



# City of Olympia

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## Meeting Minutes - Draft City Council

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**Monday, November 3, 2014**

**5:30 PM**

**Room 207**

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### Special Study Session

#### 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 Cheryl Selby

#### 2. BUSINESS ITEMS

##### 2.A [14-1045](#) Community Renewal Area (CRA) Process - Next Steps

Mr. Stahley explained the relationship between the Comprehensive Plan, the Downtown Plan, and CRA Plan. He also provided an overview of the project budget, noting that additional funds would be needed for National Development Council and ECONorthwest. Following Mr. Stahley's presentation, Council engaged in a discussion of the CRA process and next steps.

Councilmember Selby asked for additional clarification on the budget. Mr. Stahley explained the need for additional funding for ECONorthwest and the National Development Council (NDC).

Councilmembers Roe and Selby said they had problems with where we are going.

Councilmember Selby said that the City Council wasn't part of this conversation. She felt we were putting the cart before the horse and we need to step back. She said she felt that we should keep the Isthmus off the table because it would be a disaster for the community.

Councilmember Hankins asked what will a downtown plan do for you?

Councilmember Selby said that she envisioned hiring an urban designer to do a design for at least part of downtown.

Councilmember Hankins asked what's the end game? How do we move forward?

What will make the Downtown Plan happen? We need a structure that the CRA Plan and process will provide. How do you get the downtown plan to happen. We need partnerships. We need CRA. What are we bringing to the table? I don't want a plan to put on the table to collect dust.

Councilmember Langer added that timing is an important element. If we do it right, this may be the time to grab this opportunity. He felt that we may miss this opportunity if we wait to do the RFP process and the RFP process will help us have a better downtown plan. The private sector will be involved through the RFP process and we need that connection to reality.

Councilmember Roe said she was in support of the CRA. She said she was confused about the momentum building for this process and wondered if anyone in the private sector will be willing to participate.

Councilmember Langer noted that a public finance seminar is planned and the seminar will help to bring to bring developers into the process but is not possible unless we have this tool in place.

Councilmember Roe asked if we have any idea at all what we would like to see in downtown.

Mayor Buxbaum said our proposed Comprehensive Plan has several statements about the vision for downtown. The charge to CERC was how to operationalize that and bring all the elements together - good urban planning and joining the private sector into the process. The Mayor pointed out there are two items on the agenda for tonight's Study Session and asked for Council preference.

Councilmember Selby said she was probably not going to be ready to make a decision in the business meeting tonight.

Councilmember Langer added that he didn't think there was any logical stopping point with time allotted.

**The topic was discussed and forwarded to the City Council meeting at 7:00 p.m. November 3, 2014.**

**2.B**     [14-1050](#)     Continued Discussion of the 2015 Operating Budget

Given limited time, Mayor Buxbaum proposed that Council receive briefings only on the listed topics, with discussion occurring during future Council deliberations on the budget. Councilmembers concurred with the suggestion.

**Lodging Tax:** Councilmember Hankins presented the Lodging Tax Advisory Committee recommendations. Ms. Hankins said she does not recommend funding the City of Lacey request for Operation and Maintenance (O&M) support for the Regional Athletic Center (FAC) absent any policy-level discussion with the Lacey City Council or administration about the RAC and future plans. She noted that the Council could appropriate Lodging Tax money for this purpose any time during the year.

**Utility Rate Increases and General Facility Charges (GFC):** Andy Haub, Water Resources Director, reviewed the proposed increases and the GFCs. He said that the Utility Advisory Committee has been working on this issue since May. Dan Daniels, Waste ReSources Director, reviewed the proposed garbage/recycling fees. Councilmembers briefly discussed the past practice of “smoothing out” rate increases to avoid spikes.

**Impact Fees:** Jonathon Turlove, Parks Planner, and Randy Wesselman, Transportation & Engineering Program Manager, provided an overview of the impact fee formulas and projected income for 2015.

Mayor Buxbaum thanked staff for their succinct presentations.

**The topic was discussed and forwarded to the City Council meeting at 7:00 p.m. November 3, 2014.**

### **3. ADJOURNMENT**

The meeting adjourned at 6:35 p.m.