

# City of SeaTac

## Council Workshop Minutes Synopsis

March 23, 2018 (Friday)  
11:00 AM

City Hall  
Council Chambers

**Call to Order:** The SeaTac City Council Workshop was called to order by Mayor Michael Siefkes at 11:06 a.m.

**Council Present:** Mayor Michael Siefkes, Deputy Mayor (DM) Erin Sitterley, Councilmembers (CMs) Rick Forschler, Joel Wachtel, Peter Kwon, Clyde Hill, and Pam Fernald.

**Staff Present:** City Manager Joseph Scorcio, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Human Resources (HR) Manager Vanessa Audett, Municipal Court Administrator Gail Cannon, Fire Chief Matthew Morris, Deputy Fire Chief Brian Wiwel, Senior Management Analyst Tim Ramsaur, Management Analyst Anita Woodmass, Community & Economic Development (CED) Director Jeff Robinson, Public Works (PW) Director Will Appleton, Police Chief Carl Cole, Parks, Community Programs & Services Director Lawrence Ellis, Executive Assistant Lesa Ellis, Information Systems Manager Bart Perman, Building Services Manager Gary Schenk, Planning Manager Steve Pilcher, Senior Planner Kate Kaehny, and Associate Planner Brianna Burroughs.

**Public Comments (related to the agenda items listed below):** None

### PRESENTATIONS:

#### Picture this City - What will SeaTac look like in 50 years

City Manager Scorcio stated this discussion is not about the City's mission or vision, but about visual imagery and what the CMs think the City will look like. This discussion will help with policy decisions in the future.

Some of these items can be wish list items that can be done if the Council wants the City to move in that direction, but the purpose is to discuss the look or appearance of the City.

As an example, Mr. Scorcio stated that the economy is driving more home on less property. The trend is towards bigger, taller buildings.

Council brainstormed what they think the future City will look like (see attachment).

#### Council involvement, perspectives and participation in regional issues

Mayor Siefkes stated this discussion is so everyone has a full understanding of what regional committees everyone is on and what gaps might exist.

Each CM named the non-SeaTac based groups they are a member of as a SeaTac CM and provided a summary of what the group is doing.

Committees listed include: Sound Side Alliance - Economic Development; WRIA 9 (Water Resource Inventory Area) - Duwamish Green Watershed; Puget Sound Regional Fire Authority (PSRFA) - Fire/Medical Assistance; South County Area Transportation Board (SCATBd) – Transportation; National League of Cities (NLC) Transportation and Infrastructure Federal Advocacy Committee, including subcommittee for airports and ports –federal laws that would primarily benefit cities; MOVE-UP Study Advisory Board – ultra-fine particle study; EMS Levy Committee; Basic Life Support Sub Committee; Sound Cities Association (SCA) Joint Recommendation Committee (JRC) – community development block grants; SCA Public Issues Committee (PIC); South King County (KC) Board of Health; KC Accountable Community of Health Governing Board; SR 509 Board; Highline Forum; Mayors Round Table; SCA Regional Law Safety and Justice Committee; Economic Development Council of Seattle and King County (EDC); Regional Transportation System Initiation

The following items were mentioned as issues the City needs to be more involved in: Puget Sound Regional Council (PSRC) – SeaTac needs stronger representation; Housing Affordability; Lodging Tax revenue

**Recessed:** Mayor Siefkes recessed the meeting for a break from 12:48 p.m. to 1:16 p.m.

## **PRESENTATIONS (continued):**

### **SR 509 Extension Project**

Mayor Siefkes stated he has heard varying opinions as to the SR 509 project and so he requested input from the Council to make sure the City's plan is what is verbalized going forward.

CMs stated their opinions on the City's support of the project and local match.

Concern was stated that King County and Seattle aren't putting money in; groups who will get back money the fastest are putting in the least amount. City Manager Scorcio will prepare a letter to Seattle and KC asking for them to contribute funding.

PW Director Appleton stated it is best for SeaTac to set the tone and be the leader. This topic will be discussed in detail at an upcoming Transportation & Public Works (T&PW) Committee meeting.

Discussion also ensued regarding the use of toll roads.

Mayor Siefkes requested Mr. Appleton work on an orphaned properties provision in any agreement so after a certain amount of time after the project is over, if the Department of Transportation is still owning land that was used for that project but is now unnecessary, that SeaTac can get that property back.

He also requested other cities providing funding matches for this project sign letters to Seattle and KC asking for funding.

### **City Manager Search process and schedule**

City Manager Scorcio stated staff has a series of questions for Council to provide feedback:

- Timeline: Option 1 has a proposed hire date of September 2018; Option 2 has a gap to allow for Council summer break and has a proposed hire date for October 2018. Council concurred with Option 2.
- Residency Requirements: Community would prefer someone who understands the community and would be willing to live in the proximity of the airport. Council concurred with not waiving the requirement to live in SeaTac, but would consider South King County and moving to SeaTac would be expected within 12 months.
- Relocation assistance: Council concurred money will be available, and negotiable. No flat amount.
- Selection process:
  - Does Council want to view/screen all applicants or have HR view/screen applicants for minimum requirements defined by Council? Council concurred: All candidates for Council review.
  - Screen online through NeoGov (*training available*) or printed materials? Council concurred: both options available (paper copy available in Council office).
  - Screen weekly or following advertisement close (30 days)? Council concurred: review all at once.
  - Does Council want HR to draft screening score sheets? Council concurred: staff to develop score sheet.
  - City Manager and HR Manager to draft interview questions? Council concurred: Yes. Council will finalize the questions.
  - What is the ideal number of initial candidates to interview? Depends on number of applications.
  - Should the City conduct a personal credit check on finalists in addition to the standard background check? Council concurred: Conduct a personal credit check.
- Preference on Setting Advertised Annual Base Wage. Council concurred: 5-10% above department heads.
- Any other issues? Council will review draft announcement and provide feedback to Ms. Audett and Mr. Scorcio.

### **Risk/Liability Training**

Christie Law Group Attorney Bob Christie presented training on Risk/Liability regarding Open Public Meetings Act (OPMA), Executive Sessions, Attorney Client Privilege, Public Records Act, Personal Devices, Social Media Posting, Relationships, Volunteers, Liability Claims, and Insurance.

### **Restructuring Council Committees and Advisory Committees**

Mayor Siefkes and City Clerk Gregg presented the current standing and advisory committees listing and topics discussed by each committee. The purpose of this discussion was to ensure there's no duplication of topics and that all topics are being covered.

**PRESENTATIONS (continued):**

**Restructuring Council Committees and Advisory Committees (continued):**

Council discussion ensued regarding the current committee structure and potential revisions.

The following changes were proposed to the Council Standing Committees:

- Transportation & Public Works (T&PW) Committee: add the subject of sidewalks (as referred from the Sidewalk Advisory Committee)
- Administration & Finance (A&F) Committee: remove the subject of human services
- Land Use & Parks (LUP) Committee: renamed to remove parks and include economic development and code compliance issues (name to be determined)
- Public Safety & Justice (PS&J) Committee: add parking and traffic related issues
- Code Compliance Committee: remove committee and add topic to LUP Committee (with new name)
- Parks Committee: create new committee (name to be determined), topics to include parks, community services, and human services

Next step: Revisions to the Council Administrative Procedures will be brought forward to a Regular Council Meeting for Council review and action.

**EXECUTIVE SESSION:** None

**ADJOURNED:** Mayor Siefkes adjourned the meeting at 3:58 p.m.

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**Attachment to Minutes Synopsis**

**Picture this City:** What will this city look like visually in 20, 30 or 50 years?

**COMMERCIAL AREAS:**

Raised pedestrian walkway connections, buildings with connections above the street level (sky bridges)

Customers are residents, tourists and travelers

Broadway-type theaters, movie theater and other entertainment opportunities

The Ferris wheel or similar iconic feature - great views and attractions

Pedestrian connections to the Airport, leading people to the sky bridges.

Sky bridges and people movers - less cars, get tourists to come out of the Airport and across the bridges

Sky bridge with small businesses - an opportunity for local entrepreneurs

Walkable shopping environment, such as a customized outlet mall

Windows at street level, buildings next to sidewalk areas – a downtown feel

Unified street feeling – purposeful and intentional

A plaza or similar public gathering place

Taller buildings along International Blvd. - high rise mixed use with residential/commercial and underground parking

Autonomous vehicles and similar technologies

International Blvd includes many restaurants and shopping

Underground utilities/power to support new technology

Buildings constructed at zero lot lines to improve connectivity

Parking garages up to sky bridge level

Pedestrians are using the sky bridge regularly

Commercial areas likely to creep to the east up the hill and still access light rail

**RESIDENTIAL AREAS:**

Change in the style of housing - multistory, smaller lots, bigger houses, smaller yards

More trees where? Streets?

Fewer cars, narrower roads, less pavement – more trees

Mixed commercial and residential buildings

Increased density of houses on smaller lots

Lower light pollution – different street lighting for pedestrians not cars

## RESIDENTIAL AREAS (continued):

More walking

One-way street system – narrower roads

More sidewalks and paved walking paths

Enhanced parks, more pocket parks

More connecting trails to other areas - Des Moines, etc.

More multifamily – different scales such as duplexes, town homes, etc.

## OTHER IDEAS:

Doubling hotels over 20 yrs. – need vertical parking

North of 170<sup>th</sup> Street along International Blvd - seems under developed today

188<sup>th</sup> is key entrance to City - focus for redevelopment

Military Road in north end - commercial and residential neighborhood changes

Hospital or cluster of medical services – where and how?

Convention center space for people to congregate – easy access to airport and hotels

Residential areas will shrink and infill with higher density

More vertical, more compact development in all areas

Tell our story – a museum to record/celebrate how this area developed and settled

International Boulevard becomes a place for public art, historical plaques, sculptures, murals - a destination/  
point of interest

Buildings designed to provide weather protection for pedestrians - contiguous and continuous

Create a pedestrian access to the planned North Terminal at Airport - connection to stores, businesses and  
neighborhoods

Connection to South Center and other nearby destinations