

# City of SeaTac

## Council Study Session Minutes Synopsis

February 24, 2015  
4:30 PM

City Hall  
Council Chambers

**CALL TO ORDER:** The SeaTac City Council Study Session (CSS) was called to order by Deputy Mayor (DM) Tony Anderson at 4:30 p.m.

**COUNCIL PRESENT:** Deputy Mayor (DM) Anthony (Tony) Anderson, Councilmembers (CMs) Barry Ladenburg, Kathryn Campbell, Terry Anderson, Dave Bush, and Pam Fernald. Excused absent: Mayor Mia Gregerson.

**STAFF PRESENT:** City Manager Todd Cutts, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Assistant City Manager (ACM) Gwen Voelpel, Parks & Recreation (P&R) Director Kit Ledbetter, Community and Economic Development (CED) Director Joe Scorcio, Planning Manager Steve Pilcher, Senior Planner Kate Kaehny, Economic Development (ED) Manager Jeff Robinson, and Police Chief Lisa Mulligan.

**RECESSED:** DM A. Anderson recessed the meeting to an Executive Session on acquisition of real estate at 4:30 p.m.

**EXECUTIVE SESSION: Acquisition of real estate RCW 42.30.110(1)(b) (10 minutes)**

Staff in attendance at the executive session: City Manager Cutts, City Attorney Mirante Bartolo, Senior Assistant City Attorney Johnsen, CED Director Scorcio, and ED Manager Robinson.

City Clerk Gregg announced that Council requested an additional 5 minutes at 4:40 p.m.,

**RECONVENED:** DM A. Anderson reconvened the meeting at 4:45 p.m.

**PUBLIC COMMENTS (related to the agenda items listed below):** There were no public comments.

**PRESENTATIONS – COUNCIL DIRECTION:**

● **Fire Station 45 Financial Plan**

City Manager Cutts reviewed the Fire Station #45 Financing Plan:

Total budget for Station 45 in 2015/2016 Biennial Budget	\$4,456,656
Funds anticipated to be used from Hughes Property sale in Capital Improvement Program (CIP)	\$1,182,000
Fire Station Construction Bid, 10% Contingency, Sales Tax	
Construction Budget	\$4,088,555
Contract amount	\$3,347,306
Savings	\$741,249
2014/2015 Sidewalk Project (37 <sup>th</sup> and 40 <sup>th</sup> Avenues South)	
Construction Budget	\$1,500,000
Estimate at 60% design	\$1,180,000
Savings	\$320,000
Proceeds from Masterpark Lot A Development Agreement (DA)	
	\$210,000
Balance after savings/revenue applied to Fire Station	
	\$89,249

**Agenda Bill #3666; A Motion authorizing the City Manager to execute a contract with Porter Brothers Construction Inc. the low bidder for Fire Station 45 construction**

**Summary:** In 2005, the City Council authorized a seismic evaluation of the City fire stations. This evaluation, which was completed by MLA Engineering, provided the opinion that Fire Station 45 is not structurally sound and is in danger of significant damage or collapse in the event of a major earthquake. In addition, the City's Facilities Division has assessed the building and found that many costly repairs are needed that would likely only serve as short term fixes. Furthermore, the size of the building far outstrips the current needs of the fire crew stationed there. In sum, staff continues to recommend replacement of the station.

The project plan is to start the construction in mid March 2015 and complete the project in February 2016. Bids were sent out on January 26 and opened on February 17, 2015.

<u>Company Name</u>	<u>Base Bid</u>	<u>With 10% Contingency and Tax</u>
Porter Brothers Construction Inc.	\$2,779,000	\$3,347,306
Par-Tech Construction Inc.	\$2,929,400	\$3,528,462
Blew's Construction Inc.	\$2,968,000	\$3,574,956

**Agenda Bill #3666 (Continued):**

Corp Inc. Construction	\$3,075,000	\$3,703,838
Alegis Construction	\$3,093,373	\$3,725,968
Western Ventures Construction	\$3,150,000	\$3,794,175

The P&R Department has a total of \$4,456,656 budgeted for the Fire Station 45 project in the 2015/2016 Biennial Budget. In addition to the construction bid and associated costs highlighted above, this amount includes contractual architectural costs that were previously approved by the City Council. It should be noted that the City has saved a significant amount of money (estimated well over \$100,000) by having staff perform project management duties.

The City's 2015-2020 Capital Improvement Program projected use of \$1.182 million in revenues from the anticipated sale of the Hughes Property in order to complete the funding plan for Fire Station construction. That sale is still pending. However, several developments since the adoption of the budget allow for construction of the station without utilization of the proceeds of this sale. This information is highlighted below:

Funds anticipated to be used from Hughes Property sale in CIP	\$1,182,000
2014/2015 Sidewalk Project (37 <sup>th</sup> & 40 <sup>th</sup> Ave. S.)	
Construction Budget	\$1,500,000
Estimate at 60% design	\$1,180,000
Savings	\$320,000
Fire Station Construction Bid, 10% Contingency, Sales Tax	
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P&R Director Ledbetter introduced TCA Architecture and Planning Principal Eric Schaer and Michelle. He also reviewed the agenda bill summary and concerns that have been brought forward recently regarding staff acting as the general contractor.

City Manager Cutts stated that the training tower would cost an additional \$176,000. Staff is looking for a decision from Council. Staff recommendation is to not build the tower at this time. It can be built at a later date as money allows.

Council discussion ensued regarding Fire Station 45 and the low bidder.

Mr. Cutts recognized the collaboration with Kent RFA to design this building.

Mr. Schaer stated that while the builder doesn't specialize in this type of building, the design firm does and this building is designed well.

**Council consensus:** Refer to the 03/10/15 Consent Agenda

**PRESENTATIONS – COUNCIL DIRECTION:**

**•Review of Draft Angle Lake District Station Area Plan (5<sup>th</sup> presentation in an estimated series of 8)**

Planning Manager Pilcher stated that staff will be looking for direction on a couple of key areas which Senior Planner Kaehny will review.

Ms. Kaehny reviewed the proposed schedule: February 24 - Plan Review 1 (Chapters 1 - 4); March/April: Plan Review 2 & 3 (Chapters 5 - 6); and April/May: Potential Adoption.

Ms. Kaehny reviewed Chapter 1: Introduction; Chapter 2: Existing Conditions; Chapter 3: Economic Opportunity; and Chapter 4: Community Vision, including the guiding principles.

Council discussion ensued regarding the four chapters, the vision, the guiding principles, and outreach.

**PRESENTATIONS – INFORMATION ONLY:**

**●Soundside Alliance Informational Presentation**

ED Manager Robinson introduced City of Tukwila CM and Soundside Alliance Chair Kathy Hougardy. He stated that Soundside is a reinvention of South King County Economic Development Initiative (SKCEDI). Membership includes Burien, Tukwila, SeaTac, Normandy Park, Des Moines, Highline Community College (HCC), and Port of Seattle (POS). SKCEDI was rebranded to Soundside Alliance to give it more of a geographic orientation and establish the plans and strategies going forward. The Soundside Alliance goals are to perpetuate economic vitality and steward the interests of the region, to increase the awareness, engagement, and impact of our ED programs, to consistently communicate the combined benefit we offer to obtain and attract businesses.

Ms. Hougardy stated that visitors don't know when they are leaving one city and entering another. Each City has its own strengths. As solo cities, the attraction isn't as great as a region. She explained the two committees: (1) Leadership (Council) and (2) Operations (staff). She stated that Soundside also works in conjunction as partners with the Highline Small Business Development Center and Start Zone which help small businesses.

Council commented positively on the alliance.

**●Preparation for and the potential impacts from the 2015 U.S. Open Golf Championship at Chambers**

CED Director Scorcio introduced Director of Seattle Southside Visitor Services (SSVS) Katherine Kertzman. Mr. Scorcio stated that while Pierce County is hosting the event, SeaTac will see quite an impact and will be the first and last experience for many visitors.

Ms. Kertzman stated that the US Open Championship is scheduled June 11 – 21 at Chambers Bay.

She reviewed the attendee facts, accommodations, volunteer program, ticket sales, corporate hospitality, parking and transportation, worldwide exposure, website page, and long term benefits.

Council discussion ensued regarding the impacts to the area, specifically transportation related issues.

**●Update on Citywide Align and Improve efforts**

City Manager Cutts provided a memo updating Council on the efforts staff has been doing. A presentation will be scheduled for a future date due to the limited time at this meeting.

**ADJOURNED:** DM A. Anderson adjourned the CSS at 6:21 p.m.