



# 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](https://www.zoom.us/j/89496171192) Passcode: 896569

**July 18, 2023**

**12:00 PM**

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### JOINT MEETING WITH THE PUBLIC UTILITY BOARD

#### Call to Order

Deputy Mayor Walker called the joint study session to order at 12:00 p.m.

#### Roll Call

**Present:** 6 - Blocker, Bushnell, Hines, Rumbaugh, Ushka and Walker

**Absent:** 3 - Daniels, Diaz and Mayor Woodards

Public Utility Board Members

Present: 3 - Bridges, Claus-McGahan, and O'Loughlin

Absent: 1 - Watson

Council Members Daniels and Diaz arrived at 12:02 p.m.

Mayor Woodards arrived at 12:33 p.m.

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Council Member Daniels and Diaz arrived here, at 12:02 p.m.

#### Joint City Council / Public Utility Board Briefing Items

1. [23-0734](#) 2023 State Legislative Session Briefing

At approximately 12:02 p.m., Sonja Hallum, Chief Government Affairs Officer, presented the 2023 State legislative session briefing, including staff introductions, an overview, and outline of the 2023 Citywide legislative agenda. She further reviewed the 2023 State legislative session and activities related to specific General Government (GG) legislative priorities, including affordable housing, permanent supportive housing, and shelter, noting funding, bills, and city priorities; behavioral health system and vulnerable populations; police transformation and public safety; multimodal transportation systems; climate action; equitable fiscal structure; the Northwest Immigration, Customs, and Enforcement (ICE) Processing Center; budget highlights, noting capital budget appropriations and the guaranteed basic income pilot program in

Tacoma; and highlights from the City's support, oppose, and monitor list.

Logan Bahr, State Relations Manager, Tacoma Public Utilities (TPU), presented the 2023 TPU State legislative agenda updates, including priorities related to TPU-wide, Tacoma Power, Tacoma Water, and Tacoma Rail; and important items staff are monitoring in the interim and beyond.

Rosa McLeod, Senior Government Affairs Advisor, presented the GG federal priorities updates, including an overview of the 118th United States Congress, budget and appropriations, and priorities related to policing and criminal justice systems transformation.

Mayor Woodards arrived here, at 12:33 p.m.

McLeod continued outlining GG federal legislative agenda priorities related to economic security, civil rights, human dignity and public safety, gun violence, affordable housing and homelessness, combatting hate crimes, and telecommunications.

Clark Mather, Community and Government Relations Officer, TPU, presented the TPU federal agenda update, including priorities related to TPU-wide, Tacoma Rail, Tacoma Water, and Tacoma Power. He concluded by outlining the timeline for 2024 legislative agenda development.

Discussion ensued regarding the National League of Cities, appreciation for staff and the level of detail provided, decarbonization, wildfire planning, restrictions on incentives for power switching, alternative energy sources, housing bills expected in the 2024 session, infrastructure funding needs, financial impact of state and federal legislation on cities, liability protections, discrepancies between the City's Equity map and state and federal considerations, the Growing Resilience in Tacoma program, the Blake Decision, behavioral health resources, and appreciation for staff who secured COVID-19 funding and ensured customers received assistance with past due utility bills.

2. [23-0747](#) Tacoma Power Cushman Substation Update

At approximately 1:12 p.m., Jackie Flowers, Director, TPU, provided opening remarks regarding the Cushman Substation, noting impacts of the COVID-19 pandemic and the current focus on reviewing options for Tacoma Power; and introduced Terry Coggins, Facilities Manager, TPU. Coggins presented updates on the Cushman Substation, including an overview, noting the location and replacement plans; continued operational uses; milestones and actions from 2017 to present; and next steps, noting the Tacoma Power storage project, planning development, community engagement, and vacating the

property in 2027.

Discussion ensued regarding active use of the property; estimated time frames; the memorandum of understanding, noting revisions and parties involved; public outreach, noting funding resources, geographic scope, and clearly explaining the upcoming process and timeline; community interest in the site; the importance of a public process; explaining the extended public process timeline to residents; status of the buildings, noting they are on the Historic Register; options to use the site for temporary housing uses; the different roles of the City Council, TPU, and other City departments in the process; whether other properties are being considered for surplus; and comparisons to other agencies' surplus property processes.

3. [23-0748](#) Continuing Disclosure for Elected / Appointed Officials

At approximately 1:44 p.m., Michael San Soucie, City Treasurer, Finance, provided opening remarks regarding bond training related to federal tax and securities laws, and introduced Deanna Gregory and Stacey Lewis, Partners, Pacifica Law Group LLP. Gregory presented the continuing disclosure for elected and appointed officials, including an overview; a snapshot of City debt, noting GG, Environmental Services, and TPU debts; the role of the City Council and Public Utility Board; the City's disclosure and post-issuance compliance policy; and available resources. She further presented federal tax law requirements, including an overview; use of bond proceeds; how tax-exempt bond proceeds can be spent, noting timing of expenditures; private activity bonds; private business use; and general management contracts. Lewis presented on federal security laws, including an overview, the disclosure framework and antifraud laws; the concepts of materially accurate and complete statements; secondary market disclosure; required filings; an example of voluntary disclosure; and the Securities and Exchange Commission, noting the scope of antifraud requirements, enforcement, examples, and takeaways from proceedings.

Discussion ensued regarding appreciation for the updated training; materials provided; and bond ratings, noting being cautious in making statements about the City's bond ratings, and the current bond rating.

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The joint study session concluded at 2:17 p.m.

The regular study session convened at 2:17 p.m.

## City Council Briefing Item

There were no City Council briefing items.

## Other Items of Interest

- 3a. [23-0755](#) Letter of support for Pierce Transit's Stream bus rapid transit project along Pacific Avenue and into Downtown Tacoma.

Deputy Mayor Walker stated she plans to will bring a forward a letter to Pierce Transit at tonight's meeting, regarding support for the Stream bus rapid transit project (BRT), noting her role as Chair of the Pierce Transit Board.

Discussion ensued regarding clarifying wording in the letter, noting the presentation provided to Pierce Transit Board, and equity commitments to serve areas with low opportunity; and a separate letter from Downtown on the Go.

4. [23-0749](#) Rental Housing Code

Mayor Woodards provided information on proposed Resolution No. 41239, a companion resolution to Amended Substitute Ordinance No. 29984, related to the Rental Housing Code, which was passed at the July 11, 2023, meeting. She further noted that there are many nuanced topics, potential unintended consequences on the rental housing market and community, and the City's goals to protect tenants and increase housing affordability and stability. She outlined elements of the proposed resolution, including directing the City Manager to prioritize questions and provide a timeline back to the City Council; sending additional discussion to the Community Vitality and Safety Committee; directing advocacy efforts to the City's legislative agenda; and identifying possible pilot programs and partnerships, and alternate pathways for additional tenant protections. She concluded by stating that the proposed resolution is on tonight's agenda for consideration.

## Committee Reports

There were no committee reports given.

## Agenda Review and City Manager's Weekly Report

5. [23-0750](#) Weekly Report to the Mayor and City Council, July 13, 2023

Deputy City Manager Kurtis Kingsolver stated tonight's meeting agenda includes a Compassionate Tacoma recognition for Martha Davis; and that a change is expected to tonight's agenda, to add a letter of support for Pierce Transit's BRT project.

## **Adjournment**

On proper motion, the study session adjourned at 2:25 p.m.

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Victoria R. Woodards, Mayor

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Nicole Emery, City Clerk