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LAKWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, February 28, 2000

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 7:03 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; City Attorney Dan Heid; Finance and Systems Director Galen Kidd; Community Development Director David Bugher; Civil Engineer Ken Gunther; Police Chief Larry Saunders; General Services Director/City Clerk Alice Bush and Assistant to the City Manager Jeff Brewster.

ITEMS FOR DISCUSSION:

Final review of City Hall Design.

City Manager Rohlfs reviewed the proposed revisions to the design of City Hall. He explained that the size of the building has been reduced by 1,000 square feet. The cost for demolition, modular furniture workstation and deferred furniture items were also reduced. With the revisions, the projected cost for City Hall would be approximately \$12.6 million.

He then reviewed the plan for financing City Hall.

Discussion ensued on financing costs and using the interest accrued for city services.

City Manager Rohlfs then reviewed the Revenue statements and the favorable variances accrued in the General Fund in 1996, 1997 and 1998.

Discussion ensued on the City Hall Ad Hoc Committee's study of leasing versus owning City Hall; cost per square foot in the basement versus cost per square foot of other parts of the building.

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Mr. Ihmad Bahbah, Merritt+Pardini architects, reviewed the 71,000 square feet floor plan. He explained that the first level contains 26,000 square feet; second level 15,500 square feet; third level 14,500 square feet and 15,000 square feet in the basement. The average cost for constructing the basement is \$122 per square foot.

Discussion ensued on what may happen to if the City were to form its own police department and where the staff would be housed. Mr. Bahbah then reviewed the exterior design of the proposed City Hall.

Members of the City Hall Ad Hoc Committee provided comments on their recommendations for the City Hall project. Ms. Shirley Peterson spoke in support of the construction of City Hall. Mr. Richard Rabisa indicated that building a City Hall is a good investment. Mr. Ottie Ladd spoke about the Committee's review process for determining whether to

lease or build. He spoke in support of the construction of City Hall and explained some of the costs for constructing the 55,000 square-foot Greater Lakes Mental Health Care facility as a comparison. Mr. Bob Arndt spoke in support of building a new City Hall. He spoke about the expense of increasing staff and equipment in two facilities if City staff cannot be housed in one facility.

Council recessed at 8:50 p.m. and reconvened at 9:05 p.m.

Discussion ensued on operating costs for the new City Hall.

Adopting the 2000-2005 Joint Tacoma and Lakewood Consolidated Plan, 2000-2001 Annual Action Plan and the Analysis of Impediments to Fair Housing.

General Services Director/City Clerk Bush provided background information on the progress of implementing the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) program and the citizen and agencies participation in the development of the Joint Tacoma and Lakewood Consolidated Plan. She then introduced Tom Phillips, Tom Phillips and Associates, who provided an overview of Lakewood's data on reported income, poverty and housing conditions. He then summarized the reported impediments to fair housing as described in the Analysis of Impediments to Fair Housing Report.

Ms. Sylvie McGee, consultant, then described the five strategies for meeting housing and community development needs.

Discussion ensued on the types of housing owned by the Pierce County Housing Authority in Lakewood and median housing sales by census tract.

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General Services Director/City Clerk Bush then reviewed the Annual Action Plan and the CDBG projects recommended by the CDBG Citizens Advisory Board for funding in 2000-2001.

Discussion ensued on the public service set aside for Tillicum Community Center operations and the alternate project for the roof and HVAC repairs of the Center. It was the consensus of the Council that funding for the Tillicum Community Center operations and roof and HVAC repairs be brought before the Council after the ownership of the Tillicum Center was determined. General Services Director/City Clerk Bush then reviewed housing programs that are being proposed which includes minor and major home repairs, down payment assistance and housing rehabilitation. Council agreed to proceed with releasing the Five-Year Joint Consolidated Plan and Annual Action for public comment. Council also endorsed the Analysis of Impediments to Fair Housing Report.

General Services Director/City Clerk Bush added that a public hearing on the Joint Consolidated Plan and Annual Action Plan is scheduled for April 17, 2000, followed by Council adoption on May 1, 2000. The Plan is required to be submitted to Housing and Urban Development (HUD) by May 15, 2000.

ITEMS TENTATIVELY SCHEDULED FOR THE MARCH 6, 2000 REGULAR CITY COUNCIL MEETING:

1. Lakewood's Promise Update.

2. Setting Monday, April 17, 2000, at approximately 7:00 p.m., as the date for a public hearing by the City Council on the Draft 2000-2005 Joint Tacoma and Lakewood Consolidated Plan and the 2000-2001 Annual Action Plan. - (Resolution - Consent Agenda)

3. Amending Sections 3.36.010, 3.36.020, 3.36.025, 3.36.040, 3.36.050, and 3.36.055 of the Lakewood Municipal Code relative to the transient occupancy tax to reflect statutory references, with rates remaining unchanged. - (Ordinance - Consent Agenda)

There were no comments.

BRIEFING BY THE CITY MANAGER

City Manager Rohlfs provided some historical background on how Forest Park obtained its name. He explained that Forest Park was owned by the Lake City Sportsmen Club. A title report is being ordered on the site to obtain more information.

City Manager Rohlfs called on Finance and Systems Director Kidd to explain the billing procedures of utility companies when applying the utility tax. He noted, for example, if an address is labeled Tacoma instead of Lakewood, then the tax may be assessed Tacoma's rate instead of Lakewood's rate and the tax may be going to that City instead of Lakewood.

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Concerns were expressed about having monitoring procedures in place to monitor utility companies to ensure that residents were being assessed the appropriate rate and that Lakewood's tax was being collected.

CITY COUNCIL COMMENTS

Councilmember Humphrey asked when the Council can expect to review the sign code revisions. Community Development Director Bugher indicated that it is expected to be reviewed by the Planning Advisory Board within 60-90 days.

Mayor Harrison announced that the Council will recess into Executive Session for approximately one hour to discuss potential litigation and personnel matters.

Council recessed into Executive Session at 11:10 p.m. and reconvened at 1:05 a.m., February 29, 2000.

ADJOURNMENT

There being no further business, the meeting adjourned at 1:10a.m., February 29, 2000.

BILL HARRISON, MAYOR

ATTEST:

ALICE M. BUSH, CMC/AE

CITY CLERK