



LAKWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, February 24, 2020
City of Lakewood
City Council Chambers
6000 Main Street SW
Lakewood, WA 98499

CALL TO ORDER

Mayor Anderson called the meeting to order at 7:00 p.m.

ROLL CALL

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

ITEMS FOR DISCUSSION:

Review of Buildable Lands Report.

Planning Manager Speir shared that under the Growth Management Act there is a requirement for Counties and Cities to complete a Buildable Lands Report (BLR) every eight years. The most recent BLR was completed in 2014 and the next is due in 2021. She shared that a review of the BLR from 2014 showed that Lakewood had sufficient housing through 2030 using data from the 2010 Census and listed the housing needs at 9,565 units and housing capacity of 10,919 units. She noted that data from the BLR will be incorporated into updates to the 2023 Comprehensive Plan. Discussion ensued.

Review of Annual Housing Report.

Assistant City Manager for Development Services Bugher reported that annually the Community and Economic Development Department publishes a report to share a snapshot of housing development from the prior year and future growth trends. He highlighted Pierce County Ordinance No. 2017-24 that estimated a population of 72,000, housing of 34,284 units and total employment growth of 9,285 for the year of 2030. He shared that Lakewood is still demolishing old housing stock and has not seen net increase of houses being built from 2016 to 2019 and a total of 25 single family homes and 10 multifamily units were built in 2019. He noted that Lakewood has not met its growth targets due to several reasons including a lack of greenfields and difficulty assembling land.

He reviewed the City's Multifamily Tax Exemption (MFTE) program that has been in place since 2006 and has completed a total of 5 projects and 482 units. He highlighted household income data, poverty levels, median home values, and compared the average cost of rent in Lakewood and surrounding communities. He shared that it is expected that home prices and rentals will continue to rise in 2020 and new single family housing construction will remain limited. Discussion ensued.

At 8:13 p.m. Mayor Anderson announced that City Council will recess for 10 minutes. Council reconvened at 8:26 p.m.

Review of SHB 1406 funding for affordable and supportive housing and review of chemical dependency and mental health sales tax.

Planning Manager Speir reported shared that the City Council adopted Resolution 2019-19 in September, 2019 expressing the City's intent to qualify for a state sales tax credit available pursuant to Substitute House Bill (SHB) 1406 for acquiring, rehabilitation or constructing affordable housing. She shared that in order to receive the full tax credit allowed under SHB 1406 the City must pass a qualifying local tax and after reviewing qualifying local tax options at its January 13th study session the City Council requested additional information regarding the 0.1% mental health and chemical dependency sales tax. She shared that on March 10th the Pierce County Council is expected to take action on the 0.1% mental health tax and if Pierce County adopts the tax the City will not be eligible for the additional funding. Discussion ensued related to whether or not to adopt the 0.1% sales tax for mental health and chemical dependency, the pros and cons of implementing such a tax and the benefits to the community. It was recommended that an Ordinance related to the 0.1% sales tax for mental health and chemical dependency as well as an Ordinance enabling collection of SHB 1406 funds come forward for City Council consideration at the March 2nd City Council meeting.

ITEMS TENTATIVELY SCHEDULED FOR THE MARCH 2, 2020 REGULAR CITY COUNCIL MEETING:

1. Youth Council Report.
2. Clover Park School District Report.
3. Authorizing the award of a construction contract to Northwest Cascade, Inc., in the amount of \$1,148,148, for the construction of the Steilacoom Blvd - 88th Street SW overlay project. – (Motion – Consent Agenda)
4. Authorizing the execution of a collective bargaining agreement with the Lakewood Police Management Guild. – (Motion – Consent Agenda)
5. Relating to local sales or use taxes and authorizing 0.1% sales or use tax for chemical dependency or mental health treatment services or therapeutic courts. – (Ordinance – Regular Agenda)

Executive Session

Mayor Anderson announced that Council will recess into Executive Session for approximately 10 minutes pursuant to 42.30.110(1)(i) to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency. The council is not expected to take final action following the executive session.

Council recessed into Executive Session at 9:56 p.m. At 10:06 p.m. Mayor Anderson announced that Executive Session will be extended an additional 5 minutes. Council reconvened at 10:11 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:11 p.m.



DON ANDERSON, MAYOR

ATTEST:



BRIANA SCHUMACHER
CITY CLERK

6. Transportation Capital Improvement Program Update. – (Reports by the City Manager)
7. Parks Capital Improvement Program Update. – (Reports by the City Manager)
8. Review code updates regarding the Legal Department. – (Reports by the City Manager)

REPORTS BY THE CITY MANAGER

City Manager Caulfield provided an update on several state legislative initiatives and reviewed a draft agenda for the City Council Retreat that is scheduled for Saturday, March 7th beginning at 8:30 A.M. in the City Hall Council Chambers.

He shared that a contract with Northwest Cascade, Inc. in the amount of \$1,148,148, for Steilacoom Blvd from Weller Road to Custer Road project will come forward for City Council approval at the March 2nd City Council meeting, the Onyx Drive SW project design is complete and a contract will come forward for consideration at the March 16th City Council meeting and the Veterans Drive project design is scheduled to advertise for bids beginning on March 3rd.

He shared that the Public Works Engineering Department is evaluating the potential to treat Waughop Lake with alum in March depending on the lake temperature, Western State Hospital has submitted a Master Facilities permit application to demolish or remodel buildings on the campus and graffiti tagger Mr. Eriassy Ramos pled guilty to additional charges and received another 45 days in-custody bringing his total jail sentence to around 500 days.

He reported that an interior demolition permit has been issued for BBQ Pete's restaurant, which is locating in the same building as Crunch Fitness and Altitude Trampoline has confirmed that they will be locating in the Towne Center.

He shared that the 2020 CDBG and HOME Fund allocations have increased for 2020 and the Lakewood Sister Cities Association (LSCA) has requested the City Council provide \$5,700 to reimburse them for lodging costs for their sponsorship of delegates from Gimhae, South Korea and Okinawa City, Japan last summer. The City Council will not approve additional funding for LSCA at this time.

He then shared that the City is partnering with the Lakewood Chamber of Commerce to host Lemonade Day on June 2, 2020 which is a program that teaches youth how to start, own and operate their own business.

He then announced the following meetings and events:

- February 27, 5:30 P.M., Boys & Girls Clubs of South Puget Sound Legacy of Hope, Hotel Murano-Bicentennial Pavilion
- February 27, 6:00 P.M., JBLM North Access Improvement Project Open House, City Hall Council Chambers
- March 4, 7:00 A.M., Communities in Schools of Lakewood Champions for Youth Breakfast 2, McGavick Conference Center
- March 5, 6:00 P.M., JBLM North Access Improvement Project Open House, City Hall Council Chambers
- March 5, 11:30 A.M., Economic Development Board Annual Meeting, Greater Tacoma Convention Center
- March 19, 10:00 A.M., Lakewood Youth Empowerment Summit, McGavick Conference Center

CITY COUNCIL COMMENTS

Councilmember Moss shared that last week she attended the Team McChord Annual Awards Banquet.

Councilmember Brandstetter shared that last week he attended the Pierce County Regional Council General Assembly where the city was recognized for the Motor Avenue project. He shared that this week he will participate in interviews for the South Sound 911 Executive Director position and the UW Urban Studies Forum on March 5th.

Councilmember Bocchi shared that last week he attended the Pierce County Regional Council General Assembly and Planning Commission meeting.

Councilmember Farmer shared that last week she attended the Pierce County Regional Council General Assembly and this week will be attending the Parks and Recreation Advisory Board meeting and Tacoma's State of the City Address.

Councilmember Simpson stated that he is proud of the working relationship between City Councilmembers.

Deputy Mayor Whalen shared that last week he also attended the Pierce County Regional Council General Assembly meeting and Lincoln Day Banquet.

Mayor Anderson commented on the Western State Hospital Master Plan Update and shared that this week he will attend the Puget Sound Regional Council meeting.
