



Meeting Minutes - Draft

City Council

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Tuesday, November 26, 2019

7:00 PM

Council Chambers

1. ROLL CALL

Present: 7 - Mayor Cheryl Selby, Mayor Pro Tem Jessica Bateman, Councilmember Jim Cooper, Councilmember Clark Gilman, Councilmember Nathaniel Jones, Councilmember Lisa Parshley and Councilmember Renata Rollins

1.A ANNOUNCEMENTS

Mayor Selby announced the Council met in Study Session at 5:30 p.m. on forms of government. No decisions were made.

1.B APPROVAL OF AGENDA

The agenda was approved.

2. SPECIAL RECOGNITION

2.A [19-0990](#) Special Recognition - Pesticide Free Parks

Parks Planning & Maintenance Director Jonathon Turlove discussed City actions to reduce the use of pesticides in City parks and announced this year the City expanded the practice from a pilot program to all City parks.

Councilmembers commented and suggested sharing Olympia's practice with AWC and others to get the word out.

The recognition was received.

2.B [19-1113](#) Special Recognition - Small Business Saturday

Mayor Selby read a proclamation for Small Business Saturday on November 30, 2019. She said she will provide the proclamation to the Olympia Downtown Alliance to share with others.

The recognition was received.

3. PUBLIC COMMENT

Jerry Dierker and Phyllis Booth spoke.

COUNCIL RESPONSE TO PUBLIC COMMENT (Optional)

Councilmember Gilman explained the Council's process for pulling items from the Consent Calendar and stated his intent to pull Item 4D at the appropriate time. Councilmember Cooper discussed the role of Rotary Clubs.

4. CONSENT CALENDAR

Councilmember Gilman pulled 4D for staff comment and separate action after the Consent Calendar.

- 4.A** [19-1115](#) Approval of November 19, 2019 Study Session Meeting Minutes

The minutes were adopted.

- 4.B** [19-1116](#) Approval of November 19, 2019 City Council Meeting Minutes

The minutes were adopted.

- 4.C** [19-1039](#) Approval of a Resolution Authorizing an Interlocal Agreement with the Department of Enterprise Services for the Legion Way Improvements

The resolution was adopted.

4. SECOND READINGS (Ordinances)

- 4.E** [19-1065](#) Approval of an Ordinance Amending Ordinance 7201 (Special Funds)

The ordinance was adopted on second reading.

- 4.F** [19-1072](#) Approval of an Ordinance Amending Ordinance 7202 (Capital Budget)

The ordinance was adopted on second reading.

- 4.G** [19-1066](#) Approval of an Ordinance Amending Ordinance 7203 (Operating Budget)

The ordinance was adopted on second reading.

Approval of the Consent Agenda

Councilmember Cooper moved, seconded by Councilmember Parshley, to adopt the Consent Calendar. The motion carried by the following vote:

Aye: 7 - Mayor Selby, Mayor Pro Tem Bateman, Councilmember Cooper, Councilmember Gilman, Councilmember Jones, Councilmember Parshley and Councilmember Rollins

4. FIRST READINGS (Ordinances) - None

PULLED FROM CONSENT CALENDAR

- 4.D** [19-1112](#) Approval of a Resolution Authorizing a Multifamily Housing Tax Exemption Agreement Between the City of Olympia and 500 Columbia Place LLC.

Councilmember Gilman spoke in support of the resolution in order to provide policy stability and predictability for citizens. He also discussed concerns and made the following suggestions:

1. Approve the agreement with 500 Columbia Place LLC.
2. Institute a January 1, 2020 temporary moratorium on multi-family housing tax exemptions, with the date of building permit submission determining eligibility.
3. Obtain a reporting from multi-family tax exemption recipients and analyze that data as described in state statute.
4. Base reconsideration of the multi-family housing tax exemption for Olympia on the 2019 performance review on multi-family tax exemptions conducted by the Washington Joint Legislative Audit and Review Committee and the City's own analysis of exemptions granted by the City.

Home Fund Manager Cary Retlin discussed the multi-family tax exemption program and discussed how the program is intended to incentivize affordable housing.

Councilmember Rollins agreed with Councilmember Gilman's comments about stability and predictability and said she supports not offering the 8-year exemption any more. She will vote against this item.

Councilmember Parshley echoed Councilmember Gilman's and Rollins' comments and the need for more housing. She agreed with concerns already outlined and spoke about addressing a variety of housing options for affordable housing gaps.

Mayor Pro Tem Bateman spoke in support of the motion because it's current law and this project was already in the queue. She noted of all the recent projects that have come forward for the multifamily tax exemption, only 1 has been for affordable housing. She questioned why the 12-year option isn't being taken advantage of and said the City needs to continuously analyze the benefit of allowing tax exemptions and getting more affordable housing.

Councilmember Jones agreed with many of the comments already stated and echoed the same concerns. He said he will be supporting the motion. He is opposed to a moratorium because this is an important tool in getting more housing.

Mayor Selby said she would like to see more data and hopes the Land Use & Environment Committee will be able to dig into this topic more.

Councilmember Parshley moved, seconded by Councilmember Cooper, to approve the resolution authorizing a multi-family tax exemption for 500

Columbia Place LLC and authorize the Interim City Manager to sign the agreement. The motion carried by the following vote:

Aye: 6 - Mayor Selby, Mayor Pro Tem Bateman, Councilmember Cooper, Councilmember Gilman, Councilmember Jones and Councilmember Parshley

Nay: 1 - Councilmember Rollins

5. PUBLIC HEARING

5.A [19-1038](#) Public Hearing on an Application for a Master Permit with Noel Communications

City Engineer Fran Eide briefed the Council on Noel Communications' Master Permit renewal request. Councilmembers asked clarifying questions. Mayor Selby opened the public hearing at 7:47 p.m. No one spoke. Mayor Selby closed the public hearing at 7:47 p.m.

Councilmember Cooper moved, seconded by Councilmember Jones, to approve the application for a Master Permit and direct staff to prepare a Master Permit ordinance. The motion carried by the following vote:

Aye: 7 - Mayor Selby, Mayor Pro Tem Bateman, Councilmember Cooper, Councilmember Gilman, Councilmember Jones, Councilmember Parshley and Councilmember Rollins

6. OTHER BUSINESS

6.A [19-1103](#) Approval of the 2020 Grants to Arts and Culture Organizations

Arts Program Manager Stephanie Johnson and Arts Commission Vice Chair Frederick Dobler provided background on 2019 grants to arts organizations and highlighted 2020 grant applications and recommendations. Councilmembers asked clarifying questions.

Mayor Pro Tem Bateman moved, seconded by Councilmember Cooper to approve the grants to area arts and culture organizations for 2020 as recommended by the Arts Commission. The motion carried by the following vote:

Aye: 7 - Mayor Selby, Mayor Pro Tem Bateman, Councilmember Cooper, Councilmember Gilman, Councilmember Jones, Councilmember Parshley and Councilmember Rollins

6.B [19-1108](#) Budget Balancing - 2020 Operating and Capital Budgets

Administrative Services Director Debbie Sullivan provided information about finalizing the operating budget, Finance Committee recommendation and final capital budget review. She discussed 2020 revenue adjustments based on new information from the

County, final 2020 revenue projections, 2020 expense adjustments, and MUT tax expenditures.

Interim City Manager Jay Burney and Finance Committee Chair Jim Cooper discussed Council goal money, including using \$2,500 for Modern Warriors Live, which is a joint request from SPSCC that the other local jurisdictions have also pledged for the same amount.

Councilmembers asked clarifying questions and gave consensus for staff to prepare an ordinance for future adoption. They also thanked staff for all the budget improvement efforts.

7. CONTINUED PUBLIC COMMENT - None

8. REPORTS AND REFERRALS

8.A COUNCIL INTERGOVERNMENTAL/COMMITTEE REPORTS AND REFERRALS

Councilmembers reported on events and meetings attended.

Mayor Selby reported on work a few Councilmembers did in selecting a firm to move forward with City Manager recruitment. She indicated Human Resources Director Linnaea Jablonski and Councilmember Cooper will draft a contract with Karras Consulting and the Mayor will call them tomorrow to inform them of the contract.

Councilmember Cooper noted there is no December Finance Committee meeting.

8.B CITY MANAGER'S REPORT AND REFERRALS

Interim City Manager wished the Council a Happy and restful Thanksgiving. He announced Chief Roberts will have a celebration for his retirement on Tuesday, December 3 at 1:00 p.m. in Council Chambers.

9. ADJOURNMENT

The meeting adjourned at 8:48 p.m.