



# City of Tacoma City Council Study Session Minutes

733 Market Street, Tacoma WA 98402

Conference Room 16

**November 20, 2018**

**12:00 PM**

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## Call to Order

Deputy Mayor Ibsen called the study session to order at 12:07 p.m.

**Present:** 5 - Hunter, Ibsen, McCarthy, Mello and Ushka

**Absent:** 4 - Beale, Blocker, Thoms and Mayor Woodards

Council Members Blocker and Thoms arrived at 12:09 p.m.

Mayor Woodards arrived at 12:29 p.m.

## Briefing Items

1. [18-1373](#) 2019/2020 Neighborhood and Community Services Contracts

At approximately 12:08 p.m., Linda Stewart, Director, Neighborhood and Community Services (NCS), provided opening remarks and introduced Vicky McLaurin, Management Analyst, and Erica Azcueta, Homeless Programs Manager, NCS.

Council Members Blocker and Thoms arrived here, at 12:09 p.m.

Ms. McLaurin presented an overview of 2019-2020 NCS department goals, minimum annual contract funding levels, available versus requested funds, sustained funding, contracts rating criteria, contract recommendations by service area, and next steps.

Discussion ensued regarding services provided in each service area; accountability and performance criteria for new, ongoing, and renewing contracts; a suggestion for Council standing committees to periodically review contract data and accountability standards; tracking contractors who sub-contract services; the relationship between funding priority and service area; current contracts related to shelters compared to added capacity proposed in the 2019-2020 budget; and the difference between homeless services and sheltering.

Mayor Woodards arrived here, at 12:29 p.m.

Discussion continued regarding shelters, outreach, mental health, and substance abuse services; related State laws; implementing strategies and next steps; specific contracts and funding allocations; scoring criteria; and improvements to existing programs.

2. [18-1374](#) Tacoma Water's Integrated Resource Plan

At approximately 12:40 p.m., Jackie Flowers, Director, Tacoma Public Utilities (TPU), made opening remarks and introduced Heather Pennington, Asset and Information Management Manager and Chris McMeen, Water Quality Manager, TPU. Ms. Pennington provided a presentation on water system planning, including major enhancements and plans to sync the plan updates to a common 10-year cycle; overview of the Water System Plan, including organization, elements, key changes, and future goals; the Watershed Management Plan, including goals to maintain a closed watershed; the Water Conservation Plan, including purpose of the plan, goals, process, continued elements, and new elements; and the 2017-2018 conservation goal of 6.65 percent peak reduction.

Mr. McMeen presented the Integrated Resource Plan, which addresses changes to the water supply system, options for surplus water sales, and supply-side questions and concerns; outreach and work by the Public Advisory Committee, summary comparison, and conclusions; and the Water Shortage Response Plan, including demand-side and supply-side solutions, regional collaboration, process, and purpose. Ms. Pennington concluded with next steps to finalize these documents; gain approvals from the Public Utility Board, City Council, and regulatory agencies; implement the plans; and continue outreach and public engagement.

Discussion ensued regarding mandatory curtailment thresholds; water supply for major industrial uses versus residential customers; notification to different types of customers about water conservation; management of excess water supply; impacts on diverting excess water to the Green River; potential re-use of treated wastewater ("gray water") for industrial or other uses; and possible impacts of gray water re-use on water rates, usage, and the environment.

3. [18-1375](#) Workforce Connect Project

At approximately 1:10 p.m., Daniel Key, Director, Information Technology, made opening remarks and presented on the Workforce Connect enterprise project, including an explanation of the Workforce Connect and Mobile Workforce Management (MWM) platform, current state and vendor, and strategic and business drivers. Joe Tellez, Chief Technology Officer, TPU, outlined related initiatives; industry direction; common industry benefits; project objectives; schedule, with a goal to develop and deploy in 2019-2020; request for proposal results and selection of Clevest for the contract; and notable features of the agreement. Mr. Key concluded by outlining the budget for external and internal costs, net cost reductions and benefit analysis, key takeaways, and next steps.

Discussion ensued regarding existing equipment and budgeting.

## Other Items of Interest

4. [18-1376](#) Council Consideration Request - Funding for 6th Avenue Santa Parade Traffic Control Devices

Council Member Hunter presented a Council Consideration Request to provide funding for traffic control devices for the 6th Avenue Santa Parade.

Discussion ensued regarding revising language to provide ‘up to and not to exceed \$2,000’ to ensure full costs are covered, and bringing the proposed CCR to the next Council meeting agenda.

5. [18-1377](#) Council Consideration Request - Supporting Human Rights for Immigrants and Refugees

Council Member Blocker presented a Council Consideration Request for a resolution that supports and affirms the City of Tacoma’s support for the human rights of all persons including immigrants and refugees who live, work, travel through, or seek services within its boundaries.

6. [18-1402](#) Proposed Motions - Rental Housing Code (Ord. 28559)

Deputy Mayor Ibsen stated he plans to introduce a proposed amendment to Ordinance No. 28559, related to the Rental Housing Code, to add voter registration information.

Discussion ensued regarding the proposed amendment, and citizenship versus residency.

Council Member Ushka presented a proposed amendment to Ordinance No. 28559 related to periodic review on the impact of the Rental Housing Code.

Council Member Ushka presented a proposed amendment to Ordinance No. 28559 related to the effective date for rent increase notice requirements.

Discussion ensued regarding the City's outreach and education to tenants and landlords about revisions to the code.

Council Member Ushka also presented a proposed amendment to Ordinance No. 28559 related to requirements for owners of single family houses. She explained the purpose of the amendment to change notice requirements for single-family rental homes.

Council Member Thoms returned here, at 1:41 p.m.

Discussion ensued regarding various types of rental housing, relocation assistance availability, definition of 'change of use', income requirements, comparing the various proposed amendments, and gathering data.

Council Member McCarthy presented a proposed amendment to Ordinance No. 28559, related to the effective date of notice to increase rent requirements.

Council Member McCarthy also presented a proposed amendment to Ordinance No. 28559 related to notice requirements when the fixed lease agreement includes agreed-upon rent increases during the term of the tenancy or agreement.

Discussion concluded regarding other potential proposed amendments and their impacts.

7. [18-1403](#) Proposed Motion - Penalty for Non-Emergent Lift Assistance (Ord. 28550)

Council Member Hunter presented a proposed amendment to Ordinance No. 28550 regarding non-emergent lift assist fees, to implement a graduated fee structure during the first year of the new code, with lower fees for the first and second incident until January 1, 2020.

## Committee Reports

There were no Committee reports given.

## Agenda Review and City Manager's Weekly Report

8. [18-1380](#) Weekly Report to the City Council, November 15, 2018

City Manager Elizabeth Pauli stated that tonight's meeting agenda includes one proclamation, proclaiming Saturday, November 24, 2018 as Small Business Saturday; multiple proposed amendments to Ordinance Nos. 28550 and 28559 as discussed during the study session; and a Transportation Benefit District Governing Board special meeting to be held during or following the regular Council Meeting.

The study session recessed at 2:23 p.m. and reconvened at 3:37 p.m.

City Attorney Bill Fosbre provided a comparison of the current Tenants Rights Code, Amended Ordinance No. 28559 (Rental Housing Code), and the various amendments proposed earlier in the study session, for Council review.

Discussion ensued regarding leases with agreed-upon increases; provisions of Revised Code of Washington 59.18.085; methods for tenants to seek restitution; clarification of notification requirements in the proposed amendments; potential impacts to the market; and the difference in notification requirements for 'no cause' termination versus termination for demolition, change of use, or substantial remodel.

## Adjournment

On proper motion, the study session was adjourned at 3:52 p.m.

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Victoria R. Woodards, Mayor

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Doris Sorum, City Clerk