

LEAGUE OF WOMEN VOTERS OF TACOMA-PIERCE COUNTY
OBSERVER REPORT

October 6, 2020

Tacoma City Council Committee

Video meeting

Called to order at 5:14pm

Present: Victoria Woodards, Chris Beale, Keith Blocker, John Hines, Lillian Hunter, Conor McCarthy, Robert Thoms, Catherine Ushka, Kristina Walker

Absent: none

ITEMS FILED IN THE OFFICE OF THE CITY CLERK

Minutes of the Community Vitality and Safety Committee, September 10, 2020.

Minutes of the Government Performance and Finance Committee special meeting, July 14, 2020.

Minutes of the Government Performance and Finance Committee, August 18, 2020

Minutes of the Infrastructure, Planning, and Sustainability Committee special meeting, July 22, 2020.

CONSENT AGENDA adopted unanimously

RESOLUTIONS

RES40659 sets Monday, October 26, 2020, at 5:00 p.m. for a hearing to consider the extension of the wastewater main in North 48th Street from Lexington Street east 150 feet, then south in Lexington Street, approximately 680 feet, and all other work necessary for the extension.

RES40660 sets Monday, October 26, 2020, at 5:00 p.m. for a hearing to extend the wastewater main in East 48th Street from East "D" Street west to East "C" Street, then north in East "C" Street, approximately 390 feet, and all other work necessary for the extension

RES40661 sets Tuesday, October 27, 2020, after completion of Regular Agenda Items, no earlier than 5:15 p.m., for a public hearing by the City Council on the proposed Ad Valorem and Emergency Medical Services tax levies for 2021.

RES40662 sets Tuesday, October 27, and Tuesday, November 10, 2020, after completion of Regular Agenda Items, no earlier than 5:15 p.m., for the first and second public hearings by the City Council on the proposed 2021-2022 Biennial Operating Budget, 2021-2022 Capital Budget, and the 2021-2026 Capital Facilities Program.

RES40663 authorizes the Interlocal Agreement with the University of Washington Tacoma (UWT) Puget Sound Institute, in the amount of \$396,005, budgeted from the Wastewater Fund, to establish a modelling center and sustainable program of work at the UWT Puget Sound Institute, to address regional modelling needs, stakeholder engagement, and model applications, through May 30, 2022.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ANNOUNCEMENTS

20-0654 Proclaims October 8-11, 2020, as Arbor Days and Green Tacoma Days.

20-0653 Proclaims October 2020 as Domestic Violence Awareness Month.

20-???? Rules suspended the rules to include a Proclamation to declare Monday, October 12, Indigenous People day in Tacoma.

PUBLIC COMMENT

(People are allowed to raise hands and actually speak for 2 minutes)

Jonathan spoke against ORD 28692 giving the city manager a 3% raise. He stated giving a raise during a pandemic while employees were on furlough and layoffs shows contempt for workers. Giving her a raise when she did not support an independent investigation of the murder of Manny Ellis shows contempt for the people of Tacoma.

Megan spoke against resolutions RES40664 and RES40665 multi-family tax exemptions because we do not know if this program is working. We need to check this before giving more tax breaks.

Eleven comments on resolutions 40666 40667 and 40668 were not read.

REGULAR AGENDA

RES40664 authorizes a 12-Year Limited Property Tax Exemption Agreement with Tac Build LLC, for the development of six multi-family market-rate and affordable rental housing units, located at 1016 South Yakima Avenue.

The property tax exemption is \$36,000 for six units. Four studio units of 450 square feet that will rent for \$1255/month and two "affordable" 450 square feet studio units that will rent for \$1211 per month. It will be completed September 2021. There is street parking only. Passed unanimously.

RES40665 authorizes a 12-Year Limited Property Tax Exemption Agreement with Tac Build LLC, for the development of 35 multi-family market-rate and affordable rental housing units, located at 1712 Tacoma Avenue South.

The property tax exemption is \$197,000 for 35 units: 15 studio units of 450 square feet rented at \$1250/month; 10 one-bedroom units of 600 square feet that will rent at \$1570/month; three 2-bedroom 770 square feet units that will rent for \$1830/mo; 4 "affordable" studio units of 450 square feet that will rent for \$1211 per month; 2 "affordable" 1-bedroom units of 600 square feet that will rent for \$1385/month; 1 "affordable" 2-bedroom unit of 750 square feet that will rents for \$1558 per month. The project will include four parking stalls. It will be completed by June 2020. Passed unanimously.

RES40666 ratifies the Annual Performance Review of the City Manager and authorizes an amendment to the employment agreement with Elizabeth Pauli to serve as City Manager, retroactive to May 16, 2020. Salary will be increased to \$272,563.20 plus a \$6,500 annual income deferral contribution made by the City. Passed unanimously.

Mayor Woodard: We have furloughed employees and eliminated positions, but we need to reward our City Manager because she works harder than anyone else in the city. She deserves more, we are only giving her a 3% cost of living increase. Council members Walker, Ushka, Hunter, McCarthy, Blocker, Hines, Thoms, Beale spoke in support of the resolution. Hunter notes that while City Manager is the highest ranking person in the City, she is not the highest paid employee of the City.

RES40667 authorizes the use of \$75,000, budgeted from the Council Contingency Fund, for a community-led, multi-sector systems transformation effort to address all institutions, systems, policies, practices, and contracts impacted by systemic racism, with initial **priority being given to policing in the City of Tacoma**, in alignment with Resolution No. 40622. Passed unanimously.

During the study session a program "Heal the Heart of Tacoma" was presented. The Mayor indicated that we do not know how the \$75,000 will be spent; a team will decide. It may be used to hire a consultant or pay stipends to those participating in the team. Council members Thoms, Ushka, Walker, McCarthy, Blocker, Beale, Hines spoke at length in support of the resolution.

RES40668 authorizes the use of \$282,000, budgeted from the Council Contingency Fund, for: the purchase of body cameras for Tacoma Police, a council-requested fossil fuel study, language access and translation services, the City's portion of funding 2020 activities of the South Sound Housing Affordability Partners, a faith community audit, and virtual programming for all ages in conjunction with the 2020 Tacoma Reads program. Passed unanimously.

This is additional money for body cams. Over one million has already been allocated for police body cams.

FIRST READING OF ORDINANCES

ORD28692 amending Chapter 1.12 of the Municipal Code, relating to the Compensation Plan, to implement rates of pay and compensation for the position of City Manager, retroactive to May 16, 2020.

Will provide 3% wage increase as approved in RES40666 above retroactively.

PUBLIC HEARINGS AND APPEALS

20-0633 Public hearing by the City Council on the declaration of surplus and sale of approximately 31.5 acres of Tacoma Power property, located in the Frederickson vicinity of unincorporated Pierce County, to Exeter Canyon Land, LLC, for the amount of \$10,600,000.

Greg Muller on behalf of Tacoma Power give a presentation. Land was declared surplus in 2018 and made available for sale. The Public Utility Board approved the sale on September 9, 2020.

No public comments either voice or written.

20-0604 Public hearing by the City Council for the potential reauthorization, extension, and modification of the Residential Infill Pilot Program, as codified in the Tacoma Municipal Code, Section 13.05.060.

Mesa Sheriff on behalf of Planning and Development. Program goals to foster more diverse housing types in restrictive zones. Reduce lot size requirements, remove parking requirements. Two family housing update: no longer requiring it to look like a single family house and does not have to be on a corner lot. Small multi-family housing: was only allowed in R-3 zone so did not get a single applicant, so will allow on R-2 zone to increase potential sites to 9000. Cottage housing: reduce required lot size to 7000 square feet, potentially 24,000 lots. Planned infill housing: 27,000 potential lots. Concerns about burden on existing infrastructure, enforcement through conditional use permitting, public involvement, and parking. Support to move quickly, make sure they are near transit, flexibility for on-site parking.

Walker: What is the timeline of 3 per council district total, so a total of 15 projects until City Council renews it.

Thoms: concern about adequate parking

Blocker: We have a 10,000 unit housing shortage in Tacoma and this proposal gives us only 60 units. Considering the crisis we are facing, we can do better.

Ushka: as soon as 15 built in four different categories, could we make the program permanent or do we need to wait 3 years? Can move on when 60 built.

Beale: We know that intermixing housing allows more housing. We need to move faster. We have a housing crisis.

Thoms: I want a map of where it is actually happening.

Public comments:

Karen: citizens hope that infill is in keeping with the neighborhood character, we are concerned about pedestrian safety, parking (every car needs a place to stay) needs to be provided for any new housing, new residences need to be paying the sewage treatment plant premium.

Rachel: on behalf Tacoma Pierce County Realtors. There is a goal of 10,500 units. Not having housing options adversely affects minorities. Median time on the market is 5 days in Tacoma. In 2017 median house price was 233k now 352k . Housing prices up by 12% increase YTD.

COMMENTS AND COMMITTEE REPORTS OF THE CITY COUNCIL

Hunter government performance and finance committee has met to hear about PU rate increases Tue Oct 20 at 10am on Zoom.

Ushka COVID-19 wear your mask, new cases 47 today. We are just below threshold that allowed us to open school.

CITY MANAGER REPORT

City website has the [new budget](#) available.

Meeting adjourned at 7:53 pm