

City of SeaTac
Regular Council Meeting Minutes
Virtual Meeting

May 26, 2020
6:00PM

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 (remotely): Mayor Erin Sitterley, Deputy Mayor (DM) Peter Kwon, Councilmembers (CM) Senayet Negusse, CM Joel Wachtel, CM Clyde Hill, CM Takele Gobena, and CM Pam Fernald.

STAFF PRESENT (remotely): City Manager Carl Cole, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Senior Assistant City Attorney Mark Johnsen, Information Systems Manager Bart Perman, Parks, Community Services & Programs (PCPS) Director Lawrence Ellis, Police Chief Jon Mattsen, Planning Manager Jennifer Kester, Assistant City Attorney Cindy Corsilles

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

AGENDA REVIEW:

- A. Due to the current COVID-19 public health emergency, and social distancing protocols, pursuant to the Governor's and public health officials' orders, this meeting will be conducted virtually; live streamed on SeaTV Government Access Comcast Channel 21 and the City's website, and conference line to listen. No one will be able to physically attend this meeting.
- B. Also, the City Council will not hear any in-person public comments. Public comments received by email at publiccomment@seatacwa.gov before 4 p.m. the day of a Council meeting will be mentioned by name and subject during the meeting and then posted to the City's website.

PUBLIC COMMENTS: None

PRESENTATIONS:

Asian/Pacific American Heritage Month Proclamation

Mayor Sitterley read the proclamation.

Key City Issues and Requests for Direction

City Manager Cole commented on the following items:

- (1) requested referral to the Administration & Finance (A&F) Committee of a Council Information Request (CIR) regarding virtual meeting policies. Council concurred
- (2) Human Services providers originally had trouble identifying enough volunteers to deliver goods and services and meals. AmeriCorp stepped up and provided the volunteers.
- (3) Cancelled meetings: May 28 A&F Committee and Planning & Economic Development (PED) Committee, and June 2 Planning Commission (PC)
- (4) Virtual meetings: May 28 Special Public Safety & Justice (PS&J) Committee meeting to discuss the camping ordinance; June 4 Parks & Recreation (P&R) and Transportation & Public Works (T&PW) Committees, and June 8 Community Services Advisory Committee (CSAC)

Discussion ensued regarding how to volunteer for human services agencies, and Quality Inn as a de-intensifying location.

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

Mayor Sitterley: A&F Committee - G4S Contract amendment and Limited Term Court Employee are on tonight's consent agenda. Responsive to COVID-19

CM Fernald: May 14 PS&J Committee - unlawful camping ordinance; special meeting May 28 to discuss potential revisions.

PRESENTATIONS (continued):

Committee Updates (continued):

DM Kwon: South County Area Transportation Board (SCATBd) (joined two other regional transportation boards during this pandemic) – COVID-19 response update; T&PW Committee – KC Hazard Mitigation Plan, International Boulevard (IB) pedestrian safety study; next T&PW Committee meeting is June 4.

CM Hill: King County (KC) Joint Recommendations Committee (JRC) – CARES funding, and P&R Committee – not yet determined if they will be meeting June 4.

CONSENT AGENDA:

Approval of claims vouchers (check no. 127944 - 128040) in the amount of \$1,739,510.77 for the period ended May 21, 2020.

Approval of payroll vouchers (check no. 55575 - 55583) in the amount of \$12,209.94 for the period ended May 15, 2020.

Approval of payroll electronic fund transfer (check no. 101285 - 101426) in the amount of \$423,151.44 for the period ended May 15, 2020.

Approval of payroll wire transfer in the amount of \$164,837.54 for the period ended May 15, 2020.

Approval of Summary of Grant Acceptance for the Washington State Department of Commerce - \$97,000.

Approval of Council Meeting Minutes:

Administration & Finance Committee meeting held April 9, 2020

Regular Council Meeting held May 12, 2020

The following items were reviewed at the May 14, 2020 Administration & Finance (A&F) Committee meeting and recommended for placement on this Consent Agenda:

Agenda Bill #5468; A Motion approving a G4S Secure Solutions contract amendment for additional security guard.

Agenda Bill #5469; A Motion approving the conversion of a Temporary Judicial Support Specialist to Limited Term Judicial Support Specialist.

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

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING (PH) AND ACTION ITEM:

Extending Interim Regulations for Small Wireless Facilities and Eligible Facilities Requests:

Mayor Sitterley opened the PH at 6:37 p.m.

Planning Manager Kester and Assistant City Attorney Corsilles reviewed the agenda bill summary below.

DM Kwon clarified this is a Federal requirement.

CM Hill stated staff's hands have been tied because of the COVID-19 situation and the ability to meet effectively.

CM Wachtel stated this is a good thing.

Public Comments: None

Mayor Sitterley closed the PH at 6:48 p.m.

PUBLIC HEARING (PH) AND ACTION ITEM (continued):

Agenda Bill #5461; An Ordinance #20-1009 extending interim land use regulations and official controls for Small Wireless Facilities and Eligible Facilities Requests.

Summary: On January 8, 2019, the City Council adopted interim regulations for small wireless facilities and eligible facilities requests to comply with the September 2018 Federal Communication Commission (FCC) ruling (Ord 19-1001). These interim regulations were further extended until June 30, 2020 by Ordinance number 19-1028. These ordinances required the PC to review permanent amendments to the wireless communication code, hold a PH, and provide a recommendation to the City Council by the end of May 2020.

Because wireless facilities impact both private property and right-of-way (ROW) development, a multi-department work group of City staff was formed to develop the permanent regulations. Representatives of the wireless carriers have reviewed two draft versions of the code. Staff was prepared to take a draft for public review to the PC in April 2020. However, all citizen advisory committee meetings were suspended in March 2020 based on the Governor's Stay Home, Stay Healthy order. The PC cannot resume public meetings before the June 30, 2020 expiration of the current interim regulations.

Staff is recommending an extension of the interim regulations for an additional six months through December 31, 2020. Staff is hopeful that PC meetings can resume later this year in time to hold a PH and make a recommendation to the City Council by the end of November 2020.

Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council is required to hold a PH on this Ordinance, which is scheduled for the May 26, 2020 Regular Council Meeting (RCM).

No committee has reviewed the current extension request. However, the PED Committee reviewed the first extension request at their November 21, 2019 meeting and recommended approval of that extension.

MOVED BY KWON, SECONDED BY GOBENA TO PASS AGENDA BILL #5461 (ORDINANCE #20-1009).

MOTION CARRIED UNANIMOUSLY.

ACTION ITEMS:

Agenda Bill #5442: A Resolution #20-006 approving a Multi-Family Tax Exemption (MFTE) Agreement with Riverton Housing, LLC for development of the Mayer Court Apartments.

Summary: Riverton Housing, LLC has applied for an 8-year MFTE as authorized by RCW 81.14 and SMC 3.85. Since this agreement does not have an affordable housing component, in order to qualify for this exemption, the primary requirement is the construction of 20 or more units of residential housing in a residential targeted area. This proposed project, located in the vicinity of Military Road South and South 150th Street, will consist of a 117 unit mixed use development with approximately 10,400 square feet of commercial space. If approved, the tax exemption only applies to the assessed value of the residential units. The land and the commercial space would not be subject to the exemption.

The proposed project meets all requirements set forth in SMC 3.85, and pursuant to SMC 3.85.070, the City Manager has approved the application. The owner must now enter into a contract with the City, approved by the City Council, regarding the terms and conditions of the project under SMC 3.85. Once the contract is approved, the City will issue a conditional certificate of tax exemption that will be good for three years. Once the project is complete, a final certificate of tax exemption will be issued to start the 8-year exemption period. After eight years, the property will no longer be eligible for this exemption and will be subject to taxation.

This will result in the project being exempt from taxation for eight years once completed. The actual impact will depend on the assessed value of the property and tax rate at the time.

This was reviewed at the May 14, 2020, A&F Committee and was recommended for approval.

ACTION ITEMS:

Agenda Bill #5442: Resolution #20-006 (continued):

Senior Assistant City Attorney Johnsen reviewed the agenda bill summary.

MOVED BY KWON, SECONDED BY HILL TO PASS AGENDA BILL #5442 (RESOLUTION #20-006).*

Mayor Sitterley reviewed the A&F Committee discussion.

Discussion ensued regarding: lack of affordable housing in proposal, what if this isn't approved, A&F recommendation, background, liability, and density.

*MOTION CARRIED WITH GOBENA VOTING NO.

UNFINISHED BUSINESS: None

COUNCIL COMMENTS: CM Gobena commented on the following: 42nd Avenue South and South 188th Street residents question about establishing a street just for walking, affordable housing

CM Negusse commented on the following: acknowledged Memorial Day Holiday, Census 2020, COVID-19 resources, and unlawful camping ordinance.

DM Kwon commented on the following: affordable housing, Arts, Culture & Library Advisory Committee (ACLAC) – hasn't officially met however the members have, in an unofficial capacity, has organized the Yard Art Contest for June – August.

CM Hill commented on the following: Yard Art Contest – SeaTac Art Attack! The group is in need of someone experienced in word press, and density.

CM Fernald commented on the following everyone has opinions, and spent time at the SeaTac Veterans Memorial.

CM Wachtel announced he has resigned from the City Council effective the end of this month for personal reasons. He stated he's proud to have been a part of this Council.

EXECUTIVE SESSION: None

ADJOURNED:

MAYOR SITTERLEY ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:43 PM.


Erin Sitterley, Mayor


Kristina Gregg, City Clerk



*City of SeaTac
Asian/Pacific American Heritage Month Proclamation*

WHEREAS, Asian and Pacific Islander American Heritage Month is observed during the month of May to recognize the contributions and influence of Asian Americans and Pacific Islander Americans to the history, culture, and achievements of the United States; and

WHEREAS, SeaTac is proud to be home to a large Asian American and Pacific Islander population, as well as the Seike Japanese Garden that contributes greatly to the prosperity and enrichment of our community; and

WHEREAS, according to the most recent Census data, Asian and Pacific Islander Americans constitute nearly 20 percent of the City of SeaTac's population; and

WHEREAS, Asian/Pacific Americans have had a profound impact on the United States and the SeaTac community, which is home to a number of Asian/Pacific Americans who serve as excellent representatives of both the Asian/Pacific American community and the SeaTac community-at-large; and

WHEREAS, diversity represents one of our greatest strengths, and by recognizing the contributions and accomplishments of Asian American and Pacific Islander men and women, our City celebrates the importance of inclusion to building a brighter future for all of our citizens; and

WHEREAS, the City is committed to providing comprehensive support to ensure that SeaTac is equitable and welcoming to all people.

NOW, therefore, I, Erin Sitterley, Mayor of the City of SeaTac, on behalf of the City Council, do hereby declare May 2020 as Asian/Pacific American Heritage Month and the City of SeaTac celebrates by calling upon SeaTac residents to honor SeaTac's Asian/Pacific Americans and learn more about the history of Asian Americans and Pacific Islanders.

Given under my hand and the seal of the City of SeaTac this 26th day of May 2020.


Erin Sitterley, Mayor