



City of Tacoma

City Council Study Session Minutes

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November 09, 2021

12:00 PM

JOINT MEETING WITH THE PUBLIC UTILITY BOARD

Call to Order

Mayor Woodards called the joint study session to order at 12:02 p.m.

Roll Call

Present: 6 - Blocker, Hines, Hunter, Ushka, Walker and Mayor Woodards

Absent: 3 - Beale, McCarthy and Thoms

Public Utility Board Members:

Present: 4 - Bushnell, Cohen, Cooley, and Watson

Absent: 1 - Patterson

All Council Members and Public Utility Board (PUB) Members participated virtually.

Joint City Council / Tacoma Public Utility Board Briefing Items

1. [21-1101](#) Citywide State and Federal Priority Agendas

At approximately 12:03 p.m., Anita Gallagher, Assistant to the City Manager, City Manager's Office (CMO), provided opening remarks and introduced Clark Mather, Community and Government Relations Manager, and Logan Bahr, State Relations Manager, Tacoma Public Utilities (TPU); and Rosa McLeod, Government Relations Analyst, CMO. Ms. Gallagher presented the Citywide state and federal priority agendas, including an overview; the 2022 General Government priorities at the Washington State level, including systems transformation, noting independent prosecution; transportation improvements and preservation; automated speed enforcement; the Northwest Immigration and Customs Enforcement Processing Center; affordable housing and homelessness; the support/oppose/monitor list; and community partner priorities, noting Pierce Transit and Tacoma Public Schools. She concluded by noting that the Washington State legislative session will likely be held in a hybrid format in 2022.

Mr. Bahr presented the 2022 TPU state priorities, including TPU-wide priorities related to infrastructure financing tools and support for limited-income residents; Tacoma Power priorities, noting decarbonization, zero-emission transportation infrastructure and clean fuels, and hydropower; Tacoma Water's priority, noting water system infrastructure funding through the Public Works Trust Fund; and Tacoma Rail's priority related to infrastructure funding opportunities.

Ms. McLeod presented the General Government federal priorities, including responding to the COVID-19 pandemic, criminal justice system transformation, affordable housing and homelessness, economic security, human dignity and safety, and infrastructure.

Mr. Mather presented the 2022 TPU federal priorities, including TPU-wide priorities related to infrastructure financing tools and support for limited-income residents; Tacoma Water's priorities, noting the Howard Hanson Dam Additional Water Storage Project, the Water Infrastructure Finance and Innovation Act, and the Drinking Water State Revolving Fund; Tacoma Rail's priority related to infrastructure funding opportunities; Tacoma Power's priorities, noting the Bonneville Power Administration's cost competitiveness, carbon reduction policies, zero-emission transportation infrastructure and clean fuels, the Hydropower Incentive Program, and municipal control of pole attachments; and a schedule of upcoming PUB and City Council presentations and actions.

Discussion ensued regarding multi-modal transportation, opportunities to make Tacoma a hub for green hydrogen production on the west coast, Washington State green fuel legislation, fuel switching incentives, and appreciation to staff for the combined presentation to both PUB Members and Council Members.

2. [21-1102](#) Climate Action Plan and Adaptation

At approximately 12:48 p.m., Jim Parvey, Environmental Policy and Sustainability Division Manager, Environmental Services, provided opening remarks and introduced Kristi Lynett, Sustainability Officer, and Beth Jarot, Resilient and Green Building Specialist, Office of Environmental Policy and Sustainability (OEPS); LaTasha Wortham, Regional Relations Manager, TPU; and Stephen Atkinson, Principal Planner, Planning and Development Services. Together, they presented an update on the City's Climate Action Plan and climate adaptation strategy, including the global climate emergency and need for immediate action; background, noting Tacoma's emissions in 2019; the 2030 Climate Action Plan, noting the

community plan, sections, and the climate adaptation strategy; community input; mitigation versus adaptation strategies, noting ways to address both causes and impacts of climate change; the relationship between the Climate Action Plan and the Comprehensive Plan, noting steps taken to strengthen and ensure that policies and goals are mutually consistent and supportive, providing more specific details and actions, and incorporating new data into the Comprehensive Plan; proposed actions in the Climate Action Plan, noting health, equity, housing, safety, jobs, and resources; actions to jump-start the Climate Action Plan, noting 2022 funding proposals and development of a work plan to prioritize actions for future budgets; estimated financial impacts by 2050, noting costs, savings, and job creation; next steps; and appreciation for staff in various departments.

Discussion ensued regarding the Citywide impact of the Climate Action Plan across all departments; decarbonization; ensuring that transportation definitions include multimodal forms of transportation; communicating with the public, noting the importance of highlighting positive steps, providing centralized online resources, outlining concrete examples of climate impacts, and providing ways that community members can take an active role; the annual and ongoing budget needed to implement the Climate Action Plan; urgency of the issue; strategies to encourage green and renewable businesses and industries to the area; and appreciation for staff.

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The joint study session concluded, and the regular study session convened, at 1:34 p.m.

City Council Briefing Item

3. [21-1103](#) Multi-Family Tax Exemption Program

At approximately 1:34 p.m., Council Member Hines presented an update on the proposed changes to the Multi-Family Property Tax Exemption Program (MFTE), including a review of each recommendation from Government Performance and Finance Committee (GPF) Committee and study session discussions, the intention of the proposed updates, and the legislative timeline. Debbie Bingham, Project Manager, Community and Economic Development, outlined the median income rates used in MFTE determinations, including median household income, median family income, the difference between Pierce County and Tacoma median family income and median household income rates, and language used by the City and other agencies.

Council Member Ushka stated she planned to present an amendment to the proposed resolution, to require commercial use on the first floor of 12- and 20-year MFTE projects in areas defined as neighborhood nodes through the Home in Tacoma Project.

Discussion ensued throughout regarding consistency in which income measurement is used in City presentations and legislation, noting area median income, median household income, and median family income, and updating the proposed resolution to clarify this terminology; clarifying the purpose of the eight-year MFTE; the proposed amendment; appreciation for staff and the GPF Committee; the intent of the 12-year MFTE expansion, noting affordability and aligning policy goals; and next steps.

Other Items of Interest

4. [21-1105](#) Council Consideration Request - Community Prioritization

Council Member Walker presented a Council Consideration Request (CCR) for a resolution to affirm support of the use of data-informed tools, such as community prioritization, to prevent displacement of local residents, noting the legacy of policies and practices that have impacted displacement; the goal to ensure more residents are able to stay in Tacoma; focusing on households from low and very low opportunity areas as defined by the City's Equity Index, as well as Black, Indigenous, and People of Color households; and directing the City Manager to evaluate other options. Jacques Colon, Tacoma 2025 Strategic Manager, Media and Communications Office, further described how the Affordable Housing Action Strategy (AHAS) can help keep people in their homes.

Discussion ensued regarding how the AHAS connects with various policies and programs, noting MFTEs, the Home in Tacoma Project, and this proposed CCR; appreciation to Council Member Walker and Mayor Woodards for bringing this topic forward; outlining the community needs and the City Council's goals; and the possible impacts on gentrification and displacement.

4a. [21-1119](#) Tideflats and Subarea Plan.

Mayor Woodards presented an update on the Tideflats Non-Interim Regulations and the Tideflats Subarea Plan, including consultation with the Puyallup Tribe of Indians (Tribe); expected amendments based on the Tribe's feedback, to be provided in the packet for the November 16, 2021, meeting agenda; and information to be provided to the public, including the Infrastructure, Planning, and Sustainability Committee's recommendations

and a letter from the Tribal Council.

Discussion ensued regarding next steps, and the goal to schedule ongoing coordination meetings with the Tribe.

5. [21-1106](#) Manuel Ellis Investigation Update

Mike Ake, Interim Chief, Tacoma Police Department, presented an update on the Manuel Ellis investigation, including completion of the sufficiency process in the investigation of the two officers who were charged by the Washington State Attorney General's Office; and that review and summarization for the investigations of the other three involved officers is still underway.

Committee Reports

There were no committee reports given.

Agenda Review and City Manager's Weekly Report

6. [21-1107](#) Weekly Report to the Mayor and City Council, November 4, 2021

City Manager Elizabeth Pauli stated there are three ceremonials on tonight's meeting agenda, proclaiming Thursday, November 11, 2021, as Veterans Day; a Compassionate Tacoma recognition for Aaron Wilson; and a systems transformation update. She further stated that a motion may be considered to amend Resolution No. 40866, regarding MFTEs; and that tonight's agenda includes several public hearings and Community Forum.

Adjournment

On proper motion, the study session was adjourned at 2:09 p.m.



Victoria R. Woodards, Mayor



Doris Sorum, City Clerk