

City of SeaTac

Regular Council Meeting Minutes

July 23, 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) Rick Forschler, Joel Wachtel, Peter Kwon, Stanley Tombs, and Pam Fernald.

STAFF PRESENT: Acting City Manager Mary Mirante Bartolo, Senior Assistant City Attorney Mark Johnsen, City Clerk Kristina Gregg, Government Relations and Communications Manager Kyle Moore, Community & Economic Development (CED) Director Steve Pilcher, Planning Manager Jennifer Kester, Senior Planner Kate Kaehny, Public Works (PW) Director Will Appleton, City Engineer Florendo Cabudol, Civil Engineer II Colum Lang, Parks, Community Programs and Services (PCPS) Director Lawrence Ellis, Police Chief Jon Mattsen, Finance & Systems Director Gwen Pilo, Information Systems (IS) Manager Bart Perman

FLAG SALUTE: IS Manager Bart Perman led the Council, audience, and staff in the Pledge of Allegiance.

PUBLIC COMMENTS: Roger Kadeg, Washington State Department of Commerce (WSDOC) Import Impact Study citizen representative, stated that on July 24 – 6 p.m., the first public meeting will be held.

The following people requested parking permits for the Windsor Heights Apartment complex as part of the Permit Parking Program (PPP): Sergio Chavez Sr., Sergio Chavez Jr., Desalegn Adane, Rahel Ambachew, Joseph Abraham, and Mahumud Mahmud.

Vicki Lockwood spoke against the multi-family tax exemption.

Earl Gipson spoke regarding the PPP, stating this is a pilot program, which is a work in progress. This is not about discrimination.

PRESENTATIONS:

Key City Issues and Requests for Direction

Acting City Manager Mirante Bartolo commented on the following items:

- (1) Police Chief John Mattsen promoted from Acting Police Chief on July 19. Council expressed their appreciation.
- (2) I-5 South onramp at South 200th Street will be closed July 26 - 29
- (3) July 24 – 6 p.m., Community Kitchen
- (4) July 26 – 7 p.m., Theatre in the Park
- (5) August 2 – 5 p.m., SeaTac Kid's Fest
- (6) August 6 – National Night Out (NNO)
- (7) August 7 – 6:30 p.m., Music in the Park

Committee Updates (for items not included on the agenda) and review of proposed Council Information Requests (CIR)

CM Kwon: July 22 – Transportation & Public Works (T&PW) Committee: King County (KC) Comprehensive Solid Waste Plan, Drainage Issue at South 220th/221st Streets and Agreement with City of Tukwila for Military Road South Frontage Improvement project – committee recommended moving this to August 13 Regular Council Meeting (RCM) consent agenda.

CM Fernald: Sidewalk Committee – chose next set of projects, and PPP.

CM Tombs: Public Issues Committee (PIC) – Puget Sound Regional Council (PSRC) update on future growth and affordable housing; and July 17 Community Open House for Veterans Memorial.

DM Hill: July 12 Joint Recommendations Committee (JRC) Meeting – reviewed proposed updates to the consolidated plan and review and analysis of impediments to fair housing; and July 17 Community Open house on Veterans Memorial. Bricks will be available for purchase for Veterans Day, and again for Memorial Day.

PRESENTATIONS (continued):

Committee Updates and review of proposed CIRs (continued):

Mayor Sitterley: Administration & Finance (A&F) Committee – A/V update; 2020 Legislative Agenda; and Sound Cities Association will meet Tuesday, July 30 at 2 p.m. to hear from KC and City of Seattle about their newest idea to form a coalition to address homelessness. Mayor Sitterley will be the coalition delegate from SeaTac with CM Fernald as the alternate.

CONSENT AGENDA:

Approval of payroll vouchers (check no. 55090 - 55125) in the amount of \$859,331.87 for the period ended July 15, 2019.

Approval of payroll electronic fund transfer (check no. 98278 - 98428) in the amount of \$388,364.95 for the period ended July 15, 2019.

Approval of payroll wire transfer in the amount of \$57,447.37 for the period ended July 15, 2019.

Approval of Summary of Grant Acceptance for the WSDOT Commute Trip Reduction Grant - \$56,537.

Approval of Council Meeting Minutes:

Administration & Finance Committee Meeting held May 23, 2019

Parks & Recreation Committee Meeting held June 6, 2019

Regular Council Meeting held July 9, 2019

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

MOTION CARRIED UNANIMOUSLY.

ACTION ITEMS:

Agenda Bill #5249; A Motion authorizing the City Manager to enter into a contract with Avidex Industries, not to exceed \$100,000, for replacement of A/V Equipment at City Hall.

Summary: The A/V system in Council Chambers and the Municipal Court was installed in 2002, with a partial upgrade of equipment in both rooms in 2013. The equipment is now outdated and several components of the system are no longer supported, with replacements not being available. Replacing the entire system will give us a more reliable, functional audio visual system that better supports the City's needs.

The project was approved as part of the 2019-2020 Biennial Budget. The original budget for this item was \$150,000. The proposal submitted by Avidex was for \$86,960.59. This request is for a contract not to exceed \$100,000, which will include a 15% contingency for, adds/changes if necessary.

This item was discussed at the March 25, and July 11, 2019 A&F Committee Meetings, and was recommended for approval.

IS Manager Perman reviewed the agenda bill summary.

MOVED BY WACHTEL, SECONDED BY FORSCHLER TO PASS AGENDA BILL #5249.*

Mayor Sitterley commented on the A&F Committee review.

Council commented on their appreciation of this project moving forward.

*MOTION CARRIED UNANIMOUSLY.

Agenda Bill #5235; A Motion authorizing the City Manager to execute a professional services contract with Pace Engineers, Inc. for the design of the South 221st Street Drainage Improvement Project.

Summary: This project will construct a drainage conveyance system to address a localized flooding issue affecting residents along South 221st Street. Under current conditions, runoff from Military Road South flows across private properties causing flooding and impacting septic systems before flowing downstream to the I-5 right-of-way (ROW). The proposed drainage system fix will route flows around private properties to the natural discharge location. The design will be coordinated and forward compatible with the WSDOT SR-509 project.

ACTION ITEMS (continued):

Agenda Bill #5235; Motion (Continued):

A consultant selection process was conducted and three consultants were solicited from the Municipal Research and Services Center (MRSC) consultant roster and interviewed (per Resolution #07-020). A selection committee comprised of three staff members scored the interviews and selected PACE Engineers, Inc. as the most highly qualified firm to design the project.

The fiscal impact of this design contract is \$83,672. There is \$351,000 budgeted in Surface Water Management Utility Fund (Fund #403) for this project, including the design cost. It may be necessary to request additional funding through a Budget Amendment in order to fully fund construction of this project in 2020.

The T&PW Committee reviewed this item on July 22, 2019.

City Engineer Cabudol reviewed the agenda bill summary and stated the T&PW Committee recommended approval.

MOVED BY KWON, SECONDED BY WACHTEL TO PASS AGENDA BILL #5235.*

CM Kwon commented on the T&PW committee review.

Council discussion ensued regarding the discharge into Des Moines Creek, and the contract.

*MOTION CARRIED UNANIMOUSLY.

Agenda Bill #5236; A Motion authorizing the City Manager to execute a professional services contract with Otak, Inc. for the preliminary engineering design of the South 180th Street Flood Reduction Project.

Summary: The purpose of this project is to study and conduct preliminary engineering design to address a longstanding flooding issue on South 180th Street near the Hunt Club apartment complex. Flooding is caused when an existing ditch on private property overflows into adjacent properties several times a year. Preliminary engineering will include maintenance records research, identifying improvements, topographic survey, hydrologic and hydraulic modeling and a feasibility analysis for proposed capital improvements.

A consultant selection process was conducted and three consultants were solicited from the MRSC consultant roster and interviewed (per Resolution 07-020). A selection committee comprised of three staff members scored the interviews and selected Otak, Inc. as the most highly qualified firm to perform the work.

The fiscal impact of this preliminary engineering design contract is \$96,650. There is \$250,000 budgeted in Surface Water Management Utility Fund (Fund #403) for this project, including these preliminary engineering design costs. It may be necessary to request additional funding through a Budget Amendment in order to fully fund final design and construction of a capital improvement project resulting from this work.

The T&PW Committee reviewed this item on July 22, 2019.

City Engineer Cabudol reviewed the agenda bill summary.

MOVED BY KWON, SECONDED BY WACHTEL TO PASS AGENDA BILL #5236.*

CM Kwon stated the T&PW Committee recommended this item for approval.

*MOTION CARRIED UNANIMOUSLY.

Agenda Bill #5228; An Ordinance #19-1016 related to property acquisition for the Des Moines Memorial Drive (DMMD) and S. 200th Street Intersection Improvement Project, and amending the City's 2019-2020 Biennial Budget to provide additional funding for such acquisitions.

Summary: The DMMD South and South 200th Street Intersection Project will construct intersection improvements consisting of a new traffic signal system, turn lanes, curbs, gutters, sidewalk, bike lanes, storm drainage, conversion of utilities to underground, utility lines, street lighting, and paving. Negotiations to acquire the necessary property rights

ACTION ITEMS (continued):

Agenda Bill #5228; Motion (continued): on three properties is still ongoing. However, additional funding in the amount of \$497,000 is necessary to fund unanticipated and higher than expected property acquisition costs as well associated relocation costs identified during project design.

Specifically, to accommodate projected increases in traffic volume and prevent associated delays, a west bound right turn lane was added to the project and resulted in additional ROW being needed. These additional property acquisitions necessitated that the City acquire one entire parcel located at 1140 South 200th Street because it will be unfit for occupancy due to septic system impacts. Reconstruction of the septic system is not possible given the remaining lot size, and sanitary sewer service is not available in this area. The estimated cost of this acquisition, including relocation costs, is \$396,000. There were three other parcels that were directly affected by this right-turn pocket (albeit the acquisition cost was much lower), and there were some additional acquisition modifications identified as a result of design refinement.

Since two of the remaining acquisitions will exceed the City Manager's signing authority of \$50,000, this Ordinance authorizes the City Manager to execute any documents needed to finalize these acquisitions, so long as this occurs within the revised estimated land acquisition costs established for this project. This Ordinance also increases expenditure in the Transportation CIP Fund (#307) by \$497,000 to pay for the increased acquisition costs.

The Ordinance increases the Land Acquisition portion of the project budget by \$550,000, and these expenditures will be paid from unallocated funds within the Transportation CIP Fund (#307). A more detailed breakdown is as follows:

Land Acquisition Costs (estimated)	\$588,182
10% Contingency	\$58,818
Total	\$647,000
Current Budget Allocated for Property Acquisition	\$150,000
Additional Budget Needed for Property Acquisition	\$497,000

The need for additional property rights and an anticipated increase in acquisition costs was presented to the T&PW Committee on January 17, 2019, in connection with an amendment to the design contract. This item will also be discussed at the July 22, 2019, T&PW Committee Meeting. Since the Council Packet for the July 23, 2019, RCM will have already been published, the Committee's recommendation will be presented on July 23, 2019.

Civil Engineer II Lang reviewed the agenda bill summary.

MOVED BY KWON, SECONDED BY HILL TO PASS AGENDA BILL #5228 (ORDINANCE #19-1016).*

CM Kwon reviewed the T&PW Committee discussion and their recommendation to approve.

Council discussion ensued regarding the project.

*MOTION CARRIED UNANIMOUSLY.

Agenda Bill #5247; An Ordinance #19-1017 amending Chapter 9.50 of the SeaTac Municipal Code (SMC) related to the Permit Parking Program (PPP).

Summary: The City's PPP was launched in May 2019. Residents living within and adjacent to the Permit Parking Zone (PPZ) 1 began providing feedback to the City approximately two months after the Program was initiated. Based on the concerns expressed by residents impacted by the PPZ, it was recognized that amendments to the City Code are necessary to: properly address permit limits for higher density developments such as Multifamily and Townhouses, clarify the location of properties within the PPZ that are eligible to apply for permits, address enforcement regarding vehicles displaying special license plates, placards or tabs for persons with disabilities pursuant to Chapter 46.19 RCW, and modify language and definitions in support of these changes.

Modifications and adjustments to new programs, such as the PPP, are fully expected in order to ensure that these programs benefit our community and meet the needs of our residents over the long term. This Ordinance brings this

ACTION ITEMS (continued):

Agenda Bill #5247; Motion (continued): well-received program closer to this goal. It is anticipated that as the Program matures, additional amendments to the Program may be required.

This Ordinance was reviewed by the Public Safety and Justice (PS&J) Committee on July 11, 2019, and was unanimously recommended for adoption.

PW Director Appleton reviewed the agenda bill summary.

MOVED BY FORSCHLER, SECONDED BY FERNALD TO PASS AGENDA BILL #5247 (ORDINANCE #19-1017).*

Discussion ensued regarding the Windsor Heights Apartments and the number of permits required. One free permit will be provided to each of the approximately 300 apartments. There is enough capacity within the PPZ for the parking, however, not everyone will be able to park close. Staff will continue to monitor the capacity by reviewing the number of permits issued against the known parking availability in the zone.

*MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS (related to Unfinished Business): None

UNFINISHED BUSINESS: None

NEW BUSINESS: None

COUNCIL COMMENTS: CM Forschler stated that when reviewing Agenda Bill #5228 at the July 22 T&PW Committee meeting, there is scattered single family zoning among industrial, however, we are beyond the final docket for the Comprehensive Plan (CP). He will submit a CIR so this is not lost for future updates.

CM Kwon commented on the following items: (1) requested speakers wishing to receive a response from the Council provide contact information; (2) July 24 - Impact Study for Sea-Tac Airport public meeting; (3) July 24 – Music In the Park; (4) July 26 - Theatre in the Park; and (4) August 2 – Kid’s Fest.

CM Fernald commented on the following items: (1) Congratulated new Police Chief Mattsen, (2) Kid’s Fest, (3) Veterans Memorial, and (4) improving communications – requested feedback as to how best to provide communications to the community.

CM Tombs spoke on communication challenges with such a diverse community.


DM Hill stated his appreciation to the Parks Department for continuing to host events throughout the summer, including the community kitchen and Music and Theatre in the Parks.

Mayor Sitterley commented on the following: (1) Airport – improving relationship with; (2) NNO, (3) 50th anniversary of the moon landing, and the moon exhibit.

EXECUTIVE SESSION: None

ADJOURNED:

MAYOR SITTERLEY ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:09 P.M.


Erin Sitterley, Mayor


Kristina Gregg, City Clerk