

City of SeaTac

Regular Council Meeting Minutes

February 11, 2020
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) Peter Kwon, Councilmembers (CMs) Senayet Negusse, Joel Wachtel, Clyde Hill, Takele Gobena, and Pam Fernald.

STAFF PRESENT: City Manager Carl Cole, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Deputy City Manager (DCM) Gwen Voelpel, Government Relations and Communications Manager Kyle Moore, Community & Economic Development (CED) Director Steve Pilcher, Economic Development (ED) Strategist Aleksandr Yeremeyev, Public Works (PW) Director Will Appleton, City Engineer Florendo Cabudol, Parks, Community Programs and Services (PCPS) Director Lawrence Ellis, Police Chief Jon Mattsen

FLAG SALUTE: Elona Kearney led the Council, audience, and staff in the Pledge of Allegiance.

AGENDA REVIEW: Mayor Sitterley announced an Executive Session has been added to the end of the agenda.

PUBLIC COMMENTS: Wendy Grantham introduced her son Reyde Grantham and his friend Kaden Smith who spoke to promote a Dirt Jump park for the community.

Earl Gipson spoke regarding human caused climate change.

PRESENTATIONS:

Key City Issues and Requests for Direction

City Manager Cole commented on the following items:

- (1) requested the topic of BMX Jump Park be referred to the Parks & Recreation (P&R) Committee. Council concurred.
- (2) House Bill 1406 – the City will begin receiving its sales tax rebate on April 1,
- (3) requested the Hotel/Motel (H/M) Tax Advisory Committee required annual review be referred to the Administration & Finance (A&F) Committee. Council concurred.
- (4) requested the Puget Sound Regional Fire Authority (PSRFA) Interlocal Agreement (ILA) review be referred to the Public Safety & Justice (PS&J) Committee. Council concurred.

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

CM Hill: (1) Community Services Advisory Committee (CSAC) – 2019 Human Services Agencies performance, all providers are delivering except one; and (2) P&R Committee – presentation on jump park, reviewed perceived community benefits related to the Conservation Futures ILA, Parks, Recreation & Open Space (PROS) Plan - community input will be taken at the 30th Celebration on February 29, Sunset Park update, and new event June 20 – Make Music Day.

CM Fernald: (1) Emergency Management Committee was cancelled for tomorrow; and (2) PS&J Committee meeting for Thursday was cancelled. She thanked staff for the advisory committee annual reports.

DM Kwon: (1) Transportation & Public Works (T&PW) Committee – complete streets ordinance, Blueline contract amendment; (2) National League of Cities (NLC) Transportation & Infrastructure Committee – Federal Government revising NEPA; (3) attending NLC conference next month in DC and meeting with FAA representatives; and South County Area Transportation Board (SCATBd) – next meeting February 18.

Mayor Sitterley: (1) A&F Committee – most items were on tonight's agenda, and the next meeting has been cancelled this week; (2) Sound Cities Public Issues Committee (PIC) – meetings February 12; and (3) H/M Tax Advisory Committee cancelled this week; and (3) will be attending a Seattle Southside tourism symposium.

Takele Gobena questioned whether he should prepare a CIR regarding House Bill (HB) 2907 and Senate Bill (SB) 6669 requesting a Resolution stating the City's opposition.

PRESENTATIONS (continued):

Committee Updates and review of proposed CIRs (continued):

Government Relations and Communications Manager Moore spoke regarding HB 2907 and why the City opposes the bill. Council discussion ensued.

Mr. Moore and Mr. Cole stated a resolution or memo from Council at this point would be too slow. The City has already provided direction to the Lobbyists to oppose this type of bill.

CONSENT AGENDA:

Approval of claims vouchers (check no. 127023 - 127133) in the amount of \$780,468.97 for the period ended January 30, 2020.

Approval of claims vouchers (check no. 127134 - 127184) in the amount of \$3,162,131.87 for the period ended February 6, 2020.

Approval of payroll vouchers (check no. 55461 - 55482) in the amount of \$117,483.68 for the period ended January 31, 2020.

Approval of payroll electronic fund transfer (check no. 100259 - 100408) in the amount of \$453,139.91 for the period ended January 31, 2020.

Approval of payroll wire transfer in the amount of \$62,720.04 for the period ended January 31, 2020.

Final Acceptance of public works projects: 2019 Overlay Des Moines Memorial Drive South (Preservation Project) - \$1,564,020.51.

Approval of Council Meeting Minutes:

Administration & Finance Committee meeting held November 14, 2019

Planning & Economic Development Committee meeting held November 21, 2019

Regular Council Meeting held January 28, 2020

The following item was reviewed at the January 23, 2020 Administration & Finance Committee Meeting and recommended for placement on this Consent Agenda:

Agenda Bill #5368; A Motion authorizing the City Manager to enter into a Professional Services Contract with CWA Consultants for structural and non-structural plan review services.

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

MOTION CARRIED UNANIMOUSLY.

ACTION ITEMS:

Agenda Bill #5369; An Ordinance #20-1005 amending the City's 2019-2020 Biennial Budget.

Summary: Various one-time and ongoing requests were submitted by the City Manager for consideration and presentation at the January 23, 2020, A&F Committee meeting.

Analysis: General Fund (GF) (001) requests total \$232,923 for the biennium.

Decision Cards include: \$15,240 for Aerial Imagery, \$14,000 Cultural Arts Master Plan, \$18,000 PROS Plan Phase II, and \$95,683 for Digital Media Strategist FTE

Other Adjustments: \$90,000 from King County (KC) for Senior Grant (accepted January 14, 2020, RCM) for projects benefiting the Senior Program - Painting Senior Wing, Automatic Doors for entrance, Handicap Ramp, and Computer Lab Furniture; and Offsetting grant revenue (\$90,000) will also be added.

The Street Fund (102), Transportation CIP fund (307), and Surface Water Management Fund (403) are requesting amendments for the SR 509 Completion Project. The City and WSDOT have entered into agreements concerning the SR 509 Completion Project. The City is transferring surplus land, providing temporary construction easements, and a cash contribution towards WSDOT's project. In exchange the city will receive both property and cash from WSDOT. This exchange was authorized under Resolution 19-007. The budget is being amended to reflect these transactions across the affected funds.

ACTION ITEMS (continued):

Agenda Bill #5369; Ordinance #20-1005 (continued):

This Ordinance incorporates the direction provided by the Committee.

All proposed changes result in an increase of \$218,463 to the budgeted ending fund balance for 2020.

The A&F Committee reviewed all revenue and expenditure adjustments and proposed decision cards on January 23, 2020. The committee recommended approval of this Ordinance.

Finance & Systems Director Pilo reviewed the agenda bill summary.

MOVED BY KWON, SECONDED BY GOBENA TO PASS AGENDA BILL #5369 (ORDINANCE #20-1005).*

*Mayor Sitterley reviewed the A&F Committee discussion and recommendation.

Council discussion ensued regarding whether there's enough funds to make this amendment, one time expenditures, and Digital Media Specialist position, which is the only ongoing expense.

*MOTION CARRIED UNANIMOUSLY.

Agenda Bill #5356; An Ordinance #20-1006 authorizing the City Manager to execute a contract with Premier Field Development for the construction of the North SeaTac Park (NSTP) Soccer Field Improvements, and amending the City's 2019-2020 Biennial Budget.

Summary: The soccer fields at NSTP were constructed in 1997, with sand based surfacing. The sand based surfacing was considered obsolete within a few years due to the increase of synthetic turf being installed by surrounding communities and throughout the Puget Sound which resulted in fewer rentals (less revenue). Due to the poor condition of the existing fields, there have been no requests to rent the fields for soccer since 2012. With the installation of synthetic turf, staff estimates the fields will generate \$1,600,000 over a 10-year period.

The scope of work for the NSTP Soccer Field Improvements Project includes, but is not limited to, the installation of synthetic turf surfacing, field sub-drainage, earthwork, chain link fencing, field floodlighting (LED), concrete wall construction, permeable rubber surfacing, irrigation, and sodding. The work performed consists of furnishing all labor, tools, materials and equipment necessary for construction.

At the January 23, 2020, A&F Committee meeting, PCPS Director Ellis, presented the proposal and detailed the bidding process. The Call for Bids were advertised in the Daily Journal of Commerce on December 16 and 23, 2019 and in the Seattle Times on December 17 and 24, 2019. The bid opening was January 15 and six bids were received. Premier Field Construction was the low bidder, and the bid results are listed below:

Bidder	Base Bid
Premier Field Construction (low bidder)	\$3,458,726
A-1 Landscaping and Construction	\$3,627,000
ACI	\$3,659,659
Titan Earthworks, LLC	\$3,881,188
Terra Dynamics, Inc.	\$3,850,000
Ohno-Touchdown JV	\$4,114,000

In addition to the base bid, the City also added an alternate bid for construction of covered player benches. Premier Field Construction's bid for this additional work was \$101,112.85. Therefore, the Council has the option to award this additional work to Premier Field Construction, or simply award the work included in the base bid. The A&F Committee and staff recommend adding the player benches to this project.

Premier Field Construction's base bid was \$3,458,726 (without benches) and \$3,559,838.85 (with benches). With the addition of sales tax and a 10% contingency, the total funding needed for project construction is \$4,185,058.46 (without benches) and \$4,307,405.00 (with benches). \$2,077,093 has been appropriated in the 2019-2020 Biennial Budget for this work. Of this amount, \$210,197 has either been spent or will be spent on design, project management, or survey work, leaving a remaining balance of \$1,866,896. Therefore, an additional appropriation of \$2,318,162

ACTION ITEMS (continued):

Agenda Bill #5356; Ordinance #20-1006 (continued): (without benches) or \$2,440,509 (with benches) is necessary to fully fund the project. The proposed Ordinance amends the City's Biennial Budget to provide the additional funding for this project with the benches, as that was the recommendation from the A&F Committee. If the Council does not wish to include benches in this project, the Ordinance would need to be amended prior to adoption.

As stated above, the base bid was \$3,458,726 (without benches) and \$3,559,838.85 (with benches) and the total funding needed to construct this project is \$4,185,058.46 (without benches) and \$4,307,405 (with benches). Therefore, an additional appropriation of \$2,318,162 (without benches) or \$2,440,509 (with benches) is necessary to fully fund the project. All funding will come from the Municipal Capital Improvement Fund (#301).

This item was reviewed by the A&F Committee on January 23, 2020, and the P&R Committee on February 6, 2020. The A&F Committee recommended approval, with the inclusion of the covered player benches. The P&R Committee will meet after the Council packet has been completed, so their recommendation will be presented at the February 11, 2020, Regular Council Meeting (RCM).

PCPS Director Ellis reviewed the agenda bill summary.

MOVED BY WACHTEL, SECONDED BY HILL TO PASS AGENDA BILL #5356 (ORDINANCE #20-1006).*

CM Hill reviewed the P&R and A&F Committees discussions and recommendations. Some concern was voiced about maintenance and operations. However, this is a capital improvement for the community to use when it's not being rented.

Council discussion ensued regarding maintenance and operations concern, letter received from Vicki Lockwood, benefits of the improvements, and timeline.

*MOTION CARRIED UNANIMOUSLY.

Agenda Bill #5373; A Motion authorizing the City Manager to execute a contract amendment with Blueline to add civil engineering design services for the 2019 Spot Drainage Repairs Project.

Summary: A professional services contract was executed with Blueline on November 18, 2019 for AutoCAD drafting work on the 2019 Spot Drainage Repair Project, with the intent to design the project in-house. However, with the loss of the engineer assigned to the project, who was capable of doing the design work, both design and AutoCAD services are now required to complete the project and prepare the bid documents. Therefore, this Motion seeks to amend the current contract with Blueline by increasing the scope of work to include the design work that can no longer be done in-house, and increasing the compensation in the contract by \$60,400 due to the increased scope of work. By approving this Motion, PW will be able to complete the engineering design and deliver the project on schedule this year. The amendment does not change the contract completion date of December 31, 2020.

The contract amendment increases the professional services costs from \$40,000 to \$100,400 (\$60,400 increase) and will be paid with existing funds already budgeted for this project in Surface Water Management Fund (#403).

This contract amendment was presented at the T&PW Committee on February 6, 2020. Since the committee will meet after the Council packet is complete, the Committee's recommendation will be presented at the RCM on February 11, 2020.

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

MOVED BY HILL, SECONDED BY FERNALD TO PASS AGENDA BILL #5373.*

DM Kwon reviewed the T&PW Committee discussion and recommendation.

*MOTION CARRIED UNANIMOUSLY.

ACTION ITEMS (continued):

Agenda Bill #5304; A Motion authorizing the City Manager to execute an Interlocal Agreement (ILA) with the City of Burien for the construction of the Miller Creek Realignment and Daylighting Project.

Summary: The Miller Creek Realignment and Daylighting Project will provide environmental enhancements to Miller Creek as it leaves Burien and crosses Des Moines Memorial Drive (DMMD) into the City of SeaTac. This project also constructs a new stream crossing of DMMD that will eliminate the need for the City to replace an existing culvert which is in need of repair/replacement (this failing culvert will be removed by the project). In addition to providing a new fish passable stream crossing, the project will remove Miller Creek from a failing private conveyance system that runs underneath the Des Moines Way Self Storage business and discharging to a Port owned wetland to the south. This private culvert is known to be in poor condition and has suffered multiple pipe separation events leading to sinkholes and significant amounts of sediments being introduced into the downstream wetland system. Project benefits include: improved water quality and habitat within the creek by flattening the slope of the creek to reduce erosive flows; additional floodplain to allow the water to spread out during high flows; restoration and creation of higher quality riparian habitat along the creek; replacement of failing culverts with new fish friendly culverts; and, daylighting a portion of Miller Creek to a natural open channel.

Updated project construction costs, based on the 90% design, are estimated at \$3.5 million, of which \$1.22 million has been identified as improvements within the City of SeaTac. However, the ILA provides that the City will contribute only \$985,000 towards this project because we are sharing grant funding with Burien. Besides Burien and SeaTac, additional funding and grants for this project is being provided by the Port of Seattle and the Department of Ecology.

The City's participation in this project has significant benefits. The construction of this project will remove flows from the City's failing culvert crossing as well as the private culvert downstream. In fact, the City's \$985,000 contribution towards this project is less than the City's \$1.3 million cost estimate to fix the failed culvert. SeaTac also stands to benefit from the environmental improvements that this project will provide. Miller Creek is a salmon bearing stream and it is appropriate to support efforts to improve the long term environmental prospects of restoring habitat and fish utilization for our future generations.

Construction of the project is scheduled for 2020.

A total not to exceed amount of \$985,000 is budgeted for this project out of the Surface Water Fund (403). Funding of this project offsets equivalent funding that would otherwise be spent on a capital project to address the City's failing culvert; therefore, there is no negative impact to the 403 fund.

This project has been reviewed by the T&PW committee on October 11, 2017 and September 5, 2019, with the presentation on September 5, 2019 being a project schedule and budget update. The committee recommended approval.

PW Director Appleton reviewed the agenda bill summary.

MOVED BY KWON, SECONDED BY HILL TO PASS AGENDA BILL #5304.*

DM Kwon reviewed the T&PW Committee discussion and recommendation.

*MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS (related to Unfinished Business): None

UNFINISHED BUSINESS: None

NEW BUSINESS: None

COUNCIL COMMENTS: CMs Negusse and Gobena, and DM Kwon spoke on the importance of the upcoming 2020 Census.

CM Negusse commented on the following items: (1) Community Kitchen, (2) Youth Art Celebration, and (3) DM Kwon awarded Slade Gordon Rising Star Award, praised him for his service.

COUNCIL COMMENTS (continued):

CM Wachtel reminded everyone that Friday is Valentine's Day. He also recognized the Fire Department for their quick response to fuel on the road.

CM Hill stated he is proud of the youth who spoke tonight on something they are passionate about.

CM Fernald stated preserving neighborhoods has always been a priority for her. She attended an Affordable Housing of Today presentation, specifically for a presentation Density Done Right, including a piece on preservation. She also commented on the "get ready" flyer for emergency supplies checklist and the youth who spoke tonight also presented at the P&R Committee meeting.

CM Gobena stated he was going to be requesting a proclamation for February Black History Month.

DM Kwon reminded everyone of the City's new SeaTac blog and the upcoming 30th Celebration event.

Mayor Sitterley commented on DM Kwon's award. She also praised staff for their work towards the Wingate Hotel Development. The Wingate developers stated this was one of the easiest developments they have done.

RECESSED: Mayor Sitterley recessed the meeting to an Executive Session on Pending Litigation and to review the performance of a public employee at 8:00 p.m. for 15 minutes. She announced no action will be taken after the Executive Session.

EXECUTIVE SESSION: Pending Litigation RCW 42.30.110(1)(i) / To review the performance of a public employee RCW 42.30.110(1)(g)

RECONVENE: Mayor Sitterley will reconvene the meeting at 8:15 p.m.

ADJOURNED:

MAYOR SITTERLEY ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:15 P.M.


Erin Sitterley, Mayor


Kristina Gregg, City Clerk