

# 2015 01 26 Study Session Minutes

## LAKESWOOD CITY COUNCIL STUDY SESSION MINUTES

January 26, 2015  
City of Lakewood  
City Council Chambers  
6000 Main Street SW  
Lakewood, WA 98499

### CALL TO ORDER

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

### ROLL CALL

**Councilmembers Present:** 7 – Mayor Don Anderson; Deputy Mayor Jason Whalen; Councilmembers Mary Moss, Mike Brandstetter, John Simpson, Marie Barth and Paul Bocchi.

### ITEMS FOR DISCUSSION:

#### **Overview of the Community Development Block Grant (CDBG), HOME Investment Partnership Act, Neighborhood Stabilization Program and Section 108 programs.**

Program Manager Jeff Gumm provided an overview of the history, purpose and regulations relative to the CDBG, HOME, Neighborhood Stabilization Program (NSP), Section 108 and abatement programs.

Discussion ensued on whether HOME funds are been used for recurring costs; when loans are repaid can the funding be reallocated to other types of loans (repayments are generally used for funding the same programs that generated the repayments); what is the process used to qualify for a Habitat for Humanity home; what is the average monthly payment that the City receives for housing repayments (approximately \$100/month average from three owners funded with HOME and approximately \$60/month from 14-16 loans funded with CDBG); can monies be used to remove the barn debris at Ft. Steilacoom Park (survey would need to be taken of individuals using the park to demonstrate that 51% of the users of the park are low-to-moderate income individuals); has there been any information about potential changes to the federal allocations and regulations relative to CDBG; what is the relationship between HUD median income guidelines in comparison to the free and reduced lunch school program; where is the Council's priority of using \$300,000 in CDBG funds for infrastructure improvements found (108th Street improvements between Main Street and Bridgeport Way is being allocated with CDBG funds); are there restrictions on NSP 1 funds when an abatement lien is paid back; are there abatement projects in the Woodbrook area; realistically, how long does it take to abate a property (within 12 months); if there were more abatement funds, can the abatements be done more quickly.

#### **Review of Substitute Ordinance No. 591 relative to subdivisions.**

Program Manager Catron reviewed the Substitute Ordinance No. 591 relative to sewer connections in subdivisions.

Discussion ensued on what would constitute a non-legal lot; the role of covenants is not mentioned in the proposed ordinance and how are covenants defined; and how does the City enforce a City required covenant after a developer sell the lots to owners and the covenant becomes stagnant.

#### **Review of Residential Target Areas and proposed amendments to the Tax Incentive Urban Use Center boundaries.**

Assistant City Manager Bugher reviewed several proposed amendments to the residential target areas.

Discussion ensued on whether the Lakewood Water District is planning to expand water capabilities in Springbrook; and why not consider redesigning the boundaries to make uses of undeveloped land in RTA 1.

#### **Review of Pacific Highway redevelopment fiscal analysis.**

Economic Development Manager Newton provided an update on Pacific Highway for retail redevelopment. She reviewed the fiscal analysis of Washington State Department of Transportation's (WSDOT) property relocation options.

Discussion ensued on when WSDOT is planning to ask the legislature for funding (3 – 5 years). Further discussion ensued on concerns about the validity of the proposed costs against actual projects; what is the value of the property being disposed of to WSDOT; what could be the development impacts on the international district along South Tacoma Way; what kind of retail stores would be included if there was an outlet mall (modeled after Centralia retail outlet mall); would the State be encouraged to bond the WSDOT facility; and as an example, look into how a Department of Natural Resource property was developed by a private developer in relation to a Costco development.

#### **Review of Lakewood Towne Center site development.**

Economic Development Manager Newton reviewed a proposed development at the Lakewood Towne Center which could include affordable housing, a hotel, park like amenities, and restaurants.

Discussion ensued about past concerns about the water tables at the proposed site for high density housing units; is there a mixed-use option for commercial uses with housing such as small commercial office uses with transit and housing; and can some of the housing be condominiums that are owner-occupied.

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

City Manager Caulfield called upon Assistant City Manager Bugher who provided an update on the preliminary flood insurance maps of December 2014 in comparison to the 1998 FEMA flood insurance maps. He highlighted the changes in the Springbrook area which delineates most of Springbrook being within the 100 year flood plain.

Discussion ensued on the map changes and how more properties are shown within the flood plain; consider reaching out to the Pierce County Association of Realtors and National Association of Realtors concerning the taking of property rights; can the City influence a different date rather than the June 2015 date set by the Department of Ecology for cities to promulgate an ordinance with meets both GMA and FEMA.

City Manager Caulfield then provided a legislative update. He noted that Senator O'Ban is working to increase funding for the I-5 corridor improvements from \$350 million to \$450 million. He reported that the SR167 Gateway Coalition will be meeting with various jurisdictions to coordinate that Pierce County is speaking with one voice as it relates to transportation improvement projects in Pierce County. He noted that the Springbrook acquisition project is moving forward. Representative Muri's budget request for Ft. Steilacoom Park barn debris removal is also moving forward. He reported that the letter on the Pt. Defiance Bypass has been finalized for signature. He reported that the Western State Hospital Community Policing Program legislative hearing went very well with no opposition.

He then commented on the JBLM Listening Session which has gained a lot of exposure.

He announced that the Planning Commission elected Don Daniels as Chair and Robert Pourpasand as Vice-Chair.

He announced that the AWC Center of Quality Communities is seeking youth applications for scholarships. The Youth Council is working on submitting application(s).

He announced that the City's Triathlon is scheduled for July 11, 2015. The City is also working in partnership with Lacey's Black Hills Triathlon scheduled for June 28, 2015 and JBLM's Sprint & Olympic Triathlon scheduled for August 29, 2015.

He commented that the City's Employees Wellness Committee will be sponsoring a chili cookoff on Tuesday, January 27, 2015, and the winning chili will be entered in the Chamber of Commerce Chili cookoff on February 5, 2015.

He noted that February 7, 2015 is the Caring for Kids auction.

February 18 and 19, 2015, is the AWC's Legislative Conference, in Olympia.

February 19, 2015 the Boys and Girls Cub will be holding their 75th anniversary celebration.

February 19, 2015, at 6:00 p.m., the Pierce County Regional Council Annual General Assembly, will be held at the Puyallup Park Pavilion.

On February 28 and 29, 2015 legislative visits are being scheduled.

On March 26, 2015, the grand opening of Harrison Preparatory is scheduled.

**ITEMS TENTATIVELY SCHEDULED FOR THE FEBRUARY 2, 2015 REGULAR CITY COUNCIL MEETING:**

1. Adopting Substitute Ordinance No. 591 relative to subdivisions.
2. Amending Residential Target Areas and proposed amendments to the Tax Incentive Urban Use Center boundaries.
3. 2-2 Stryker Brigade Combat Team presentation.
4. Amending the Lakewood Municipal Code relative to Planning Commission name change.
5. Declaring Koda Lakewood Police canine as surplus property.
6. Authorizing the execution of an agreement with the Greater Lakes Mental Healthcare for professional mental health services.

**CITY COUNCIL COMMENTS**

Councilmember Moss commented on the JBLM Listening session she attended.

Councilmember Brandstetter commented that a number of Youth Councilmembers attended a legislative session in Olympia.

Councilmember Barth asked if a Councilmember could attend a February 4, 2015, 5:15 p.m., Public Safety Advisory Committee meeting on her behalf at the Emergency management coordination building next to the Pierce County annex. Councilmember Moss indicated that she could attend.

Deputy Mayor Whalen commented on a South Sound National Association Investment Properties meeting he attended about industrial warehousing. He noted that Anne Sprute from Rally Point 6 was elected as a presidential scholar and suggested that a congratulatory letter be sent to her.

Mayor Anderson indicated that he received a number of comments about the JBLM Listening Session. He commented on the Legislative public hearing he attended in Olympia. He then spoke about a service that he and Councilmember Simpson attended honoring Jack Gamble with a purple heart.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 10:25 p.m.

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DON ANDERSON, MAYOR

ATTEST:

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ALICE M. BUSH, MMC  
CITY CLERK