

# City of SeaTac

## Council Study Session Minutes Synopsis

April 11, 2017  
5:00 PM

City Hall  
Council Chambers

**CALL TO ORDER:** The SeaTac City Council Study Session (CSS) was called to order by Mayor Michael Siefkes at 5:01 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:** City Manager Joe Scorcio, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Senior Assistant City Attorney Mark Johnsen, Community & Economic Development (CED) Director/Economic Development (ED) Manager Jeff Robinson, Parks, Community Programs and Services Director Lawrence Ellis, Public Works (PW) Director Will Appleton, Assistant City Engineer Janet Mayer, Police Chief Lisa Mulligan, Civil Engineer II Gus Garcia, and Civil Engineer I Colum Lang.

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

### PRESENTATIONS - INFORMATION ONLY:

#### Introduction of New/Promoted Employees: Civil Engineer II Gus Garcia

City Manager Scorcio introduced Mr. Garcia.

### AGENDA BILLS:

#### Agenda Bill #4588; A Motion accepting the construction of the 24th Avenue South Overlay Project - Phase 2 and authorizing \$32,395.79 from the approved 2017 overlay budget to cover the expenditure overrun.

**Summary:** The construction contract for the 24th Avenue South Overlay Project - Phase 2 was awarded on August 09, 2016 to Miles Resources in the amount of \$837,655.25. Council approved a total construction budget authorization, including a 10% contingency, materials testing, and inspection overtime of \$941,420.78. Construction began on September 1, 2016 and was completed on November 8, 2016. The project upgraded storm drainage facilities, replaced pavement surface and retrofitted sidewalk ramps to meet compliance with Americans with Disabilities Act standards. Miles Resources has completed all of the contractual requirements for final acceptance. Due primarily to quantity overruns in asphalt, additional utility adjustments and the acquisition of 2 variable message boards as part of the contract, the project came in over the total approved budget by \$32,395.79. It is recommended to allocate funding from the 2017 overlay program in the amount of \$32,395.79 to cover the expenditure overrun; this allocation of funds is not expected to significantly impact the 2017 overlay project that is currently under design.

The actual expenditures total \$973,816.57 which is \$32,395.79 above the authorized expenditures.

Expenditure	Authorized	Actual
Construction Contract	\$837,655.25	\$966,763.47
Contingency	\$83,765.53	\$0.0
Materials Testing (King County)	\$15,000.00	\$ 5,553.45
Materials Testing (King County)	\$15,000.00	\$ 5,553.45
Inspection Overtime	\$ 5,000.00	\$ 1,499.65
Total Expenditure	\$941,420.78	\$973,816.57

At their March 16, 2017 meeting, the Transportation and Public Works (T&PW) Committee recommended acceptance of the project and allocation of the funds to cover the additional costs. It is recommended that the motion be carried.

Assistant City Engineer Mayer reviewed the agenda bill summary.

Council discussion ensued regarding signs that state no crossing which are a federal requirement; length of the project, budget overages, and lessons learned.

**Council consensus:** Refer to the 4/25/17 RCM Consent Agenda

**AGENDA BILLS (continued):**

**Agenda Bill #4616; A Motion confirming appointments to the Seattle Southside Regional Tourism Board of Directors.**

**Summary:** The City Council passed Ordinance #14-1014 on October 14, 2014 chartering the Seattle Southside Regional Tourism Authority (SSRTA). The Charter of the SSRTA contains the provisions by which the initial board appointments are to be made as well as subsequent appointments and re-appointments. New appointments and re-appointments to the Board are to be appointed by the existing Board subject to confirmation by the City Council.

This Motion confirms the re-appointment of two members, Bill Murray and David Sullivan, to the SSRTA Board of Directors through December 31, 2019 as required by the SeaTac Ordinance chartering the SSRTA and appointments of Tiffany Hart through 2017, Tracy Harns through 2019, and Jill Andrews through 2020.

CED Director Robinson reviewed the agenda bill summary.

Council discussion ensued regarding the process outlined in Ordinance #14-1014 for appointments, proposed members, history on how the SSRTA came to be, promotion of SeaTac through the Seattle Southside Regional Tourism Authority, and tax monies.

**Council consensus:** Refer to the 4/25/17 RCM Consent Agenda (with biographies included in the packet)

**Agenda Bill #4627; A Motion affirming the Planning Commission's (PC's) recommendation for a proposed development within Business Park (BP) Zone on a site under the five acre minimum.**

**Summary:** Both the City's Comprehensive Plan (CP) and Zoning Code include BP designations. The purpose of this zone is to provide a wide range of nonpolluting business activities and permitted uses including, but not limited to offices, light manufacturing, medical clinics, laboratories, and distribution facilities. Land uses with any significantly adverse impacts are prohibited.

Section 15.525.200 of the SeaTac Municipal Code (SMC) provides the development standards for properties located within Business Park Zones. Among these standards is a provision for a minimum lot size of five acres to "encourage large projects". In some cases parcels have been designated BP that are below the minimum lot size. In these cases the SMC allows for proposed projects to move forward with the approval of the City Council after a "review and recommendation by the PC". This approval must be "based upon a determination that the project is consistent with the purpose of the zone" (SMC 15.525.200 A.1.)

Spectrum Development is currently completing its due diligence activities and has submitted a request for a zoning compliance letter for a proposed development on a BP-zoned site that is 3.96 acres. The site is currently owned by the Highline School District and is under contract by the NW Kidney Center for a new office, clinic and small distribution center. All of these uses are permitted by right within the BP zone.

The site is located at 12833 20th Avenue South at the cross streets of South 128th Street and 20th Avenue South. It is the former location of the Boulevard Park Elementary School and has been a vacant lot since a fire in 2006.

The PC reviewed the request for a zoning compliance letter at the April 4<sup>th</sup> meeting and recommends that the project be allowed within the exception clause described above.

The proposed development meets the requirement of being consistent with the zone and all uses contained in the project are permitted by right in the BP zone.

Planning Manager Pilcher reviewed the agenda bill summary.

Council discussion ensued regarding the project, including parking requirements.

Mr. Pilcher stated he is requesting action tonight so the buyer can close on the property. They can't do that until Council approves the use.

**Council consensus:** Refer to the 4/11/17 RCM Consent Agenda

**AGENDA BILLS (continued):**

**Agenda Bill #4629; A Resolution encouraging Dick's Drive-In to open up its seventh restaurant in the City of SeaTac**

**Summary:** Dick's Drive-in, a well-known and long-established local restaurant in the Puget Sound region has recently conducted a public process to identify the location of its next restaurant (either south of, or east of Seattle). The company has been requesting public input in the form of on-line polls, social media and letters of support from the entire region.

Many residents in the SeaTac area participated in the process and have encouraged Dick's to locate in the "south" area, especially within the City of SeaTac. During this last week, Dick's Drive-in announced that their next restaurant will be located in the "south" area. On March 28, the City Council, responding to citizen input and the company's announcement, asked that this matter be brought forward as a resolution of support for consideration and potential action at the April 11, 2017 Study Session and Regular Council meetings.

The resolution of support will be forwarded to Dick's Drive-In representatives, and will be included in any materials provided by City staff to the company's site selection members.

City Manager Scorcio reviewed the agenda bill summary.

**Council consensus:** Refer to the 4/11/17 RCM Consent Agenda

**PRESENTATIONS - INFORMATION ONLY:**

**National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit Compliance Update**  
Stormwater Compliance Manager Robinett provided an overview of the City's 2016 efforts.

Accomplishments for 2016 include the following:

- Low Impact Development (LID) Code Integration
- Adoption of Stormwater Standards
- Amendment of Road Standards
- Resolved 100% of IDDE Complaints
- Field Screened 84% of MS4
- Inspected/Cleaned 76% of City Catch Basins
- Maintained Ongoing Programs
  - Public and Private Storm System Inspection
  - Public Education & Stewardship
  - Development Review and Inspection

Tasks for 2017 include the following:

- 3rd party LID code integration audit
- LID Infeasibility Mapping Project
- Maintain ongoing programs
- Continue to find program efficiencies
- Participate in regional forums
- Coordinate with other permittees
- Review and comment on draft 2018 – 2023 NPDES Phase II Permit

Discussion ensued regarding complaints resolved, field screening of MS4, and City Catch basins inspections/cleanings (above the standard).

**PRESENTATIONS - INFORMATION ONLY (continued):**

**Quarterly Public Safety Statistics**

Police Chief Mulligan provided statistics for February versus March 2017, Mail theft for 4<sup>th</sup> quarter 2016 versus 1<sup>st</sup> quarter 2017, and off the streets (13 guns, 67 DUIs, and 93 warrants).

She provided awareness information regarding shootings since January 1 (110 shootings). The combined areas are developing a strategy to handle this. In addition, she asked the public to report to 911 any associated sounds, vehicle descriptions and direction of travel to 911.

The 2016 Annual Report is available on the SeaTac Police website. In 2016 SeaTac had 1.56 commissioned officers per 1,000 residents. Average response times to high priority calls increased as well as the dispatched calls/officers, and total dispatched calls. In addition, the number of self-initiated police activity increased to 13,553 in 2016.

Discussion ensued regarding mail theft, use of 911, population served, technology to determine gunshot details, and search for new officer. Ms. Mulligan stated it takes six to nine months to bring on a new officer as stated in the agreement with King County (KC).

City Manager Scorcio stated funding for additional officers will be discussed at an Administration & Finance (A&F) Committee meeting.

*This Executive Session was not needed:*

**EXECUTIVE SESSION: Pending litigation / Potential Litigation RCW 42.30.110(1)**

**ADJOURNED:** Mayor Siefkes adjourned the CSS at 6:13 p.m.