



LAKWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, February 23, 2015

7:00 P.M.

City of Lakewood

City Council Chambers

6000 Main Street SW

Lakewood, WA 98499

Page No.

CALL TO ORDER

ITEMS FOR DISCUSSION:

- (4) 1. Review of Tacoma Public Utilities rates.
- (16) 2. Review of Public Art Policy guidelines. – (Memorandum)
- (22) 3. Joint Planning Commission meeting.

BRIEFING BY THE CITY MANAGER

ITEMS TENTATIVELY SCHEDULED FOR THE MARCH 2, 2015 REGULAR CITY COUNCIL MEETING:

- 1. Proclamation declaring Classified School Employees Week. – *Ms. Irene Oda, President of Educational Support Personnel of Clover Park School District*
- 2. This is the date set for a public hearing on a proposed Residential Target Area designation in the Lakeview area. – (Public Hearing – Regular Agenda)
- 3. Appointing individuals to the Community Services Advisory Board. – (Motion – Regular Agenda)
- 4. Accepting a property donation at 3710 100th St. SW, and authorizing the City Manager to execute said agreements to effectuate the acceptance. – (Resolution 2015-003 – Regular Agenda)

The City Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk's Office, 589-2489, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

<http://www.cityoflakewood.us>

The Council Chambers will be closed 15 minutes after adjournment of the meeting.

COUNCIL COMMENTS

ADJOURNMENT

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CITY OF LAKEWOOD (CITY HALL)
 6000 Main Street SW, Lakewood, WA 98499-5027
 (253) 589-2489

WEEKLY MEETING SCHEDULE
February 23, 2015 – February 27, 2015

Date	Time	Meeting	Location
Feb. 23	7:00 P.M.	City Council Study Session	Lakewood City Hall Council Chambers
Feb. 24	5:30 P.M.	Parks and Recreation Advisory Board	Lakewood City Hall 1 st Floor, Conference Room 1E
	5:30 P.M.	Community Services Advisory Board	Lakewood City Hall 3 rd Floor, Conference Room 3A
Feb. 25	No Meetings Scheduled		
Feb. 26	6:00 P.M.	Landmarks and Heritage Advisory Board	Lakewood City Hall 3 rd Floor, Conference Room 3A
Feb. 27	No Meetings Scheduled		

TENTATIVE WEEKLY MEETING SCHEDULE
March 2, 2015 – March 6, 2015

Date	Time	Meeting	Location
Mar. 2	4:30 P.M.	Arts Commission	Lakewood City Hall 3 rd Floor, Conference Room 3A
	6:00 P.M.	Youth Council	Lakewood City Hall 3 rd Floor, Conference Room 3A
	7:00 P.M.	City Council	Lakewood City Hall Council Chambers
Mar. 3	No Meetings Scheduled		
Mar. 4	5:00 P.M.	Community Services Advisory Board	Lakewood City Hall 3 rd Floor, Conference Room 3A
	5:15 P.M.	Public Safety Advisory Committee	Police Station 9401 Lakewood Drive SW Lakewood, WA
	6:30 P.M.	Planning Commission	Lakewood City Hall Council Chambers
Mar. 5	9:30 A.M.	Civil Service Commission	Lakewood City Hall 1 st Floor, Conference Room 1E
	4:00 P.M.	City Council Tour of McLane Northwest	9611 45 th Avenue SW #4 Lakewood, WA
	6:30 P.M.	Tillicum/Woodbrook Neighborhood Association	Tillicum Community Center 14916 Washington Avenue SW
Mar. 6	No Meetings Scheduled		

NOTE: The City Clerk's Office has made every effort to ensure the accuracy of this information. Please confirm any meeting with the sponsoring City department or entity.



Rate Adjustment Proposal Power & Water

**Lakewood City Council
February 23, 2015**

✓ Key Customer Discussions	Oct-Nov
Public Meetings-Budget:	
✓ Eastside, South End, West Side, Northeast Tacoma, South Tacoma, North End	Sep. 15-Nov. 3
✓ Executive Forum Breakfast	Nov. 13
Neighborhood Council Meetings-Rates:	
✓ Northeast Tacoma	Jan. 15
✓ South Tacoma	Jan. 21
✓ West End	Jan. 21
✓ South End	Jan. 26
✓ North End	Feb. 2
✓ New Tacoma	Feb. 11
Customer Round-Table	Feb. 24
Municipal Briefings-Rates:	
✓ Fircrest City Council	Jan. 20
✓ University Place City Council	Jan. 20
✓ Pierce County Council	Jan. 26
✓ Fife City Council	Feb. 10
✓ Puyallup City Council	Feb. 10
Lakewood City Council	Feb. 23

Policymaker Consideration

- ✓ Financial Policy Discussion (Power) Sep. 3
- ✓ Joint PUB/CC Study Session - Budget Oct. 14
- ✓ Public Utility Board Consideration & Adoption – Budget Oct. 29
- ✓ First Reading at Tacoma City Council - Budget Dec. 2
- ✓ Second Reading at Tacoma City Council – Budget Dec. 9
- ✓ Public Utility Board Study Session – Rates Jan. 28
- ✓ Public Utility Board Study Session & Public Hearing - Rates Feb. 11
- ✓ Government Performance & Finance Committee Feb. 18
- Public Utility Board Consideration & Adoption – Rates Feb. 25
- First Reading at Tacoma City Council – Rates Mar. 3
- Second Reading at Tacoma City Council – Rates Mar. 17
- Effective Date of 2015 Rate Increase April. 1





Proposed Rate Adjustment Announcement

2015 - 2016

Power Budget Review

- **System average rate increase of 3.0% proposed for April 1, 2015**



What is causing rates to increase?

- Rising costs from Bonneville Power Administration
- Dam licensing requirements
- Reliability & Compliance costs

What has Tacoma Power done to mitigate the rate increase?

- Debt restructuring
- Operating budget cost reductions



Monthly Electric Bill Comparison-Lakewood

	2014 Current	2015 Proposed	Rates as of April 1, 2014							
	Tacoma Power	Tacoma Power	Puget Sound Energy ¹		Seattle City Light		Snohomish Co. PUD ¹		Clark Public Utilities ¹	
	Bill	Bill	Bill	Difference	Bill	Difference	Bill	Difference	Bill	Difference
Residential 1 (typical w/o electric heat) (892 kWh/mo.; 10,700 kWh/yr.)	\$79	\$76	\$88	16%	\$82	8%	\$88	16%	\$90	19%
Residential 2 (typical w/ electric heat) (1,583 kWh/mo.; 19,000 kWh/yr.)	\$136	\$130	\$159	22%	\$162	24%	\$157	20%	\$151	15%
Small Commercial (9,000 kWh/mo. & 30 kW)	\$780	\$747	\$911	22%	\$696	-7%	\$794	6%	\$766	3%
Large Commercial (616,850 kWh/mo. & 1300 kW)	\$36,293	\$35,209	\$53,717	53%	\$38,516	9%	\$48,079	37%	\$40,291	14%
High Voltage Industrial ² (5,840,000 kWh/mo. & 10,000 kW)	\$257,991	\$245,629	\$402,745	64%	\$341,652	39%	\$372,864	52%	\$341,271	39%

1 Includes an effective 6% tax levied by a city or town for comparison purposes only.

2 Assumes 10,000kW = 10,000

kVa



Proposed Rate Adjustment Announcement

2015 - 2016

- **Rate-setting period 2015-2016**
 - **First adjustment effective date: April 1, 2015**
 - Residential: \$0.31
 - Commercial: \$2.18
 - **Second adjustment effective date: January 1, 2016**
 - Residential: (\$0.32)
 - Commercial: (\$2.46)



Adjustments based on average monthly bill

Residential 5/8" meter, 7ccf in winter (8 months) 11ccf in summer (4 months)

Commercial 2" meter, 50ccf year round

Rate Drivers

What is causing rates to increase?

- Operating Green River Filtration Facility
- Inflationary increases in operating and maintenance costs

What has Tacoma Water done to mitigate the rate increase?

- Restructured debt payments
- Implemented a new asset management program
- Increased wholesale sales
- Built a filtration plant under budget with significant low-interest financing (44%)

What external forces have helped?

- Increased demands from business (Niagara Bottling Plant)
- Continued recovery from Great Recession



Average Monthly Bill Comparison

	Tacoma 2014	Tacoma 2015	Tacoma 2016	Seattle 2015		Bellevue 2015		Covington 2015	
	Bill	Bill	Bill	Bill	Difference	Bill	Difference	Bill	Difference
Residential - Lakewood	\$47.88	\$48.19	\$47.87	\$66.46	38%	\$58.48	21%	\$44.55	-8%
Rate Increase		+\$0.52	-\$0.32						
Hydrant Service Fee	\$5.01	-\$0.21	\$0.00						
Commercial General - Lakewood	\$317.43	\$319.61	\$317.15	\$337.77	6%	\$377.88	18%	\$408.45	28%
Rate Increase		+2.39	-\$2.46						
Hydrant Service Fee	\$5.01	-\$0.21	\$0.00						

- Comparisons are Tacoma Water's 2015 proposed rates to 2015 rates of utilities of similar size
- Uses historical average consumption for each customer class

Contacting Us

- **Tacoma Public Utilities**
3628 South 35th Street
Tacoma, WA 98409
(253) 502-8600
- **Residential Conservation Programs**
(253) 502-8363
power@cityoftacoma.org
- **Website: mytpu.org**



To: Mayor and City Councilmembers

From: Dennis Higashiyama, Recreation Coordinator

Thru: John J. Caulfield, City Manager *John J. Caulfield*

Date: February 18, 2015

Subject: Arts Commission site recommendation for public art

Attachment: Draft Public Art Policy guidelines

The Arts Commission has been studying potential sites for public art including gateways and other city-owned properties. With the creation of the public art fund the commission has selected a public art site for recommendation to Council.

The Arts Commission recommends the triangular piece of land at the intersection of Washington Blvd SW and Gravelly Lake Drive SW. The site has previously been landscaped by Keep Lakewood Beautiful (KLB) and provides excellent site lines from all directions. It has a flat, open area where artwork could be situated and also has access to power which could be used to illuminate the artwork. There is very little overhead clutter (transmission wires, etc.).

The Public Art Policy Guidelines will be followed to select an artist and provide preferred public art alternatives to Council at a later date. The selection process will include: size and scale of the artwork appropriate to the site, durability, maintenance, aesthetic merit and a public input process for determining the finalists.

The site is not a gateway but is a high traffic area in our community with an average of over 20,000 vehicles per day in 2013. This would provide high visibility to the Arts Commission's first major public art project.

The Arts Commission would like this site accepted for public art and will then move forward with creating an RFP for procurement of the actual artwork.

Lakewood Arts Commission

PUBLIC ART POLICY GUIDELINES

The City of Lakewood provides high quality public art as a vehicle to express the city's history and cultural heritage and as a means to enhance the community's sense of spirit, pride and community values. The commission strives to create a vibrant, healthy community with multiple opportunities to experience and value the arts and provides places for people to gather and create community.

PUBLIC ART DONATIONS OR ACQUISITIONS

The following guidelines are for acquiring existing or loaned artwork:

Guidelines

1. The Lakewood City Council will review proposed public art acquisitions and/or proposed gifts of artwork recommended by the Lakewood Arts Commission. The Commission will make a recommendation to the City Council for action. An impact study along, with a concurrent recommendation, from affected city boards, commissions, or community organizations, and associations when appropriate.
2. Proposed public art acquisitions and/or proposed gifts of loaned artwork will be evaluated on the following criteria:
 1. The overall quality of the artwork.
 2. The context within the City collection:
 - i. Does the artwork enhance the existing collection or add diversity?
 - ii. How does the art engage the public?
 - iii. Are the materials appropriate?
 - iv. Is the piece susceptible to vandalism or graffiti?
 3. If there is sufficient public fundraising support to have the artwork become a permanent part of the City's collection.
 4. The availability of an appropriate site for the artwork.
 5. The appropriateness in size, scale, material, form and style for the identified space.
 6. Condition, durability, installation, and maintenance requirements of the art work.
 7. Whether it has aesthetic merit.
3. Whenever appropriate, site decisions and issues will be discussed by a public art jury made up of surrounding neighbors, businesses, and/or associations (i.e., business or neighborhood associations) impacted by the location.

Public Art Jury

1. The Lakewood Arts Commission may convene a jury to review public art commissions, memorials or acquisitions.
2. Candidate jurors will include surrounding neighbors, businesses, and associations, with input from architects, landscape architects, engineers, urban designers, and representatives from local art professionals.
3. A jury will be comprised of no less than three and no more than ten jurors. The Lakewood Arts Commission should maintain a list of candidates to facilitate selection.
4. City of Lakewood staff or City Council member will not be voting members of the jury.
5. A jury will not be comprised of more than 50% membership from the Arts Commission.

Artist Requirements

Proposals for artwork will include:

1. The artist's résumé.
2. A comprehensive two- or three-dimensional composition of the art, as appropriate.
3. Drawings or photographs that show the relationship of the artwork to the site.
4. Material samples of the artwork and any relevant construction materials.
5. Installation details.
6. Description of routine maintenance and estimate of maintenance costs.
7. Approval for the installation and site use by appropriate City department(s).

TEMPORARY ART EXHIBITS

Objective

To provide procedures for the temporary exhibit of artwork in cooperation with art galleries and other organizations to showcase artists, promote awareness and foster education regarding public art in the community. Venues throughout the community, in public facilities and neighborhoods will be encouraged.

Guidelines

1. The Lakewood City Council will review proposed temporary public art exhibits recommended by the Lakewood Arts Commission. The Commission will make a recommendation to the City Council for action. An impact study along, with a concurrent recommendation, will be required from affected city boards, commissions, or community organizations, and associations when appropriate.
2. For temporary artwork proposed on loan to the City, the owner or owner's representative will be required to enter into an Art Display Agreement setting forth the length of the loan and other terms such as location, maintenance requirements, insurance, value of artwork, installation and removal responsibility, and other conditions pertinent to the agreement.
3. If appropriate, partnerships with other arts organizations, agencies, and the business community will be encouraged.

DONATED OR COMMISSIONED MEMORIALS

Objective

To provide procedures for the donation of memorial artwork to honor an event (contemporary or historical), occasion, outstanding member of the community, or similar purpose.

Guidelines

1. The Lakewood City Council will review proposed installation of memorial artwork by the Lakewood Arts Commission. The Lakewood Arts Commission will work with the donor and affected city boards, commissions, or community organizations, and associations to recommend an appropriate site for the work. For proposed memorial public art sited in a municipal park, a recommendation from the Parks and Recreation Advisory Board will be required.
2. Proposed commissioned memorial art shall not honor a living person, unless that person has made significant and outstanding contributions to the art or civic community.
3. A waiting period of at least one year should elapse from the time of:
 - a. The initial nomination of a living individual.
 - b. The passing away of the deceased individual(s).
 - c. (The occurrence of the event, in order to be eligible for consideration as a commissioned memorial public art work.
4. The proponents of memorial art will approach the Lakewood Arts Commission with their ideas for the intended public art. The Lakewood Arts Commission will establish a dialogue with the proponent and/or artist and affected departments. As a result of this dialogue, the Lakewood Arts Commission will make a recommendation to the Lakewood City Council. The recommendation may propose one of the ideas, or recommend a different design approach or art location.
5. Proposed memorial public art will be evaluated on the following criteria:
 - a. The fit of the art work into the overall character of public art already on display throughout the city.
 - b. The timeless quality of the art work, including its significance and appeal to future generations. Memorial proposals honoring individuals or a personal event should be represented in a form that has a broader community interest and moves the viewer to a special experience. Examples include community parks, landscaped gardens and plazas, sculpture and art works, plaques about history or the environment, poetry, fountains, park benches, site furnishings, etc.
 - c. The art work's success in expressing the spirit of the person(s) or event to be commemorated.
 - d. The precedent that is set by the art work.
 - i. Will this work set a precedent that will be difficult to follow?
 - ii. If strictly followed, will the precedent diminish the value the previous, possibly adjacent memorial public art?
 - e. The artistic merit of the artwork.

- f. The proposed location of the art work. The location should be an appropriate setting for the memorial and should not interfere with existing and proposed circulation and use patterns artwork.
 - g. The fit in terms of the size, scale, material, form and style for the area in which it is to be located.
 - h. Condition, durability, installation, and maintenance requirements of the art work.
6. The Lakewood Arts Commission recognizes that a particular location may reach a saturation point, and it would then be appropriate to consider limitations or a moratorium of future memorial installations at a particular location or area.
 7. Memorials become part of the City art collection and, as such may be relocated.
 8. Memorial donations to help fund the acquisition of public art will be accepted at any time and earmarked for current or future installations.
 9. Celebratory gifts may be commemorative in nature, or may mark a life event such as: the birth of a loved one, an anniversary, a graduation, a business, or a celebration of an event or a group. Funds will be used to help fund current or future installations

DECOMMISSION OF ART WORK

Objective

To provide procedures for the withdrawal of City owned artwork from public display.

Guidelines

1. Decommissioning should be cautiously applied only after careful and impartial evaluation, including input from the Lakewood Arts Commission, art professionals, the public, the artist, with final review by the City Council.
2. Decommissioning or relocation of artwork may be considered for one or more of the following reasons:
 - a. The condition or security of the artwork cannot be reasonably guaranteed in its present location.
 - b. The artwork presents a public safety risk.
 - c. The artwork is damaged and repair is not feasible.
 - d. Significant changes in the use, character or actual design of the site requires a re-evaluation of the artwork in relationship to the site.
 - e. The artwork requires excessive maintenance or has failures in design or workmanship.
3. Procedures for possible decommissioning of art work will be initiated by a majority vote of the Lakewood Arts Commission or at direction from City Council. The following describes specific procedures for decommission or relocation.
 - a. Review of any restriction(s) which may apply to the specific work, based on contract review.
 - b. Assessment of options for storage or disposition of artwork, which may include sale, trade, return to the artist, or gift.

- c. The Lakewood Arts Commission may seek additional information regarding the artwork from the public, the artist, art galleries, curators, appraisers, or other professionals prior to making a recommendation.
- d. Analysis of reason(s) for decommissioning the art, the Lakewood Arts Commission will provide its recommendation to Lakewood City Council for final determination.

DRAFT

**2015 LAKEWOOD PLANNING COMMISSION
WORK PLAN**

Planning Commission Membership

Connie Coleman-Lacadie
Dan Daniels
James Guerrero
Robert Estrada
Robert Pourpasand
Paul Wagemann
Christopher Webber

Council Liaison:

Paul Bocchi

Staff Support:

David Bugher, Assistant City Manager/Community & Economic Development
Director
Dan Catron, Planning Manager

2014 Accomplishments:

New communal housing regulations
New Centers of Local Importance designations
2014 Comprehensive Plan update
Six Comprehensive plan & Zoning map amendments
Chapter 2 (Official Maps)
Chapter 3 (Land Use)
Chapter 5 (Economic Development)
Chapter 7 (Utilities)
SEPA Review
Shoreline Management Plan (review of changes as proposed by the Department of Ecology)
Revised subdivision code
Satellite parking provisions

2015 Projects:

2015 Comprehensive Plan Update
Possible R1 & R2 Comprehensive plan & Zoning map amendments
Chapter 1 (Introduction & incorporation of the community visioning plan)
Chapter 6 (Transportation)
Chapter 8 (Public Services)
Chapter 9 (Capital Facilities & Improvements)
Chapter 10 (Implementation)
SEPA review
Cottage housing regulations
Update LMC, Title 18A.02 to increase readability (structure & nomenclature refinement)

Updated capital facilities plan
Annual housing report
Initiate review of proposed low impact development regulations (due 2016)
Update the City's flood regulations
Initial review of the Joint Land Use Study (JLUS)
Review of satellite parking provisions (after completion of JLUS)