



City of Tacoma

City Council Study Session Minutes

747 Market Street, Tacoma, WA 98402, Council Chambers

Dial: 253-215-8782 Meeting ID: 894 9617 1192

Webinar Link: www.zoom.us/j/89496171192 Passcode: 896569

July 19, 2022

12:00 PM

Call to Order

Mayor Woodards called the study session to order at 12:05 p.m.

Roll Call

Present: 7 - Blocker, Bushnell, Daniels, Hines, Rumbaugh, Ushka and Mayor Woodards

Absent: 1 - Walker

Council Member Walker arrived at 1:55 p.m.

Council Members Blocker and Walker participated virtually.

Briefing Items

1. [22-0801](#) Occidental Petroleum Site Cleanup

At approximately 12:06 p.m., Jim Parvey, Environmental Policy and Sustainability Division Manager, Environmental Services, provided opening remarks and introduced Kerry Graber, Site Manager, Washington State Department of Ecology (DOE); Joel Massmann, Owner and Principal Engineer, Keta Waters; and Sheila Coughlan, Public Involvement Coordinator, DOE. Graber presented an update on the Occidental Chemical Inc. site, formerly known as Hooker Chemical, including an outline; site location, noting nearby properties and size; major themes from public comments; potential exposure pathways from the Occidental site to the Hylebos Waterway; and a video describing the project and proposed remedy. Massmann presented major accomplishments, including the monitoring system, noting construction of new monitoring wells; collection of new samples, noting the last sampling was completed eight years ago; monitoring contaminants and the groundwater plume; and the test of a pilot pump remedy to remove contaminated water from the site and move the plume away from Commencement Bay. Graber outlined the remedy selection process; the Model Toxics Control Act (MTCA) comparative benefit scoring the DOE used to evaluate the alternatives, noting elements

and costs; the MTCA comparative benefit scores of each alternative; the adaptive management strategy; and the project timeline. Coughlan concluded by reviewing the cleanup process and goals, including when public comment periods occur, noting upcoming public comments on the Cleanup Action Plan, and long-term engagement; major themes of community concerns; other entities involved; what DOE hopes to learn; and next steps.

Discussion ensued regarding the long-term timeline and impacts, community outreach about the project and future construction, site ownership and funding, economic impacts, possible business uses and development, the importance of cleaning up the site, appreciation for the work being done, fully restoring the area, ways to engage youth and students, addressing concerns about earthquakes and other risks, groundwater sources, the United States Toxic Substances Control Act, other cleanup activities around Commencement Bay, the Commencement Bay Nearshore Tideflats Superfund designation, and other strategies being used.

Pilot Neighborhood Planning Program Update

2. [22-0804](#) At approximately 1:03 p.m., Lauren Hoogkamer, Principal Planner, Planning and Development Services (PDS), introduced Anneka Olson, Senior Planner, PDS, and presented an update on the pilot Neighborhood Planning Program, including background, program needs, coordination and alignment with other efforts, program overview, objectives, outreach, plan outline, example implementation strategies, implementation partners, and process. Olson presented the McKinley Hill Neighborhood Planning Program, including progress to date; program takeaways; process; project prioritization; priorities, noting amenities, art and interpretation, walkability and transportation, and open space and development; quick wins; and next steps. Hoogkamer presented the Proctor Neighborhood Planning Program, including scope; what staff have heard so far; the targeted engagement strategy, noting key stakeholders; and kickoff and next steps, noting an event on September 29, 2022, at 5:30 p.m., through Zoom, and engagement tools. Hoogkamer concluded by reviewing the future of the Neighborhood Planning Program, and next steps.

Discussion ensued regarding appreciation for staff; neighborhood planning in other areas, noting the South End and Hilltop; coordination between the community, businesses, and City; helping communities prepare for planning efforts; resources needed to shift from a pilot to an ongoing program; ways to increase involvement; finding shared needs and overlaps between neighborhoods; and impacts of growth, development, and increased density.

Other Items of Interest

Mayor Woodards reminded everyone that the 24 selected applicants for the City Council At-Large Position 7 vacancy will provide presentations at tonight's meeting, starting at 6:00 p.m., and outlined the presentation format. She further stated that Council Members will select finalists at the July 26, 2022, meeting, and asked them to provide her with sample questions for the finalist interviews. She concluded by stating that comments from community members are encouraged and will be accepted until Friday, July 22, 2022, at noon; and that details are available online at cityoftacoma.org/councilmeetings.

Discussion ensued regarding the timeline for providing questions and scheduling finalist interviews.

Committee Reports

There were no committee reports given.

Agenda Review and City Manager's Weekly Report

3. [22-0805](#) Weekly Report to the Mayor and City Council, July 14, 2022

City Manager Elizabeth Pauli stated there are no ceremonials and no changes expected on tonight's meeting agenda. She concluded by reminding everyone that presentations by the selected applicants for the City Council At-Large Position 7 vacancy are scheduled to begin at 6:00 p.m. during tonight's meeting.

Executive Session - Review the Qualifications of a Public Employee

MOTION: Deputy Mayor Ushka moved to convene to an Executive Session pursuant to RCW 42.30.110(1)(h) to review the qualifications of a public employee, not to exceed 30 minutes.

SECONDED BY: Council Member Hines.

ACTION: Voice vote was taken and carried. The motion was declared adopted.

Ayes: 7 - Blocker, Bushnell, Daniels, Hines, Rumbaugh, Ushka and Mayor Woodards

Absent: 1 - Walker

Council Member Walker arrived here, at 1:55 p.m.

The City Council convened to Executive Session at 1:56 p.m.

The Executive Session concluded, and the study session reconvened,
at 2:16 p.m.

Adjournment

There being no further business, the study session was adjourned at 2:16 p.m.

Victoria R. Woodards, Mayor

Doris Sorum, City Clerk