



City of Olympia

City Hall
601 4th Avenue E
Olympia, WA 98501

Meeting Minutes City Council

Information: 360-753-8447

Tuesday, February 12, 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

Mayor Buxbaum noted the Finance Committee met earlier this evening.

1.B APPROVAL OF AGENDA

Councilmember Langer moved, seconded by Councilmember Roe, 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 - None

3. PUBLIC COMMUNICATION

Mr. Jim Taylor, 105 Evergreen Lane, Elma, extended an invitation to the July 4 - 7, Rolling Thunder event, which is a showing of a replica of the Vietnam War Memorial, also known as "The Wall." He asked for permission to contact the Fire and Police Chiefs to invite them to attend.

Mr. Erik Callison, Quince St, stated bicyclists should be charged a fee to use City streets.

Ms. Eileen McKenzie Sullivan, Executive Director of Senior Services for South Sound, stated she supports the proposal made by Mercy Housing for low-income senior housing downtown.

COUNCIL RESPONSE TO PUBLIC COMMUNICATION (Optional)

Councilmember Roe asked what other cities do in terms of licensing bicycles. City Manager Steve Hall said some cities do elect to license

their bicycles, but Olympia does not. Mr. Callison was invited to come to the next Land Use and Environment Committee meeting to discuss this.

Mayor Buxbaum thanked Mr. Taylor for his invitation and said he is welcome to contact the Police and Fire Chiefs about this event.

4. CONSENT CALENDAR

- 4.A** [13-0114](#) Approval of the Minutes of the January 28, 2013 Special Council Meeting to attend the Olympia Downtown Association Annual Meeting.

Attachments: [1. Minutes](#)

The minutes were adopted.

- 4.B** [13-0140](#) Approval of January 31, 2013 Special City Council Meeting Minutes - Parliamentary Training

Attachments: [1. Minutes](#)

The minutes were adopted.

- 4.C** [13-0142](#) Approval of the February 5, 2013 Study Session Meeting Minutes

Attachments: [1. Minutes](#)

The minutes were adopted.

- 4.D** [13-0139](#) Approval of February 5, 2013 City Council Meeting Minutes

Attachments: [Minutes](#)

The minutes were adopted.

- 4.E** [13-0120](#) Approve Land Use and Environment Committee 2013 Work Plan

Attachments: [1. LUEC Work Plan](#)

The work plan was adopted.

SECOND READINGS - None

FIRST READINGS - None

Approval of the Consent Agenda

Councilmember Cooper moved, seconded by Councilmember Langer, to adopt the Consent Calendar. 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

5. PUBLIC HEARING - None

6. OTHER BUSINESS

6.A [13-0098](#) Mercy Housing Request for Housing Plan at State and Columbia Streets

Attachments: [1. Proposal Letter](#)
[2. Proposal Description](#)
[3. Aerial Photo](#)
[4. MHNW Profile](#)
[5. Statement of Interest](#)
[6. City Correspondence](#)
[7. Site Information](#)
[8. Phase II Proposal](#)

City Manager Steve Hall introduced Mr. Bill Rumpf, President of Mercy Housing. Mr. Rumpf said they are looking at the site to determine conceptually if they are interested in this project. He asked the City to invest in the Phase II environmental study. Mr. Rumpf provided background information and shared pictures of other senior and family housing they have developed.

Ms. Alisa Lubber, Senior Project Developer, noted Mercy Housing currently has 16,000 units nationwide and 43 units in Washington State. She said this project would provide affordable senior housing consisting of 52 one bedroom units, with tuck-under parking, and will include retail space at the street level. It would entail a \$9.5 million investment and would take two to three years for completion. She said they like this location because it is so close to the senior center, but they are open to looking at other locations.

Mr. Rumpf said they will need to do some initial design work and will need \$550,000, some of which would be from the City's Community Development Block Grant (CDBG) fund. He noted Mercy Housing would purchase the land.

Comments and concerns include the following:

- Concerned about bringing more low-income housing to downtown Olympia.
- This is a prime piece of property which could be used for something else.

- There are approximately 1,000 low-income housing units and under 100 market-rate housing units in the downtown area.
- Council could designate this property as surplus and this could be grandfathered in.
- Council could decide to go through an RFP process for other housing projects interested in this property.
- Like Mercy's work.
- There is more need for low-income housing but perhaps not on this site.
- Estimated \$30,000 to conduct environmental evaluation - could use Council goal money for 2013.
- Need to identify a project first, then spend money on the environmental analysis.
- There is a need and demand for this level of housing.
- Go ahead with environmental analysis for future development.
- This is a good location for low-income senior housing and not a good location for market-rate housing. Resend the Heartland Study to Council.
- The Heartland Study determined this property is not feasible for a market-rate development, but is feasible for a development the size Mercy Housing is proposing.

Councilmember Cooper moved, seconded by Councilmember Langer, to allocate \$30,000, direct staff to conduct a Phase II environmental study, and bring it back to Council for further consideration. The motion carried by the following vote:

Aye: 5 - Mayor Buxbaum, Councilmember Cooper, Councilmember Hankins, Councilmember Langer and Councilmember Rogers

Nay: 2 - Mayor Pro Tem Jones and Councilmember Roe

6.B [13-0118](#)

Parking Pay Station Replacement Process - Status Report

- Attachments:**
- [1. Project FAQs](#)
 - [2. Public Involvement Plan](#)
 - [3. Maintenance Cost Analysis](#)
 - [4. Planning Level Estimate](#)
 - [5. Minutes Excerpt 112012](#)

Community Planning and Development Business Manager Karen Kenneson reviewed the background of the parking pay stations, credit card meter trial, replacement project timeline, and plan for a parking makeover. She said the cost is estimated at \$693,000 and will come from the Parking Management account. She noted that the new meters could reduce maintenance costs by approximately \$24,000 per year.

Comments included the following:

- Will smart cards be able to be used? The RFP will include a request for a chip card system.
- Pleased to see the parking makeover; rebranding is a good idea.
- The pay stations are becoming inoperable due to failing modems and CPUs.
- Look at technology that will work with a smart phone.
- Complaints should be tracked.
- Have discussions with the vendors and/or customers of those vendors to determine satisfaction levels.
- Reinstate revenue trends to track how well parking is working.

Communications Manager Cathie Butler recapped the direction for staff as follows:

1. Include expandability options for new technology as part of RFP and analysis
2. Use of smart cards or convenient parking pass option should be part of the RFP
3. Experience in the rain
4. Projected life cycle
5. Interview other cities
6. Opportunity for Council check-in
7. Bring revenue trends and tracking compilation of complaints back to Council

The report was received.

6.C [12-0800](#)

2013 Comprehensive Plan Amendment Docket

Attachments: [1. GemStar Pre-Application](#)

Associate Planner Stacey Ray reviewed the procedure for amendments. She said Gemstar Properties LLC, on behalf of Capitol Heights LLC, requested a change to the Future Land Use Map and Zoning Map designation for an approximate six-acre parcel on Capital Mall Drive from Residential Multifamily to Medical Services. She stated consideration of this amendment in 2013 would conflict with the timeline established for completion of the major update to the Comprehensive Plan known as "Imagine Olympia." She noted the applicant may resubmit in the 2014 amendment cycle.

Councilmember Langer moved, seconded by Councilmember Cooper, to limit the 2013 Comprehensive Plan amendment docket to the annual Capital Facilities Plan (CFP) update only, and forward the amendment docket to the Olympia Planning Commission. 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

6.D [13-0121](#)

Shoreline Master Program: Receive Public Hearing Record and Provide Direction for February 26, 2013 Deliberation

Community Planning and Development Director Keith Stahley noted a binder was given to each Councilmember which includes comments from January 1 through February 5 of this year. Mr. Stahley provided a timeline recommendation for future Council workshops, deliberations, and public hearings as follows:

- February 26, 2013 - Council reviews public input and provides final direction to staff.

- Staff to provide an overview and summary of public comment
- Staff to provide an analysis and preliminary recommendations regarding key issues raised in public comment
- Mithun, Inc. of Seattle to provide overview of the visualization project
- Open public comment period

- March 12, 2013 - Public comment period closes at 5:00 pm.

- March 26, 2013 - Council reviews final draft of the SMP

- April 16, 2013 - Council approves final draft of the SMP and transmits to the Department of Ecology

- Following adoption by the City Council, staff will prepare transmittal documents and submit transmittal package to Ecology by May 24, 2013.

Councilmember Cooper said that after thinking about it, he believes this is not the right timing for adding the Mithun software into the SMP process.

Council agreed with the recommended timeline.

The report was received.

7. CONTINUED PUBLIC COMMUNICATION**8. REPORTS AND REFERRALS****8.A COUNCIL INTERGOVERNMENTAL/COMMITTEE REPORTS AND REFERRALS**

Councilmember Roe reported highlights from the Joint Animal Services Committee meeting.

Councilmember Rogers shared highlights from the Economic Development Council meeting. She reported her next forum will be

held on February 27 at Lincoln Elementary school from 6:30 - 8:30 p.m.

Mayor Pro Tem Jones reported highlights from the Intercity Transit Authority Board meeting.

Councilmember Cooper reported he attended the LEOFF Board meeting and the Thurston County HOME Consortium meeting.

Councilmember Hankins reported she attended the TCCOM911 meeting, and the Coalition of Neighborhood Associations' Steering Committee meeting.

Mayor Buxbaum reported he attended the Sustainable Thurston Task Force meeting and the Finance Committee meeting. He noted there is no Council meeting next Tuesday. The next Council meeting will be February 26.

8.B CITY MANAGER'S REPORT AND REFERRALS

City Manager Steve Hall said officials from the City of Sequim are considering building a new City Hall and want to tour Olympia's City Hall later this week.

He also reported The Washington Center project will go out to bid tomorrow.

9. ADJOURNMENT

The meeting adjourned at 9:48 p.m.