

**CITY OF RUSTON
REGULAR COUNCIL MEETING
Tuesday, January 5, 2021**

The City Council of the City of Ruston met on this date via Virtual Teleconference

MEETING CALLED TO ORDER

At 7:01PM Mayor Hopkins called the regular Council Meeting to order. Councilmembers present were Councilmember Hedrick, Councilmember Hardin, Councilmember Huson. Councilmember Holland and Councilmember Syler were excused. Following the flag salute, Councilmember Hedrick moved to approve the agenda, with a second from Councilmember Hardin passed 3-0.

MINUTES

Councilmember Hedrick moved to approve the minutes for the Regular Council meeting of December 15, 2020, with a second from Councilmember Hardin, passed 3-0.

STAFF REPORT – Nothing at this time.

GENERAL PUBLIC COMMENTS –

Cliff Kendall – Wanted to thank Councilmember Huson, Councilmember Hedrick and City Planner Rob White for taking a tour of Wren and Willow’s new construction, the Carriage House, last week.

BUSINESS –

ORD 1539 – Update RMC 1.21.010 – Contract Authority for Leasing (2nd reading) - RCW 35A.11.010 provides the City of Ruston the authority by its legislative body to enter into contracts. On February 21, 2017, the City Council adopted Ordinance No. 1493 allowing the Mayor to enter into certain contracts without prior approval of each individual contract by the City Council. This authority did not provide any authority for the Mayor to execute property leases without Council approval. The City owns the Ruston School at 5219 N. Shirley which is leased to various entities for office space. Point Ruston, LLC previously leased over 45 percent of the building. They vacated this past summer. The City is involved in marketing the building and is getting interest from some small entities who are seeking leases of relatively short duration for small suites in the building. In order to allow the City to enter into lease agreements more quickly and at a lower administrative cost, the Mayor is requesting he be allowed to execute leases when they are for less than 1,750 square feet and for fewer than a ten-year term. All leases will be reviewed or prepared by the City Attorney. This Ordinance will save the City the costs to prepare legislation and bring small lease agreements to the Council for pre-approval. Councilmember Hedrick moved to approve Ordinance 1539, with a second from Councilmember Hardin, passed 3-0.

ORD 1540 – Sewer Credit (2nd reading) - The City is authorized to provide sanitary sewer services to properties within the City and has the authority to establish charges for the sanitary sewer facilities and fix the rates for sanitary sewer services. Sewer connection fees are meant to help ensure that “growth pays for growth” and that the new customers will pay into a system that has been created by existing customers. The City currently charges \$2,000 per connection for new sewer connections in accordance with RMC 21.01.040. In the past the City has provided credits for development of sewer infrastructure that has includes construction of municipal parts of the sewer system and/or for construction private laterals that are a private part of the City’s sewer system that connects to Tacoma’s interceptor line or main line. In order to add clarity to the City’s code, its practice of providing such credits should be added to the included in the City’s code chapter 21.01 “Sewer Connections.” The City had been offering credits for sewer connection similar to the procedures in the Ordinance, so this is not expected to have a fiscal impact. Councilmember Hedrick moved to approve Ordinance 1540, with a second from Councilmember Hardin, passed 3-0.

ORD 1541 – Budget Amendment – TIB Grant (1st reading) - The City of Ruston applied for grant money from the Washington State Transportation Improvement Board (TIB) for grant money to fund the 53rd Street Project – Pearl Street to Bennett Street. TIB has approved the City’s Grant Application and awarded \$644,504.00 which will provide 94.999 percent of the award toward this Project. In order to formalize the Grant, TIB requires the City to approve the grant agreement. This action is proposed under Resolution No. 723. Under the Grant Application, the City agreed to provide matching funds in the amount of five percent of the total grant award (\$33,922), which also must be appropriated in the 2021 budget. Neither the Grant Funds nor the match were included in the City’s adopted 2021 Budget. Therefore, the 2021 Budget needs to be amended if the City Council accepts this Grant.

The changes to the Budget needed to accept this TIB Grant is detailed below:

<u>Fund</u>	<u>BARS Code</u>	<u>Title</u>	<u>Amount</u>
101	334.03.80.12	TIB Grant Funds – 53 rd St. Project	644,504.00
		<i>Net Revenue Increase</i>	644,504.00
101	595.44.63.00	53 rd St. Project, Phase 1 & 2, TIB Grant	644,504.00
101	595.44.63.01	53 rd St. Project, Phase 1 & 2, Match	33,922.00
		<i>Net Expenditure Increase</i>	678,426.00
		<i>Net Expenditure Increase</i>	678,426.00

Fund 101 is the City's Street Fund. In addition to appropriating the funds, the Ordinance authorizes the Mayor to expend the funds. The approval of the Grant Agreement is addressed in Resolution No. 723 which is on for Council adoption on January 5, 2021. By accepting this grant, the City obtains \$644,504 to do both Phase I and Phase II of the 53rd Street Project (Pearl Street to Bennett Street) and is obligated to expend 5 percent in matching funds (\$33,921).

RES 722 – Update to Master Fee Resolution - The City updates its Master Fee Resolution from time-to-time. Generally, at least once per year. The last update was September 4, 2018 with the adoption of Resolution #690. The City generally reviews its fees annually and brings forward the Master Fee Resolution with its annual budget. It has been over two years since this last occurred. The City looked closely at its fees and updated them in order to capture increased costs. In addition, the building code fees have not been increased in over 10 years, so these were increased as well to cover the City's costs. The updated Master Fee Resolution will help Ruston recover its costs. Councilmember Hedrick moved to approve Resolution 722, with a second from Councilmember Hardin, passed 3-0.

RES 723 – TIB Grant – 53rd Street Project - Earlier this year, Ruston applied to the Washington State Transportation Improvement Board (TIB) for two grants. TIB awarded Ruston the grant for the 53rd Street Project (Pearl Street to Bennett Street) in the amount of \$644,504 which will cover 94.999 percent of the project cost. Ruston needs to provide the 5 percent matching funds. This Project will preserve the existing street and help prevent roadway failure upon 53rd Street from Pearl Street to Bennett Street. The grant funds both Phase I and Phase II of this Project and includes the following work:

- Grind and overlay of asphalt,
- Replacement of traffic control signs,
- Utilities work, and
- Repainting and installation of thermoplastic for street markings such as stop bars, crosswalks, lane markers, and fire lanes.

This project is included in Ruston's 6-year TIP and the matching funds are budgeted in the 2021 budget. By entering into this Agreement, the City will secure 94.999 percent of funding for both phases of this project. The City will be required to comply with all of the technical and procedural requirements in accordance with the Agreement and may incur some costs in doing so and will be required to provide the 5 percent matching funds. Councilmember Hedrick moved to approve Resolution 723, with a second from Councilmember Hardin, passed 3-0.

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

MAYOR'S TIME – Mayor Hopkins thanked Councilmember Huson, Councilmember Hedrick and City Planner Rob White for accepting Wren and Willow's invitation to tour their new construction, the Carriage House. Kevin Moser has taken the lead in coordinating the undergrounding initiative with Wren and Willow. The City completed the computer system transition in Phase 1. This presented a few issues due to the years of piecing together a workable system. The City's IT team pulled the system apart and reconstructed a system that is now extremely robust with increased security. Funding was part of the Cares Act – COVID 19 Grant. Mayor Hopkins extended his condolences to the Cohen family in the passing of Mike Cohen. Even though there were difficulties, Point Ruston was Mike's crown jewel in Pierce County and he was a visionary.

COUNCIL TIME –

Councilmember Hedrick – Nothing at this time. Wished everyone a Happy New Year and was looking forward to a great year in the City of Ruston.

Councilmember Hardin – Wanted to thank staff for getting the chip seal and road project grants. Councilmember Hardin was a little concerned that come September Tacoma residents will be driving on the nice streets of Ruston. Councilmember Hardin also complimented the efforts in upgrading the City's computer system.

Councilmember Holland – Was excused.

Councilmember Syler – Was excused.

Councilmember Huson – Wished everyone a Happy New Year and enjoyed Wren and Willow's tour of the Carriage House. It is an incredibly impressive building and has boosted the caliber of that block on Pearl Street up by 500%.

Council Adjourned into Executive Session – Potential Litigation RCW 42.30.110(1)(i). – Estimated 15 minutes.

MEETING AJOURNED – At 7:16PM Councilmember Hedrick moved to adjourn, with a second from Councilmember Hardin, passed 3-0.

Mayor Bruce Hopkins

ATTEST:

Judy Grams