

City of DuPont
Regular City Council Meeting
December 9, 2008
7:00 p.m.

Call To Order: Mayor Jenkins called the Regular City Council meeting to order at 7:00 p.m.

Roll Call: Those present were Mayor Jenkins and Councilmembers Bailey, Coffey, Ehrenreich, Trotter, Westman, and Wilcox.

Staff Present: Those present were, Assistant City Administrator/Finance Director Masko, City Administrator McDonald, City Attorney Kerslake, City Clerk Larsen, Interim Fire Chief Merritt, Interim Police Chief Goodpaster, and Public Works Director Zahn.

Pledge: Councilmember Bailey led the flag salute. The flag salute was followed by a moment of silence to remember December 1941 Pearl Harbor.

Councilmember Marin joined the meeting at 7:03pm.

Approval of Agenda: Mayor Jenkins added a presentation on the Civic Center by Ross Swanson and items 7d Net Versant Tenant Improvements and 7e Panattoni Change Order to the Consent Agenda. Councilmember Ehrenreich requested that items 7d and 7e be moved to new business. A motion was made and seconded to approve the agenda as amended. Wilcox/Bailey 7/0 motion carried.

Presentation:

Civic Center Project Manager Ross Swanson provided an update on the progress of the Civic Center Project. He stated that both buildings are on schedule. He highlighted the costs to complete the project stating that we are \$200,000 ahead of original projections. He clarified a change order and tenant improvements. Mr. Swanson stated that he would have an additional cost to complete report to Council before Christmas.

Councilmember Ehrenreich inquired about the additional costs and budget.

Civic Center Project Manager Ross Swanson stated that the costs would be for items such as furniture, an alarm system, and telephone system.

Assistant City Administrator/Finance Director Masko stated that we originally budgeted \$150,000 for 2008.

Public Comment:

Don Dresser (1437 Heron Ct.) stated that short term a contracted Assistant Planner and the Jones and Stokes Firm is sufficient to handle Planning work but recommended planning for a staff person long term with a background in Economic Development. He recommended filling the vacant position As soon as possible. He also expressed reservations about the proposed 2009 budget, he recommended contracting out services and looking into other venues. He also recommended utilizing professional staff to negotiate union contracts. He added that Larry Wilcox has been a great liaison to the Planning Agency.

Mayor Jenkins and City Administrator McDonald addressed Mr. Dresser's concerns and recommendations.

Jim Hills (202 Brandywine Ave.) stated that it would be counterproductive to have Council sit in negotiations with a professional negotiator on union contracts. He stated that it appears that the levy would have been used to free up funds in the General Fund. He stated that there is no priority in the budget such as \$500,000 being allocated for Right of Way (ROW) and Park Maintenance when Fire Services should be a higher priority. Mr. Hills stated that the \$50,000 allocated for branding is a waste of money. He stated that in response to an e-mail from a Councilmember stating that the Council is elected to make these decisions, he responded that not all Councilmembers were elected. Some Councilmembers were appointed and they did not have a running start. He expressed concern that some Councilmembers now were on the Council when union contracts were negotiated.

Jason Pierce (1848 Miller Drive) provided information on comparable Fire Departments. He stated that as a professional Firefighter he tends to question how the Fire Levy was run and the perceived tunnel vision of the Council. He stated that he is not against the Fire Department or Fire Services. He stated that the comparables are all augmented Departments with various ratios of paid staff and volunteers. All the comparables satisfy the 2 in 2 out rule. Two comparables have looked into merging their Departments into a district. Washougal concluded the cost was too high and Milton is looking into merging with Edgewood but has run into problems because Milton is located in two different Counties.

Al Gasak (2228 Anderson Ave.) stated that he is a 10 year resident, has been a volunteer Firefighter for DuPont, a member of the Fire union, a member of the EMS levy and task force committees. He thanked Council for their support and stated that Chief Merritt is an extremely credible chief and provided good information to the community. As a volunteer it opened his eyes to the career firefighter positions stating that it is too much to train volunteers and dangerous. DuPont has had numerous unsuccessful attempts to recruit volunteers and that we have tried a combination Department. He recommended backing up judgments with facts as there is a lot of misinformation out in the public.

Approval of Consent Agenda Items:

- Claim Vouchers List – December 9, 2008;
- Approval of Mitigation Agreement First Park Northwest;
- Approval of Professional Engineering Services Amendment #33.

A motion was made and seconded to approve the consent agenda items as amended. Ehrenreich/Coffey 7/0 motion carried.

Mayor's Report:

- *Mayor Jenkins* provided an update on receiving approval from FEMA on the multijurisdictional Hazardous Mitigation Plan that City of DuPont is a part of. She stated that we can now qualify for hazardous mitigation dollars.

City Administrator's Report:

- Provided information to Council regarding the Visitor Readiness Task Force (VRTF) stating that the City has made a significant investment in this strategy. He stated that

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there are organizational issues that need to be worked out with the DuPont Business Association (DBA).

Councilmember Westman requested staff to provide models that they can reference.

Councilmember Coffey stated that she requested a copy of the Resolution be provided to Council that created the VRTF. She stated that the intent of the VRTF is to bring visitors into DuPont and to collaborate with the DBA as outlined in the Resolution.

- Highlighted a letter provided by The Home Course regarding the proposed admissions tax. The Home Course recommends the City delay implementation of the admissions tax, decrease the fee or implement the tax in steps.

Councilmember Westman stated that as a member of the Finance Committee who reviewed admissions taxes, and after discussions with the Home Course, he recommended starting the admissions tax at 3% and graduating to 5% over a 5-year period.

Councilmember Wilcox inquired how much revenue a 3% tax would generate. He also expressed concern that delaying implementation could hinder collecting admissions tax on new businesses. He inquired about what types of businesses would be subject to an admissions tax.

Councilmember Coffey expressed concern that the Home Course is taking on a 15 million dollar project and recommended delaying implementation until 2010.

Councilmember Bailey concurred with Councilmember Coffey.

Mayor Jenkins suggested that the subject be discussed at the Council workshop in January.

Council Reports:

Councilmember Wilcox provided an update on the items that Planning Agency is working on and that recommendations to the Council are forthcoming. He provided information on candidates from DuPont that are applying for the open position on the Steilacoom Historical School Board. He stated that he admires the School Board for discussing issues, voting, and then joining together no matter how the vote turned out. He reported that Al Lawrence has offered to facilitate the Council's next retreat.

Councilmember Coffey reported that she had an opportunity to visit the Civic Center campus and tour both buildings. She stated that it is great to have the two Interim Chiefs and that they made good changes to the designs at the right time. She thanked Councilmember Ehrenreich for getting a tree for the tree lighting ceremony at Ross Plaza and the DBA for the refreshments and live singing.

Councilmember Bailey provided an update on the Park Agency Meeting and thanked them for their forward thinking. She stated that there are open positions on the agency and encouraged citizens who are interested to apply.

Councilmember Ehrenreich thanked Heidi Lee for picking out the tree and Amy Walker and the DBA for a successful Tree Lighting event.

Department Reports:

Interim Fire Chief Merritt thanked the Mayor for making Thanksgiving Dinner for the Police and Fire Departments. He provided a department report to Council. He stated that DuPont is not the only agency that is concerned with the lack of ambulances and stated that the private ambulance companies are not lacking but the EMS load had increased in all communities. Other Communities have also begun tracking the ambulance information and creating reports.

Councilmember Marin inquired about an Advanced Life Support (ALS) call in the report where no ambulance was available.

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Interim Fire Chief Merritt stated that a paramedic unit from Lakewood Fire was called to transport the patient. The transport was delayed but the patient did make it to the hospital.

Councilmember Coffey inquired about Madigan responding and also a system that was purchased to create reports for the Fire Department.

Interim Fire Chief Merritt stated that Madigan is about 4th or 5th on our run sheet. He clarified that the reporting system that was purchased for the Fire Department does not correspond with other agencies and therefore, the reports are delayed.

New Business:

Ordinance Adopting the 2009 Budget - Second Reading

Assistant City Administrator/Finance Director Masko stated that there have been no changes since the last budget workshop. She highlighted the meeting schedule stating that the Council has discussed line items and departments during 10 workshops.

A motion was made and seconded to adopt the 2009 budget. Ehrenreich/Coffey

Council discussed salaries, cost of living allowance (COLA) increases, union contracts, union negotiations, and the state of the economy. They all expressed concern for the amount of the COLA and discussed that the City will need to renegotiate union contracts in 2009.

Councilmember Coffey also expressed concern for underpaying staff and creating another revolving door of staff members. She requested copies of exempt employees' salaries from DuPont and comparable cities. She stated that we are at or below the average for our exempt employees. She read an e-mail from Northwest Landing Resident Martha Sanderlin that stated it would be unjust to balance a budget on the backs of loyal City employees. She expressed regret that the Fire Levy did not pass and that there are consequences that should be borne by those that voted down the levy. She expressed support for compensating City employees under their current union contracts.

Councilmember Westman stated that wages are determined by contractual agreements through our labor unions and our contractual service providers are determined under open public request for proposals. The budget satisfies current labor contracts but yet troubles some citizens, provides for funding basic community services, eliminates City provided ambulance service and a 5 member response team 24/7, does not fund a Community Development Director and one City Planner position, and may not be relevant to the economic down turn or recession we are experiencing. He suggested developing a collaborative budget building process with staff, Council and citizens, beginning the first quarter of the budget year, Council and citizens briefed with quarterly reviews on the status of the entire budget, staff and Council continue to improve communication with citizens to ensure open transparent and timely responses to their suggestions, immediately request re-negotiations with the unions to reflect the economic down turn, and citizen established advisory committees to report on alternative service delivery models on all our service areas.

Councilmember Wilcox stated that the amount of money allotted to items does not mean we have to spend the entire amount. He stated that the Council, Mayor and staff have worked with the community on a collaborative effort for the 2009 budget.

Councilmember Marin thanked Councilmembers Trotter and Coffey for being honest with their comments. She stated that there are items in the budget that not everyone will agree with. She also stated that we have a tremendous staff that is often paid less than comparable jurisdictions.

Councilmember Marin commended Mayor Jenkins for developing a budget that includes as many services as possible given the budget situation.

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Mayor Jenkins called for a vote on the main motion. 6/1 motion carried with Councilmember Westman opposed. Ordinance No. 08-871

Ordinance Adopting a Third Quarter Budget Adjustment – Second Reading

Assistant City Administrator/Finance Director Masko stated that there is one change between the first and second reading which includes estimated equipment for the brush truck.

A motion was made and seconded to adopt a third quarter budget adjustment Ordinance. Wilcox/Coffey

Councilmember Wilcox inquired about which fund the \$50,000 approved for the Train Canopy Project would come from.

Assistant City Administrator/Finance Director Masko clarified that it would come from the General Fund ending balance and not impact on any other capital projects.

Mayor Jenkins called for a vote on the main motion. 7/0 motion carried. Ordinance No. 08-872

Resolution Adopting a Park Reservation Policy

Public Works Director Zahn highlighted changes to the policy since it was last presented to Council. He stated that the policy is needed for such things as our fields becoming available for league play and local sports teams and for facilities as our population continues to increase.

A motion was made and seconded to adopt a Resolution adopting a Park Reservation Policy. Bailey/Wilcox

Council inquired about fees, recouping maintenance costs, other City comparables, cost to maintain ball fields, responsibility of staff for coordinating reservations, certificate of liability insurance requirements, refunds, the Park Agency's review of the policy, and whether or not to include trails. Council concurred not to include trails in the proposed policy.

Mayor Jenkins called for a vote on the main motion. 7/0 motion carried. Resolution No. 08-361

Resolution Updating Fees

Public Works Director Zahn stated that the Fee Resolution is to add fees relating to the Park Reservation Policy and Building Department Fees associated with the Mechanical and Plumbing Codes.

A motion was made and seconded to adopt a Resolution updating fees. Coffey/Westman 7/0 motion carried. Resolution No. 08-362

Contract with NetVersant for Tenant Improvements

Civic Center Project Manager Ross Swanson stated that this item was pulled from the last Council agenda as the City was not comfortable with the numbers. He stated that the contract for tenant improvements at the Civic Center has been finalized with NetVersant and recommended approval.

A motion was made and seconded to adopt a contract with NetVersant for tenant improvements. Wilcox/Bailey

Councilmember Ehrenreich thanked Mr. Swanson for the clarification.

Mayor Jenkins called for a vote on the main motion. 7/0 motion carried.

Panattoni Change Order No. 9

Civic Center Project Manager Ross Swanson provided background information on the proposed change order to the Panattoni contract for the Civic Center Project. He highlighted the items on the change order that were reflected in the cost to complete report provided earlier to Council.

A motion was made and seconded to approve the Panattoni change order. Marin/Coffey

Councilmember Ehrenreich inquired as to receiving the list of items left to be completed on the Civic Center Project in advance of the change orders and the cost allotted for an emergency generator.

Civic Center Project Manager Ross Swanson stated that the remaining items are listed in the cost to complete report. He clarified that the original estimate for the generator came in at \$250,000 and has been lowered to \$200,000.

City Administrator McDonald added that the \$50,000 emergency generator that was discussed previously was an estimate for the historic City Hall building and could not handle the load of the new buildings at the Civic Center.

Mayor Jenkins called for a vote on the main motion. 7/0 motion carried.

Public/Council Comment:

John Bodenhammer (The Home Course) commented on the timing and cost of the admissions tax. He stated that golf is a luxury and has been decreasing in the Northwest. He added that they are also investing \$4 million now and an additional 15 million on a new pro-shop, restaurant, and club house for The Home Course. Mr. Bodenhammer stated that at this time they cannot absorb an admissions tax and requested that the Council delay implementation as suggested by some of the Council.

Dan Potts (115 Stafford Lane SE, Olympia) spoke on behalf of the DuPont Professional Firefighters Association and thanked Council for all their hard work on the budget. He stated that he too was a volunteer Firefighter but that the program provides a different level of service that is not as stable. He stated that the association understands that difficult decisions need to be made and encouraged Council to move forward and not take any steps back.

Civic Center Project Manager Ross Swanson commented on remembering the anniversary of the Pearl Harbor attacks. He reminded everyone that the United States was not prepared in 1941 and again 60 years later, we were not prepared for the 911 attacks.

Councilmember Bailey requested an update on the reader board.

City Administrator McDonald stated that the reader board in Iafrati Park is a low tech board and that we have asked Helix Architects to provide a concept for a reader board at the Civic Center.

Mayor Jenkins stated that this item could be discussed at the workshop in January.

Councilmember Coffey informed everyone that Quadrant Project Manager Greg Moore announced his retirement for the end of the year and thanked him for his commitment and service to the City of DuPont.

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Councilmember Bailey stated that she was appointed 9months ago to an open Council seat and has learned so much. She assured the citizens that Council is working very hard for them. She also stated that due to changes in her family and their business she would be resigning her seat.

Mayor Jenkins thanked Councilmember Bailey for her dedication and stated that she would be missed.

Councilmember Wilcox stated that he volunteered to change the reader board at Iafrazi Park. He stated that he appreciated the tactful comments on the reader board from citizens.

Councilmember Ehrenreich concurred with Mayor Jenkins regarding Councilmember Bailey.

Executive Session:

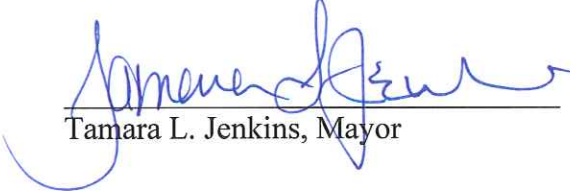
Mayor Jenkins recessed the meeting for 5 minutes at 9:18pm to allow the cameras to be removed before the executive session.

Mayor Jenkins stated that they would recess the meeting for an additional 10 minutes for an executive session to discuss personnel performance. At 9:35pm the executive session was extended for an additional 10 minutes. The meeting was reconvened at 9:45pm and no action was taken.

Adjournment:

Mayor Jenkins adjourned the meeting at 9:45 p.m.

City of DuPont:



Tamara L. Jenkins, Mayor

Attest:



Erin Larsen CMC, City Clerk