi-family housing; also, can provide a requirement to include low-income housing. It is meant to encourage multi-family housing in targeted residential areas. Either an 8-or-12-year period of tax exemption on the value of the improvements (land is still taxed) can be offered. For 12-year exemption, 20% of units must be offered as income and rent-restricted housing. The Growth Management Act (GMA) gives the governing body (City Council) the authority to enact a tax exemption. The Ordinance would have a finding that there are insufficient housing opportunities in Enumclaw.

Pasinetti confirmed that this would apply to all areas that are zoned for multi-family homes of four or more dwelling units; mixed-use zones are included. Many other cities have adopted the program; some developers have utilized the tax exemption but more cities have not had utilization.

Searcy stated the most City's recent apartment complex, The Chinook Apartments, was constructed thirty years ago. The single-family home construction during this same timeframe has been extensive. Parker-Helac has conveyed that there is a multi-family housing need for their employees so they can live closer to work.

There are still questions on whether or not the property tax is re-distributed to other taxpayers and to what extent.

Comments/requests/questions included:

- Impacts to other cities who have implemented – risk/benefit. Would they do this again?
- Existing construction; tax exemption is only on new value added.
- Non-profit organizations can build multi-family housing for low-income residents and be exempt from property taxes due to their non-profit status.
- An 8-year exemption or a 12-year exemption may be adopted; also, both can be adopted.
- Request for Pasinetti to research and then inform Council of the number of parcels and how many units on those parcels.

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

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

Meeting adjourned at 9:37 p.m.

Respectfully Submitted,

Maureen Burwell
City Clerk

Date Minutes Approved: _____

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13. EXECUTIVE SESSION:

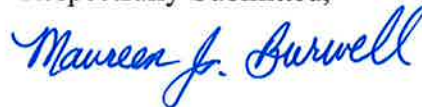
None.

14. ADJOURNMENT:

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

Meeting adjourned at 9:37 p.m.

Respectfully Submitted,



Maureen Burwell
City Clerk

Date Minutes Approved: 6-14-21