

City of SeaTac

Council Study Session Minutes Synopsis

June 27, 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 5:00 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, Finance & Systems Director Gwen Pilo, Parks, Community Programs and Services Director Lawrence Ellis, Facilities Manager Brian Ruda, Public Works (PW) Director Will Appleton, Community & Economic Development (CED) Director Jeff Robinson, Planning Manager Steve Pilcher, Senior Planner Kate Kaehny, Police Chief Lisa Mulligan, Senior Management Analyst Tim Ramsaur, and Deputy Fire Chief Brian Wiwel.

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

AGENDA BILLS:

Agenda Bill #4620; An Ordinance amending the City's 2017-2018 Biennial Budget.

Summary: For the 2017-2018 Biennial Budget the 2017 Beginning Fund Balance was estimated until the close of 2016. Actual Fund balance numbers become available in May. The budget is then amended to include actual Beginning Fund Balance. 2016 ended with a total Fund Balance of \$60,814,387 for all funds, \$1,114,743 over the estimate.

Various one-time, and ongoing requests were submitted by the City Manager for consideration and presentation at the June 22, 2017 Administration & Finance (A&F) Committee meeting. The recommendation of the Committee will be presented at the CSS.

Exhibits to the Ordinance have been updated to provide Council with a total summary of all funds, after the addition of the revenues and requested expenditures, by fund. The General Fund, Street, Port Interlocal Agreement (ILA), Municipal Facilities and SWM Funds all have available fund balances that can be allocated for the approved Decision Cards.

General Fund (001) requests are \$35,000 in one-time funding and \$195,624 in on-going expenditures, \$65,412 of which will be reimbursed to the Fund through transfers from Street (102) and SWM (403) funds. Available fund balance is approximately \$17.7 Million.

The Street Fund (102) requests are \$25,000 for a project that was not fully completed in 2016, \$80,000 in one-time funding, and \$228,993 on on-going expenditures, of which \$160,027 will be reimbursed by Sound Transit. Available fund balance is approximately \$9.5 million.

The Port ILA Fund (105) has approximately \$900,000 in available fund balance and a one-time funding request for a Gateway/Entrance Analysis.

The Municipal Facilities Fund (306) has approximately \$1.2 million in available fund balance and a one-time request for \$125,000 for City Hall & Access Improvements.

The SWM Fund (403) has approximately \$3.3 million in available fund balance and an on-going expenditure request of \$32,706.

This Ordinance provides for additional expenditure appropriation authority of \$230,624 in the General Fund, \$333,933 in the Street Fund, \$50,000 in the Port ILA Fund, \$125,000 in the Municipal Facilities Fund, and \$32,706 in the SWM fund.

AGENDA BILLS (continued):

Agenda Bill #4620 (continued): This Ordinance reflects additional revenue of \$65,412 in the General Fund and \$160,027 in the Street Fund. There is no fiscal impact as any expenditure increase is offset with at corresponding revenue or 2016 expenditure savings.

It is recommended the Ordinance be adopted. The recommendation from the June 22 A&F Committee meeting will be presented at the CSS.

Finance & Systems Director Pilo and City Manager Scorcio reviewed the agenda bill summary.

CM Sitterley stated the A&F Committee recommended approval of the decision cards.

Council discussion ensued ending fund balance, reserves, and revenue increases to be determined in the mid-biennium review.

Council consensus: Refer to the 7/11/17 RCM Consent Agenda

Agenda Bill #4655; A Motion authorizing the City Manager to execute a contract with Forrest Gardens LLC for the construction of the Angle Lake Park Nature Trail.

Summary: The construction of the Angle Lake Nature Trail project will consist of a quarter of a mile trail from Angle Lake Park to a newly constructed 2 acre passive park, which will be located just east of the Residence Inn Hotel. The passive park is on the former Hughes Property, and will be connected by the trail to Angle Lake Park. The scope of work will include selective site clearing, erosion and sediment control, earthwork, soil preparation, crushed rock paving, asphalt paving, wood chip trails, log slope retainers, log benches and tables, interpretive signage, planting and mulching. The park will have entry points from both International Boulevard (IB), adjacent to the Residence Inn, and Angle Lake Park.

A community meeting was held on March 29, 2017 to provide residents an opportunity to meet and ask the Landscape Architect questions pertaining to the design and scope of work.

The Call for Bids was advertised in the Seattle Times and the Daily Journal of Commerce on May 24 and May 31. The bid opening was conducted on June 14 and two bids were received. The bids results are below:

Company Name	Base Bid	With 10% Contingency and Sales Tax
C & R Tractor and Landscaping	\$546,749.00	\$661,566.29
Forrest Gardens LLC	\$263,450.00	\$318,774.50

Since the bids came in lower than estimated, the low bid allowed the City to include the four bid alternatives into the cost of the construction contract. The four bid alternates include, custom log benches, installation of all signs, post rail and rail fencing, and black iron fence and gates for an additional amount of \$57,100, not including sales tax. The total amount of the construction contract is \$320,550.

Construction is anticipated to begin in August and completed by the end of 2017.

The construction of the project is budgeted in the Capital Improvement Plan (CIP). This Agenda Bill approves an amount not to exceed \$381,585. The total construction cost remains under the construction budget of \$450,000. Funds for this project were provided as a part of the sale of property to the Residence Inn.

Parks, Community Programs and Services Director Ellis reviewed the agenda bill summary.

Council discussion ensued regarding community meeting, ownership of property for the park, plants and maintenance. A future presentation by the landscape architect was requested.

Council consensus: Refer to the 7/11/17 RCM Consent Agenda

AGENDA BILLS (continued):

Agenda Bill #4650; A Motion superseding the original Memorandum of Understanding (MOU) between SeaTac and the Washington State Department of Transportation (WSDOT) regarding mitigation for impacts from the State Route 509 project.

Summary: Several changes related to connecting the Madrona and Mansion Hill neighborhoods (bordered by South 204th Street to the north, South 216th Street to the south, Interstate 5 to the east, and IB to the west) are necessitated because of the inclusion of the Sound Transit Federal Way Link Extension (FWLE) project within the SR509 Right-of-way (ROW) footprint. The major change involves replacing the South 208th Street/South 211th Street connector plan with the proposed South 206th Street/34th Avenue South connector plan. The new MOU details the terms of this change and supersedes the original MOU dated October 15, 2003.

This item will be brought in front of the Transportation and Public Works (T&PW) Committee on June 15, 2017 for further assessment and recommendation.

PW Director Appleton introduced SR509 Project Manager Omar Jepperson and Gateway Program Administrator Craig Stone. He reviewed the agenda bill summary.

Mr. Jepperson presented the details of the agreement. SR 509 Completion project timeline: ROW Acquisition 2017 – 2021, Stage 1 construction 2022 – 2025, and Stage 2 construction 2026 – 2029. He presented the recommended option.

Council discussion ensued regarding the recommended option and concerns it addresses, South 206th Street Connection elevation, impacts to property owners/buildings, costs, location of Light Rail, access for Legacy Apartments, proposed agreement versus prior agreement, and Mansion Hills neighborhood homes acquired by WSDOT.

City Manager Scorcio requested this item be placed on tonight's RCM Consent Agenda. Council concurred.

Council consensus: Refer to the 6/27/17 RCM Consent Agenda

PRESENTATIONS - INFORMATION ONLY:

Presentation on Establishing the 2017 Final Docket of Comprehensive Plan (CP) Amendments.

Planning Manager Pilcher / Senior Planner Kaehny provided an overview of the CP three step amendment process. 14 proposals were received (7 text amendments and 7 map amendments).

She summarized the proposed amendments:

Text amendments: The Planning Commission (PC) and LUP Committee recommended all text amendments except T-3 - Consider updating existing Mobile Home Park Policies. The committees recommended maintaining the current policies.

Map amendments: PC recommended all map amendments except M-7 – Council request: examine Bow Lake and Angle Lake Mobile Home Park Zoning & Land Use Designations. The LUP Committee Recommended M-1, has not provided a recommendation yet for M-2 – M-6, and did not recommend M-7.

Council discussion ensued regarding mobile home park requests, and requested a map be placed in the Council Chambers showing different land uses.

CM Forschler stated the LUP Committee reviewed the amendments and will have a special meeting on July 5 to complete the review.

This Executive Session was not needed.

EXECUTIVE SESSION: Pending Litigation RCW 42.30.110(1)(i)

ADJOURNED: Mayor Siefkes adjourned the Council Study Session at 6:02 p.m.