



City of Tacoma

City Council Study Session Minutes

733 Market Street, Tacoma WA 98402

Conference Room 16

November 12, 2019

12:00 PM

Call to Order

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

Present: 7 - Beale, Blocker, Hunter, Ibsen, Thoms, Ushka and Mayor Woodards

Absent: 2 - McCarthy and Mello

Council Member Mello arrived at 12:14 p.m.

Briefing Items

1. [19-1266](#) Tacoma Dome Link Extension Update

At approximately 12:12 p.m., Brian Boudet, Planning Manager, Planning and Development Services, made opening remarks. Mayor Woodards provided background on the cut-and-cover option for Sound Transit (ST), why the Federal Transportation Administration took it off the table and the Close to Sounder option that was proposed instead, and the East Tacoma Station.

Council Member Mello arrived here, at 12:14 p.m.

Andrew Austin, Government Community Relations, ST, introduced Curvie Hawkins, Project Director, and Tim Bates, Lead for Station Area Planning, ST. Together, they presented the Tacoma Dome (TD) Link Extension, the project timeline, alternatives for the Environmental Impact Statement (EIS), the Sound Transit Board direction on Tacoma Dome Station alternatives, the guiding principles, alternatives for EIS updates, TD station updates, including TD Close to Sounder, TD 25th Street West, TD 25th Street East, TD 26th Street, Portland Avenue Station, outreach, and next steps.

Discussion ensued regarding the aesthetics of the various options, footprints, TD 25th Street West versus TD Close to Sounder, and safety options such as pedestrian bridges.

2. [19-1265](#) Quarterly Affordable Housing Action Strategy Plan Update

At approximately 1:16 p.m., City Manager Elizabeth Pauli made opening remarks and presented the quarterly Affordable Housing Action Strategy (AHAS) plan update, including a summary, mid-mod budget updates; and introduced Jacques Colon, 2025 Strategic Manager, Media and Communications. Mr. Colon presented the Multi-family Property Tax Exemption, diverse housing types, affordable housing trust fund, and additional AHAS action updates.

Discussion ensued regarding setting minimum units per project for qualification for tax exemptions, community outreach, parking options and requirements, design standards or requirements, annual median income standards, the Infill Pilot Program, inclusionary zoning to fight displacement, adding affordability to the eight year tax exemptions, requirements for using local contractors, income-restricted housing, and multi-family housing versus single-family housing.

Other Items of Interest

3. [19-1267](#) Mayor’s Youth Commission of Tacoma Update and Council Consideration Request for a Resolution to Formally Establish the Commission

Mayor Woodards presented a Council Consideration Request for \$25,000 to establish the Mayor’s Youth Commission.

4. [19-1269](#) Proposed Mid-Biennial Budget Modification Ordinance Amendments Discussion

Discussion ensued regarding where proposed funding was coming from in the budget.

* * * * *

Council Member Thoms provided information on a possible Council Consideration Request for the Dickens Festival.

Committee Reports

There were no Committee reports given.

Agenda Review and City Manager's Weekly Report

5. [19-1273](#) Weekly Report to the City Council, November 7, 2019

Ms. Pauli stated there is one ceremonial on tonight’s agenda, a recognition for Denny Driscoll, Owner of the Lobster Shop. She further stated that the

Council has one of three options for addressing the bid protest appeal at tonight's meeting, including deny the appeal, affirm the appeal, or remand the matter back to the Board of Contracts and Awards for further instruction.

The study session recessed at 2:25 p.m.

The study session reconvened at 2:33 p.m.

Bid Protest Appeal Hearing

6. [19-1268](#) Bid Protest Background Information

At approximately 2:33 p.m., Mayor Woodards made opening remarks on the quasi-judicial hearing of the appeal of the recommendation of the Contracts and Awards Board awarding the contract to Pivetta Brothers regarding Specification No. PW19-0213F, East 64th Street Phase 1 - Pacific Avenue to McKinley Avenue. Mayor Woodards requested that any Council Member who had ex parte communication with any party involved in the appeal to disclose that information before the appeal began. None of the Council Members presented ex parte communication.

Patsy Best, Senior Financial Manager, Finance, and Clifford Armstrong, Neighborhood and Community Services Program Manager, Community and Economic Development, provided background information about the process that led to the hearing.

Mayor Woodards called on Steve Victor, Deputy City Attorney, representing the Public Works Department to discuss the Public Works Department's recommendation to award the contract to Pivetta Brothers.

Mayor Woodards called on James Newhouse, representing Miles Resources.

Mayor Woodards called on Tymon Berger of PNW Construction Law, representing Pivetta Brothers.

MOTION: Council Member Ibsen moved to convene to a Closed Session pursuant to RCW 42.30.140(2) to discuss the quasi-judicial matter, not to exceed 15 minutes.

SECONDED BY: Council Member Hunter.

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

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

Absent: 1 - McCarthy

The Council convened to Closed Session at 3:30 p.m.

The Council reconvened at 3:45 p.m.

MOTION: Council Member Ibsen moved to concur in the recommendation of the Contracts and Awards Board, deny the appeal, and direct the City Manager to bring forward a Resolution at tonight's City Council meeting approving a contract with Pivetta Brothers.

SECONDED BY: Council Member Ushka.

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

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

Absent: 1 - McCarthy

Adjournment

On proper motion, the study session was adjourned at 3:46 p.m.

Victoria R. Woodards, Mayor

Doris Sorum, City Clerk