



City of Tacoma City Council Minutes

747 Market Street, First Floor, Tacoma WA 98402

City Council Chambers

April 26, 2018

4:00 PM

SPECIAL MEETING

CALL TO ORDER

Deputy Mayor Ibsen called the special meeting to order at 4:08 p.m.

1. [18-0443](#)

A motion to suspend the *Rules of Procedure of the Council of the City of Tacoma* to allow more than one City Council Member to participate telephonically.

Deputy Mayor Ibsen stated Mayor Woodards is the only one participating telephonically, therefore, no motion to suspend the rules is necessary at this time.

ROLL CALL

Present: 9 - Beale, Blocker, Camarata, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

Mayor Woodards participated telephonically.

FLAG SALUTE

The flag salute was led by Council Member Beale.

MOMENT OF SILENCE

PUBLIC COMMENT

Public comment began at 4:10 p.m.

Speaking before the City Council:

1. Bill Fowles, resident, speaking on Ordinance No. 28508.
2. Brooke Charlton, 1111 South Highland Avenue #130, speaking on Ordinance No. 28508.

3. David Calhoun, 1111 South Highland Avenue #130, speaking on Ordinance No. 28508.
4. Dr. James Williams, 2501 North Starr Street, speaking on Ordinance No. 28508.
5. Donna Seay, 1111 South Highland Avenue #102, speaking on Ordinance No. 28508.
6. Vickie Pratt, 8228 McKinley Avenue East, Tacoma, speaking on Ordinance No. 28508.
7. Monica Klavano, 1111 South Highland Avenue #110, speaking on Ordinance No. 28508.
8. Andrea Shapiro, 2501 North Starr Street, speaking on Ordinance No. 28508.
9. Sarah Howe, 1111 South Highland Avenue, speaking on Ordinance No. 28508.
10. Heather Pierce, Rental Housing Association of Washington, speaking on Ordinance No. 28508.
11. Laurie Davenport, TACOMAPROBONO, speaking on Ordinance No. 28508.
12. Debra Simmons, 1111 South Highland Avenue #215, speaking on Ordinance No. 28508.
13. Todd Holloway, 7801 Bridgeport Way #200, speaking on Ordinance No. 28508.
14. Maureen Howard, 3320 South 8th Street, 98405, speaking on Ordinance No. 28508.
15. Brian Skiffington, engaged citizen, speaking on Ordinance No. 28508.
16. Ken Repp, resident, speaking on Ordinance No. 28508.
17. Amanda DeShazo, Tacoma-Pierce County Affordable Housing Consortium, speaking on Ordinance No. 28508.
18. Lynn Ehrlich, 1111 South Highland Avenue #122, speaking on Ordinance No. 28508.
19. Gary Copeland, 1111 South Highland Avenue #204, speaking on Ordinance No. 28508.
20. Dr. Eric Jackson, Bethlehem Baptist and Associated Ministries, speaking on Ordinance No. 28508.
21. Theresa Power-Drutis, coalition to end homelessness, speaking on Ordinance No. 28508.
22. Amy Tower, resident, speaking on Ordinance No. 28508.
23. Marilyn Kimmerling, resident, speaking on Ordinance No. 28508.
24. Tracy Wiegman, resident, speaking on Ordinance No. 28508.
25. Dalys Rodriguez, resident, speaking on Ordinance No. 28508.
26. Andrea McCullough, speaking on Ordinance No. 28508.
27. Amber, speaking on Ordinance No. 28508.

Public comment ended at 5:29 p.m.

REGULAR AGENDA

FINAL READING OF ORDINANCES

2. [ORD28508](#) (First and Final Reading) An ordinance amending Title 1 of the Municipal Code, entitled “Administration and Personnel”, by adding a new chapter, to be known and designated as Chapter 1.95, entitled “Tenant Rights Code”, requiring residential landlords to provide 90 days’ written notice prior to terminating a month-to-month tenancy under certain circumstances; adding a new Subsection 1.23.050.B.40, placing appeals related to violations of Chapter 1.95 in the jurisdiction of the Hearing Examiner; providing a sunset date of September 30, 2018; and declaring an emergency, making necessary the passage of this ordinance and it becoming effective immediately.
[Bill Fosbre, City Attorney]

MOTION: Council Member McCarthy moved to amend Exhibit "A" of Ordinance No. 28508, at page 6, line 5, to add a new Subsection C to Municipal Code Section 1.95.020, entitled "Ninety-day tenant notice," to read as follows: C. The notice required herein does not apply when:
1. An owner terminates for nonpayment of rent or for other cause allowed by the State Residential Landlord-Tenant Act, chapter 59.18 RCW; or 2. An owner is required to repair the dwelling unit due to a violation of the Minimum Building and Structures Code, Tacoma Municipal Code 2.01.050, and is either derelict or unfit.

SECONDED BY: Council Member Mello.

Deputy Mayor Ibsen stated the amendment had substantive changes and called for public comment on the amendment.

Speaking before the City Council:

1. Maureen Howard, 3320 South 8th Street, 98405.

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

Ayes: 9 - Beale, Blocker, Camarata, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

MOTION: Council Member Blocker moved to amend Ordinance No. 28508, at page 1, line 5, by deleting the following language: "making necessary the passage of this ordinance and it becoming effective immediately." He further moved to amend Ordinance No. 28508, at page 1, line 21, by deleting the following language: "necessitating that this ordinance become effective immediately upon passage, and." Finally, he moved to amend Ordinance No. 28508, at page 3, line 12, by deleting the words "upon passage" and replacing them with "May 14, 2018."

SECONDED BY: Council Member Mello.

Deputy Mayor Ibsen stated the amendment had substantive changes and called for public comment on the amendment.

Speaking before the City Council:

1. Brian Skiffington, engaged citizen.
2. Tanya Webking, supporter.
3. Sarah Howe, 1111 South Highland Avenue.
4. Monica Klavano, 1111 South Highland Avenue #110.
5. Zack Pattin, Tiki Tenants Organizing Committee.
6. Amy Tower, resident.

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

Ayes: 9 - Beale, Blocker, Camarata, Hunter, Ibsen, McCarthy, Mello, Ushka and Mayor Woodards

ACTION: Roll call vote was taken on Ordinance No. 28508, as amended. The Ordinance, as amended, was declared passed by the following vote:

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

Absent: 1 - Beale

REPORTS BY THE CITY MANAGER

3. [18-0439](#) Staff report on potential options to provide support to the residents of the Tiki Apartments who are being displaced from their dwelling units.
4. [18-0440](#) Staff report on investigation process of potential violations of the State of Washington Landlord Tenant Act related to the Tiki Apartments.
5. [18-0441](#) Other available services.

Assistant City Manager Tadd Wille stated the City is in connection with United Way in efforts to provide enhanced services through June 30, 2018, including the dedicated 211 resource phone line, case management, referrals to resources, and to provide regular updates to the City Council and City staff on Tiki Apartments residents' progress in finding housing. He further stated the Office of Equity and Human Rights staff are investigating on potential violations of the Landlord Tenant Act at Tiki Apartments by working on-site twice per week at times that are most convenient for tenants to interview tenants and assist with their needs or ask the landlord for reasonable accommodations. He concluded by stating the City is working in partnership with Tacoma-Pierce County Housing Justice Project to provide legal services to Tiki tenants.

ADJOURNMENT

On proper motion, the meeting was adjourned at 6:29 p.m.

Victoria R. Woodards, Mayor

Doris Sorum, City Clerk