



# City of Tacoma City Council Minutes

747 Market Street, First Floor, Tacoma WA 98402

City Council Chambers

**March 20, 2018**

**5:00 PM**

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## CALL TO ORDER

Mayor Woodards called the meeting to order at 5:10 p.m.

## ROLL CALL

**Present:** 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

**Absent:** 1 - Thoms

## FLAG SALUTE

The flag salute was led by Council Member Blocker.

## MOMENT OF SILENCE

The moment of silence was in honor of Steven Standley, a City of Tacoma employee, who has worked for the City for over 24 years in various departments.

## ITEMS FILED IN THE OFFICE OF THE CITY CLERK

1. [18-0232](#) Minutes of the Community Vitality and Safety Committee, February 8, 2018.
2. [18-0247](#) Minutes of the Planning Commission, January 3, 2018.
3. [18-0248](#) Minutes of the Planning Commission, January 17, 2018.
4. [18-0219](#) Minutes of the Public Utility Board study session, January 24, 2018.
5. [18-0220](#) Minutes of the Public Utility Board meeting, January 24, 2018.
6. [18-0221](#) Minutes of the Public Utility Board special meeting, February 2, 2018.

7. [18-0231](#) Minutes of the Tacoma Arts Commission, February 12, 2018.
8. [18-0211](#) Disclosure of Remote Interest pursuant to Tacoma City Charter Section 6.6 and Municipal Code Section 1.46.030 A and B as follows:  
Name Council Member Robert Thoms  
Affiliation Board Member, Crystal Judson Family Justice Center

## CONSENT AGENDA

9. [18-0256](#) Minutes of the City Council study session, February 13, 2018.
10. [18-0213](#) Minutes of the City Council meeting, February 13, 2018.

## RESOLUTIONS

11. [RES39952](#) A resolution setting Thursday, April 26, 2018, at 9:00 a.m., as the date for a hearing by the Hearing Examiner on the request to vacate approximately 4,500 linear feet of Alexander Avenue, between SR-509 (North Frontage Road) and the westerly boundary of industrial lands, for fulfilling transportation requirements for business needs of the proposed development.  
(Port of Tacoma; File No. 124.1206)  
[Ronda Cornforth, Senior Real Estate Specialist; Kurtis D. Kingsolver, P.E., Director, Public Works]
12. [RES39953](#) A resolution setting Thursday, April 26, 2018, at 1:30 p.m., as the date for a hearing by the Hearing Examiner on the request to vacate a portion of North 10th Street, abutting an adjacent residential property located at 7517 North 10th Street, for the expansion of residential yard space.  
(Buckets Johnson, LLC; File No. 124.1385)  
[Ronda Cornforth, Senior Real Estate Specialist; Kurtis D. Kingsolver, P.E., Director, Public Works]

**MOTION: Deputy Mayor Ibsen moved to adopt the Consent Agenda, including Resolution Nos. 39952 and 39953.**

**SECONDED BY: Council Member Mello.**

**ACTION: Voice vote was taken and carried to adopt the Consent Agenda. The Consent Agenda was declared adopted.**

**Ayes:** 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

**Absent:** 1 - Thoms

## PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ANNOUNCEMENTS

Mayor Woodards proclaimed Saturday, March 24, 2018 as March for Our Lives Day, and presented the proclamation to Ms. Jazmin Pearson, a student at the Science and Math Institute, and her parents, Calvin and Pepa.

## PUBLIC COMMENT

Public Comment began at 5:16 p.m.

Speaking before the City Council:

1. David Schroedel, Tacoma-Pierce County Chamber, speaking on Ordinance No. 28496.

Public Comment ended at 5:20 p.m.

## REGULAR AGENDA

### APPOINTMENTS

13. [RES39948](#) A resolution appointing an individual to the Interim City Council District No. 2 Position beginning March 7, 2018, until Council Member Robert Thoms returns and resumes his duties as a Council Member or the end of his term, whichever occurs first.  
(Continued from the meeting of March 6, 2018)  
[Mayor Woodards]

**MOTION: Deputy Mayor Ibsen moved to amend Resolution No. 39948 by striking "March 7" and inserting "March 21" on page 1, line 2 and on page 2, lines 7 and 17.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

**Absent:** 1 - Thoms

**MOTION: Deputy Mayor Ibsen moved to further amend Resolution No. 39948, as amended, by inserting the name "Justin Camarata" on page 2, lines 6 and 16.**

**SECONDED BY: Council Member Mello.**

**ACTION: Roll call vote was requested and taken. The motion was declared adopted.**

**Ayes:** 6 - Beale, Blocker, Ibsen, Mello, Ushka and Mayor Woodards

**Nays:** 2 - Hunter and McCarthy

**Absent:** 1 - Thoms

**MOTION: Council Member Ushka moved to amend Resolution No. 39948, as amended, by striking the phrase "at the end of his term" and inserting "December 31, 2018" on page 2, line 18.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

**Absent:** 1 - Thoms

**Roll call vote was requested and taken on the Resolution, as amended. The Resolution, as amended, was declared adopted.**

**Ayes:** 6 - Beale, Blocker, Ibsen, Mello, Ushka and Mayor Woodards

**Nays:** 2 - Hunter and McCarthy

**Absent:** 1 - Thoms

## PURCHASE RESOLUTIONS

14. [RES39954](#) A resolution authorizing an increase to the contract with EGM, Inc., d.b.a. MENG Analysis, in the amount of \$39,150, sales tax not applicable, for a total of \$308,545, budgeted from the General Fund, for a facility condition assessment of eight Tacoma Public Library locations - Specification No. PW15-0635F.  
[Justin E. Davis, Facilities Division Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

**MOTION: Deputy Mayor Ibsen moved to adopt Resolution No. 39954.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

**Absent:** 1 - Thoms

15. [RES39955](#) A resolution authorizing an increase to the contract with Winsor Fireform, LLC, in the amount of \$31,695, plus applicable sales tax, for a total of \$230,000, budgeted from the Economic Development Grants Fund, to complete the installation of a large-scale, tile Historic Interpretive Display inside the new Amtrak Cascade Station at Freighthouse Square - Specification No. PW17-0303S.  
[Ian Munce, Special Assistant to the Director; Peter Huffman, Director, Planning and Development Services]

**MOTION: Deputy Mayor Ibsen moved to adopt Resolution No. 39955.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

**Absent:** 1 - Thoms

## RESOLUTIONS

16. [RES39956](#) A resolution authorizing the execution of an amendment to the State Participation Agreement with the Washington State Department of Transportation, in the amount of \$35,000, for a total of \$268,841, budgeted from the Economic Development Grants Fund, to complete the installation of a large-scale, tile Historic Interpretive Display inside the new Amtrak Cascades Station located at Freighthouse Square.  
[Ian Munce, Special Assistant to the Director; Peter Huffman, Director, Planning and Development Services]

**MOTION: Deputy Mayor Ibsen moved to adopt Resolution No. 39956.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

**Absent:** 1 - Thoms

17. [RES39957](#) A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with 618 Steele Street, LLC, for the development of 13 multi-family market-rate and affordable rental housing units located at 618 Steele Street in the 6th Avenue Mixed-Use Center.  
[Debbie Bingham, Economic Development Specialist; Kim Bedier, Acting Director, Community and Economic Development]

**MOTION: Deputy Mayor Ibsen moved to adopt Resolution No. 39957.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

**Absent:** 1 - Thoms

18. [RES39958](#) A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Bear Mountain Holdings LLC, for the development of 14 multi-family market-rate and affordable rental housing units located at 4338 South Cedar Street in the Tacoma Mall Mixed-Use Center.  
[Debbie Bingham, Economic Development Specialist; Kim Bedier, Acting Director, Community and Economic Development]

**MOTION: Deputy Mayor Ibsen moved to adopt Resolution No. 39958.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

**Absent:** 1 - Thoms

19. [RES39959](#) A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Dragon Bowline LLC, for the development of 152 multi-family market-rate and affordable rental housing units located at 304, 306, and 308 Puyallup Avenue in the Downtown Regional Growth Center.  
[Debbie Bingham, Economic Development Specialist; Kim Bedier, Acting Director, Community and Economic Development]

**MOTION: Deputy Mayor Ibsen moved to adopt Resolution No. 39959.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

**Absent:** 1 - Thoms

## FIRST READING OF ORDINANCES

20. [ORD28496](#) An ordinance reestablishing a Downtown Business Improvement Area (BIA) for a ten-year period, establishing new boundaries and providing for the levy of assessments and other income, in the amount of \$1,200,627; and approving the 2018-2019 BIA work plan, budget, and assessment of rates from May 1, 2018 through April 30, 2028.

[Debbie Bingham, Economic Development Specialist; Kim Bedier, Acting Director, Community and Economic Development]

**ACTION: Ordinance No. 28496 was set over for final reading next week.**

21. [ORD28497](#) An ordinance amending Chapter 1.12 of the Municipal Code, relating to severance benefits, to eliminate the authority of the City Manager and Director of Utilities to grant severance benefits associated with an employment agreement as a means of attracting and retaining public employees, and to require the City Council to approve any proposed agreement that would grant severance benefits to the Director of Utilities. [Deputy Mayor Ibsen]

**ACTION: Ordinance No. 28497 was set over for final reading next week.**



**PUBLIC HEARINGS AND APPEALS**

- 22. [18-0212](#) This is the date set for a public hearing by the City Council on the proposed Emergency Temporary Shelters Permanent Regulations, as recommended by the Planning Commission.  
[Brian Boudet, Planning Division Manager; Peter Huffman, Director, Planning and Development Services]

The public hearing began at 5:54 p.m.

Speaking before the City Council:

- 1. Charlean Hill, 5011 East L Street, 98404.
- 2. Paul T. Chromey, 6826 South D Street.
- 3. Neal Rogers, 5312 South Pine Street.
- 4. Martha Ward, 909 North I Street.
- 5. Patricia Menzies, 615 South Grant Avenue.
- 6. Cheryl Kopec, 7234 South G Street.
- 7. Julie Warden-Gregory, 501 South 7th Street.
- 8. Theresa Power-Drutis, 1418 South G Street.
- 9. Bob Peters, 104 East 35th Street.
- 10. Al Ratcliffe, 1424 North Winnifred Street.

The public hearing ended at 6:25 p.m.

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The City Council took a short recess at 6:25 p.m. The City Council meeting reconvened at 6:41 p.m.

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**MOTION: Council Member McCarthy moved to suspend the Rules of Procedure of the City Council.**

**SECONDED BY: Council Member Hunter.**

**ACTION: Roll call vote was requested and taken. The motion was declared failed.**

**Ayes:** 2 - Hunter and McCarthy

**Nays:** 6 - Beale, Blocker, Ibsen, Mello, Ushka and Mayor Woodards

**Absent:** 1 - Thoms

## **UNFINISHED BUSINESS**

There was no unfinished business.

## **CITIZENS' FORUM**

Citizens' Forum began at 6:49 p.m.

Speaking before the City Council:

1. Charlean Hill, 5011 East L Street, Tacoma 98404, speaking on East Tacoma, housing, and drugs.
2. Paul Chromey, speaking on the Morgan Motel.
3. Cheryl Kopec, 7234 South G Street, speaking on the Morgan Motel.
4. Cindy Richardson, speaking on request for proposals.
5. Sherri Suhartono, 1801 52nd Street Northeast, speaking on request for proposals.
6. Patty Rose, speaking on request for proposals.
7. Theresa Power-Drutus, 1418 South G Street, speaking on safe lots.
8. Marilyn Kimmerling, 4414 North 34th Street, speaking on request for proposals, homelessness, and liquefied natural gas.
9. Corina Going, 7009 East C Street, speaking on the Morgan Motel.
10. Sandra Ford, 7914 East F Street, speaking on the Morgan Motel.
11. Mitchell Shook, speaking on Click! Network.
12. Carole Sue Braaten, 240 Berry Lane East, speaking on FEMA flood plain.
13. Yolonda Brooks, speaking on the traffic barrier on 19th Street.
14. Kathy Lawhon, 1114 South 11th Street #417, speaking on liquefied natural gas and open records.
15. David Thomsen, 315 East D Street, speaking on homelessness.

Citizens' Forum ended at 7:33 p.m.

## **REPORTS BY THE CITY MANAGER**

There was no report.

**COMMENTS AND COMMITTEE REPORTS OF THE CITY COUNCIL**

Community Vitality and Safety Committee

Council Member Blocker, Chair of the Community Vitality and Safety Committee, reported on March 8, 2018 the Citizens Police Advisory Committee presented the Year-End report and the Committee interviewed 15 candidates for the Commission on Immigrant and Refugee Affairs. He stated the next meeting is scheduled for March 22, 2018, and the Committee will conduct interviews for the Tacoma Community Redevelopment Authority Board, Human Rights Commission, and will continue interviewing applicants for the Commission on Immigrant and Refugee Affairs. He then stated that staff will present the Program Year 2018-2019 Community Development Block Grant, Home Investment Partnerships, and Emergency Solutions Grant Funding recommendations for the Annual Action Plan.

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**MOTION: Deputy Mayor Ibsen moved to excuse Council Member Thoms from the meeting tonight.**

**SECONDED BY: Council Member Mello.**

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

**Ayes:** 8 - Beale, Blocker, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

**Absent:** 1 - Thoms

**ADJOURNMENT**

On proper motion, the meeting was adjourned at 7:40 p.m.

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Victoria R. Woodards, Mayor

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Doris Sorum, City Clerk