

City of SeaTac

Regular Council Meeting Minutes

August 9, 2016
7:00PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Michael Siefkes at 7:03 p.m.

COUNCIL PRESENT: Mayor Michael J. Siefkes, Deputy Mayor (DM) Pam Fernald, Councilmembers (CMs) Rick Forschler, Kathryn Campbell, Peter Kwon, Tony Anderson, and Erin Sitterley.

STAFF PRESENT: Acting City Manager Joe Scorcio, Senior Assistant City Attorney Mark Johnsen, City Clerk Kristina Gregg, Acting Community & Economic Development (CED) Director/Economic Development (ED) Manager Jeff Robinson, Parks & Recreation (P&R) Director Lawrence Ellis, Assistant City Attorney Julia Yoon, Chief Jim Schneider, and Deputy Chief Brian Wiwel.

FLAG SALUTE: CM Forschler led the Council, audience, and staff in the Pledge of Allegiance.

PUBLIC COMMENTS: Jim Schell spoke regarding the recent \$18,000,000 judgment against the city.

Wendy Morgan invited everyone to attend the 10th annual ice cream social at the botanical garden on August 21.

Jesse Robbins spoke regarding noise pollution, especially from vehicles.

Thomas Martin stated his company gave a wage increase to comply with the Employment Standards Ordinance but the employees are due back wages.

Earl Gipson requested a code of ethics for staff.

Joel Wachtel thanked Council for working on issues that affect the citizens.

PRESENTATIONS:

Presentation from Seattle Storm representative, recapping July 13 Community Practice in SeaTac

Corporate Partnerships Vice President Nate Silverman stated the partnership with SeaTac embodies what they are trying to do. He shared a video recapping the practice. This is the 3rd year and there were 250-300 participants.

He presented an autographed ball to the City.

Sustainable Airport Master Plan (SAMP) - SASA Options Update

Planning and Environmental Programs Director Elizabeth Leavitt introduced Airport Managing Director Lance Lyttle and Port of Seattle (POS) State Government Relations Manager Clare Gallagher.

Ms. Leavitt briefed on the SAMP, gate expansion concepts, South Aviation Support Area (explained reasons it would be difficult to place an Alaska Airlines maintenance facility in the south area), North Terminal Roadways, landside people mover alternatives, mid-term landside strategy (combination of operational and lower-cost solutions identified), and South Aviation Support Area.

Ms. Leavitt stated that during the past four to five months, the POS has been reviewing what can be done to accommodate airport and provide what the city has requested: buffer and accommodate commercial development. She reviewed SASA alternative facilities layouts, including benefits and challenges of three options.

Next steps: refine North Airport Expressway (NAE) concept, develop implementation plan and plan of finance, seek commission guidance August 23 and September 27. Environmental review is expected to be completed in late 2017.

Council discussion ensued regarding the tree removal and environmental issues, noise and pollution, north terminal roadways people mover and access to city businesses, business incubation program, and stakeholders involvement. Council stated the importance of maintaining access on South 160th and 170th Streets to the city.

PRESENTATIONS (continued):

Kent Regional Fire Authority (RFA) Annual Report

Fire Chief Schneider stated his appreciation of CM Anderson for serving on the governance board last year and CM Sitterley this year.

He commented on the following:

- Station 45 - partnership with the city to create and build
- Ladder truck - put in to service in 2015
- Name change - effective January 1, 2017 the Kent RFA will become the Puget Sound Regional Fire Authority
- Washington Survey and Rating Bureau (WSRB) re-evaluation of service in May, still waiting for results
- "After the Fire" - conducted with the community after an event, very successful
- 2015 Annual Report and Training Consortium training mid-year report – provided copies
- deployment changes made in 2014 - improved the level of service (LOS)
- Effective Response Force (ERF) Changes - Before RFA, SeaTac had 13 people with 3 engines responding. With the RFA, there are 17 people with 4 engines responding.
- ILA Performance Goals – exceeding goals

Discussion ensued regarding mutual aid versus automatic aid and the national standard response time.

Key City Issues Status

Acting City Manager Scorcio commented on the following: (1) live streaming of Council meetings, (2) National Night Out (NNO), (3) Hughes Property – hearing examiner approved shoreline permit for park front, (4) comment letter to POS regarding flight corridor (tree removal), (5) letter to WUTC siting erroneous findings that the City had not properly notified PSE, city objected and asked WUTC to issue correct finding, (6) Finance & Systems Director recruitment – 16 applications with 5 to 7 well qualified and finalizing review process, (7) found someone to help with budget process – Roan Blacker, (8) City Attorney cleared to telecommute on an intermittent basis, (9) grant application – Military Road and South 152nd Street, and (10) new hot button on home page for public notices.

CONSENT AGENDA:

Approval of claims vouchers (check no. 115364 - 115500) in the amount of \$464,287.23 for the period ended August 5, 2016.

Approval of payroll vouchers (check no. 53417 - 53447) in the amount of \$226,654.65 for the period ended July 31, 2016.

Approval of payroll electronic fund transfer (check no. 88516 - 88643) in the amount of \$294,332.66 for the period ended July 31, 2016.

Approval of payroll wire transfer in the amount of \$50,981.69 for the period ended July 31, 2016.

Approval of Council Meeting Minutes:

Regular Council Meeting held April 12, 2016

Regular Council Meeting held May 24, 2016

Council Study Session held June 14, 2016

Council Study Session held June 28, 2016

Public Safety & Justice Committee Meeting held June 30, 2016

Transportation & Public Works Committee Meeting held July 19, 2016

The following items were reviewed at the July 26, 2016 Council Study Session and recommended for placement on this Consent Agenda:

Agenda Bill #4390; A Motion authorizing the City Manager to execute a construction contract with Miles Resources and authorizing expenditures for construction of the 24th Avenue South Overlay Project - Phase 2.

Agenda Bill #4419; A Motion authorizing the City Manager to execute a 36-month lease at SeaTac City Hall with Rasmussen Capital Management.

CONSENT AGENDA (continued):

Agenda Bill #4413; An Ordinance #16-1014 amending the 2015-2016 Biennial City Budget to provide additional funding for the Public Works (PW) and Community and Economic Development (CED) Departments.

MOVED BY CAMPBELL, SECONDED BY KWON TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS (related to Action Items and Unfinished Business: Earl Gipson questioned whether the TIF will be graduated or increase January 1.

ACTION ITEM:

Agenda Bill #4378; An Ordinance #16-1015 amending Sections 11.15.040 and 11.15.050 of the SeaTac Municipal Code (SMC) related to Transportation Impact Fees (TIF).

Summary: TIF are one-time charges assessed by local government against a new development project to help pay for new or expanded public facilities that will directly address the increased demand created by that development. Impact fees may only be used for capital facilities that are reasonably related to the new development, will directly benefit the new development, and will also serve the community at large (in other words, impact fees may not be used to pay for private facilities that solely benefit the development).

TIF are developed by forecasting future project needs using a travel demand model, estimating project cost and determining the portion of cost attributable to future growth in SeaTac; this cost is divided by the number of P.M. peak hour trips created, to arrive at a cost per trip. The recently adopted 2015 Transportation Master Plan has provided the City with an updated assessment of our transportation needs and associated project costs in order to accommodate anticipated future growth. The current TIF of \$1,020 per P.M. peak hour trip (in place since 2002) does not ensure that private development adequately compensates the City for the cost of providing transportation capital projects needed to address demands created by new development. An analysis of TIF eligible costs associated with our updated 20-year Transportation Management Plan supports an updated fee in the range of \$2,800 to \$7,500.

Engrossed Senate Bill 5923, enacted during the 2015 legislative session requires that counties, cities and towns collecting impact fees to adopt a deferral system for new single-family detached and attached residential construction. At present, the TIF is the only impact fee collected by the City of SeaTac. Approaches to deferring impact fees include: deferring collection of impact fee payment until final inspection, deferring collection of impact fees until certificate of occupancy or equivalent certification and deferring collection of impact fee payment until the time of closing of the first sale of the property. A review of these approaches by staff indicates that allowing the deferral of impact fee payment until final inspection will be the most manageable from an administrative standpoint.

Since the last update to our TIF, the timeframe within which TIF revenue is required to be expended and/or encumbered has been increased from six to ten years. As part of this update, Staff is also recommending that SMC Chapter 11.15.050 be amended to reflect this change.

This topic was presented to the Council Study Session (CSS) on July 12, 2016, the Transportation & Public Works (T&PW) Committee on July 19, 2016, Stakeholders on July 25, 2016, and the Administration & Finance (A&F) Committee on August 1, 2016.

The TIF is a source of revenue for the Transportation Improvement Program (TIP). Overall, the TIF program represents a minor share of the revenues used for the TIP, which is in part due to: the current rate being much lower than the maximum allowable rate calculated based on relative benefit of growth-related transportation system improvements; Port of Seattle development currently being exempt from the TIF (per the ILA); and many redevelopment projects in the City having a large number of "vested" trips which significantly offset the number of new trips that are generated. Updating the TIF will provide additional revenue available for transportation projects resulting from the new development, rather than solely relying on the city-wide road fund. Increasing the timeframe within which TIF revenue must be expended and/or encumbered will have a positive effect on the scheduling aspects of budgeting for the six-year TIP. Adoption of a fee deferral system for the impact fees is not expected to have a significant impact to budget, but is viewed as providing valuable assistance to new residential development.

ACTION ITEM:

Agenda Bill #4378; Ordinance #16-1015 (continued):

MOVED BY FERNALD, SECONDED BY CAMPBELL TO PASS AGENDA BILL #4378 (ORDINANCE #16-1015).*

PW Director Appleton introduced Transpo Group Senior Transportation Planner Patrick Lynch and reviewed the agenda bill summary.

Recommendations:

- TIF Impact Fee - \$4,500 per p.m. peak hour trip effective January 1, 2017 with annual escalation based on WSDOT CCI
- TIF Deferral – Deferral system for impact fees due at time of final inspection with covenant to ensure payment
- TIF Expenditure – increase from 6 to 10 years

CM Sitterley stated the A&F Committee reviewed and recommended this item for approval.

Discussion ensued regarding the fees and recommendations. Mr. Appleton stated there is an escalator included and will review fees on a 2 year basis.

MOVED BY CAMPBELL TO CALL THE QUESTION.

MOTION PASSED WITH KWON AND FORSCHLER VOTING NO.

*MOTION CARRIED UNANIMOUSLY.

This item was placed on the Consent Agenda at the August 9, 2016 CSS:

Agenda Bill #4419; A Motion authorizing the City Manager to execute a 36-month lease at SeaTac City Hall with Rasmussen Capital Management.

Agenda Bill #4418; A Resolution #16-019 Declaring Support for Diversity in our Community.

Summary: SeaTac is one of the most ethnically diverse municipalities in the State of Washington. At the request of CM Kwon, the Council directed staff to draft a Resolution declaring support for all ethnic groups and communities in our City and requested this item be placed on the August 9 Regular Council Meeting (RCM) as an action item.

MOVED BY FERNALD, SECONDED BY ANDERSON TO PASS AGENDA BILL #4418 (RESOLUTION #16-019).*

CM Kwon reviewed the agenda bill summary. He stated he spoke with community members in support of this.

Discussion ensued regarding the purpose and need for this Resolution.

*MOTION CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS: There was no Unfinished Business.

NEW BUSINESS:

MOVED BY FERNALD, SECONDED BY CAMPBELL TO HAVE THE CITY COUNCIL HOLD A JOINT MEETING WITH THE COMMUNITY BUILDING COMMITTEE TO DISCUSS THE COMMUNITY BUILDING COMMITTEE'S FUTURE WORK PLAN AND ROLE FOR SUPPORTING DIVERSITY IN OUR COMMUNITIES.*

Discussion ensued regarding the need for this meeting.

There were no public comments.

*MOTION CARRIED UNANIMOUSLY.

CITY MANAGER'S COMMENTS: Acting City Manager Scorcio commented on the following: (1) PSE – resident Earl Gipson informed him a credit would be coming on the next billing cycle, (2) September 13 - next Council meeting, (3) vouchers will be available prior to the next meeting, (4) August 13 – Touch a Truck, Green event, and Repair event, (5) POS waterfront development tour on the August 17, and (6) August 21 - Ice Cream Social.

COMMITTEE UPDATES: DM Fernald stated community safety meeting issues will now be discussed at the Public Safety & Justice (PS&J) Committee meetings. She provided a PS&J Committee update.

CM Campbell stated she attended a webinar through the National League of Cities (NLC) on the subject of funding transportation priorities. She provided a WRIA 9 update.

CM Forschler stated the next Land Use & Parks (LUP) Committee meeting is scheduled for August 11.

CM Kwon stated the next Code Compliance Committee meeting is August 24.

Mayor Siefkes provided an update from the SeaTac Airport Committee.

COUNCIL COMMENTS: CM Campbell commented on the following: (1) Olympics fencing team, and (2) August 13 and 14 - Sikh community, National Day of Seva.

CM Kwon stated the ice cream social is August 21.

CM Sitterley stated the NNO was fun.

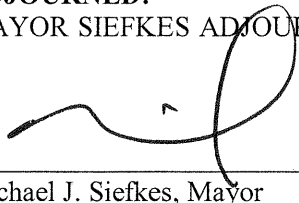
CM Anderson commented on the Seattle Storm community event.

DM Fernald commented on her NNO event where they also took up a collection for the Firs Mobile Home Park fire victims. The Neighbors Without Borders committee is also donating money to the victims.

Mayor Siefkes commented on the fire victims and stated his appreciation of Human Services Program Coordinator Colleen Brandt-Schluter who helped the families get hotel rooms.

ADJOURNED:

MAYOR SIEFKES ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 9:35 P.M.



Michael J. Siefkes, Mayor



Kristina Gregg, City Clerk