

# City of SeaTac

## Regular Council Meeting Minutes

February 26, 2019  
6:00 PM

City Hall  
Council Chambers

**CALL TO ORDER:** Mayor Erin Sitterley called the SeaTac City Council Regular Meeting to order at 6:00 p.m.

**COUNCIL PRESENT:** Mayor Erin Sitterley, Deputy Mayor (DM) Clyde Hill, Councilmembers (CMs) Joel Wachtel, Peter Kwon, Stanley Tombs, and Pam Fernald. Excused Absent: CM Rick Forscherler.

**STAFF PRESENT:** City Manager Carl Cole, 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, Civil Engineer II Colum Lang, Fire Marshal Jon Napier, Parks, Community Programs and Services (PCPS) Director Lawrence Ellis, Parks Projects & Operations Manager Michael Fitzpatrick, Community & Economic Development (CED) Steve Pilcher, Planning Manager Jennifer Kester, Acting Police Chief Jon Mattsen, Finance & Systems Director Gwen Pilo, Government Relations & Information Manager Kyle Moore

**FLAG SALUTE:** Jill Thomas led the Council, audience, and staff in the Pledge of Allegiance.

**PUBLIC COMMENTS:** Wendy Morgan, Highline Botanical Garden Foundation Vice President, provided March activities: March 9 – rose pruning class, March 14 – Volunteer Appreciation Annual Meeting, and March 21 – Rosie the Riveter dedication of a new rose species. She also announced they have received a \$3,000 per year sustaining grant from 4Culture for general operating expenses related to the heritage garden within the botanical garden.

Richard Aldridge commented on Cedar Grove trucks driving down his street. He stated residents should be warned of major traffic running down streets.

### **PRESENTATIONS:**

**Certificate of Appreciation to former Planning Commission (PC) Member Stanley Tombs**  
Mayor Sitterley presented a certificate of appreciation to CM Stanley Tombs.

**Council consideration and confirmation of Mayoral appointment of Jagtar Saroya to the Planning Commission**  
MOVED BY WACHTEL, SECONDED BY TOMBS TO CONFIRM THE MAYORAL APPOINTMENT OF JAGTAR SAROYA TO THE PLANNING COMMISSION.

MOTION CARRIED UNANIMOUSLY.

Mayor Sitterley presented the certificate to Mr. Saroya.

### **State of the City**

Mayor Sitterley thanked staff who worked throughout the storms to make roads passible.

She stated she is honored to represent the City as Mayor. The state of the City is strong. She is also proud to serve with the current Council.

She commented on the following topics:

- Finances: continuing to move in a positive direction, an example to other cities; improved services without increasing tax burden to residents; reserve fund - 4 months of funding for a rainy day,
- Public Safety: hired 6 new officers; residential burglary is at a 10 year low; Permit Parking Program will be implemented soon,
- Sidewalks: committee is identifying areas needing improvement, the City has responded by moving forward with recommended sidewalk and lighting projects,
- Human Services: the City has renewed its commitment to helping neighbors in needs, and Council has increased funding for many programs, as well as created a strategic plan to better focus the City's efforts,
- Citizen Engagement: the City is always looking to engage with community; Community Leadership Academy (CLA) in April; need volunteers for Citizen Advisory Committees; SeeClickFix App; City Manager's Weekly Update; SeaTac Quarterly Magazine,

**PRESENTATIONS (continued):**

**State of the City (continued):**

- Sea-Tac Airport: moving ahead together with common goals
- Economic Development: Alaska Airlines growth in SeaTac; new hotels opening; small businesses continuing to thrive,
- Future: poised to move forward with a new City Manager and a Council dedicated to the City; looking to capture current momentum and build on it.

She thanked her husband for supporting her during her time on the Council.

**Public Works Project Update - Military Road South and South 152nd Street Project and Des Moines Memorial Drive (DMMD) South and South 200th Street Intersection Project.**

City Engineer Cabudol reviewed the projects, which are both currently in engineering design for both projects. There are properties impacted by the projects for various reasons. There are property rights the City needs to build the projects (temporary easement or property acquisition). Property owners have been notified. Action will be requested at the March 12 Regular Council Meeting (RCM). Staff is currently negotiating with property owners. The goal is to reach a mutually agreed upon fair settlement.

Senior Assistant City Attorney Johnsen stated there are some properties within the City of Des Moines. In order to obtain property through condemnation, the City of Des Moines will also need to pass an Ordinance. However, condemnation is the last resort.

Mr. Cabudol stated that just because this Ordinance is in place doesn't mean the City won't provide fair compensation. Staff has negotiated and settled on one of the properties already on Military Road South and South 152<sup>nd</sup> Street Improvement project.

Council discussion ensued regarding the projects: clarification that this is not taking of full residences, just enough to complete projects; settled with parcel 0041000416; and worst case if condemnation needs to happen; timeline – depends on negotiations; and main objective of both projects is to improve safety and traffic flow.

**Key City Issues and Requests for Direction**

City Manager Cole commented on the following items:

- (1) snow storm – thanked staff for keeping roads safe; closed City Hall three days, used 261 tons of sand, purchased another 194 tons, applied 23,075 gallons of salt brine, sold over 49,000 gallons of brine to surrounding cities,
- (2) Sound Transit Transit Way Agreement and Development Agreement - approved by the Federal Transportation Administration and the Sound Transit Capital Committee, and goes to the Governing Board on February 28,
- (3) Sound Transit has set aside \$100 million for a system access fund – SeaTac can prepare proposals for \$20 million for improvements related to sidewalks, bike lands, and drop off areas,
- (4) March 11 – retirement celebration for Joseph Scorcio
- (5) requested “Flight Safety International requesting a parking easement” be referred to the Transportation & Public Works (T&PW) Committee. Council concurred.
- (6) requested “expansion of development code tax exemption to encourage development in other areas of the City” be referred to the Planning & Economic Development (PED) committee. Council concurred.
- (7) requested “King County Solid Waste Comprehensive Plan” be referred to the T&PW Committee. Council concurred.
- (8) requested “Transition on International Boulevard from SeaTac to Tukwila, based on Tukwila’s development plan” be referred to the T&PW and PED committees. Council concurred.
- (9) grant application - King County (KC) Conservation Grant for preserving open space near Des Moines Creek Park,
- (10) requested “extension to the easement on driveway to Angle Lake Park to serve as the emergency access point to the hotel to be built south of the park” be referred to the Public Safety & Justice (PS&J) Committee. Council concurred.
- (11) the “Challenge Seattle initiative - to increase inventory of middle income and affordable housing” is asking for City support, he requested this be referred to the PED Committee. Council concurred.



**PRESENTATIONS (continued):**

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

CM Wachtel: February 25 Airport Advisory Committee Meeting – revisited how we got to where we are today.

CM Kwon: T&PW Committee Meeting – construction projects, South County Area Transportation Board (SCATBd) meeting – report from Puget Sound Regional Council (PSRC) on vision 2050 update, preliminary update on Washington State Department of Transportation (WSDOT) 410 study; National League of Cities (NLC) Transportation Committee meeting– legislative priorities; and put in a Council Information Request (CIR) on E-Scooters.

CM Fernald: PS&J Committee Meeting – Puget Sound Regional Fire Authority (PSRFA) is using a third party process for filing, scanning, and imaging documents, BERK Study, and permit parking program.

CM Tombs: Hotel/Motel (H/M) Tax Advisory Committee Meeting – USA Baseball asked for \$4,000 to put on a tournament in SeaTac in July. Anticipate 750 room nights as a result.

DM Hill: February 7 Parks & Recreation (P&R) Committee – future of North SeaTac Park, where will the City invest funds for recreation in the future, initiative for population control on waterfowl; Community Development Block Grant (CDBG) Joint Recommendations Committee (JRC) Meeting – 2018 year-end review and breakout sessions.

Mayor Sitterley: February 14 Administration & Finance (A&F) Committee meeting – status of lease agreements with the City, potential lease agreement with REWA, agenda bill criteria listing, 4<sup>th</sup> quarter financial report, and vouchers 101. Next meeting February 28.

**CONSENT AGENDA:**

**Approval of claims vouchers (check no. 123500 -123610) in the amount of \$968,064.35 for the period ended January 31, 2019.**

**Approval of claims vouchers (check no. 123611 - 123672) in the amount of \$91,523.81 for the period ended February 5, 2019.**

**Approval of claims vouchers (check no. 123673 - 123779) in the amount of \$496,645.38 for the period ended February 20, 2019.**

**Approval of payroll vouchers (check no. 54825 - 54842) in the amount of \$99,365.83 for the period ended January 31, 2019.**

**Approval of payroll vouchers (check no. 54843 - 54861) in the amount of \$105,551.48 for the period ended February 15, 2019.**

**Approval of payroll electronic fund transfer (check no. 96690 - 96828) in the amount of \$545,616.73 for the period ended January 31, 2019.**

**Approval of payroll electronic fund transfer (check no. 96829 - 96964) in the amount of \$410,741.72 for the period ended February 15, 2019.**

**Approval of payroll wire transfer in the amount of \$53,506.22 for the period ended January 31, 2019.**

**Approval of payroll wire transfer in the amount of \$61,479.04 for the period ended February 15, 2019.**

**Final Acceptance of public works projects: Angle Lake Playground Equipment Replacement - \$84,496.83**

**Approval of Council Meeting Minutes:**

**Transportation & Public Works Committee meeting held December 20, 2018**

**Planning & Economic Development Committee meeting held January 3, 2019**

**Administration & Finance Committee meeting held January 10, 2019**

**Transportation & Public Works Committee meeting held January 17, 2019**

**Regular Council Meeting held January 22, 2019**

MOVED BY FERNALD, SECONDED BY WACHTEL TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

**PUBLIC HEARING (PH):**

**Interim regulations regarding Small Wireless Facilities and Wireless Communication Eligible Facilities requests adopted on January 8, 2019 by Ordinance 19-1001.**

Mayor Sitterley opened the PH at 7:33 p.m.

Planning Manager Kester review the Why Interim Small Wireless Code – compliance with Federal Regulations; the impact of the FCC ruling, the model set of interim regulations, and Examples.

Next steps: Planning Commission (PC) review with staff and wireless carrier input, and by November 2019 Council consideration of permanent regulations.

Council discussion ensued regarding: light poles as facilities, rules cover City regulations regardless of pole ownership, light design, and permanent regulations will be done later on.

Carol Tagayun, AT&T External Affairs Director, provided background on what's happening with the industry, submitted a comment letter, and stated her appreciate of the work that's gone into the code.

Kari Marino, Verizon Wireless representatives, thanked the City for the work that has been done on the interim regulations. She also submitted a comment letter regarding three areas: (1) initial request for permit, (2) construction time, and design and concealment.

Mayor Sitterley closed the PH at 7:53 p.m.

**PUBLIC COMMENTS (related to Action Items):** None.

**ACTION ITEMS:**

**Agenda Bill #5141; A Motion authorizing the City Manager to execute an amendment to the professional services contract with Gray and Osborne for design services related to the Des Moines Memorial Drive South and South 200th Street Intersection project.**

**Summary:** This design services contract with Gray and Osborne was approved by the City Council through Agenda Bill 4828 and executed on March 20, 2018. The design is currently 90% complete and the project is scheduled to advertise for construction bids in April. As the design progressed, several changes were encountered that impacted the scope of work, cost, and schedule for the project. The most significant impact to the project was the need for longer than anticipated turn lanes that resulted in increased right-of-way (ROW) acquisition services and additional engineering design costs necessary to resolve conflicts between the project elements and existing residential septic systems (the project area is not currently served by sewer).

Additional reasons for the increased scope and costs include work to facilitate a potential storm drain connection (initiated by the City of Des Moines) to address a localized flooding problem. An Interlocal Agreement (ILA) with Des Moines is currently under negotiation and will define the cost sharing agreement for the added design and construction cost. Also, additional tasks are needed to compress the design schedule in order to meet the desired advertisement date and include recent design changes. By compressing the design schedule, the City is targeting to advertise the project during a more favorable bid timeframe. Staff have prioritized design and construction of this project so that the intersection is fully operational prior to future work starting on the SR 509 Puget Sound Gateway and the Lakes to Sound Trail Segment C projects which is expected to increase the volumes using the subject intersection. The amendment does not alter the proposed October 11, 2019 contract completion date.

This amendment increases the design costs by \$209,579, and will be paid through existing Transportation Capital Improvement Program (CIP) Fund (#307) appropriations in the 2019-2020 Biennial Budget. Therefore, the total cost for the design contract will increase from \$231,000 to \$440,579. The total cost of design remains within 15% of the estimated construction cost, typical of projects of similar scope and complexity.

This was presented to the T&PW Committee on January 17, 2019, and was recommended for approval.

Civil Engineer 2 Lang reviewed the agenda bill summary.



**ACTION ITEMS (continued):**

**Agenda Bill #5141 (continued):**

MOVED BY KWON, SECONDED BY WACHTEL TO PASS AGENDA BILL #5141.\*

DM Hill stated the importance of the project warrants consideration of this agenda bill.

\*MOTION CARRIED UNANIMOUSLY.

**Agenda Bill #5139; An Ordinance #19-1002 amending Sections 13.150.060 through 13.150.090 of the SeaTac Municipal Code related to submission of records to the Fire Code Official.**

**Summary:** Currently, the Fire Prevention Division has required and received paper copies of annual confidence testing reports which are required by the International Fire Code. Annual confidence testing reports are required for various life safety systems including fire sprinkler, fire alarm, and fire doors. This process is labor intensive with the movement of paper and record retention activities such as filing, scanning and imaging.

Recently, the PSRFA began using a new third-party inspection software, The Compliance Engine. This software creates a portal, which the third-party confidence testing companies will be required to utilize when submitting the code required annual testing reports. The software will eliminate all paper processes, filing, scanning and imaging of documents. The software will also provide a much-needed function of tracking each of the systems and their compliance with the codes and standards adopted by the City.

The proposed code amendments clarify the authority of the Fire Code Official to dictate the form and manner of the submission of the reports as we move to electronic submission.

Due to the housekeeping nature of this Ordinance, the Mayor authorized placing this item directly on the Council agenda at the request of the City Manager.

Assistant Fire Marshal Brian Dodge reviewed the agenda bill summary.

MOVED BY FERNALD, SECONDED BY TOMBS TO PASS AGENDA BILL #5139 (ORDINANCE #19-1002).

MOTION CARRIED UNANIMOUSLY.

**Agenda Bill #5143; A Motion authorizing the City Manager to enter into an Interlocal Agreement (ILA) for a Waterfowl (Canada Geese) Management Program beginning in 2019 through 2023.**

**Summary:** Due to the resident population of Canada Geese at Angle Lake Park, staff recommends participation in the Waterfowl Management program for the next five years (2019-2023). The management members of the Interlocal Agreement are Port of Seattle- Seattle-Tacoma International Airport, Cities of Renton, Bellevue, Kirkland, Mountlake Terrace, Woodinville, Seattle and the University of Washington. The cost to the City of SeaTac in 2019 will be \$2,664.00. The Waterfowl Management program's purpose is to provide joint funding for an egg addling program, lethal control, population monitoring and census; mainly of Canada Geese, within King County. In 2017 USDA removed 14 geese from Angle Lake Park. Since this cooperative Interlocal Agreement has been in place, the urban Canadian goose damage and nuisance issues have decreased dramatically. The oiling aspect of the management program has kept the local resident population at a level where damages are easily alleviated, utilizing a combination of non-lethal harassment and small isolated round ups like what took place at Angle Lake in 2017. Local communities are still able to enjoy and appreciate the birds while the day to day operations of parks can be accomplished with only minor disturbances. In addition, it has benefited many waterfront property owners, as this management plan has allowed them to also enjoy the resident populations but mitigates damages to their property.

Without the cooperation of the participating municipalities the populations would rapidly increase as would the damage they cause. Recreation areas are often closed due to water quality issues (Coliform Bacteria). Complaints of goose feces and human health and safety issues at public parks and green spaces grow in numbers as goose populations increase. It becomes increasingly difficult to conduct management activities when the goose populations are at extremely high numbers.

**ACTION ITEMS (continued):**

**Agenda Bill #5143 (continued):**

The City's financial obligation is a maximum of \$2,664 annually through the duration of the 5-year agreement. The five-year agreement financial obligation will not exceed \$13,320.

This item was presented at the February 7, 2019 P&R Committee and the Committee recommended forwarding to the full Council with a recommendation to approve.

Parks Projects & Operations Manager Fitzpatrick reviewed the agenda bill summary.

MOVED BY KWON, SECONDED BY HILL TO PASS AGENDA BILL #5143.

Council discussion ensued regarding: referring this item back to committee, outreach to the community, protocol to get to gassing the geese, indigenous versus migratory, term of agreement, potential for park to become useless if these birds are not monitored and managed, and financial terms of the agreement.

MOVED BY TOMBS, SECONDED BY FERNALD TO REFER AGENDA BILL #5143 TO THE MARCH 7, 2019 PARKS & RECREATION COMMITTEE MEETING.

MOTION CARRIED UNANIMOUSLY.

**Agenda Bill #5116; A Motion authorizing the City Manager to execute a contract with Lakeridge Paving Company LLC for the SeaTac City Hall parking lot grinding, overlay and striping project.**

**Summary:** The scope of work is to upgrade the existing SeaTac City Hall parking lot surface area by grinding the existing asphalt material to four inches of subgrade, fill and compact, patch and overlay. It will also provide a two-inch grind throughout the project area and replace the two speed bumps. Striping of all parking stalls and ADA required decals is also included in the scope of work. There were nine potential bidders that attended the mandatory pre-bid conference on January 29, 2019. Bids were due February 14, 2019 and the City received five bids. The bid results are below:

Company	Base Bid	10% Contingency and Sales Tax
Lakeridge Paving Company	\$150,120	\$181,645
Central Paving	\$198,000	\$239,580
NW Asphalt	\$225,734	\$273,138
Puget Paving and Construction	\$227,000	\$274,670
Benjamin Asphalt	\$253,747	\$307,034

With the low bids coming in lower than estimated, the City is able to include the two bid alternates into the cost of the construction contract. The two bid alternates include the removal and replacement of the wheel stops and installation of manufactured speed bumps for an additional \$6,650, not including sales tax. The total amount of construction contract is \$156,770 (Base bid \$150,120 + bid alternates \$6650 = \$156,770). The project is anticipated to begin in the spring 2019.

The proposed contract will not exceed \$189,692, which is budgeted in the Municipal Capital Improvement Fund. The total construction cost remains under the construction budget of \$303,736.

At the January 4, 2019 P&R Committee meeting, staff presented the City Hall overlay project as informational only.

PCPS Director Ellis reviewed the agenda bill summary.

Council discussion ensued regarding the project.

MOVED BY HILL, SECONDED BY TOMBS TO PASS AGENDA BILL #5116.

MOTION CARRIED UNANIMOUSLY.

**PUBLIC COMMENTS (related to Unfinished Business):** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**COUNCIL COMMENTS:** CM Tombs commented on the following: (1) Tejvir Basra has been re-elected as the PC Chair and Brandon Pinto has been elected as the PC Vice-chair; and (2) CM Kwon, staff, and he attended the emergency preparedness event; everyone needs to prepare their families.

CM Kwon stated City staff did a wonderful job during snow storm.

DM Hill commended the City staff for listening and reacting favorably to a resident's complaint on the lack of garbage cans in the northern part of SeaTac Park.

Mayor Sitterley announced the passing of City of Covington Councilmember Paul Selland. She also announced openings on various committees; applications accepted until February 28.

**EXECUTIVE SESSION:** None

**ADJOURNED:**

MAYOR SITTERLEY ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:39 P.M.



Erin Sitterley, Mayor



Kristina Gregg, City Clerk