

1998 04 27 SS

LAKWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, April 27, 1998

City of Lakewood

City Council Chambers

10510 Gravelly Lake Drive SW

Lakewood, WA 98499

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**CALL TO ORDER**

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

**ROLL CALL**

Councilmembers Present: 7 - Mayor Bill Harrison; Deputy Mayor Claudia Thomas; Councilmembers Ann Kirk Davis; Larry Humphrey; JosÃ© Palmas; Doug Richardson and Sherri Thomas.

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; Engineering Manager Bill Larkin; Acting Police Chief Eileen Bisson; Human Resources & Services Director Debi Young and General Services Director/City Clerk Alice Bush.

**FLAG SALUTE**

The Pledge of Allegiance was led by Mayor Harrison.

**REPORTS BY THE CITY MANAGER**

City Manager Rohlfs announced that the May 4, 1998 City Council regular meeting will be held at Southgate Elementary School and the May 11, 1998 City Council Study Session will be held at Lake Louise Elementary School.

City Manager Rohlfs reviewed the top four priorities citizens identified at the April 23, 1998, Comprehensive Plan forum. They were: 1) Lakewood commuter rail station development; 2) preservation of the existing character of single-family residential neighborhoods; 3) construction of pedestrian/bike facilities on arterials and local streets; and 4) planning for the increase of employment targeted at 13,000 new jobs.

City Manager Rohlfs asked Councilmembers to please submit any comments on the draft Six-Year Transportation Improvement Plan prior to the Planning Advisory Board's review of the plan scheduled for May 13, 1998.

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**ITEMS FOR DISCUSSION:**

**Municipal Finances**

City Manager Rohlfs indicated that the entire Study Session is designated for discussion on municipal finances, debt financing, bonds and ratings.

Finance and Systems Director Kidd reviewed examples of the City of SeaTac's Comprehensive Plan - Capital Facilities Element. He explained that the Capital Facilities Element describes the source of funds, plan for debt and a policy for debt issuance. He then reviewed methods for the sale of bonds - negotiated sale and competitive sale. He reviewed the role of the debt financing team consisting of a bond counsel, financial advisor and underwriter.

Finance and Systems Director Kidd described various types of debt financing instruments such as councilmanic

bonds (Limited Tax General Obligation bonds) which Council can issue without the vote of the people; General Obligation bonds which require voter approval; revenue bonds which pledge one revenue source (i.e. sewer bonds) and keeping a portion of the funds in a reserve and providing covenants to protect some of the funds. He then reviewed the steps taken in bond financing. Finance and Systems Director Kidd then reviewed the procedures for Washington cities to form a Local Improvement District.

Finance and Systems Director Kidd described the factors Moody applies when analyzing debt position and debt management. He explained that Moody looks at the economy of the area which results in rating distinctions among municipalities. Measures that are used to evaluate the character of the resident population include a variety of socioeconomic data much of which is provided by the U. S. Census Bureau. Financial performance is an integral factor in Moody's credit analysis. Annual operating performance and year-end financial position reflect the strength of a municipality's management, the area's economic conditions and debt practices employed. In Moody's evaluation of what is of major importance in evaluating the General Fund balance, the availability of adequate financial reserves is imperative if an issuer is to control its financial position.

Finance and Systems Director Kidd then reviewed the factors of a city impacting a credit rating. He reviewed sample debt schedules. He indicated that the net median direct debt per capita for the population range of 50,000 to 99,999 is 647. He then reviewed Moody's rating of Washington municipalities.

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**ITEMS TENTATIVELY SCHEDULED FOR THE MAY 4, 1998, REGULAR CITY COUNCIL MEETING: (TO BE HELD AT SOUTHGATE ELEMENTARY SCHOOL LIBRARY, 10202 EARLEY STREET SW)**

1. The is the date set for a public hearing by the City Council to consider the request to vacate Stanley Street SW and Woodlawn Avenue SW right-of-way to transfer ownership of undeveloped right-of-way to the adjacent property owners. (American Lake, LLC; File No. VAC 98-002)
2. Authorizing the vacation of Stanley Street SW and Woodlawn Avenue SW right-of-way to transfer ownership of undeveloped right-of-way to the adjacent property owners. (American Lake, LLC; File No. VAC 98-002) - (Ordinance)
3. Creating Chapter 3.44 of the Lakewood Municipal Code relative to an admissions tax. - (Ordinance)
4. Briefing on lakes safety recommendations. - (Memorandum)
5. Authorizing the execution of a Public Works Emergency Response Mutual Aid Agreement for Signatory Agencies in the State of Washington. - (Motion)
6. Awarding a contract to Asphalt Patch Systems, Inc., in the amount of \$222,965.50 for pavement patching. - (Motion)
7. Authorizing the execution of an agreement with Canfield Consulting, Inc., in an amount not to exceed \$31,445.50, for research and planning for the Surface Water Management Program. - (Motion)

City Manager Rohlfs indicated that all agenda items scheduled for May 4, 1998, will be on the Council's Regular Agenda for discussion and not on the Consent Agenda.

Deputy Mayor Thomas asked if a portion of the admissions tax can be designated for parks projects. City Manager Rohlfs indicated that because it is General Fund money, the Council can set policy on the designation of funds.

**BRIEFING BY THE CITY MANAGER**

None.

**CITY COUNCIL COMMENTS**

Deputy Mayor Thomas distributed invitations to the Lakewood's Promise Kickoff on May 7, 1998, to Councilmembers. She announced that the kickoff will be held at the Clover Park Performing Arts Center instead of the gymnasium.

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**Mayor Harrison announced that Council would recess to executive session for approximately one hour to discuss potential and pending litigation, potential land acquisition and to evaluate candidates for appointed public office.**

**Council recessed at 8:45 p.m. and reconvened at 10:15 p.m.**

**At 10:15 p.m., Mayor Harrison announced that the executive session would be continued to Tuesday, April 28, 1998, at 8:00 p.m., at Lakewood City Hall, City Council Chambers.**

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**ADJOURNMENT**

**There being no further business, the meeting adjourned at 10:15 p.m.**

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**BILL HARRISON, MAYOR**

**ATTEST:**

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**ALICE M. BUSH, CMC**

**CITY CLERK**