



City of Olympia

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360-753-8447

Meeting Minutes City Council

Tuesday, May 21, 2013

7:00 PM

Council Chambers

1. ROLL CALL

Present: 7 - Mayor Stephen H. Buxbaum, Mayor Pro Tem Nathaniel Jones, Councilmember Jim Cooper, Councilmember Julie Hankins, Councilmember Steve Langer, Councilmember Jeannine Roe and Councilmember Karen Rogers

1.A ANNOUNCEMENTS - None

1.B APPROVAL OF AGENDA

Councilmember Langer moved, seconded by Mayor Pro Tem Jones, to approve the agenda. The motion carried by the following vote:

Aye: 7 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Hankins, Councilmember Langer, Councilmember Roe and Councilmember Rogers

2. SPECIAL RECOGNITION

2.A [13-0401](#) **Agenda Item:**
Proclamation for National Historic Preservation Month and Presentation of Preservation Awards

Councilmember Roe read the proclamation.

Heritage Commission Chair Holly Davies accepted the proclamation and said the "Peoples of Olympia" event held last weekend was a great success. She also reported the Heritage Commission received a State grant that will allow the Commission to conduct an inventory of mid-century residences.

She recognized Ms. Deb Ross and Mr. Brian Hovis for their "Where Are We" database of historic sites and presented each with their award.

Ms. Davies also recognized Mr. Walker John for his rehabilitation of the historic Cunningham Building at the corner of 4th and Adams St. in downtown Olympia. Mr. Garner Miller, the architect on this project accepted the award on behalf of Mr. John.

Councilmembers thanked Heritage Commission members for their work.

The recognition was received.

3. PUBLIC COMMUNICATION

Ms. Angelena Stevens Franklin spoke in support of the daycare at Garfield and Madison Elementary schools.

Mr. Darryl Bullington, 610 Milroy St SW, stated downtown buildings should consider the ambiance of the area, particularly with regards to the lighting.

Mr. John McKinley, Olympia Master Builders (OMB) President, spoke in opposition to the proposed residential fire sprinkler mandate.

Mr. Ron Deering, local builder in Olympia, spoke against the mandate for residential sprinkler systems.

Ms. Angela White, 1211 State Ave NE, OMB Government Affairs Officer, spoke against the residential fire sprinkler mandate.

Ms. Bonnie Jacobs, 720 Governor Stevens Ave, a member of Friends of the Waterfront, said that with regard to the waterfront, the list of stakeholders to be contacted on this issue should be broadened. She requested pictures and drawings be provided in all issues related to the waterfront.

Ms. Peggy Bruton, 1607 East Bay Drive, spoke against coal exports from Washington ports. She presented a petition signed by 500 people requesting the Council pass a resolution opposing any new coal export terminals being built in the Pacific Northwest.

Mr. Chris van Daalen, 3203 Lorne St SE, spoke on behalf of the NW Eco Building Guild, and invited Council to attend the next Vision to Action symposium on June 7.

Mr. Jim Reeves spoke of impending earthquakes and volcano eruptions.

Mr. Michael Transue, Renton, spoke on behalf of the Washington Beer and Wine Distributors Association. He provided an updated version of the Memorandum of Agreement which he gave to the Council last week. He said many retailers downtown have agreed to voluntarily limit sales of high volume alcoholic single serve beverages.

Mr. George Ziesemer, retired Olympia Fire Department employee, spoke in support of residential fire sprinklers.

Mr. Stuart Drebeck, West Olympia Building Association (WOBA) Boardmember, spoke against residential fire sprinklers and said the cost is prohibitive on homes.

COUNCIL RESPONSE TO PUBLIC COMMUNICATION (Optional)

Councilmember Rogers said the revised Memorandum of Agreement presented by Mr.

Transue includes off premises mandatory server training and urged the Council to look at this before the Alcohol Impact Area (AIA) goes into effect.

Councilmember Roe agreed with Ms. Jacobs' request for visualization aids.

Mayor Pro Tem Jones thanked Mr. van Daalen for the Vision to Action symposium. He also said we should look at bringing the coal export resolution to Council in the near future.

Councilmember Cooper said preparedness for any impending earthquakes is important.

Councilmember Langer said pictures and other aids can be quite expensive. He said with regard to the AIA, we are too late in the process for reconsideration. He suggested Councilmembers talk to Greg Wright regarding the City's preparedness plan and said he is also concerned about lighting that works well for the community.

Mayor Buxbaum also agreed on the need for disaster preparedness. He asked the Council if they are agreeable to bring forward a resolution against building coal export terminals. Council agreed.

4. CONSENT CALENDAR

- 4.A** [13-0425](#) Approval of May 14, 2013 Study Session Minutes

The minutes were adopted.

- 4.B** [13-0427](#) Approval of May 14, 2013 Council Meeting Minutes

Councilmember Rogers asked to amend the minutes to show she voted no on the second reading of the ordinance approving funding for LED lighting.

The minutes were adopted as amended.

- 4.C** [13-0419](#) **Agenda Item:**
Approval of "Freemantle" Property Acquisition and Relocation

Councilmember Hankins abstained from voting on this item because she personally knows the Freemantles.

The contract was adopted.

Approval of the Consent Agenda

Councilmember Roe moved, seconded by Councilmember Langer, to adopt the Consent Calendar as amended. The motion carried by the following vote:

Aye: 7 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper,
Councilmember Hankins, Councilmember Langer, Councilmember Roe
and Councilmember Rogers

SECOND READINGS - None

FIRST READINGS - None

5. PUBLIC HEARING - None

6. OTHER BUSINESS

- 6.A** [13-0398](#) **Agenda Item:**
Preview of Comprehensive Plan / Planning Commission Recommended Draft on City Website

Community Planning and Development Director Keith Stahley said the Comprehensive Plan was posted to the website yesterday under Imagine Olympia. He provided an overview of what is on the website.

IT Services Supervisor Melynda Schmitt said the City has moved to a new platform for hosting the Comprehensive Plan due to feedback received. She walked the Council through some of the features of the upgrade.

Councilmembers thanked staff for their work.

The report was received.

- 6.B** [13-0345](#) **Agenda Item:**
Percival Plinth Project Sculpture Recommendation for 2013

Arts and Events Program Manager Stephanie Johnson said the Arts Commission recommended 13 sculptures for Council approval to be on display for about one year. Arts Commission Chair Trent Hart reviewed aspects of each of the sculptures. He said the placement of the sculptures will be determined by staff and the Arts Commission.

Councilmember Roe said this is the third year for this program and it is exciting for Olympia. Councilmember Langer said he appreciates the work of the Arts Commission and the artists who have submitted their pieces.

Councilmember Roe moved, seconded by Councilmember Langer, to approve the recommended 13 sculptures for exhibition along Percival Landing for up to one year starting July 2013. The motion carried by the following vote:

- Aye:** 6 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Hankins, Councilmember Langer and Councilmember Roe
- Nay:** 1 - Councilmember Rogers

- 6.C** [13-0396](#) **Agenda Item:**
Approval of Ordinance Adopting International Building Codes

Building Official Tom Hill reviewed the background, process, and timeline. He said the State amendment includes expansion of the ADA which makes sure all places, areas, and elements are barrier free. The State has also increased the requirements for new homes to be more energy efficient.

He noted communities can adopt local codes and four are being brought forward for Council approval:

1. New definition for single residential occupancy
2. A proposal for installing a fueling dock at Swantown Marina
3. Within commercial construction reduce the requirement for a sprinkler system for buildings from 7,500 square feet to 5,000 square feet or over
4. Implement single family residential sprinkler systems

Fire Marshal Rob Bradley reviewed residential sprinklers and provided statistics on home fires. He noted narrow streets are one reason to consider including sprinkler systems in homes. He reviewed the aspects of home sprinkler systems and the incentives for including home sprinklers.

Questions and concerns raised include the following:

- What are the incentives for developers? Less impervious surface, smaller water mains, tradeoffs in building codes.
- Why is there such a wide difference in the price estimates? Different areas throughout the nation, rural areas vs. urban areas, and local fees can affect the price.
- How many people voluntarily do this? The cheapest time to install sprinkler systems is when you are building. The Cyrene subdivision has narrow streets and will be installing residential sprinkler systems. The Mill Pond subdivision will also put in sprinkler systems as well in areas within the Briggs subdivision.
- This seems too expensive for low income homes. Habitat for Humanity has installed sprinkler systems in their newly constructed homes.
- Should we concentrate on distributing smoke alarms to those who need them?
- Have Lacey and Tumwater adopted? In Tumwater they have put them in where there are narrow streets. They are waiting to see what the State will do. Lacey is not going to adopt this until forced to by the State.
- Olympia building fees are already the highest in the area.
- Smoke detectors may not be enough. They work great for those who are able to respond.
- Sprinklers will help save lives.
- The Land Use and Environment Committee approved this based on the personal safety issue.
- Neighborhood associations could look into a grant to install smoke alarms in existing homes.

Councilmember Langer moved, seconded by Councilmember Hankins, to approve the 2012 International Building Code ordinance, including voluntary amendments that also includes the delay in implementation for single family sprinkling until July 2014 on first reading and move to second reading.

Mayor Pro Tem Jones moved, seconded by Councilmember Rogers, to amend the

motion to also delay implementation of reduced threshold in sprinkling requirements for commercial buildings until July 2014.

Mr. Hill said the 5,000 square feet requirement for commercial buildings applies mostly to taverns and bars. He said most of the new commercial buildings are going to be apartment complexes.

The motion to amend the original motion failed by the following vote:

Aye: 3 - Mayor Pro Tem Jones, Councilmember Roe and Councilmember Rogers

Nay: 4 - Mayor Buxbaum, Councilmember Cooper, Councilmember Hankins and Councilmember Langer

The original motion carried by the following vote:

Aye: 6 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Hankins, Councilmember Langer and Councilmember Roe

Nay: 1 - Councilmember Rogers

6.D

[13-0319](#)

Agenda Item:

Proposed Process for Improving the City's Approach to Community Development and Land Use Approvals

City Manager Steve Hall said this relates to the Council goal: Changing the culture of community development.

He provided an overview and pointed out that growth means change, but change can create anxiety, uncertainty, fear, and conflict. Currently, the City manages the processes, systems, and regulations that shape growth and development in our community. He noted however, that the community is not satisfied with the current system.

Mr. Hall reviewed the aspects of this goal as stated at the Council's January retreat:

- Invest in a proactive system
- Engage neighbors and neighborhoods
- Encourage a staff culture of community involvement and dialogue
- Increase the revenue base
- Align plans and ordinances

He reviewed the problem, the approach, how to engage community partners, new tools needed for immediate action, assessment areas, effective implementation, outcomes, and the resources needed.

Comments included the following:

- Ask developers to help us achieve what we want and how to develop.
- The Community Renewal Area work is a partial model to bring forward as a proactive approach.
- Would like to discuss this further at the June retreat.
- We are the capital city and not a typical population. We should review what other state

capitals have done.

- This discussion may be more appropriate in a study session.
- This will be a fundamental change on how we do business and interact with citizens and the business community. It will take a long time to change the culture and how we do business.
- The outcome should be a means of clearly defining quality development that citizens can envision and embrace.

Mr. Hall said staff would like criteria for a Request for Proposal (RFP) for a consultant and two Councilmembers to serve on the interview team.

Councilmember Langer said he would like to see staff do more scoping in terms of our vision before we hand it off to a consultant in order to give them a better idea what we're looking for.

Mayor Buxbaum stated he would like to discuss the Community Renewal Area at the June mid-year retreat.

The Council agreed to discuss the approach to changing the culture for community development at the retreat in June.

The report was received.

6.E

[13-0420](#)

Agenda Item:

Review of Council Protocols and Potential Amendment of Council Guidelines

Mayor Pro Tem Jones moved, seconded by Councilmember Rogers, to amend the Council guidelines to include the attached affirmation of Council expectations as a portion of Section 2 of those guidelines.

Comments included:

- Always work through the Council liaison.
- Clear items with full Council.
- Apply this to Committee meetings as well.
- Add in what Councilmembers' responsibilities are to help get back on track.
- Change "Council meeting" to "Council or Committee Meeting" or "Council or other meeting".

Mayor Jones stated he accepted these changes as a friendly amendment and the Council agreed to changes.

The original motion, with the following changes, carried by the following vote:

- Application of the facilitator piece to Committees;
- On Page 2 incorporate "Committees" along with "Council" meetings;
- Councilmembers' joint ownership of the outcomes of the meetings and their operation.

Aye: 7 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Hankins, Councilmember Langer, Councilmember Roe and Councilmember Rogers

7. CONTINUED PUBLIC COMMUNICATION

8. REPORTS AND REFERRALS

8.A COUNCIL INTERGOVERNMENTAL/COMMITTEE REPORTS AND REFERRALS

Councilmember Rogers shared highlights of the EMSS meeting, the Thurston County Law and Justice Committee meeting, and the Economic Development Council meeting.

Councilmember Cooper reported on highlights of the Olympic Region Clean Air Authority meeting, and the HOME Consortium meeting. **He asked for a referral to the Land Use and Environment Committee to explore the scope and feasibility of changing Puget Sound Energy lights to LED. Council agreed to the referral.**

Councilmember Hankins reported on highlights of the Visitor and Convention Bureau meeting.

Mayor Buxbaum reported on highlights of the Sustainable Thurston Task Force meeting and reminded Councilmembers of the Thurston County Catastrophic Disaster Recovery meeting May 30.

8.B CITY MANAGER'S REPORT AND REFERRALS

Mr. Hall noted the Catastrophic Disaster Recovery meeting on May 30 will focus on the Christ Church earthquake in New Zealand.

He also reported the City recently sold bonds at a rate of 2.53 percent.

Mayor Pro Tem Jones asked when the Liquor Control Board's (LCB) public hearing on the Alcohol Impact Area (AIA) will be held. Mr. Hall stated it is scheduled for June 19.

Mayor Pro Tem Jones moved, seconded by Mayor Buxbaum, to reaffirm the Council's commitment to the Alcohol Impact Area in our downtown as was proposed to the Liquor Control Board.

Aye: 6 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Hankins, Councilmember Langer and Councilmember Roe

Nay: 1 - Councilmember Rogers

9. ADJOURNMENT

The meeting adjourned at 10:32 p.m.