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LAKWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, June 28, 2004
City of Lakewood
City Council Chambers
6000 Main Street SW
Lakewood, WA 98499

CALL TO ORDER

Mayor Richardson called the meeting to order at 7:01 p.m.

ROLL CALL

Councilmembers Present: 5 - Mayor Doug Richardson; Deputy Mayor Helen McGovern; Councilmembers John Arbeeny, Bill Harrison and Claudia Thomas.

Councilmember Excused: 2 - Councilmembers Pad Finnigan (arrived at 7:25 p.m.) and Walter Neary.

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ITEMS FOR DISCUSSION:

Calling for a municipal election on September 14, 2004 for a proposition to set a maximum limit on the regular property tax levy rate at no greater than \$1.484 per \$1,000 assessed valuation for a six-year term commencing 2005; and within the maximum level set, the rate shall be set each year to maintain the previous year's levy amount modified by 101 percent each year plus the addition of taxes generated by new construction.

City Attorney Wachter reviewed the proposed ordinance and resolution on a proposition to set a maximum limit on the regular property tax levy rate.

Discussion ensued on how the 2005 estimated property tax collection of \$5,350,000 was derived; and the inclusion of the current property tax rate in the ballot title.

City Attorney Wachter distributed two alternative options for a ballot title.

It was the consensus of the Council to modify the Option A Ballot title by changing the "101 percent" to an amount modified by a 1 percent increase and noting that \$1.484 per \$1,000 is the current property tax levy rate.

Councilmember Finnigan arrived at 7:25 p.m.

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Calling for a municipal election on September 14, 2004 for a proposition to set a maximum limit on the regular property tax levy rate at no greater than \$1.484 per \$1,000 assessed valuation for a six-year term commencing 2005; and within the maximum level set, the rate shall be set each year to maintain the previous year's levy amount modified by 101 percent each year plus the addition of taxes generated by new construction; approving the language of the ballot title and explanatory statement; and appointing citizen committees to write voter pamphlet statements for and against said proposition.

Discussion ensued on changes to the Explanatory Statement to include a reference of Initiative 747; address the 1 percent property tax increase; and provide known names of individuals to write for and against statements for the voters' pamphlet to the City Manager.

Resolution No. 2004-11 - (Continued from the meeting of June 21, 2004)

-(Continued from the meeting of June 21, 2004)

Adopting the 2005-2010 Six-Year Comprehensive Transportation Program.

Councilmember Arbeeney noted that 75 percent of the Six-Year Transportation Plan funding is for street capital improvements (sidewalks, curbs and gutters) and 25 percent is for road restoration. He asked if grants are not received, whether this would change the priority in funding street projects.

Discussion ensued to place emphasis on funding the maintenance and improvements to roads to provide mobilization of people by vehicles versus capital improvements (curbs, gutters and sidewalks); where in the Plan is road infrastructure addressed if Tillicum sewers are constructed; where the top ten traffic safety problem areas are located and what is being done to address them; what impacts sidewalks, curbs and gutters have on developers; the Six-Year Plan being a "living" planning document which can be changed; when streetlights can be constructed on Pacific Highway between Bridgeport Way SW and Ponders; and phasing street lighting projects.

Speaking before the Council were:

Bill Kittrell, Lakewood resident, Citizens Transportation Review Committee, spoke about how the Six-Year Transportation Plan is tied to the Comprehensive Plan and there is limited funding on what can be done.

Dennis Haugen, 6528 Mt. Tacoma Drive SW, spoke about accidents on Bridgeport Way SW and South Tacoma Way and that the ratio of accidents versus sheer volume of traffic is one of the basis used for making street improvements.

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

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Proposed Tillicum/American Lake Gardens Sewer Marketing Plan.

Councilmember Arbeeney presented a systemic approach to marketing sewers in Tillicum.

Discussion ensued about providing full disclosure on the current \$9 million sewer trunk line proposal and how it phases into a \$20 million sewer project that would serve the entire Tillicum/Woodbrook area; concerns about getting facts and analysis of the project before disseminating the information to the public; concerns about a statement that was made at a neighborhood association meeting that citizens will not be required to hook up to the main sewer line.

Speaking before the Council were:

Richard Rabisa, #2 Thornewood Lane SW, spoke about creating Local Improvement Districts (LIDs) to pay for sewer hook-ups.

Ken Severe, Lakewood resident, spoke about his personal experience with hooking up to sewers at his home on Bridgeport Way SW and how he was able to connect to sewers for \$1,800 versus the minimum of \$3,800 that was offered through the County. He asked that the City provide subsidies and low interest loans for sewer hook-ups.

Ken Severe, Lakewood resident, spoke about his personal experience with hooking up to sewers at his home on Bridgeport Way SW and how he was able to connect to sewers for \$1,800 versus the minimum of \$3,800 that was offered through the County. He asked that the City provide subsidies and low interest loans for sewer hook-ups.

Ken Canfield, Citizens Transportation Review Committee, Lakewood resident, advised the Council to obtain legal opinion on mandating sewer hook-ups with and without the formation of a ULID; and determining if the City can impose a surcharge.

Further discussion ensued on providing citizens with financing option plans for sewer hook-ups; getting legal clarification on whether the City can be required to mandate sewer hook-ups; and whether the City can legally impose a finance surcharge to assess for sewers that is under the County's jurisdiction.

It was the consensus of the Council to develop a methodology for marketing sewers before marketing the concept in the community.

ITEMS TENTATIVELY SCHEDULED FOR TUESDAY, JULY 6, 2004 REGULAR CITY COUNCIL MEETING:

1. Calling for a municipal election on September 14, 2004 for a proposition to set a maximum limit on the regular property tax levy rate at no greater than \$1.484 per \$1,000 assessed valuation for a six-year term commencing 2005; and within the maximum level set, the rate shall be set each year to maintain the previous year's levy amount modified by 101 percent each year plus the addition of taxes generated by new construction. - (Ordinance - Consent Agenda)

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2. Calling for a municipal election on September 14, 2004 for a proposition to set a maximum limit on the regular property tax levy rate at no greater than \$1.484 per \$1,000 assessed valuation for a six-year term commencing 2005; and within the maximum level set, the rate shall be set each year to maintain the previous year's levy amount modified by 101 percent each year plus the addition of taxes generated by new construction; approving the language of the ballot title and explanatory statement; and appointing citizen committees to write voter pamphlet statements for and against said proposition. - (Resolution - Consent Agenda)

3. Resolution No. 2004-11 - (Continued from the meeting of June 21, 2004)

Adopting the 2005-2010 Six-Year Comprehensive Transportation Program. - (Resolution - Consent Agenda)

4. Creating Section 2.14.130 of the Lakewood Municipal Code authorizing the Lakewood Police Chief to commission reserve officers and establish their rights and limitations. - (Ordinance - Consent Agenda)

5. Creating a Board of Trustees to administer the Volunteer Firefighters and Reserve Officers Relief and Pension Program. - (Ordinance - Consent Agenda)

6. Authorizing City volunteer reserve officers to participate in the Volunteer Firefighters and Reserve Officers Pension Program. - (Ordinance - Consent Agenda)

7. Authorizing an interim interfund loan from the Surface Water Management Fund, in an amount not to exceed \$2,905,000, for the construction of Local Improvement District Nos. 1101, 1102 and 1103; and creating a Debt Service Fund and a Guaranty Fund. - (Ordinance - Consent Agenda)

8. Authorizing the execution of a lease agreement with Northwest Building LLC, in the amount of \$4,136 per month, for police facilities located at the Lakewood Industrial Park from December 1, 2004 through November 30, 2006. - (Motion - Consent Agenda)

9. Authorizing the execution of Addendum No. 2 to an agreement with Architects Rasmussen Triebelhorn, in the amount of \$24,700 for a total cost of \$57,519, to prepare the preliminary design and cost estimates for a police headquarters. - (Motion - Consent Agenda)

In reference to the Addendum No. 2 to the agreement with Architects Rasmussen Triebelhorn, Deputy Mayor McGovern encouraged that the City seek the expertise of a bond counsel on bond financing matters.

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BRIEFING BY THE CITY MANAGER

Acting City Manager Bush announced that on July 1, 2004, Independence Day celebration will be held at City Hall from noon to 2:00 p.m.; and on July 10, 2004, Summerfest at Ft. Steilacoom Park will begin at 11:00 a.m.

Acting Public Works Director Vigoren reviewed the overlay costs of approximately \$724,060 for the repavement of South Tacoma Way, 100th Street SW, and Bridgeport Way SW. He explained that the overlay was completed last week and striping of streets will begin soon. He further explained that there are some "bleeding" in spots on 100th Street and on Lakewood Drive and 74th Streets that the crew is working on.

CITY COUNCIL COMMENTS

Councilmember Finnigan asked about the kind of fingerprinting system that the new Lakewood Police Department will be using.

Councilmember Finnigan asked about the status of the community survey results. Community Relations Manager Bock indicated that the results will be distributed to the Council soon.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:40 p.m.

DOUGLAS G. RICHARDSON, MAYOR

ATTEST:

ALICE M. BUSH, CMC

CITY CLERK