

**CITY OF RUSTON
REGULAR COUNCIL MEETING
TUESDAY, April 5, 2016**

MEETING CALLED TO ORDER

At 7:06 PM Mayor Hopkins called the Regular Council Meeting to order. Councilmembers present were: Jane Hunt, Lyle Hardin, and Lynn Syler. Councilmember Deb Kristovich was excused and Councilmember Hedrick was unexcused. Following the flag salute, Mayor Hopkins called for approval of the agenda. Councilmember Hunt moved to approve the agenda, with a second from Councilmember Hardin, passed 3-0.

MINUTES

Councilmember Hunt moved to approve the minutes for the Regular Council meeting of March 15, 2016, with a second from Councilmember Hardin, passed 3-0.

STAFF REPORT –

City Engineer – Jerry Morrisette – Nothing at this time.

GENERAL PUBLIC COMMENTS –

John Carlton – Northwest Innovation Works, a business venture backed by the Chinese Government, has proposed the construction of a \$3.4 billion natural gas to methanol refinery at the site of the previous Kaiser Aluminum Smelter on the Blair Waterway within the Port of Tacoma making it the third and largest methanol refinery in the world. Mr. Carlton is part of a group called Red Line Tacoma and expressed his concerns and risks related to water, power and the environment, which support the opposition for the building of this plant and asked the City of Ruston to support their efforts.

Roxanne Murray – Shared her connection to the local area and was a first time home owner as of 2014. Ms. Murray's realtor, broker and banker did not tell her know that her soil was contaminated until after she moved in. Ms. Murray preferred that her water not be contaminated which will happen if the methanol refinery is built and urged the Ruston Council to represent her and make a public stand against this proposed refinery to maintain a livable community. The North End Neighborhood Council voted unanimously to publically oppose the methanol refinery and will be writing a letter to the Port of Tacoma and hoped the City of Ruston would do the same.

Karen King – Noted that it was a pleasure to come before Council to take the time to thank those that do so much for the city of Ruston. Ms. King wanted to thank the Garbage, Maintenance and Fire Departments for all they do and always going above and beyond the call to duty.

Judy Schlaue – Walks Ruston Way every day and wanted to urge Ruston Council to take a stand against the methanol refinery along with other cities who have taken an opposition. Citizens for a Healthy Bay has taken a stand against it. The company that will build the methanol refinery has never built one and are unable or unwillingly to answer questions. The community wants to keep this area livable, healthy and not polluted. Ms. Schlaue provided statistics that support what the contamination will do to the environment.

Jennifer Droubay – Wanted to address the Comprehensive Plan and the lack of or no communication to residents. Ms. Droubay read the Comprehensive Plan and found the words say the right things but did not stay in character with the diagrams. The Comprehensive Plan was not consistent.

Laurie Meldahl – Wanted to address the Comprehensive Plan and Town Center and someone's vision of her street and her neighbor's homes are gone is disconcerting. This is scary and terrifying. Ms. Meldahl also wanted to thank those that came before Council to speak against the methanol refinery.

Marilyn Kimberling – Wanted to let Council know that her oldest son went to the Ruston School and her connection with City of Ruston in years past. Ms. Kimberling came before Council to share her concerns regarding the proposed methanol refinery. The City of Ruston was built on working class jobs and understands the building of the methanol plant would bring new employment however it would also bring toxicity to the area. Encouraged the City of Ruston to engage in the discussions.

John Bartley – Thanked the Council for the opportunity to address his opposition of the methanol plant and read a letter he sent to the City of Tacoma Planning Commission speaking against it.

Amber Rumley – Agreed with all speakers opposing the methanol plant. Ms. Rumley would like to move her mother, who currently lives in Indiana, to Ruston Way, Point Ruston. Currently it is a safe and gorgeous place to live but will not be if the methanol plant is built.

BUSINESS

Resolution 625 – Point Ruston Lease Agreement - The City Council authority to lease real property. The City has leased portions of the Old School to various entities, including Catholic Community Services and Point Ruston, LLC. Point Ruston's prior lease will expire on March 31, 2016 and they wish to renew the lease for an additional 5-year term with the option to extend for another 5 years. The Mayor directed staff to move forward to negotiate a lease with Point Ruston for the 7,100 square feet that it currently occupies. This encompasses 45.2% of the building. The City Attorney's office prepared the proposed lease, which includes the City's standard insurance and indemnity provisions to protect the City. The lease is \$12/square foot per year, triple net lease with an escalation each year in the amount of Seattle/Tacoma CPI-U. In addition to the monthly rent, Point Ruston will pay for its proportional share of the costs of the building. Last year these charges amounted to \$25,528.51, or \$2,127.38 per month. If the Council approves the lease, it will generate base rent of \$7,100.00 per month to the City, plus an additional amount of the proportional building costs, currently estimated at \$2,127.38 per month. Councilmember Hunt moved to approve Resolution 625, with a second from Councilmember Hardin, passed 3-0.

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CLAIMS/PAYROLL – Councilmember Hunt moved to approve Claims and Payroll, with a second from Councilmember Hardin, passed 3-0.

MAYOR’S TIME – Mayor Hopkins thanked all those that came before Council to speak out on their concerns related to the methanol plant and commended all for being active. Mayor Hopkins assured the public Council would have open and honest dialog and a unanimous support on this initiative. There is nothing the City touches that does not have toxic consequences. Mayor Hopkins addressed the tankers that are coming through the City using the rail system. BNSF contract expired 5 years ago and the City is currently negotiating a new agreement. Negotiations are complicated. Mayor Hopkins thanked Councilmember Hardin for addressing the Comprehensive Plan and reminded all it is a vision and the appropriate public notices were in place.

COUNCIL TIME -

Councilmember Hunt – Thanked citizens for coming forward to discuss the methanol plant and thanked Ruston residents who wanted to get involved and participate.

Councilmember Hardin – There has been a lot of time spent on the discussion of the Comprehensive Plan. If residents are interested they could send their email address to the townclerk@rustonwa.org email address for additional notifications. Post cards were not mailed because it was not a requirement of the Ruston Code. The Comprehensive Plan is a vision 15-20 years out. We do care about the city and its residents and asked for more community involvement. Councilmember Hardin recognized Lynette Hopkins for her tireless efforts putting on the annual Ruston Easter Egg Hunt and thanked her for another successful event.

Councilmember Kristovich – Was excused.

Councilmember Syler – Wanted to recognize the sizable turnout regarding the methanol refinery and encouraged everyone to take active involvement. Thank you for the compliment made to City Staff and wanted to echo Councilmember Hardin to get involved in our local government.

MEETING AJOURNED -

At 7:50 PM Councilmember Hunt moved to adjourn, with a second from Councilmember Hardin, passed 3-0.

Mayor Bruce Hopkins

ATTEST:

Judy Grams