

1997 02 24 SS

LAKWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, February 24, 1997

City of Lakewood

City Council Chambers

9315 Gravelly Lake Drive SW

Lakewood, WA 98499

CALL TO ORDER

Mayor Harrison called the meeting to order at 10:12 p.m.

ROLL CALL

Councilmembers Present: 6 - Mayor Bill Harrison; Deputy Mayor Claudia Thomas; Councilmembers Ann Kirk Davis; JosÃ© Palmas; Doug Richardson and Sherri Thomas.

Councilmember Excused: 1 - Councilmember Colleen Henry.

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Staff Present: City Manager D. Scott Rohlfs; Deputy City Manager Andy Neiditz; City Attorney Dan Heid; Finance and Systems Director Galen Kidd; Community Development Director David Bugher; Police Chief Rob Masko; Human Resources Administrator Debi Young and General Services Director/City Clerk Alice Bush.

REPORTS BY THE CITY MANAGER

City Manager Rohlfs reported that he had a good time on vacation in New Orleans this past week.

ITEMS FOR DISCUSSION:

Authorizing the execution of an agreement with Clover Park School District for parks maintenance services.

Deputy City Manager Neiditz reviewed the proposed interlocal agreement with Clover Park School District for parks grounds maintenance service for the Harry Todd Park and American Lake North Park and Marina and six neighborhood parks.

Discussion ensued on the cost for services.

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ITEMS TENTATIVELY SCHEDULED FOR THE MARCH 3, 1997, REGULAR CITY COUNCIL MEETING:

1. Authorizing the execution of an agreement with Clover Park School District for parks maintenance services. - (Motion - Consent Agenda)

2. Presentation on visitor center tourism proposal. - Ms. Judy Swortz, Lakewood Chamber of Commerce Business Development Committee.

3. Authorizing the execution of an interlocal agreement with the Puget Sound Regional Council for membership from March 1, 1997 through July 1, 1998. - (Resolution - Consent Agenda)

4. Creating Chapter 2.10 of the Lakewood Municipal Code relative to providing a limited commission for Code Enforcement Officers. - (Ordinance)

City Attorney Heid noted that item no. 4 would come before the Council on March 17, 1997, instead of March 3, 1997, to provide Pierce County an opportunity to explore alternatives to provide City Code Enforcement officers with limited commissions.

BRIEFING BY THE CITY MANAGER

None.

CITY COUNCIL COMMENTS

Councilmember Richardson asked when will mandatory garbage pickups be implemented. City Manager Rohlfs indicated that mandatory pickups will occur in phases. He noted that newly constructed homes and newly purchased homes are required to have mandatory pickups. Councilmember Richardson requested that a once a year pickup of materials such as mattresses and hazardous materials be provided for Lakewood residents.

Mayor Harrison requested that a meeting be held with the City Manager, neighboring military bases and Lakewood police to discuss what can be done about Lakewood residents dumping in military bases.

Councilmember Richardson reported that the meeting of the parent involvement group of the Clover Park School District with criminal justice officers went well. He asked if criminal justice officers could periodically check and scan for guns in schools. Councilmembers indicated that some of the schools do a periodic check for guns, drugs and contrabands.

City Council Study Session Minutes -3- February 24, 1997

Councilmember Thomas indicated that a citizen brought to her attention that there was a delay in implementing the collection of the second one-quarter percent real estate excise tax. City Manager Rohlfs indicated that there was a month's delay and that the ordinance has been sent to the appropriate place for implementation.

Councilmember Thomas reported that a number of signs posted on telephone poles have been springing up once again particularly in the Lake City area. She also noted that open house signs have been spotted on traffic islands.

Councilmember Palmas added that there was a lot of billboard signs in the City. He then asked for an update on the weekend activity at Club Nubian. Police Chief Masko reported that activity at Club Nubian was quiet and the noise was marginal. Councilmember Palmas questioned the proposal of zoning the McChord Gate area as a commercial district.

Councilmember Palmas thanked City Attorney Heid for his memo on skateboard parks and immunities. He requested that staff investigate the cost for providing a skateboard facility at Summerfest.

Deputy Mayor Thomas announced that the Youth Task Force will be holding a forum on February 28, 1997, from 7:30 p.m. to 9:30 p.m. at the Lakewood Mall to discuss STDs and teenage pregnancy.

Deputy Mayor Thomas commented that Thurston County has certain days set aside for citizens to dump paint, tires, etc., at no cost.

Mayor Harrison reported that on Saturday, February 22, 1997, at 6:00 p.m., he, Councilmember Palmas, Dr. Robert McCarthy from Clover Park School District, Mr. Charlie Maxwell, President of the Lakewood Chamber of Commerce, and several residents from Lakewood participated in a video exchange with Okinawa City representatives. He thanked General Services Director/City Clerk Bush for organizing the video link exchange.

Mayor Harrison reported that he has received many appreciative comments on the storm pickup.

He then asked if any Councilmember was interested in taking his place serving as Lakewood's representative on the Pierce County Regional Council, to let him know.

Mayor Harrison asked Councilmembers for their opinion on how to proceed with the curfew ordinance. It was the consensus of the Council that this item not be placed on the Council's agenda.

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Mayor Harrison announced that on February 28, 1997, at 8:00 p.m., the Senate Education Committee will be holding a hearing on the bill regarding the Clover Park School District boundary issue with Steilacoom. He indicated that Clover Park School District Board Chair John Davis asked for a Council presence at the hearing.

Mayor Harrison complimented Community Development Director Bugher and the Code Enforcement officers for their work in Lakewood.

Councilmember Thomas reported that she received no phone calls on illegal flower sale stands on Valentines Day.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:05 p.m.

BILL HARRISON, MAYOR

ATTEST:

ALICE M. BUSH, CMC

CITY CLERK

LAKWOOD CITY COUNCIL SPECIAL MEETING

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MINUTES

Monday, February 24, 1997

City of Lakewood

City Council Chambers

9315 Gravelly Lake Drive SW

Lakewood, WA 98499

CALL TO ORDER

Mayor Harrison called the meeting to order at 7:03 p.m.

ROLL CALL

Councilmembers Present: 5 - Mayor Bill Harrison; Deputy Mayor Claudia Thomas; Councilmembers Ann Kirk Davis; Doug Richardson and Sherri Thomas.

Councilmember Absent: 1 - Councilmember JosÃ© Palmas (arrived at 7:06 p.m.)

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Councilmember Excused: 1 - Councilmember Colleen Henry.

Staff Present: City Manager D. Scott Rohlfs; Deputy City Manager Andy Neiditz; City Attorney Dan Heid; Finance and Systems Director Galen Kidd; Community Development Director David Bugher; Police Chief Rob Masko; Human Resources Administrator Debi Young and General Services Director/City Clerk Alice Bush.

FLAG SALUTE

The Pledge of Allegiance was led by Deputy Mayor Thomas by request of Mayor Harrison.

UNFINISHED BUSINESS

Motion No. 1997-4 authorizing the execution of a lease agreement with Lakewood Group, Inc., for City Hall space. - *City Manager*

City Manager Rohlfs provided the history of how the City entered into a lease with the current landlords at People's Plaza. He then reviewed the proposed conditions and terms of the People's Plaza proposal.

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Mayor Harrison announced that the Council would recess to Executive Session for approximately 20 minutes to discuss potential litigation.

Council recessed at 7:50 p.m. and reconvened at 8:15 p.m.

Speaking before Council were:

Helen McGovern, 7502 68th Avenue W, spoke about the fiscally responsible work the Council and staff have been doing and asked about the responsibilities of the Ad Hoc Committee to study the long-range plan for City Hall space.

Linda Laughlin Ackler, People's Plaza agent, indicated that the Lakewood Group, Inc. does not specify the cost of \$13.75 per square and suggested that the Council review the lease language of that contract. She indicated that parking is not addressed and the number of square feet to be leased is not identified. She then questioned several other sections of the Lakewood Group, Inc., lease. She indicated that the People's Plaza landlords are still interested in providing a comparable lease.

Linda Laughlin Ackler, People's Plaza agent, indicated that the Lakewood Group, Inc. does not specify the cost of \$13.75 per square and suggested that the Council review the lease language of that contract. She indicated that parking is not addressed and the number of square feet to be leased is not identified. She then questioned several other sections of the Lakewood Group, Inc., lease. She indicated that the People's Plaza landlords are still interested in providing a comparable lease.

Virgil Wells, 7602 Ruby Drive, spoke about the variables in the proposals for City Hall space and expressed concern about the public opinion of the citizens.

Walt Hivley, 5014 Pacific Street SW, spoke about renting space with Lakewood Group, Inc. for \$13.75 and questioned who are the owners of the Lakewood Group, Inc.

Dennis Haugen, 6528 Mt. Tacoma Drive SW, spoke about placing citizen efforts into City schools and education and not placing efforts into expanding the City.

Laura VanderMeer, 9108 Dalwood Road SW, expressed concern about spending \$30,000 in improvements at People's Plaza and then leaving the tenant improvements behind.

Bob Arndt, 7710 97th Avenue SW, spoke about employee inefficiencies by splitting staff in different locations and the additional cost the City would need to incur to accommodate the splitting of staff by having to purchase additional equipment and hiring additional receptionist staff and the amount of travel time it would take for staff to conduct business from one location to the next.

Hal Young, 7802 89th Avenue SW, spoke about making the best fiscal decision.

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John Hewitt, 9143 Waverly Drive, spoke about not moving out of the current building.

Charlotte, Lavicky, Tomahawk Road, spoke about the improvements made to the City and spoke in support of the People's Plaza as the City Hall space.

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Mayor Harrison announced that the Council would recess to Executive Session for approximately 20 minutes to discuss potential litigation.

At 9:25 p.m., Council extended Executive Session for an additional 15 minutes.

Council recessed at 9:05 p.m. and reconvened at 9:55 p.m.

VERBATIM EXCERPTS BY CITY MANAGER ROHLFS:

"Mr. Mayor and members of the Council, during this last Executive Session of the Council, there was also some meetings going on between the landlords and their agent and I'm going to try and summarize some of the things that occurred here in the last 20 minutes for the public as well as the Council. I'd like to ask Linda (Linda Laughlin Ackler) to come up to the podium because I want to make sure that if we are attempting to veer from the planned course of action tonight that we do have an understanding of what that means and what will occur given certain circumstances. I am going to say some things and basically just ask Linda to nod her head or say "yes" or say "no, that's not it." The landlords have met and what Linda has reported to me is that they, she had made the comment, as the Council recalled, during her earlier public comment, she thought that the landlords might be in a position now to go with a clause that's more in line, with the proposed language in the new lease which is a, while it says five years, it has clear escapes after three years. She has indicated to me after meeting with them that, in fact, that the three year clause, if you will, is acceptable to the landlords.

We've got two other issues where there is not an understanding yet, and I will tell you what those are briefly and then I will also tell you what my thoughts are on how we might want to proceed. The City does need the space - this is not something that we ever made up just to have extra space to roam around in and we indicated all along that originally we were hoping to get it by March and, as time goes on, it became May and now it's become June. The landlords are in a

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position where they feel like they can provide part of the space by June but not necessarily all of it. That's not acceptable to the City. It's an issue that we will need to work out if, in fact, there is an opportunity to put this deal back together. So, that is an area that there is not an agreement on and I need to make that clear.

The second area is the tenant improvements which the proposed lease pays for. The landlords have made some movement on that and are agreeing to pay certain costs there. At this point in time, they are not fully acceptable to the City so that's a second area that would need to be brought to a closure. What Linda and I have agreed on, is that if the Council will - what am I trying to come up with - table this matter until next week. What we would do - what we would recommend - I would recommend to the Council is that we place the proposed lease on next week's Consent Agenda. Public discussion has certainly been had over the past two weeks. We give the landlords - our current landlords - until Wednesday at 5:30 to work with the City and provide us with an ultimate and final written offer, and we will negotiate that with them but by 5:30 Wednesday we would need to have a written offer that addresses not only the three years, which I think there is an understanding on now, but also pins down these two other issues and is sufficient that it does, in fact, meet the City's needs. If we can reach closure on that, then I would approach next week's agenda a little bit differently than the Consent Agenda but our understanding is that if we are not able to reach closure, then Linda understands that the Council would move forward with the other lease on Consent Agenda. Linda? (Linda Laughlin Ackler nods in the affirmative.)

So, Mr. Mayor, based on that, I would recommend that Council do table this for one more week, to our next regular meeting; direct staff to place it on the Consent Agenda; and also direct me to work with Linda and the landlords to see if we can bring closure on these remaining outstanding items."

Mayor Harrison: "I would like to reiterate for the citizens present here this evening, that it is the expressed intent of this Council that there must be a written proposal submitted to the City of Lakewood City Manager not later than 5:30 p.m., Wednesday, February 26, in the year of our Lord 1997, and that the item under consideration this evening, Motion No. 1997-4 will be placed on the Consent Agenda for our next regularly scheduled meeting of March 3, 1997."

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ADJOURNMENT

There being no further business, the meeting adjourned at 10:05 p.m.

BILL HARRISON, MAYOR

ATTEST:

ALICE M. BUSH, CMC

CITY CLERK

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