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LAKWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, August 27, 2001

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 7:00 p.m.

ROLL CALL

Councilmembers Present: 6 - Mayor Bill Harrison; Councilmembers Ann Kirk Davis; Larry Humphrey; JosÃ© Palmas; Doug Richardson and Sherri Thomas.

Councilmember Excused: 1 - Deputy Mayor Claudia Thomas.

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Staff Present: City Manager D. Scott Rohlfs; City Attorney Dan Heid; Finance and Systems Director Galen Kidd; Community Development Director David Bugher; Public Works Director Bill Larkin; Police Chief Larry Saunders; Human Resources & Services Director Debi Young and Administrative Secretary Tes Ongoco.

ITEMS FOR DISCUSSION:

Establishing a moratorium on the filing of applications for licenses, permits and approvals for residential development, other than for single family residential use in the Oak Park area and setting a date for a public hearing by the City Council on said moratorium.

Community Development Director Bugher provided background information regarding the land use designation of the Oak Park neighborhood. He explained that under Pierce County and the City's interim Comprehensive Plans, Oak Park neighborhood's designation was single family; but in an effort to increase density as required under Growth Management Act, this area was proposed for higher density multi-family development. The Oak Park neighborhood objected to the high-density residential designation and wanted a different type of density for that area. He explained that due to the processing requirements under the Growth Management Act, it was not possible to bring forward a Comprehensive Plan amendment and change the zoning to fit their needs and that the interim moratorium would not allow for multi-family development until the Redevelopment Plan is issued.

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Community Development Director Bugher pointed out the actual location of this neighborhood on the map.

Councilmember Thomas indicated that she supports a moratorium since some of the houses are historic buildings that are well preserved and the neighborhood sits within the commercial area and provides a unique opportunity as a walkable community to nearby commercial establishments.

Discussion ensued on how long the moratorium can be set; what happens after the Redevelopment Plan is completed; and how the MF3 zoning for the Oak Park neighborhood will be impacted.

Review of the final plat map for the San Moritz Planned Development District to develop twelve acres at the southwest

corner of 104th Street SW and Idlewild Road SW into 33 single-family lots and open space tracts (LU01009).

City Manager Rohlfs reviewed the final plat map for the San Moritz planned development district on the southwest corner of 104th Street and Idlewild.

City Manager Rohlfs distributed a copy of the agreement executed by D&M Development which divides the off-site improvements into two categories. He explained that one part requires the installation of a right turn lane on southbound Hipkins Road at 104th Street SW, including sidewalks, curbs and gutters along Idlewild Elementary and that the developer must provide the City with a cashier's check, in the amount of \$407,200. He added that another part of the agreement is to improve 83rd Avenue and the developer must submit a 150 percent cash surety, in the amount of \$374,305.20, as protection should the developer not complete the sidewalk improvement project and thus providing the City the ability to complete the project. He further indicated that both projects are expected to be completed by December 31, 2001.

Discussion ensued on the feasibility of the projects being completed by December 2001; what happens if it is not done by that date which may mean that the developer may not be able to sell lots and build on them; how the funds will be drawn from the bank; and what type of checks and balances the City have to ensure that the project is on schedule and that the homebuyer can occupy the homes.

City Manager Rohlfs explained that the work is underway and was optimistic about the timeline involved. He explained that if the developer does not fulfill their obligation, there will not be a liability issue but may inconvenience the home buyer.

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Further discussion ensued on how the City and developer came up with the amounts on the agreement; whether the funds will be released as needed during construction; the importance of getting the sidewalks done; and ensuring that Idlewild Elementary is notified about the disruption during the construction.

Departmental Review of the proposed 2002 Budget Goals and Objectives.

City Manager

City Manager Rohlfs provided the Council with the proposed 2002 organizational chart. He indicated that the City Manager Department's goals are mainly similar to last year and shown throughout the whole organization, which include efficient coordination with the redevelopers of the Mall property; pursue the extension of sewer service in the Tillicum neighborhoods and complete the Redevelopment Plan.

City Manager Rohlfs reviewed the changes on the proposed 2002 organizational chart, stressing the importance of providing significance to the Community Relations Department made up of its manager and the Ombudsman and creating Parks as a separate department.

Assistant City Manager

City Manager Rohlfs highlighted two of the Assistant City Manager Department goals, which are to continue to develop the historic preservation program and provide animal control alternatives.

Discussion ensued as to what department the Ombudsman position should fall under and checking to see what other organizations do, and possibly calling the position something else.

Legal

City Attorney Heid provided an overview of the Legal Department's 2002 goals and objectives. He explained that the majority of the work is on criminal cases including domestic violence cases showing the need for another victim advocate position. He further identified the need to enhance the database program for tracking domestic violence cases.

Discussion ensued on the number of staff needed by the Legal Department which nets to one and a half clerical support, 1 FTE attorney and funding the current Domestic Violence Advocate whose grant funding runs out in early

2002.

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Human Resources and Services

Human Resources and Services Director Young provided an overview of the number of recruitment that occurred in the past year. She then reviewed the Human Resources and Services Department's 2002 goals and objectives, which include the development of additional employee retention tools; and create and maintain a citywide volunteer database to leverage grants and volunteer efforts. She explained why there is a need for an Accounting Technician to monitor contracts separately from the Human Services Assistant and the need for an additional half time Office Assistant.

Police

Police Chief Saunders provided an overview of the Public Safety 2002 goals and objectives which are to reduce violent crimes an additional 15 percent; enhance the ability to monitor registered sexual offenders; increase the investigation and prosecution of property crimes; decrease truancy, juvenile crime and gang membership; and increase voluntary compliance and enforcement of traffic laws.

Police Chief Saunders provided statistics generated by Pierce County showing a 35 percent drop in violent crimes since the Weed and Seed program was implemented.

Councilmember Davis requested Police Chief Saunders to provide clarification on police staffing needs. Police Chief Saunders explained that it was the police department's intent since 1999 to seek incremental staffing for a period of three years.

Discussion ensued on the total number of police positions that are still yet to be filled; time involved in training new police officers; sex offenders policing; McNeil Island issues; and Community Service Officers (CSOs).

Council recessed at 8:52 p.m. and reconvened at 9:05 p.m.

Municipal Court

Court Operations Supervisor Piro highlighted the Municipal Court 2002 goals and objectives which include enhancing the Probation Division as a self funded program and bringing the public defender screening function in-house.

Discussion ensued on the increased case load and payments being process as a result of the photo enforcement program; the status of court security in the current building and at the new City Hall; the percentage of Western State Hospital cases and inability for the City to seek reimbursement from the State relating to these cases; and the success rate of the work crew community service program.

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Councilmember Thomas clarified the staffing requirements of the Municipal Court which currently has 7 regular full time employees and 3 temporary Court Clerks funded by the photo enforcement program and making them and two Office Assistants as regular employees. In addition, a Probation Officer, an additional Court Clerk and an Accounting Clerk are requested.

ITEMS TENTATIVELY SCHEDULED FOR THE SEPTEMBER 4, 2001 REGULAR CITY COUNCIL MEETING:

1. Establishing a moratorium on the filing of applications for licenses, permits and approvals for residential development, other than for single family residential use in the Oak Park area and setting a date for a public hearing by the City Council on said moratorium. - (Resolution)

2. Proclamation declaring September 9 - 15, 2001 as Celebration of International Year of Volunteers Week. - *Ms. Shawn Parkhurst, Volunteer Coordinator, United Way of Pierce County*

3. Proclamation declaring September 15 - October 15, 2001 as Latino Heritage Month.

4. Presentation of Crime Free Hotel Certification. - *Police Chief Larry Saunders*

Councilmember Richardson requested that a proclamation recognizing walkers of the Breast Cancer Walk event be added to next week's agenda.

BRIEFING BY THE CITY MANAGER

City Manager Rohlfs provided some clarification on the information provided to the Council regarding the placement of people in the new City Hall and indicated that the building is more than 90 percent utilized and should the Council have additional questions or comments, to advise him of such.

CITY COUNCIL COMMENTS

Councilmember Thomas announced the passing away of Mr. Harry Lang who served this community his whole life and that she and Councilmember Davis attended his interment. She indicated that the Clover Park School Board will be planning a recognition in honor of Mr. Lang at the next school board meeting.

Councilmember Richardson noted that he will be adding a proclamation to the Council's agenda to recognize the Breast Cancer Walk in Seattle.

Councilmember Humphrey asked City staff to find out if there is a way to simplify the animal registration process.

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Councilmember Humphrey indicated that Pierce Transit is reviewing what action to take on the possible 38 percent cutbacks in service as a result of legislation that was passed; the possibility of increasing sales tax by 0.3 - 0.6 percent and possibly increase fares in 2002. He asked for Council's input on this matter.

Discussion ensued on the different levels of sales tax percentages which Pierce Transit presented; its impacts; and the possibility of bringing in smaller buses in certain areas.

Councilmember Palmas spoke about the nice job the Keep Lakewood Beautiful Committee did on beautifying the sites on Gravelly Lake Drive SW and Ardmore.

Councilmember Palmas announced that the Lakewood Historical Society "Walk into History" event is scheduled for September 18, 2001.

Councilmember Palmas indicated that the Veterans Memorial Committee decided to incorporate as a 501c (3) nonprofit organization but will be partnering with the City and continue to work with General Services Director/City Clerk Bush. He indicated that the Committee met with the landscape architects and Public Works Director Larkin regarding the recommendations of the possible veterans memorial site.

Mayor Harrison spoke about the incident on Clover Creek over the weekend wherein white latex paint was poured in the creek but that there were no reports of fish being killed.

Mayor Harrison announced that the Lakewood Players Club has a new executive director.

Mayor Harrison asked City staff to brief the Council regarding the City Hall landscaping plan including the Main Street lighting, landscaping and crosswalks.

City Manager Rohlfs asked for Council's direction on when to set the public hearing for the Oak Park moratorium.

Mayor Harrison announced that Council will recess into Executive Session for approximately 30 minutes to discuss

litigation and personnel matters.

Council recessed into Executive Session at 9:45 p.m. and reconvened at 10:15 p.m.

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ADJOURNMENT

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

BILL HARRISON, MAYOR

ATTEST:

ALICE M. BUSH, CMC

CITY CLERK