

**CITY OF RUSTON
REGULAR COUNCIL MEETING
Tuesday, June 4, 2019**

MEETING CALLED TO ORDER

At 7:00PM Mayor Hopkins called the Regular Council Meeting to order. Councilmembers present were Jim Hedrick, Lyle Hardin, Deb Kristovich, Lynn Syler and Bradley Huson. Following the flag salute, Mayor Hopkins called for approval of the agenda. Councilmember Hedrick moved to approve the agenda, with a second from Councilmember Hardin, passed 5-0.

MINUTES

Councilmember Hedrick moved to approve the minutes for the Regular Council meeting of May 21, 2019, with a second from Councilmember Hardin, passed 5-0.

STAFF REPORT – Nothing at this time.

GENERAL PUBLIC COMMENTS –

Doug Hammond – There was an article on Next Door regarding the parking lot and Public Market going up at Point Ruston and the property taxes levied for 2017, 2018 and a great discrepancy in 2019. Mr. Hammond asked the Mayor to speak to this during Mayor's Time.

BUSINESS –

Discussion – 2020-2025 Transportation Improvement Program (6-Year TIP) – State law mandates all local jurisdictions to annually adopt and submit to the state a six-year program of transportation improvements, known as the Local TIP. To be eligible to seek federal and state funding, the City must comply with state law and adopt an annual TIP.

Background. The six-year Local TIP serves as a general work plan for the development of local transportation systems and, as such, represents an important planning component under the State's Growth Management Act. The Washington State Department of Transportation (WSDOT) and Puget Sound Regional Council (PSRC) use Local TIPs as a tool for coordinating the transportation programs of local jurisdictions with those of regional agencies. PSRC monitors Local TIPs for projects of regional significance (to be modeled for air quality conformity) and projects supported by federal funds. These projects are incorporated into the Regional TIP, which is then forwarded for inclusion in the State TIP. In most instances, projects must be included on a Local TIP to be eligible for state and federal grant programs. Local TIPs need not be revenue constrained, jurisdictions can include projects they would choose to implement within the timeframe, if funding were available.

Discussion. The draft TIP was being presented to the Council for consideration and discussion. The Council will hold the required Public Hearing on the proposed City of Ruston 2020-2025 TIP project list on June 18, 2019 after which time the Council may adopt the updated TIP. The deadline for adoption is June 30, 2019.

ORD 1521 – Shoreline Master Program (1st reading) – Rob White, Planning Director provided an overview. The State of Washington under the Shoreline Management Act has mandated that the City of Ruston update the Ruston Shoreline Master Program. WAC 173-26-090 requires periodic review of Shoreline Master Programs (SMP) at least every eight years with Ruston’s due in 2019. Over the past year, the Ruston Planning Director Rob White has worked with the Planning Commission to prepare an updated Shoreline Master Program as required by the Shoreline Management Act. The requirements of the Shoreline Management Act mandate that the City’s proposed Shoreline Master Program must be approved by the State Department of Ecology prior to taking effect. Before approval, the Director of the Department of Ecology must formally conclude that the proposed Shoreline Master Program, when implemented over its planning horizon (typically 20 years), will result in “no net loss of ecological functions necessary to sustain shoreline natural functions.” Since August of 2018, Ruston’s staff reviewed the list of updates provided by Ecology, (detailed in the attached *SMP Periodic Review Checklist: Analysis and Recommendation*). On December 12, 2018, the Planning Commission reviewed the drafts and directed staff to make minor changes which were considered at a public hearing on January 16, 2019. Following the public hearing on the *Draft SMP Edits* document, the Planning Commission recommended approval. Staff then forwarded the SMP to Ecology for final review. Ecology had only one minor change which was made. On March 19, 2019, the City Council approved Resolution No. 699 expressing its intent to adopt the updated Shoreline Master Plan and directing the Plan be sent to Ecology for final review and approval. Ecology has completed its review and has recommended additional minor changes which have been implemented. The final version of the Plan is now ready for adoption. Planning Director White recommended that the City Council adopt the Shoreline Master Program as approved by Department of Ecology in the form attached to Ordinance No. 1521 as Exhibit 1. Given the recent approval by the Department of Ecology, the updated Shoreline Master Program is ready for final adoption by the City Council by Ordinance at the Council Meeting on June 14, 2019.

CLAIMS/PAYROLL – Councilmember Hedrick moved to approve Claims and Payroll, with a second from Councilmember Hardin, passed 5-0.

MAYOR'S TIME – Mayor Hopkins addressed Mr. Hammond's question regarding the property taxes for the parking garage at Point Ruston. The City of Ruston was not involved, consulted nor notified about Point Ruston's appeal and the valuation of the parking garage. Pierce County Assessor Mike Lonegran, a former City of Tacoma Councilmember, and his staff have reassessed the parking garage, which took well over \$20M to build, and decreased the value to around \$7M. Mayor Hopkins completed his research to find property taxes were three years in arrears. The taxes are now decreased from a \$455,000 assessment down to the \$70,000 range. The impact to the City is about \$100,000, which the City will not realize. Normally an appeal can be filed only after all delinquent taxes are paid in full. Mayor Hopkins made an inquiry with the Assessor's office and received a response which he had forwarded to City Councilmembers. Pierce County Assessor Lonegran has offered to meet with the City of Ruston. Mayor Hopkins would like to invite Pierce County Assessor Lonegran to a Council meeting to field questions regarding their assessment of the parking garage and what the Assessor's Office plans are going forward. If Pierce County is unable to come before Council, Mayor Hopkins will schedule a meeting and will include Councilmember Hedrick and Councilmember Hardin. Mayor Hopkins noted the Explanation of Significant Difference on has been recorded. The Environmental Protection Agency is now working on creating a covenant to establish what can go on the OCF. EPA and Point Ruston could not be further apart on what can be placed on the OCF. When EPA and Point Ruston come to an agreement, they will present to City of Ruston, a shareholder. EPA is animate that no structure can be built on the OCF.

COUNCIL TIME –

Councilmember Hedrick – Thanked Mayor Hopkins for the update on the parking garage. Councilmember Hedrick noted it was one thing for Point Ruston to be arrears on taxes, and then ask for an appeal on the valuation of a property, where taxes had not been paid, and then the decreased value be assigned across jurisdictions to another City. Councilmember Hedrick would like to know if this has ever been done before and will be exploring this question with the Assessor's Office. Councilmember Hedrick was happy to see Chief Bautista at Council meeting and wanted to meet with Chief regarding the greatest event of the year, the City of Ruston 4th of July Bicycle Parade.

Councilmember Hardin – Any Councilmember, who would be interested in meeting with Pierce County Assessor Lonegran, is welcomed to take Councilmember Hardin's place. Councilmember Hardin noted the Assessor's Office provided a spreadsheet with an allocation of parking stalls to a variety of buildings. It reflected 44% of the parking stalls would be allocated for public use. Councilmember Hardin questioned, where this allocation was found in law and how would this allocation be enforced.

Councilmember Hardin was concerned about Taste of Tacoma and parking for the event. If parking was planned in the upper graveled area there would be heavy traffic on Winnifred Street. Councilmember Hardin did not want Winnifred Street to be a parking lot for people getting into that parking area and the mess that it would bring to our City. Chief Bautista explained that the paved area, where the old go-cart area used to be, would be reserved for the merchants. Chief Bautista will get further clarification regarding Taste of Tacoma parking plans.

Councilmember Kristovich – Nothing at this time.

Councilmember Syler – Nothing at this time.

Councilmember Huson – Nothing at this time.

MEETING AJOURNED -

At 7:26PM Councilmember Hedrick moved to adjourn. with a second from Councilmember Hardin passed 5-0.

Mayor Bruce Hopkins

ATTEST:

Judy Grams