

1999 06 14 SS

LAKWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, June 14, 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 7:05 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; Community Development Director David Bugher; 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; Community Development Director David Bugher; Engineering Manager Bill Larkin; Police Chief Larry Saunders; Human Resources & Services Director Debi Young and General Services Director/City Clerk Alice Bush.

ITEMS FOR DISCUSSION:

Update on City Hall design.

Mr. Imad Bahbah, Merritt+Pardini, reported that the design of City Hall is being targeted for a 50,000 square foot facility with a 10,000 square foot underground storage facility and underground parking. The proposed facility is estimated to cost \$150 to \$165 per square foot for office space and \$60 per square foot for an underground storage facility and parking.

Mr. Lee Pardini, Merritt+Pardini, explained that they will be presenting three alternative concepts for a design. He then reviewed some proposed design concepts to begin developing the three alternatives.

Discussion ensued on the "town center" concept; and from which street would one enter the parking lot.

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City Manager Rohlfs indicated that the size of the building has been reduced from 70,000 square feet to 50,000 square feet. He explained that \$8 million has been budgeted for City Hall. The base building of 50,000 square feet at \$160 per square foot is \$8 million. The underground parking/storage is \$1.2 million. The figures include the site work and not the purchase of the second phase expansion which is \$400,000 for land, totaling \$9.6 million.

Design costs of up to 35 percent plus sales tax would bring the total project to \$12 million. It does not include curbs and gutters or re-work of the road for \$500,000.

The \$160 per square foot figure includes stone and/or brick and wood.

Discussion ensued on revenues to fund City Hall. City Manager Rohlfs indicated that the Council may consider a short-term bond issue for a portion of the financing.

Discussion ensued that the Safeway building could be included in the City Hall package for financing; building a City Hall to accommodate City services for the next 20 years and complement the 20-year Comprehensive Plan.

Amending Sections 6.02.010, 6.02.120, 6.04.060, 6.04.110 and 6.06.060 of the Lakewood Municipal Code relative to animal control.

City Attorney Heid reviewed the proposed changes to the animal control ordinance by changing some of the minor penalties for violations from misdemeanors to infractions.

Discussion ensued on the reasons why the penalty for not having a dog license was a criminal offense; dog attacks remaining as criminal offenses; citizen concerns regarding the lack of response from the Humane Society; and exotic animals remaining a criminal offense.

Amending Sections 18.25.100, 18.25.400 and 18.35.040 of the Lakewood Municipal Code relative to storage facilities, parking of large vehicles in certain residential zones, loading area requirements and off-street parking.

Community Development Director Bugher reviewed the proposed changes to the ordinance based on Council's discussion last week.

Discussion ensued on parking needs and requirements at H & L Produce and the new restaurant proposed in that shopping complex; shared parking arrangement with other tenants for parking when modifications and rehabilitations are made to an existing facility; and the review process for the proposed ordinance changes.

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Setting Monday, July 19, 1999, at approximately 7:00 p.m., as the date for a public hearing by the City Council to consider the Six-Year Comprehensive Transportation Program, 2000-2005.

Engineering Manager Larkin briefly reviewed the draft Six-Year Comprehensive Transportation Program, 2000-2005. He indicated that the document will be reviewed by the Planning Advisory Board.

Discussion ensued on Interlaaken Drive/104th Street/Beach Lane intersection and closing Short Lane. Engineering Manager Larkin indicated that Interlaaken Drive will be closed, not Short Lane. Discussion also ensued on funding the improvements on Hipkins Road; funding for 112th Street, Farwest Drive and Steilacoom Boulevard; widening of Bridgeport Way at 100th Street; and installation of pedestrian and bicycle paths on the east side of I-5 between American Lake Gardens and Gravelly Lake Drive; and marking bicycle lanes along Farwest Drive and Gravelly Lake Drive and Nyanza.

ITEMS TENTATIVELY SCHEDULED FOR THE JUNE 21, 1999 REGULAR CITY COUNCIL MEETING:

1. Amending Sections 6.02.010, 6.02.120, 6.04.060, 6.04.110 and 6.06.060 of the Lakewood Municipal Code relative to animal control. - (Ordinance - Consent Agenda)
2. Amending Sections 18.25.100, 18.25.400 and 18.35.040 of the Lakewood Municipal Code relative to storage facilities, parking of large vehicles in certain residential zones, loading area requirements and off-street parking. - (Ordinance - Consent Agenda)
3. Setting Monday, July 19, 1999, at approximately 7:00 p.m., as the date for a public hearing by the City Council to consider the Six-Year Comprehensive Transportation Program, 2000-2005. - (Resolution - Consent Agenda)
4. Presentation by the Local Spiritual Assembly of Bahá'ís of Lakewood - "*Two Wings of a Bird: The Equality of Women and Men.*"
5. *United Way Silver Award. - Ms. Lisa Mowat, United Way*
6. *Update on Parks bond proposal.*
5. *United Way Silver Award. - Ms. Lisa Mowat, United Way*
6. *Update on Parks bond proposal.*
7. Authorizing an amendment to the agreement with Merritt+Pardini, Inc., in the amount of \$15,388, for surveying and

preparing legal descriptions for the Lakewood City Hall project site. - (Motion - Consent Agenda)

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8. Authorizing amendments to the agreement with Pertee Engineering, Inc., in the amount of \$46,312, for construction management services for the Lakeview Elementary School sidewalks project; and in the amount of \$15,724, for construction management services for the Lake City Elementary School sidewalks project. (Motion - Consent Agenda)

There were no comments.

BRIEFING BY THE CITY MANAGER

City Manager Rohlfs briefed the Council on the status of the execution of the City Hall site agreement. He indicated that with the first expansion parcel for \$400,000, there were no concerns. With the second expansion parcel, issues on the purchase of the Safeway building and due diligence language was worked out. The agreements may be ready as soon as next week for Council's approval. The Mall has worked out arrangements to relocate three businesses on the Lakewood Mall site.

Mayor Harrison asked for information on the size and budget for City Hall. City Manager Rohlfs indicated that Council will be provided with the overall staffing and square footage needs based on current population up to 85,000. Mayor Harrison indicated that when the agreement is signed, the event should be publicized and made an event.

City Manager Rohlfs distributed copies of the sign-up sheet for the Summerfest booth. He then distributed a copy of the Certificate of Appreciation for the Lakes High School Career Volunteers Workshop.

City Manager Rohlfs distributed draft copies of the next City newsletter for Council's review. He asked Council to provide changes to the draft by Thursday, June 17, 1999.

City Manager Rohlfs explained that Pierce County has sold the Lakewood Community Center to the Clover Park Technical College through a lease with option to purchase.

Discussion ensued on the disappointment of the sale of the Lakewood Community Center without input from the City; transfer of Ft. Steilacoom Park; and writing a letter to the County Council about the actions of the County Executive.

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City Manager Rohlfs distributed copies of a fax from Colonel Egan on the annexation of the military bases from the Department of the Army that discussed the concerns of the Department of the Army. Discussion ensued on sending a delegation to Washington, DC, to challenge the Army's issues about Lakewood's position and ask Congressmen Smith and Dicks to set up a meeting with the Department of the Army to discuss Lakewood's position and clarify the inaccuracies of the Department of the Army's letter.

CITY COUNCIL COMMENTS

Councilmember Humphrey thanked Deputy Mayor Thomas, John Litten, Clover Park School District, and staff for hosting a terrific Volunteer Recognition Reception.

Councilmember Humphrey asked for an update on the clean-up efforts of the Woodbrook Apartments. Community Development Director Bugher noted that the Legal Department is working to abate these apartments.

Councilmember Thomas commented that if the work to improve Hipkins Road could not be done for one-third of the engineer's cost estimate, that the project should not move forward.

Councilmember Thomas reported that she and Councilmember Davis will be bringing forward an evaluation form and tool with regard to the City Manager's performance review.

Councilmember Thomas suggested that the Council begin discussions now for the level of staffing for police officers since it takes from six to eight months to bring officers on board.

Deputy Mayor Thomas displayed the Volunteer Recognition City map showing the schools where citizens had

volunteered.

Deputy Mayor Thomas thanked City staff Alice Bush, Debi Young and Tes Ongoco for their help in putting together the Volunteer Recognition Reception. She distributed a chart showing the number of hours City staff and City Councilmembers have volunteered. She reported that approximately 297 volunteers were listed in the Volunteer Recognition database who attended the reception.

Mayor Harrison asked Councilmembers to plan on scheduling a review and evaluation of the City Manager in August.

Mayor Harrison commented on the Governor's Commute Smart meeting he and Greg Vigoren attended in Olympia to congratulate Pierce Transit for receiving an award.

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Mayor Harrison commented on the Pierce College International House groundbreaking ceremony he attended. He announced that Dr. Michele Johnson is the new President of Pierce College.

Mayor Harrison indicated that he attended a meeting with seven ministers for the purpose of establishing a ministerial association to help work on City matters.

Mayor Harrison thanked Deputy Mayor Thomas for putting together an outstanding Volunteer Recognition Reception. He thanked Alice Bush for coordinating the Art Exchange awards at the Reception.

Mayor Harrison asked for Council's support to commit to the City's effort for cleaning up the areas outside of the military gates whether the military bases are annexed or not.

Mayor Harrison reminded Councilmembers of the County Council's July 1, 1999, meeting on the parks.

Mayor Harrison announced that he will be attending the Lakes High School meeting to present a proclamation to the Lakes High School track team.

ADJOURNMENT

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

BILL HARRISON, MAYOR

ATTEST:

ALICE M. BUSH, CMC

CITY CLERK