

City of SeaTac

Regular Council Meeting Minutes

July 10, 2018
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Michael Siefkes at 6:00 p.m.

COUNCIL PRESENT: Mayor Michael J. 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, Senior Assistant City Attorney Mark Johnsen, Public Works (PW) Director Will Appleton, City Engineer Florendo Cabudol, Community & Economic Development (CED) Director Steve Pilcher, Parks, Community Programs and Services (PCPS) Director Lawrence Ellis, Police Chief Carl Cole, Police Captain John Mattsen, Senior Management Analyst Anita Woodmass, Recreation Supervisor Linda Croasdill.

FLAG SALUTE: Mayor Siefkes led the Council, audience, and staff in the Pledge of Allegiance.

PUBLIC COMMENTS: The following business owners/representatives and residents spoke against the future sale of SeaTac Center and the potential need to relocate businesses: Abdulhakim Hashi, Ali Mohamed, Jamila Farole, NadiFa Vusaf, Anu Heera, Ismahan Mohamad, Su Docekal, Alexey Kuznetsov, and Mahuvo Adan.

Vicki Lockwood requested answers to questions related to the June 30 public demonstration. She requested responses in a public format.

Earl Gipson stated the SeaTac Center should just be sold instead of conducting a Request for Proposal (RFP).

PRESENTATIONS:

Introduction of new/promoted employees: Police Captain Jon Mattsen / Senior Management Analyst Anita Woodmass / Recreation Supervisor Linda Croasdill

City Manager Scorcio introduced Mr. Mattsen, Ms. Woodmass, and Ms. Croasdill.

This item was removed from the agenda.

Port of Seattle (POS) Presentation

School Zone establishment near the Kent Mountain View Academy School.

City Engineer Cabudol stated the City has received numerous complaints about excessive speeding along the Military Road South Corridor and a recent request was submitted to establish the school zone.

He reviewed the Engineering Study, including traffic count analysis, accident history analysis, and interview with school officials. There is a high traffic volume and high accident rate. The School Safety Officer and Principal hold strong opinion in favor of establishment of school zone.

Staff is recommending a Signalized School Zone instead of a Signed School Zone.

Next steps: confirm extent of school zone and placement of flashing beacons, coordinate installation with the Kent School District, and install the school zone before the beginning of the next school year – August 30.

Council discussion ensued regarding speeding, number of kids walking, statistics, metrics, and follow up.

SUSPENSION OF THE RULES:

MOVED BY WACHTEL, SECONDED BY FERNALD TO SUSPEND THE RULES TO VOTE ON AN ITEM AT THIS POINT IN THE MEETING.

MOTION CARRIED UNANIMOUSLY.

A Motion directing the City Manager to study feasibility, options and alternatives for establishing voting districts within the City of SeaTac.

MOVED BY FORSCHLER, SECONDED BY HILL TO DIRECT THE CITY MANAGER TO STUDY FEASIBILITY, OPTIONS AND ALTERNATIVES FOR ESTABLISHING VOTING DISTRICTS WITHIN THE CITY OF SEATAC.

MOTION CARRIED UNANIMOUSLY.

Key City Issues and Requests for Direction

City Manager Scorcio commented on the following items:

- (1) Requested the Voting Districts Study be referred to the Administration & Finance (A&F) Committee. Council concurred.
- (2) Staff met with tenants from SeaTac Center and a report will be prepared
- (3) Requested Airport Study local match requirement agreement(s) be referred directly to the July 24 or August 14 Regular Council Meeting (RCM). Council concurred.
- (4) Government Relations and Communications Manager Kyle Moore begins work Monday, July 16
- (5) Population has increased to 29,130 (1% growth rate over 2017)
- (6) Community Center parking lot light replacement has been completed and the lights are brighter and more efficient
- (7) Requested CIR related to inquiring into purchasing a private park at South 166th Street and Military Road, near Galliano's be referred to the Parks & Recreation (P&R) Committee. Council concurred.
- (8) Requested Right-of-Way (ROW) Use permit process be referred to the Public Safety & Justice (PS&J) Committee. Council concurred.
- (9) July 11 - Concerts in the Park start
- (10) July 12 – A&F and PS&J Committee meetings, PS&J meeting coincides with Seattle Storm Community Practice at 6 p.m.
- (11) July 13 – 11 a.m., Macro Budget Workshop
- (12) July 18, Special Council Meeting (SCM) for Executive Session for City Manager interviews

Council discussion ensued regarding the SeaTac Center.

Committee Updates (for items not included on the agenda) and Council Requests to Refer Items to Committees

CMs provided the following updates and/or requests to refer:

CM Forschler: (1) Requested noise technology regulations be referred to the Planning & Economic Development (PED) Committee. Council Concurred; (2) Soundside Alliance Committee – the Greater Seattle Partners is a new organization that has formed and is planning to consolidate with the King County Economic Development Council (KCEDC). He stated Council needs to review the pros and cons of membership in this new committee; and (3) Hotel / Motel (H/M) Tax Advisory Committee - reviewing funding applications.

CM Wachtel: attended the AWC Conference.

CM Hill: P&R Committee - Highline Botanical Garden Master Plan, Community Services Advisory Committee is reviewing Human Services Agency Applications.

DM Sitterley: A&F Committee – MyBuildingPermit.com presentation, financial policies; July 11 – Sound Cities Association (SCA) Public Issues Committee (PIC)

CONSENT AGENDA:

Approval of claims vouchers (check no. 121547 - 121638) in the amount of \$622,987.79 for the period ended July 5, 2018.

Approval of payroll vouchers (check no. 54518 - 54541) in the amount of \$153,761.98 for the period ended June 30, 2018.

Approval of payroll electronic fund transfer (check no. 94621 - 94773) in the amount of \$530,734.42 for the period ended June 30, 2018.

Approval of payroll wire transfer in the amount of \$51,321.18 for the period ended June 30, 2018.

CONSENT AGENDA (continued):

Approval of Council Meeting Minutes:

Administration & Finance Committee meeting held June 14, 2018

Public Safety & Justice Committee meeting held June 14, 2018

Regular Council Meeting held June 26, 2018

MOVED BY HILL, SECONDED BY FORSCHLER TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY. (CM KWON WAS OUT OF THE ROOM DURING THIS VOTE).

PUBLIC COMMENTS (related to Action Items): Sharon Lee, Low Income Housing Institute (LIHI) Executive Director, spoke against Agenda Bill #4994 (extend the deadline to receive RFPs for the former Fire Station 47 property), requested Council accept her RFP and not extend the deadline.

Earl Gipson stated he disagrees with the RFP process and urged Council to reconsider the RFP and just sell the property.

Kevin Hope spoke in favor of Agenda Bill #4885 (TIP).

ACTION ITEM:

Agenda Bill #4885; A Resolution #18-013 adopting the Six-Year Transportation Improvement Program (TIP) for 2019-2024. (from the 6/26/18 RCM)

Summary: The City is required by State law to annually review and adopt its TIP. This review includes a public hearing (PH) and formal adoption of the program by the City Council. State law (RCW 35.77.010) requires the City to adopt a minimum Six Year TIP, prior to July 1 each year. The PH was held at the June 26 (RCM). Funding distribution and scheduling of projects beyond the first two years are tentative; further capital budgeting will be reviewed during next year's adoption of the City's 2019-2024 CIP.

Adoption of the TIP does not obligate the City to expend any money. There are a number of sources for financing TIP projects, including local tax and mitigation fees, state gas tax, and state and federal grants. Staff will make appropriate applications for State and Federal grant funding for the projects included in the TIP.

The adopted TIP must be submitted to the Washington State Department of Transportation (WSDOT) within 30 days following Council adoption.

At the May 17 and June 21, 2018 meetings, the T&PW Committee was presented the Six Year TIP. The Committee recommended moving the proposed list forward to Council. The proposed TIP was also brought before the Planning Commission (PC) on June 5, 2018, and the PC recommended approval of the 2019-2024 Six Year TIP.

Council discussion ensued regarding: letter from a citizen who wanted the Council to vote no, some of the items are being addressed, requirement to do every year, allows for multiple reviews of projects.

MOVED BY HILL, SECONDED BY FORSCHLER TO PASS AGENDA BILL #4885 (RESOLUTION #18-013).

MOTION CARRIED UNANIMOUSLY.

Agenda Bill #4903; A Motion authorizing the City Manager to execute a professional services contract with Parametrix for the design of the 34th Ave. S. between S. 160th St. and S. 166th St. Sidewalk Project.

Summary: The scope of projects under the Sidewalk Program have changed significantly, thereby increasing both design and construction costs. This sidewalk project includes the construction of 6-foot wide sidewalk, planter strips, curb, gutter, ADA ramps, bike lanes, pedestrian lighting and storm drainage facilities on 34th Ave. S. between S. 160th St. and S. 166th St. Additionally, this project will include pavement improvements, traffic calming elements, and undergrounding of some overhead utilities.

Although undergrounding work associated with this project adds significantly to the design costs, these costs remain in line with industry standards given an initial project construction cost estimate of \$4.8 to \$5.0 million.

ACTION ITEMS (continued):

Agenda Bill #4903 (continued):

A consultant selection process was followed in accordance to Chapter 39.80 RCW. Three consultants were solicited from the City of SeaTac Consultant Roster, of which two submitted Statements of Qualifications. A selection committee comprised of three staff members scored the Statements of Qualifications and selected Parametrix as the most highly qualified firm to design the project.

The fiscal impact of this design contract is \$601,171. There are adequate funds in the 2018 budget (Transportation CIP Fund #307) to cover this design cost. Additional construction funds will need to be allocated in the 2019-2020 Biennium Budget.

On March 15, the Sidewalk Advisory Committee voted unanimously (7-0) in support of selecting the 34th Ave S. (between S. 160th St. and S. 166th St.) and the S. 200th St. Pedestrian and Bicycle Shared Path Project as the next two sidewalk projects (2019 & 2020). The Committee also supported construction prioritization of these two projects being determined based on grant funding success. On June 21, estimated design costs in the range off \$530,000 were discussed and unanimously supported. However, a final negotiated, not to exceed amount, had not been determined at that time. The final not to exceed contract is \$71,171 (14%) higher than previously estimated.

PW Director Appleton reviewed the agenda bill summary.

Council discussion ensued regarding undergrounding of utilities, parking locations, cost of design contract, potential for staff designing project, and bidding environment.

MOVED BY SITTERLEY, SECONDED BY FERNALD TO PASS AGENDA BILL #4903.

MOTION CARRIED UNANIMOUSLY.

Agenda Bill #4994; A Motion authorizing the City Manager to extend the deadline to receive Requests for Proposals (RFPs) for the acquisition and development of the former Fire Station 47 property through August 31, 2018.

Summary: On May 4, 2018, the City released a RFP package to qualified buyers for the purchase and redevelopment of the 24,400 square foot Fire Station 47 site located at 3215 South 152nd Street. The due date for receipt of the proposals was June 15, 2018. The City only received one proposal, which was a \$983,500 offer from the LIHI to construct a 60 unit apartment building with a parking garage. The City released the RFP package for the nearby (but not quite adjoining) and larger SeaTac Center property on June 18, 2018 (later than originally planned) with a submittal deadline of August 31, 2018. It is possible that there may be proposals which could include both sites, and it would be in the City's interest to preserve this possibility. Therefore, this Motion would extend the deadline for receipt of responses on both proposals through August 31, 2018.

Extending the submittal period does not alter the original request or any responses, and is within the authority of the City (this was a request for proposals, not a bid). The RFP package documents specifically indicate that the "City reserves the right to reject any and all RFP responses and/or offers" and that the "RFP is not a contract or a commitment of any kind by the City and does not commit the City to enter into a Purchase and Sale Agreement".

This item did not go to committee.

City Manager Scorcio reviewed the agenda bill summary.

Council discussion ensued regarding the benefits of extending the deadline.

MOVED BY FERNALD, SECONDED BY WACHTEL TO PASS AGENDA BILL #4994.

MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS (related to Unfinished Business): None.

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

CITY MANAGER'S COMMENTS: None

COUNCIL COMMENTS: CM Wachtel stated this is the best opening for crabbing he has experienced in six years.

CM Kwon commented on the following: (1) SeaTac Center, (2) Special Olympics, (3) 4th of July, (4) Seattle Storm Community Practice, and (5) Music in the Park.

CM Hill commented on the following: (1) Residence Inn Opening, (2) Special Olympics, and (3) Family 4th. He stated he heard nothing but praise for staff involved with these events.

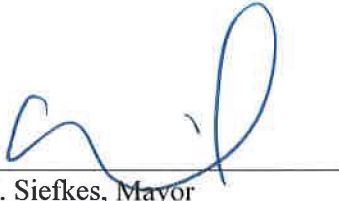
DM Sitterley commented on the Special Olympics.

Mayor Siefkes commented on the following: (1) SeaTac Center concerns, (2) 4th of July, and (3) Special Olympics.

EXECUTIVE SESSION: None

ADJOURNED:

MAYOR SIEFKES ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:16 P.M.



Michael J. Siefkes, Mayor



Kristina Gregg, City Clerk