

**CITY OF RUSTON**  
**REGULAR COUNCIL MEETING**  
**Tuesday, September 17, 2019**

**MEETING CALLED TO ORDER**

At 7:05PM Mayor 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 amend the agenda moving Business Item 3 Resolution 706 to the October 1, 2019 Council meeting, with a second from Councilmember Hardin, the agenda as amended, passed 5-0.

**MINUTES**

Councilmember Hedrick moved to approve the minutes for the Regular Council meeting of September 3, 2019, with a second from Councilmember Hardin, passed 5-0.

**STAFF REPORT –**

Ruston Police – Chief Bautista – See attached.

Ruston Fire – Chief Allen – See attached.

**GENERAL PUBLIC COMMENTS –**

Doug Hammond – Welcomed the Mayor Hopkins back from his trip. Mr. Hammond requested a follow up on Mayor Hopkins meeting with Pierce County Assessor Lonegran and their discussion on the parking garage tax assessment. Mr. Hammond asked if Ruston had prior notification on the move of the 4<sup>th</sup> of July Freedom Fair celebration to Point Ruston and wanted to know what the City of Ruston's approach would be next year, as it created increased traffic and parking issues this year.

**BUSINESS –**

Ruston-Point Defiance Business District – Carole Velez – Ms. Velez is on the Board of the Ruston-Point Defiance Business District and is Tobey Jones Community Liaison. Ms. Velez presented an update on the 2<sup>nd</sup> Annual North Pearl Wine Walk to be held on Saturday, October 19, 2019 from 2pm to 6pm. Many local business will be participating, and tickets are available for purchase. Ms. Velez looked forward to seeing everyone there.

Resolution 705 – Tiare Floral Design – Ruston School Lease - The City Council authority to lease real property. The City has leased portions of the Ruston School to various entities, including GreenScapes, Inc. and Point Ruston, LLC. There remains vacant space in the building. The City entered into a listing agreement with Neil Walter Company (Resolution No. 697) to market the space. The broker brought Thomasi Boselawa who operates a floral design business known as Tiare Floral Design to the City to lease a portion of the space. That lease is attached to Resolution No. 705. This new lease encompasses 6.7% of the building (1,048 square feet) and includes a small space on the ground floor (340 square feet) and former teachers' lounge on the third floor (708 square feet).

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 base rent amount is \$15/square foot per year, triple net with an escalation each year in the amount of three percent for year 2 of the lease. There is one option to extend for another 2-year term with the 3 percent escalation in base rent each year during the extension. The first month's rent has been fully abated; however, the tenant will still pay any common area maintenance charges for that month. The monthly base rent is as follows:

<u>Lease Year</u>	<u>Monthly Base Rent</u>
Year 1 (except first month)	\$1,310.00
Year 2	\$1,349.30
Year 3	\$1,389.78
Year 4	\$1,431.47

In addition to the monthly rent, Mr. Boselawa will pay for his proportional share (6.7%) of the costs of the building called "common area maintenance" or "CAM" and his proportionate share of the common utilities. Currently this is estimated to be \$286.09 per month. The Tenant will also pay leasehold excise tax, estimated at \$168.21 per month. If the Council approves the lease, it will generate base rent of \$1,310.00 per month to the City for months 2-12 and \$1,349.30 for months 13-24, plus an additional amount of the proportional building costs, currently estimated at \$286.09 per month. If the 2-year extension is exercised, the base rental amount would be as shown above on this agenda bill. Councilmember Hedrick moved to approve Resolution 705, with a second from Councilmember Hardin, passed 5-0.

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

**MAYOR'S TIME** – Mayor Hopkins apologized for being tardy at tonight's council meeting. Mayor Hopkins provided an update on his meeting with Pierce County Assessor Lonegran. Mayor Hopkins prepared a letter, in draft form, and will send it to Councilmember Hedrick and Councilmember Hardin for their review and input. Ruston has not seen tax adjustments for the prior years, which the Assessor's office said was in motion. Mayor Hopkins noted the issues the City brought before the Pierce County Assessor gave them cause for reflection. Mayor Hopkins addressed the move of the 4<sup>th</sup> of July celebration to Point Ruston and noted the City of Ruston was not contacted regarding the change. There could be serious consequence to public safety and the benefit the move brings is yet to be seen. The businesses located on the Ruston side of Point Ruston may do extremely well. There would be a cost in providing public safety and it would impact parking in Ruston neighborhoods.

Hopefully, next year Metro Parks will reach out to the City of Ruston so we can be better prepared. Mayor Hopkins stated it was budget time again and departments would be reviewing their budgets for 2020. The budget looks bleak. Mayor Hopkins entered the year with high hopes but was disappointed with the amount of sales tax the City has realized to date. Mayor Hopkins will be seeking assistance with sales tax reporting. With the ongoing construction of the Silver Cloud and Public Market the activity does not balance to what is being reported. Sales tax reporting for this month will be a good indicator as reporting runs two months behind. The City ordered a new Rust Park slide which will be an improvement to the current slide that is in disrepair. Mayor Hopkins received an email regarding security issues at Point Ruston and reminded everyone that Point Ruston is private property with their own private security.

### **COUNCIL TIME –**

**Councilmember Hedrick** - Welcomed Mayor Hopkins home. Councilmember Hedrick wanted to follow up on the Pierce County Assessor meeting. The Assessor stated the value of the parking is in the condominiums and the retail. The Assessor's office felt they could manifest error in double counting the value of parking. After reviewing the number of parking stalls associated with condominiums and retail space, Councilmember Hedrick calculated that the Assessor's office had devalued the value of the parking garage by 75% taxation. If the value is based on the condominiums and retail, Councilmember Hedrick thought they should have devalued the value of the parking garage by 55%. Councilmember Hedrick was not certain what the remedy should be but wanted to remind everyone that Point Ruston had not paid the past three years property taxes. Councilmember Hedrick will work with Mayor Hopkins to finalize a letter to the Pierce County Assessor. There were still two more years under appeal, and it was in the City's interest to pursue, it was a matter of fairness.

**Councilmember Hardin** – Represented the City of Ruston at the opening of the Dunn's Peninsula Park. The grand opening was a lovely event with food and music. Councilmember Hardin invited everyone to take the time and visit Dunn's Peninsula Park. Councilmember Hardin noted that all Councilmembers and Mayor received an email from Evergreen Personal Injury Council who addressed an issue related to dog attacks along Ruston Way. Councilmember Hardin invited Evergreen Personal Injury Council to attend the Council meeting tonight, or a future Council meeting, bringing the issue to the City directly. Councilmember Hardin received a letter, written on letterhead from an attorney's office and the letter recited Ruston Code for enforcement. Councilmember Hardin would like to obtain City Attorney Robertson's direction. Councilmember Hardin asked anyone with information related to dog attacks, in the City of Ruston or along Ruston Way, to contact Ruston Police Chief Bautista.

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

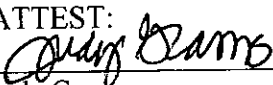
**Councilmember Syler** – Nothing at this time.

**Councilmember Huson** – Congratulated Chief Bautista on his nomination to the Washington Association of Sheriffs and Police Chiefs to serve on a Washington Governor's Board - Forensics Investigation Council. Not only does this reflect highly on Chief Bautista but also the quality of our Ruston Police officers.

**MEETING AJOURNED -**

At 7:38PM Councilmember Hedrick moved to adjourn, with a second from Councilmember Hardin, passed 5-0.

  
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Mayor Bruce Hopkins

ATTEST:  
  
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Judy Grams



**Chief's Report  
Ruston Police Department  
Tuesday, September 17, 2019**

**Chief of Police:**

During the month of August 2019, the Police Department logged 117 incidents into the South Sound 911 dispatch system; this is nearly the same amount as the previous month.

We have altered the morning deployment of our officers to 5:00 AM for the purpose of speed enforcement in the early hours. So far, the morning officer reports no speeders detected on 49<sup>th</sup> nor on Stack Hill, but infractions have been issued for failing to stop for the stop light/stop sign at 49<sup>th</sup> and Baltimore. We will continue this early morning speed enforcement effort throughout September and then do random speed enforcement emphasis thereafter.

Officer Shawn Hoey earned a national certification as a Crisis Intervention Specialist. This is 2 tiers above what is required for all law enforcement officers in Washington and may be called upon to assist with the teaching of the subject matter at the police training academy. To gain this certification, Officer Hoey attended 80 hours of instruction, paid for by grants awarded to the Ruston Police Department from the Washington Criminal Justice Training Commission.

Approximately 10 months ago I reported to you that I had been nominated by the Washington Association of Sheriffs and Police Chiefs to serve on a Washington governor's board called the Forensics Investigation Council, and that my duty will be to represent all police chiefs in Washington State. I have received my official appointment from Governor Inslee and my term as a board member concludes in 2022.

Prepared by Nestor Bautista



Ruston Fire Department | 5117 North Winnifred | Ruston, WA 98407

## **Ruston Fire Department Monthly Review for August 2019**

Tuesday, September 17<sup>th</sup>, 2019

Presented by Interim Chief Bruce Allen

**Total Incidents:** 3 (2 Fire/ Service, 1 Medical Aid)

**Total Volunteer Hours:** Total 5288 Hours August 853 Hours

**Membership Roster 20 (out of 25):** (16 FF, 4 Officers)

**Recent Membership Changes:** None to report

### **State of the Business:**

- We have 5 members at the Browns Point Academy and 4 signed on for EMT school
- Chad Wilder as our new Lieutenant is doing a remarkable job. He is currently in charge of organizing weekly drills
- We have 6 potential members in the pipeline for hire and many more that are observing
- We are expecting E-33 back in service by the end of September, all the parts are due in this week
- We are beginning driver training with all new recruits
- All fire tools are fully operational
- Recurring CPR training is offered quarterly for the Ruston community. Over 195 people have been **CPR certified** since the training has been offered. Although we didn't meet our goal of 100% CPR certification for the city, we continue to provide training as needed. As always, community members may enroll at City Hall or by emailing [rustonfire@rustonwa.org](mailto:rustonfire@rustonwa.org).
- **Fire Station tours** are provided to the public when resources are available. Please contact [rustonfire@rustonwa.org](mailto:rustonfire@rustonwa.org) for further information.

### **Ruston Fire Department's Master Business Objectives for August 2019**

OBJECTIVE	START DATE	TARGET COMPLETION	COMPLETE %	ACTION OWNERS
Recruitment	8/2019	<i>ongoing</i>	20 of 25	B. Allen
CPR Training	8/2019	<i>ongoing</i>	100%	S.ANDERSON
Fire Training	8/2019	<i>ongoing</i>	100%	C. Wilder