

**1999 03 22 SS**

**LAKWOOD CITY COUNCIL STUDY SESSION MINUTES**

**Monday, March 22, 1999**

**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 7:39 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; Senior Planner Deborah Johnson; Engineering Manager Bill Larkin; Police Chief Larry Saunders; Human Resources & Services Director Debi Young and General Services Director/City Clerk Alice Bush.

Staff Present: City Manager D. Scott Rohlfs; Deputy City Manager Andrew Neiditz; City Attorney Dan Heid; Finance and Systems Director Galen Kidd; Senior Planner Deborah Johnson; Engineering Manager Bill Larkin; Police Chief Larry Saunders; Human Resources & Services Director Debi Young and General Services Director/City Clerk Alice Bush.

**REPORTS BY THE CITY MANAGER**

City Manager Rohlfs introduced and welcomed Lane DeLarme, GIS Information Systems Coordinator.

City Manager Rohlfs announced that there will be no City Council meeting on Monday, March 29, 1999.

City Manager Rohlfs announced that the Fort Lewis Ranger exercise scheduled for this week has been delayed to a date unknown. He indicated that Council will be informed when the exercise is rescheduled.

City Manager Rohlfs reported that at a briefing of the Pierce County Council, the Deputy Executive indicated that the City of Lakewood had refused to take ownership of the Lakewood Community Center. He explained that the City was not offered to take ownership of that facility. The County has approached the Clover Park Technical College to purchase the facility. Whether the college purchases the facility, Clover Park Technical College expressed a willingness to work with the City on the operation and maintenance of that facility. City Manager Rohlfs further explained that the County wants to transfer the Tillicum Community Center to the City which was paid for by Community Development Block Grant (CDBG) funds. Lakewood Community Center was also funded substantially with CDBG funds.

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City Manager Rohlfs indicated that if the City becomes a CDBG entitlement city, the Lakewood Community Center should also be provided to the City. He asked the Council to consider how the Council would want to approach the acquisition of the Lakewood Community Center. Deputy Mayor Thomas asked if the Seeley Lake area would also be included as part of the offer. City Manager Rohlfs indicated that Seeley Lake was not included in the offer of transfer to Clover Park Technical College. He noted that under the CDBG auspices however, the City could assume the Seeley Lake area as part of the acquisition. Councilmembers asked that staff provide additional information on the initial

investment of the building, leases, revenues, what the County paid for office space in the building, what it would cost for operating and maintaining the building and what the advantages may be for the City to own the building.

City Manager Rohlf explained that earlier the Council had approved a towing impact ordinance for offenders driving with suspended licenses. Because there are three bills (SB 5649, Substitute SB 5666 and Substitute SB 1558) before the legislature that would affect the ordinance, City Manager Rohlf asked that the ordinance be suspended until the legislature adjourned. It was the consensus of the Council to suspend the implementation of the ordinance.

#### **ITEMS FOR DISCUSSION:**

Authorizing the execution of Phase 2 of an agreement with ENTRANCO, Inc., in an amount not to exceed \$34,980, for general engineering services to facilitate the implementation of transportation projects.

Engineering Manager Larkin explained that the proposed agreement with ENTRANCO, Inc., provided for general engineering services to assist City staff in reviewing construction documents in project management and general engineering tasks to facilitate the implementation of transportation projects.

Discussion ensued on the recruitment process for hiring a civil engineer.

Authorizing the execution of an agreement with ENTRANCO, Inc., in an amount not to exceed \$25,122, for preliminary engineering services relative to the design of the Hipkins Road drainage system.

Engineering Manager Larkin explained that the proposed agreement with ENTRANCO, Inc., provided for preliminary engineering services for the design of the Hipkins Road drainage system.

Discussion ensued on the cost of the project.

Repealing Chapter 2.20 and creating Chapter 2.21 of the Lakewood Municipal Code establishing a Redevelopment Advisory Board and a Mayor's Select Committee on Economic Development.

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City Manager Rohlf explained that the proposed ordinance would dissolve the Economic Development Advisory Board and create a Redevelopment Advisory Board and a Mayor's Select Committee on Economic Development. He indicated that the Redevelopment Advisory Board and Mayor's Select Committee would consist of up to seven members in each group.

#### **ITEMS TENTATIVELY SCHEDULED FOR THE APRIL 5, 1999, REGULAR CITY COUNCIL MEETING:**

1. Authorizing the execution of Phase 2 of an agreement with ENTRANCO, Inc., in an amount not to exceed \$34,980, for general engineering services to facilitate the implementation of transportation projects. - (Motion - Consent Agenda)
2. Authorizing the execution of an agreement with ENTRANCO, Inc., in an amount not to exceed \$25,122, for preliminary engineering services relative to the design of the Hipkins Road drainage system. - (Motion - Consent Agenda)
3. Repealing Chapter 2.20 and creating Chapter 2.21 of the Lakewood Municipal Code establishing a Redevelopment Advisory Board and a Mayor's Select Committee on Economic Development. - (Ordinance - Consent Agenda)
4. This is the date set for a public hearing by the City Council on the request to vacate a portion of 34th Avenue South right-of-way between 112th Street South and the north margin of vacated Chapel Street. (Opus N.W.)
5. This is the date set for a public hearing by the City Council on the proposed resolution to extend the moratorium for the filing of applications for licenses, permits and approvals for gambling activities.
6. Vacating a portion of the 34th Avenue South right-of-way between 112th Street South and the north margin of vacated Chapel Street. (Opus N.W.) - (Ordinance)
7. Extending the moratorium on the filing of applications for licenses, permits and approvals for gambling activities in the City of Lakewood. - (Resolution)

8. Approving the final plat for Ponce de Leon Place by subdividing 1.46 acres into ten single-family lots located at Avondale Avenue SW and Whitman Avenue SW. - (Motion - Consent Agenda)

9. Authorizing the execution of an agreement with Lynn William Horn & Associates, Inc., in an amount not to exceed \$12,000, for professional landscape architect services. - (Motion - Consent Agenda)

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10. Authorizing the execution of agreements with Hedges, Inc., to provide preliminary engineering services for various bus stop and sidewalk improvement projects. - (Motion - Consent Agenda)

11. Consideration of the request to vacate a portion of Beach Lane from Lake Steilacoom southwesterly approximately 100 feet. - (Unfinished Business)

Councilmember Thomas asked if the moratorium on gambling activities will apply to establishments already in process such as Jimmy G's. City Manager Rohlf indicated that the moratorium applies only to new applications and not to Jimmy G's whose authority is vested with the State. Councilmember Thomas asked for an update on the legislative bills on cardrooms.

Councilmember Palmas questioned what action the Council would be considering with regard to the Beach Lane vacation. City Manager Rohlf explained that the Council essentially has two options: 1) deny the vacation; or 2) defer a decision until the legal precursors (street-ends lake access study) are in place. He explained that approving the vacation is not a legal option pursuant to legal advice from Municipal Research Services.

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

None.

#### **CITY COUNCIL COMMENTS**

Councilmember Humphrey asked if there was a formal system and time period for providing notification of the public hearing on the Beach Lane street vacation. City Manager Rohlf indicated that there is a public hearing requirement and consideration was given to scheduling the public hearing around the applicant's schedule. He further indicated that technically, when the Council takes consideration on the vacation after the public hearing is closed, there is no public testimony. Staff had not contacted the applicant to notify the applicant on when Council would consider the vacation request and inadvertently left the item off the March 15, 1999 Council agenda. Staff then called the applicant to coordinate setting April 5, 1999 as the date to consider the street vacation.

Councilmember Humphrey reported that at the Pierce Transit Board meeting, the Board heard a presentation on bus shelters. He commented that one of two Pierce Transit bus shelters is up in Lakewood and is located near the Ram. Tacoma will have two shelters. Councilmember Humphrey explained that at present, Lakewood's sign code does not provide for advertising in the shelters.

Councilmember Davis announced that she will not be attending the April 5, 1999 Council meeting.

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Councilmember Richardson asked if the Ponce de Leon Place final plat item was the Planned Development District property with the pole in question. City Manager Rohlf indicated that the pole was still there, however, the developer was making some design changes to make the area much less of a liability.

Councilmember Palmas asked about the Lake Steilacoom Total Maximum Daily Load (TMDL) study for a treatment facility. Engineering Manager Larkin indicated that the TMDL study by the Environmental Protection Agency (EPA), in its present form, can have a very significant economic impact on Lakewood. He noted that the EPA is basing their analysis on phosphorus levels which the City feels is in error.

Deputy Mayor Thomas asked if the TMDL study will have an impact on the treatment of Lake Steilacoom. Engineering Manager Larkin replied that the study will not have an impact on this year's application.

Mayor Harrison commented on the Lakewood Historical Society meeting he attended at the Lakewood Motor Inn. He indicated that the Society is working on several fronts.

Mayor Harrison reported that the Puget Sound Regional Council approved their budget at the last meeting.

Mayor Harrison reported that over 100 people helped with the Springbrook clean-up. Service organizations and McChord also helped with the effort.

Mayor Harrison reported that Representatives Talcott and Carrell held a meeting at Park Lodge Elementary School where 250 teachers attended and discussed concerns about teacher salaries.

Mayor Harrison reported that he had an opportunity to speak at the United Methodist Church about the challenges of public service.

Mayor Harrison indicated that the City Hall Ad Hoc Committee unanimously supported Council's action.

Mayor Harrison asked when will the Council be considering the decision for the Community Development Block Grant program. City Manager Rohlf indicated that staff is planning to update the Council on April 5, 1999, with a decision on entitlement to be made by May 1, 1999.

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Mayor Harrison announced Council will recess into Executive Session for approximately one hour and ten minutes to discuss personnel matters and land acquisition.

Council recessed at 8:35 p.m. and reconvened at 11:15 p.m.

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#### ADJOURNMENT

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

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BILL HARRISON, MAYOR

ATTEST:

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ALICE M. BUSH, CMC

CITY CLERK