

**1998 01 26 SS**

**LAKWOOD CITY COUNCIL STUDY SESSION MINUTES**

**Monday, January 26, 1998**

**City of Lakewood**

**City Council Chambers**

**10510 Gravelly Lake Drive SW**

**Lakewood, WA 98499**

**CALL TO ORDER**

Mayor Harrison called the meeting to order at 7:01 p.m.

**ROLL CALL**

Councilmembers Present: 5 - Mayor Bill Harrison; Deputy Mayor Claudia Thomas; Councilmembers JosÃ© Palmas, Doug Richardson and Sherri Thomas.

Councilmembers Excused: 2 - Councilmembers Ann Kirk Davis and Larry Humphrey.

Councilmembers Excused: 2 - Councilmembers Ann Kirk Davis and Larry Humphrey.

Staff Present: City Manager D. Scott Rohlfs; Deputy City Manager Andrew Neiditz; City Attorney Dan Heid; Finance and Systems Director Galen Kidd; Community Development Director David Bugher; Principal Planner Roger Blaylock; Building Official Jim Sempek; Engineering Manager Bill Larkin; Police Sergeant David Hall; Human Resources & Services Director Debi Young and Administrative Secretary Juli Neher.

**FLAG SALUTE**

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

\*\*\*\*\*

Mayor Harrison commented that the flowers on the dais were from the groundbreaking ceremony for a new building for Centerforce, an organization in Lakewood which trains challenged individuals.

\*\*\*\*\*

City Council Study Session Minutes -2- January 26, 1998

**REPORTS BY THE CITY MANAGER**

City Manager Rohlfs called on Engineering Manager Larkin who introduced Ed Chaffee for an update on the Keep Lakewood Beautiful project at Gravelly Lake Drive and Nyanza Road. Mr. Chaffee distributed diagrams of the project and described the project.

Discussion ensued on the dimensions of the sign; sidewalk setbacks; types of trees and flowers to be planted on the site; the timeline for completion; modification of the sign code to accommodate the proposed sign; and the various contributors of materials and services.

Mayor Harrison requested that thank you letters be sent to the contributors.

City Manager Rohlfs reminded the Council that the proposed RTA commuter rail station tour on Wednesday, January

28, 1998, will begin at City Hall at 2:45 p.m.

City Manager Rohlf's also reminded Councilmembers to submit their comments for appointees to the Planning Advisory Board to the Mayor.

City Manager Rohlf's commented on the good job that the Finance and Systems Director Kidd and the staff of the Finance Department did on the 1998 Budget. Finance and Systems Director Kidd distributed copies of the 1998 Budget to Councilmembers.

**ITEMS FOR DISCUSSION:**

**Citizen City Hall Ad Hoc Committee Phase II recommendation.**

City Manager Rohlf's reported on the background and membership of the City Hall Ad Hoc Committee and its mission. He then presented overhead displays and commented on the characteristics of each of the four proposed building sites to be considered for City Hall.

City Manager Rohlf's called on Mr. Paul Reeder, Chair of the City Hall Ad Hoc Committee, who explained the criteria used in selecting the sites and the merits and drawbacks of each site. He noted that there was no clear favorite.

Discussion ensued on the merits of urban versus rural sites; financial considerations; the ranking of the sites by the Committee; the impact on economic development and urban renewal; the impact of the Colonial Center site regarding historical destruction; displacement of businesses; a single versus multi-storied City Hall building; the selection of sites as related to the membership of the committee; maintaining the Committee to guide and assist

**City Council Study Session Minutes -3- January 26, 1998**

the Council; and having a targeted timeframe in order to preserve opportunities for acquiring property.

Mayor Harrison requested staff to develop a visual display of the proposed sites which could be taken into the community for further input.

\*\*\*\*\*

Council recessed at 8:10 p.m. and reconvened at 8:19 p.m.

\*\*\*\*\*

Selecting a preferred site for the Lakewood Station, a commuter rail station, for recommendation to the Regional Transit Authority.

Principal Planner Blaylock reviewed the proposed sites for a commuter rail station.

Principal Planner Blaylock introduced consultant Dennis Tate who provided a slide presentation of the sites and proposed station designs.

Discussion ensued on safety requirements for a six-storied parking garage; direct access from I-5; the environmental review and the design processes; design elements of the proposed site; visibility from I-5; building mixed-use facilities at the site; graffiti-proofing the bridge; requirements of the State Arts Commission; having an information kiosk; emergency automotive services; the back-up alternative sites 4A and 3; and the need for the Council to act on this proposal next week.

*George Patton, Pierce Transit, spoke about integrating transit services with commuter rail services. He also noted that the Park and Ride at SR-512 is full, with little room for expansion and that the Park and Ride could be moved to coordinate with the commuter rail station.*

**Adoption of the Parks and Recreation Master Plan.**

**Adoption of the Parks and Recreation Master Plan.**

Deputy City Manager Neiditz presented the Parks and Recreation Master Plan and explained the process for developing the Plan.

Deputy City Manager Neiditz noted that the overall cost to implement the Plan is approximately \$8 million with some specific recommendations for a General Obligation Bond to be presented to the voters for approximately \$5.2 million.

City Council Study Session Minutes -4- January 26, 1998

*Roger Laybourn, Parks and Recreation Ad Hoc Advisory Committee member, spoke about the committee's task of finding properties for parks in Lakewood and providing for citizens' recreational needs.*

*Mr. Jerry Draggoo, consultant, presented a park facilities map and indicated that one goal of the Plan is to provide multi-use parks within walking distance of most residents. He noted another goal is a system of trails and walkways. He briefly described the significant recommendations of the Plan and the issues discussed at the community meeting.*

Mr. Jerry Draggoo, consultant, presented a park facilities map and indicated that one goal of the Plan is to provide multi-use parks within walking distance of most residents. He noted another goal is a system of trails and walkways. He briefly described the significant recommendations of the Plan and the issues discussed at the community meeting.

Discussion ensued on the Glenwood Acres site; the property on 112th Street, which is also a proposed City Hall site; the Wards Lake site; availability of school fields; parking restrictions on street-end parks; the ability to sponsor major events such as the Goodwill Games; the status of the Fort Steilacoom Park Memorandum of Understanding; the authority of the Parks and Recreation Ad Hoc Advisory Committee; the legal issues of adopting the Parks and Recreation Master Plan; whether adoption of the Plan would commit the Council to support lakes access or the school park concept; whether adoption of the Plan would authorize a bond issue; and meeting the State Inter-Agency Committee grant deadline of May 1, 1998.

Mayor Harrison requested that staff arrange a public hearing for the Council to hear further input prior to adopting the Parks and Recreation Master Plan.

Amending Section 15.02.010 and creating Section 15.02.015 of the Lakewood Municipal Code relative to the Uniform Building Code and Uniform Building Code Standards.

Community Development Director Bugher indicated that the proposed ordinance addresses requiring fire sprinklers in residential apartments of four units or more and commercial industrial uses. He also noted that, prior to adoption by the Council, the ordinance must be reviewed by the State Building Code Council which could take from five to six months.

Building Official Sempek noted that the current code requires sprinklers in residential apartment buildings having 15 or more units.

Building Official Sempek noted that the State Building Code Council will be looking at the residential requirements and the cost of installing the sprinklers. He indicated that the new construction costs can be from \$1.50 to \$2.00 per square foot.

City Council Study Session Minutes -5- January 26, 1998

Discussion ensued on the how the ordinance would affect caretaker or group homes; the impact of the ordinance on retrofitting current structures; the cost of retrofitting; construction and remodeling which would require installing sprinklers; the provision in the current Fire Code which allows the Fire Marshal to require retrofitting; the impact of the proposed ordinance on current apartment buildings; and whether the ordinance could be amended to require retrofitting of group homes.

ITEMS TENTATIVELY SCHEDULED FOR THE FEBRUARY 2, 1998, REGULAR CITY COUNCIL MEETING:

1. Citizen City Hall Ad Hoc Committee Phase II recommendation. - (Motion)
2. Selecting a preferred site for the Lakewood Station, a commuter rail station, for recommendation to the Regional Transit Authority. - (Resolution)
3. Adoption of the Parks and Recreation Master Plan. - (Motion)

**4. Appointing individuals to the Planning Advisory Board.**

**5. This is the date set for a public hearing by the City Council to consider the request to vacate a portion of 38th Avenue SW. (Rodney A. McLean, et al; File No. VAC 98-001)**

**6. Authorizing the vacation of a portion of 38th Avenue SW. (Rodney A. McLean, et al; File No. VAC 98-001) - (Ordinance)**

**Mayor Harrison noted that Item No. 2 would be rescheduled after the public hearing.**

**Mayor Harrison also indicated that the vacancies for the Economic Development Advisory Board were not being filled at this time.**

#### **BRIEFING BY THE CITY MANAGER**

**None.**

#### **CITY COUNCIL COMMENTS**

**Councilmember Thomas asked for a status report on the recently budgeted positions for police officers. City Manager Rohlfs replied that one of the positions should be filled shortly, and that as soon as funding questions have been answered, two more officers will be hired.**

#### **City Council Study Session Minutes -6- January 26, 1998**

**Councilmember Thomas questioned how long it takes for a building permit to be issued. Community Development Director Bugher replied that applicants are told by staff that it takes between three and four weeks, but he indicated that it actually takes between one and two weeks. He noted that the process for obtaining complex commercial building permits takes longer.**

**Councilmember Palmas reported on the Telecommunications Ad Hoc Committee meeting he attended last week during which a draft wireless ordinance was reviewed and will be submitted to industry representatives.**

**Councilmember Palmas indicated that the Engineering Department has been working with Pierce County and citizens on a private street to get sewer pipes repaired.**

**Councilmember Palmas indicated that the Engineering Department is also working on a citizen request for two additional stop signs to be placed at the northeast corner of Tillicum Elementary School.**

**Councilmember Richardson asked for a status report on the McChord Air Force Base street vacation. Engineering Manager Larkin replied that it had been one month since the most recent correspondence was sent to the Corps of Engineers and that he would follow up.**

**Councilmember Richardson asked for a status report on getting information to the public regarding the flood insurance program. Engineering Manager Larkin indicated that an article regarding the program would be published in the Thursday, January 29, 1998 edition of the LAKEWOOD JOURNAL.**

**Mayor Harrison thanked Community Development Director Bugher for his report on the I-5 corridor.**

**Mayor Harrison expressed concern about the lakes safety issues considering the upcoming summer season.**

**Mayor Harrison questioned whether Pierce County Executive Sutherland had responded to the City regarding the sewer franchise issue. City Manager Rohlfs indicated no response has been received and that a written request for response will be sent. He also indicated that that copies of the correspondence would be provided to the Council.**

**Mayor Harrison asked for a status report on the City Events Ad Hoc Committee. City Manager Rohlfs replied that, because there will no longer be a Councilmember serving on the Committee, staff will be coming to the Council with ideas on formalizing an Events Ad Hoc Committee.**

#### **City Council Study Session Minutes -7- January 26, 1998**

**Mayor Harrison asked for a status report on Club Nubian. City Manager Rohlfs replied that the landlord was no longer**

interested in renting the building for the same purpose. Community Development Director Bugher indicated that the application received was not complete and has been rejected. Police Sgt. Hall reported that there have been no incidents and security officers were being used on weekends.

Mayor Harrison asked if there were plans for a door-to-door census in the City. City Manager Rohlfis replied that there were no plans.

Mayor Harrison noted that he had received a letter from a citizen offering to sell the City property near Lake Steilacoom. Deputy City Manager Neiditz replied that the property is addressed in the Parks and Recreation Master Plan.

Mayor Harrison asked that the City thank the Chamber of Commerce for the new City of Lakewood maps.

Councilmember Palmas indicated that he had been approached by citizens who did not feel that enough was done by the City for the Lakes High School championship football team. Deputy Mayor Thomas suggested that perhaps something could be done at Summerfest.

\*\*\*\*\*

Mayor Harrison announced that Council would recess to executive session for approximately 15 minutes to discuss personnel matters - contract performance.

Council recessed at 11:02 p.m. and reconvened at 11:15 p.m.

\*\*\*\*\*

#### **ADJOURNMENT**

There being no further business, the meeting adjourned at 11:15 p.m.

---

**BILL HARRISON, MAYOR**

**ATTEST:**

---

**ALICE M. BUSH, CMC**

**CITY CLERK**