

**CITY OF RUSTON  
REGULAR COUNCIL MEETING**

**Tuesday, March 19, 2024**

**MEETING CALLED TO ORDER**

At 7:00PM Mayor Hopkins called the regular Council Meeting to order. Councilmembers present were Councilmember Hedrick, Councilmember Syler, and Councilmember Jensen. Councilmember Holland and Councilmember Huson were excused. Following the flag salute, Councilmember Hedrick moved to approve the agenda, with a second from Councilmember Syler, passed 3-0.

**MINUTES** - Councilmember Hedrick moved to approve the minutes for the regular Council Meeting of March 5, 2024, with a second from Councilmember Syler passed 3-0.

**STAFF REPORT** –

Ruston Police Chief Bautista – See attached.

Ruston Fire Chief Allen – See attached.

**GENERAL PUBLIC COMMENTS** –

Karen Hirschman – Ruston Design Center – She provided a proposal to save money and water – See attached.

Maryann Bell – She is receiving possible news from the newsletter for the money the City of Ruston has received from the legislature and thanked the Council. She talked about grants for small businesses. She is excited about the car show. She would like to see some money from the EPA for the City of Ruston. She has been in contact with the EPA regarding the contaminated soil on the open parcels and the remediation process.

**BUSINESS** – **Point Ruston Business Council – Presentation** – Chyna Willman, Justine Kunz and Kasey Mendoza with the Merchants Alliance at Point Ruston Waterfront presented a Powerpoint on their concerns for businesses located in the Point Ruston area – See attached Powerpoint and their Articles of Incorporation. Mayor Hopkins wants to work much closer together with the businesses. Councilmember Hedrick wants to explore money but would like to see a marketing plan first. Councilmember Syler thanked them for their presentation and to try to work with Terracotta to partner together. Councilmember Jensen thanked them for their presentation and recommended they approach Pierce Transit on the transportation piece. This Thursday, March 21, 2024, the EPA will be having a meeting here from 7:00-9:00pm.

**RES – 787 – Inter-Agency Agreement with Washington State Department of Enterprise Service for use of Purchasing Platform** - The Interlocal Cooperation Act<sup>1</sup>, authorizes the City is to contract with other governmental agencies to provide services that the City is authorized to perform.

---

<sup>1</sup> Chapter 39.34 RCW

The Washington State Department of Enterprise Systems (DES) engages in obtaining products and services for use by State Agencies. DES goes through the competitive bidding process for obtaining these contracts and maintains a list of vendors for a variety of items which the state agencies can use in making purchases. These are called “master contracts.” The City is allowed to utilize the master contracts developed by DES and make a direct purchase from the vendors that are qualified by DES. In order to utilize this system, Ruston is required to execute an Inter-Agency agreement with DES. The City of Ruston has used this contract in the past for purchasing police vehicles, allowing the City to avoid the cumbersome process of putting its requirements out to bid. The City Council previously authorized this contract by adoption of Resolution 626 on March 15, 2016, however, the State has updated the contract and therefore a new approval is required. As part of the Inter-Agency Agreement, Ruston agrees to be responsible for any purchases it makes, be open to audit its compliance and not hold DES responsible for the purchases made using its vendor system. With no further discussion, Councilmember Hedrick moved to approve Resolution No. 791, with a second from Councilmember Syler, passed 3-0.

**CLAIMS/PAYROLL** – Councilmember Hedrick moved to approve Claims for March 19, 2024, and Payroll for March 20, 2024, with a second from Councilmember Syler, passed 3-0.

**MAYOR’S TIME** – Mayor Hopkins encouraged anyone to comment on the EIS and provide feedback. The city is currently in negotiation with BNSF on the exchange by Rust Park for the unremediated property to help create a walkway and pedestrian crossing. We are in the process of seeking grants with the EPA. We have secured \$1.8 million in funding from the state thanks to Councilmember Hedrick. It is very important for everyone to attend our Planning Commission meetings due to the state legislature making changes to middle housing and laws that have passed. The City of Ruston will be migrating our systems over to AWS (Amazon Web Services) next month.

**Councilmember Hedrick** – He also encourages anyone to comment on the EIS by April 15, 2024. The EPA will be having a meeting Thursday, March 21, 2024, EPA will be putting on a presentation at 7:00pm.

**Councilmember Holland** – Was excused.

**Councilmember Syler** – Nothing at this time.

**Councilmember Huson** – Was excused.

**Councilmember Jensen** – Suggested moving the Council Retreat discussion to the next meeting so that all council members can have input on the topic. Thank you to the residents for providing public comment along with the presenters. She also thanked all the residents for helping with the Easter egg stuffing this evening. The Easter egg hunt is March 30<sup>th</sup> at 10:00am.

CITY OF RUSTON  
Regular Council Minutes  
March 19, 2024

**MEETING AJOURNED** – At 8:19PM Councilmember Hedrick moved to adjourn, with a second from Councilmember Syler, passed 3-0.



---

Mayor Hopkins

ATTEST:



---

Laurie Cassell



**Chief's Report  
Ruston Police Department  
Tuesday, March 19, 2024**

Calls for Service Total September thru December:	<u>2023</u>	<u>2022</u>
	211	217

Jennifer Robertson is preparing proposals for the Council to consider regarding the implementation of "park speed zones" in order for the City to use automated traffic enforcement cameras (ATEC). The legislature made further changes to the existing RCW that may allow us to expand the use of ATEC on other streets such as 49<sup>th</sup> Street (aka Interstate 49).

The Department also consulted with Ms. Robertson about reducing the speed limit to 20 miles per hour on most Ruston streets; it appears to be a very easy task and more information from her should be forthcoming.

One officer will return from Paid Family Medical Leave in a few weeks, but one remains on medical restriction light duty for another 3 weeks.

Prepared by Nestor Bautista

## **Ruston Fire Department Monthly Review for February 2024**

Tuesday, March 19, 2024

Presented by Chief Bruce Allen

**Total Incidents (YTD) 26, February 8 (2 Fire/Service, 6 Medical Aid)**

**Volunteer Hours: January 1930 Hours, YTD 3639 Hours**

**Membership Roster (25 out of 25): (22 Members, 3 Officers)**

### **State of the Business**

- Patient billing for transports is almost ready.
- We are waiting for the Firefighter II test results.
- The Fire Station will be ready for the Easter Egg Hunt.
- All fire tools are fully operational.

# Merchants Alliance at Point Ruston Waterfront

Ruston City Council  
March 19, 2024

*Presented by:*

Chyna Willman, President & Special Projects Committee Chair

Justine Kunz, Vice-President & Advocacy / Membership Committee Chair

Kasey Mendoza, Special Events Committee Chair

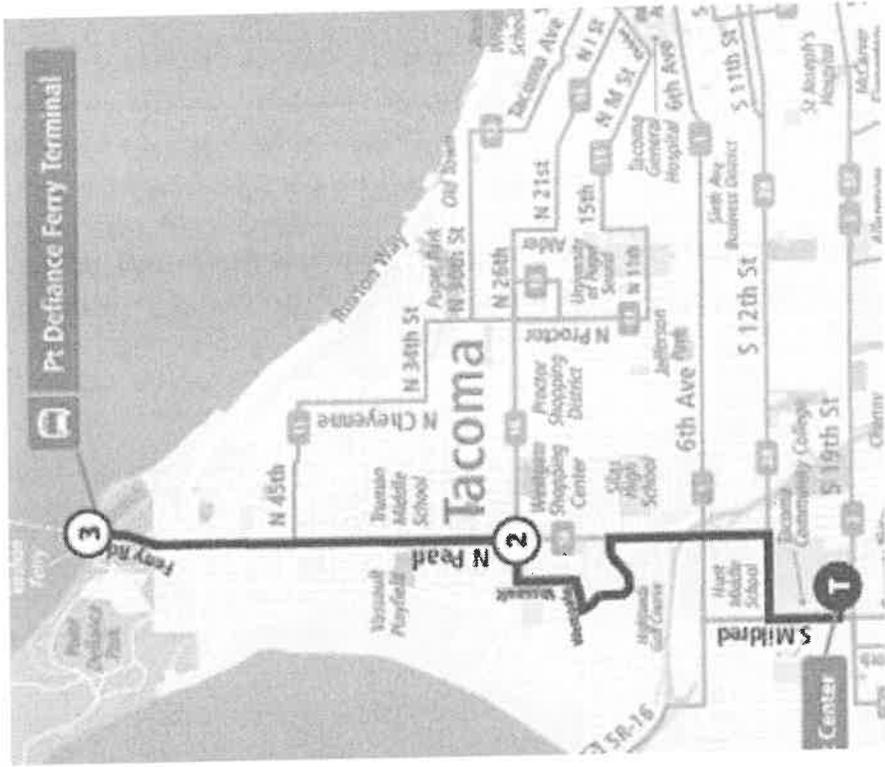
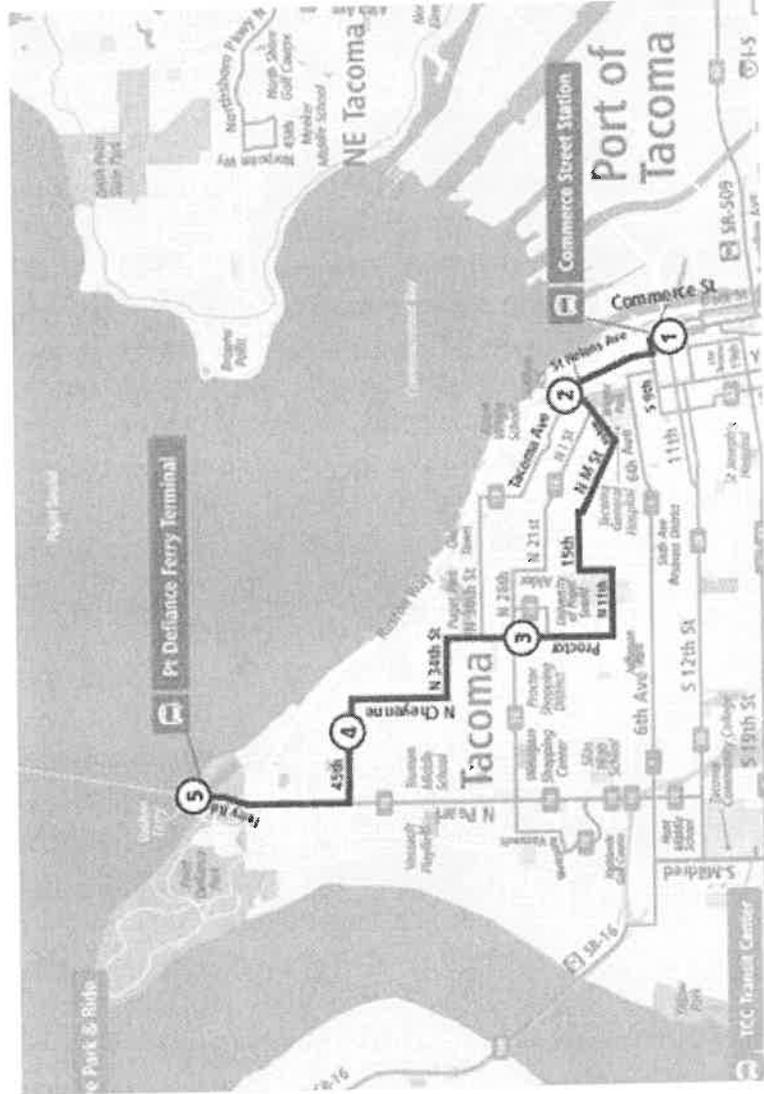
## City of Ruston

- Dune Peninsula
- Ferry Terminal
- Bus Stops Rt 10 & 11
- Ruston Market
- Employee Parking Lot
- Customer Parking Garage
- Silver Cloud Hotel
- Farmer's Market
- Community Events
- Future home of residents
- Future home of new business





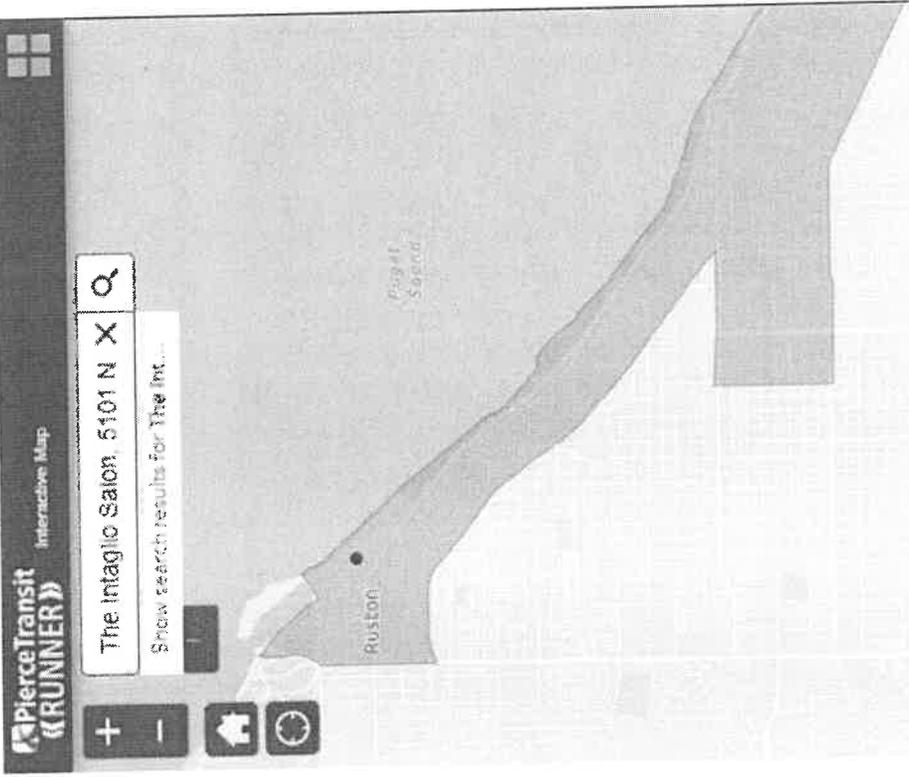
Route 11 Pt Defiance



Route 10 Pearl St

The Intaglio Salon, 5101 N X

Show search results for The Int...



# Runner Means On-Demand Transit

✓ convenient ✓ fast ✓ \$2 or less



Now In Your Area  
+ Accessible To Everyone



GET THE APP  
Powered by VIO



Learn More:

PierceTransit.org/runner  
253.581.8000, option 4 • Relay: 711

**TACOMA PERMITS**  
 CITY OF TACOMA  
 Planning and Development Department  
 747 Market St, Room 545 | Tacoma, WA 98502

**Applicant:** City of Tacoma, in coordination with City of Ruston  
**Location:** Point Ruston, generally 5102 Yacht Club Road and surrounding d  
**Application No.:** LU22-01  
**Proposal:** Environmental commercial de Ruston Develop additional app square feet of i supplementa l is related to fra

**Comments Due:** 04/15/2024  
**Staff Contact:** Shifley :  
 This DSEIS is issued in adn Tacoma, which will rely on th

**Notice of Availability: Draft Supplemental Environmental Impact Statement\***

**Date of Notification:** March 14, 2024  
**Comments Due:** April 15, 2024

The City of Tacoma is providing notice that a **Draft Supplemental Environmental Impact Statement (DSEIS)** for the described project is available for public review. The DSEIS is available for public review at the following location: **2-0049\* into the record info\* tab.** The DSEIS is available for public review at the following location: **2-0049\* into the record info\* tab.**

**City of Tacoma Planning and Development Services**

**DETERMINATION OF SIGNIFICANCE**

**ADoption of EXISTING ENVIRONMENTAL DOCUMENT**  
**ISSUANCE OF DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT**

The City of Tacoma, acting as Lead Agency under the State Environmental Policy Act (SEPA), hereby issues the following Determination of Significance, and Adoption and Supplement of an Environmental Impact Statement for the Point Ruston Master Plan.

**Description of current proposal:**  
 Completion of Phase II of the Point Ruston Master Plan, to include residential and commercial development of five sites in the Point Ruston Urban Center. The sites include approximately 1000 dwelling units and 80,000 square feet of residential area.

**EIS Required:**  
 The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. A supplemental environmental impact statement (SEIS) is required under Revised Code of Washington (RCW) 43.21C.020 (2)(c) and will be prepared. As Lead Agency, the City of Tacoma, in coordination with the City of Ruston, has identified probable significant adverse impacts to the environment from the proposed project. In addition, local jurisdictions have changed comprehensive plans, policies, and zoning regulations since the initial master plan approval in 2008. An environmental checklist or other materials indicating likely environmental impacts can be reviewed at our office.

**Proponent:**  
 City of Tacoma and City of Ruston

**Location of current proposal:**  
 Point Ruston Development - Ruston Way at Main, Grand Loop, Baltimore, and Bennett Streets

**Title of document being adopted:**  
 Final Supplemental Environmental Impact Statement (SEIS) to the ASARCO Smelter Site Master Development Plan Final EIS, which was a supplement to the 1987 ASARCO Smelter Site Master Development Plan EIS (EPA).

**Agency that prepared document being adopted and supplemented:**  
 City of Tacoma

**Date adopted document was prepared:**  
 March 2024

**Description of document (or portion) being adopted:**  
 Point Ruston Master Development Plan, including approximately 1500 dwelling units, a 150-room hotel, an estimated 800 to 1,000 dwelling units, approximately 50 acres of publicly accessible open space, and public access with parking for an estimated 3,700 vehicles.

\* For more information, please call 1-206-391-6509 or visit us online at [www.tacomawash.com](http://www.tacomawash.com)



**NOTICE OF AVAILABILITY: DSEIS**

## Improvement Districts

### FUNDING FOR VITAL URBAN DISTRICTS

BDS Planning is Washington's leader in business district revitalization, and especially in forming, renewing, and expanding business improvement districts (BIDs). With more than 30 years of business district experience, BDS Planning's has supported dozens of communities around the Pacific Northwest to create, manage, modify, and renew their BIDs. Since 2007, BDS has been the City of Seattle's BID expert through its Business Improvement Area (BIA) Assistance Program. BDS has played a role in each of Seattle's 10 BIDs, creating three new districts, reinventing and expanding three others, and supporting modest expansions of two more.

## Downtown Tacoma Partnership

Downtown, Where Tacoma Comes Together



In 1999, the Downtown Tacoma Business Improvement Area (BIA) was created to keep downtown safe and clean. As the city has grown, we have grown as well into the **Downtown Tacoma Partnership**.

Today, we continue to maintain, expansive safe and clean services, while also providing community beautification, marketing services, and retail support and recruitment. Look for our team keeping our downtown streets safe, clean, and welcoming.



Pierce County

### LODGING TAX PROGRAM

Funding for Lodging Tax comes from a lodging excise tax paid by qualifying lodging facility operators. The County administers the Lodging Tax funds for unincorporated Pierce County and 15 smaller cities and towns throughout Pierce County.

The Pierce County Tourism Funding Strategic Plan of 2018 created an annually balanced approach to tourism promotion funding, identifying key priorities and several different funding categories. Lodging Tax funds are distributed by an application process to promote the key priorities: generate incremental lodging room nights, leverage proven demand generators, and target specific markets that have been identified as high potential.

Grants for 2025 are available from LTAC and must have an ROI for hotel tourism. Ideal guests will visit PR from over 50 miles away and result in an overnight stay. ROI = 1.5-2X.

Applications open in June 2024 with a deadline of July.

## FY 2024 Pierce County Lodging Tax Funding Allocations

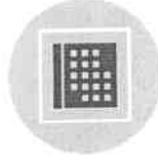
Organization	Allocations
City of Summer – Main Street Vision-Heritage Park & Hops Alley Design	1,600,000
Mt. Rainier Business Alliance – Ashford Area Bike Trails Feasibility Study	100,000
Pierce County Parks & Recreation – Chambers Creek Event Lawn & Meadow Improvements and Chambers Bay Golf Course Turn Stand Re-Build	1,000,000
PNGA-The Home Course – Summer Golf Fest	40,000
Tacoma Reginal Convention & Visitor Center – Pierce County Tourism and Sports Marketing Program	1,470,000
Visit Rainier – Mt. Rainier Marketing Program	498,890
Western Forest Industry Museum – Marketing Campaign for RailCycle & Mt. Rainier Scenic Railroad	92,000
<b>TOTAL</b>	<b>\$4,800,890</b>



Immediate Needs:  
 "Explore Point Ruston"  
[www.explorepointruston.com](http://www.explorepointruston.com)



Explanation of Parking Rules,  
 Payments, and Limitations to  
 support peak season and prevent  
 tickets, towing, and lost business.



All-Inclusive Calendar of Events  
 to increase patronage and plan  
 for adequate staffing, and parking  
 for guests and employees.



Partnership and Collaboration  
 with City of Ruston, City of  
 Tacoma, and Pierce County Metro  
 Parks to plan for and support  
 community events.



Complete & Current Directory of  
 Shopping, Food, and Recreation  
 options in Point Ruston.



Connection and Communication  
 Hub for PR Business Owners,  
 Residents, and City / County  
 Partners.

# POINT RUSTON

CONDOMINIUMS APARTMENTS

DIRECTORY

VISIT

ART

BLOG



## EXCLUSIVE POINT RUSTON NEWS

Be the first to know about:

- Exclusive Contests & Giveaways
- Restaurant Grand Openings
- The Latest Events (SK's, festivals & more!)

Email Address

**GET EXCLUSIVE UPDATES**

# Point Ruston

Search for events

Today  Upcoming

Find Events

List  Month

There are no upcoming events.

# POTENTIAL EVENTS

## Street Festivals:

Close off a section of the street to host a festival with food vendors, live music, art exhibits, and family-friendly activities. Street festivals create a lively and festive atmosphere.

## Farmers' Markets:

Host regular farmers' markets featuring local produce, handmade crafts, and artisanal goods. This not only supports local businesses but also provides a community gathering space.

## Art Walks:

Organize art walks showcasing local artists and their work. Display art in storefronts, galleries, and public spaces, creating a dynamic and culturally rich environment.

## Live Music Concerts:

Arrange outdoor or indoor concerts featuring local musicians or bands. Consider different genres to appeal to a diverse audience.

## Seasonal Celebrations:

Plan events around holidays or seasons, such as a winter holiday market, a spring garden festival, or a summer beach party. This adds a thematic touch to community gatherings.

## Fitness Classes or Fun Runs:

Offer free fitness classes or organize a fun run, promoting health and wellness within the community. Local businesses can sponsor or participate in these events.

## Food Truck Rodeos:

Invite a variety of food trucks to set up in the area for a day. Food truck rodeos bring a diverse range of cuisines and create a unique culinary experience.

# COMMUNITY EVENT IMMEDIATE FOCUS

## Summer Kick Off

- Atmosphere-Live Music/Entertainment
- Food Trucks
- Sports and Recreation
- Water Activities
- Community Picnic
- Outdoor Fitness
- Arts and Crafts Fair
- Outdoor Movie Night
- Cultural Performances
- Parade
- Business Passports

## Harvest Festival

- Atmosphere- Live Music
- Pumpkin Patch
- Community Trick or Treat
- Hay-Ride
- Farmers Market
- Costume Parade
- Activities-Face Painting, Scavenger hunt
- Gourd and Sunflower Display
- Local Performers/Entertainers

## Holiday

- Atmosphere- Music, Decor, entertainment
- Food and Drinks
- Themed Craft/Gift Market
- Tree Lighting Ceremony/Santa
- Games and Activities
- Community Caroling (local schools)
- Workshops/demonstrations
- Costume Contests (Parade with local school drum line)
- Window Decorating Contests (businesses)
- Ice skating/Sleigh Rides



Point  
Ruisston

## GROWTH IMPACT

The economic impact of tourism on a city can be significant and multifaceted, affecting various sectors of the economy. Here are some key ways in which tourism can contribute to the economic development of Point Ruston:

- **Revenue Generation:** Tourism brings in revenue through spending by visitors on accommodations, dining, entertainment, transportation, and various attractions. This injection of money into the local economy can have a multiplier effect as businesses and individuals involved in these sectors spend their income locally.
- **Job Creation:** The tourism industry often creates jobs directly and indirectly. Directly, jobs are generated in sectors such as hospitality, transportation, retail, and attractions. Indirectly, there is an increased demand for goods and services, leading to job creation in related sectors like agriculture, retail, and construction.
- **Small Business Growth:** Tourism can provide opportunities for the growth of small businesses, such as local shops, restaurants, and craft markets. Entrepreneurs may establish new businesses to cater to the needs and preferences of frequent visitors and tourists alike.
- **Infrastructure Development:** To accommodate the influx of tourists, cities may invest in infrastructure development, such as the construction of roads, and public facilities. This not only enhances the visitor experience but also contributes to the overall development of the city.
- **Tax Revenue:** The increased economic activity generated by tourism leads to higher tax revenues for the local government. This revenue can be used to fund public services, infrastructure projects, and community development initiatives.
- **Real Estate Development:** In response to the demand for accommodations, real estate development may experience growth, leading to increased property values and real estate transactions.
- **Diversification of the Economy:** Cities heavily dependent on certain industries may benefit from tourism as a means of diversifying their economy. This can make the cities more resilient to economic downturns in specific sectors.



[VSG]Marketing

# MARKETING ENGAGEMENT PROPOSAL

# RECOMMENDED PARTNERSHIP STRUCTURE.

## INFRASTRUCTURE FIRST (HEAVY LIFT)

Here's what you get:



Branding



Brochure Website



Email Marketing Infrastructure



Online Presence Infrastructure

## PARTNERSHIP NOW - THE NEXT 12 MONTHS.

Here's what you get:



Monthly Web Monitoring & Reputation Audit



Creative/Web Support

# BUDGETS.

## Foundational Infrastructure:

Includes Branding, Website, Email Marketing Infrastructure,  
& Digital Presence Setup

**\$32,100.00**

## Ongoing Monthly Support:

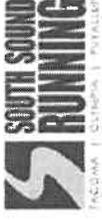
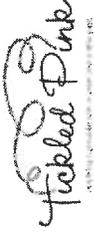
Includes Web Monitoring, Digital Reputation Audits,  
up to 8 hrs/month of monthly creative/web support

**\$2,325/month**

**Total Deliverables will be amortized over 12-months**

**\$5,000/month**

*Business that have closed permanently or left Point Ruston:*



*What we need from you:*

Business Betterment Funding – 10k

Grant Writing Support for LTAC

Transportation PR campaign w/ Pierce Transit

Interlocal Agreements (District & BIA)

Administrative Support (District & BIA)

Location Name and Land Use Support

Employee Parking Lot

Customer Overflow Parking

*Honorable mention:*

- Sweet Life
- Only Oatmeal
- Fish Brewing
- Kobrew
- Tree
- The Blue Octopus
- Dolce Si
- NW Fitness
- Two Town