

City of SeaTac
Regular Council Meeting Minutes
Virtual Meeting

January 25, 2022
6:00 PM

Virtual Meeting

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

COUNCIL PRESENT (remotely): Mayor Jake Simpson, Deputy Mayor (DM) Senayet Negusse, Councilmembers (CM) Peter Kwon, Mohamed Egal, Takele Gobena, Iris Guzmán, and Erin Sitterley

STAFF PRESENT (remotely): City Manager Carl Cole, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Information Systems (IS) Manager Bart Perman, Deputy City Manager (DCM) Gwen Voelpel, Finance & Systems Director Gwen Pilo, Senior Accounting Analyst Christina McCall, Government Relations & Communications Manager Kyle Moore, Public Works Director William Appleton, City Engineer Florendo Cabudol, Civil Engineer II Grace Amundson Barnkow, Community & Economic Development (CED) Director Evan Maxim, Planning Manager Jenn Kester, Senior Planner Dennis Hartwick

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

AGENDA REVIEW:

- A. Virtual Meeting: live streamed on SeaTV Government Access Comcast Channel 21 and the City's website; conference line to listen to the meeting at 206.973.4555.
- B. Public comment opportunities to commenters who signed-up or provided written comments prior to 2 p.m.
- C. Agenda Bill #5880 and the related suspension of the rules item was removed from the agenda prior to the meeting.

PUBLIC COMMENTS:

The following people spoke against the Suspension of the Rules and Agenda Bill #5880 regarding amending the 2022 Legislative Agenda:

- Earl Gipson
- Vicki Lockwood

Maile Valu stated support of the Council, especially newly elected members.

The following people provided written comments against the Suspension of the Rules and Agenda Bill #5880 regarding amending the 2022 Legislative Agenda:

- Pam Fernald
- N Lewis
- Chuck D'Arielli
- Roxie Chapin
- Denise Portch
- Donna Thomas
- K Abannon
- James Boysen
- Stanley Tombs
- Cindy Lou Gailey

PRESENTATIONS:

National Human Trafficking Awareness Month Proclamation.

Mayor Simpson read the proclamation.

Businesses Ending Slavery & Trafficking Corporate Relations Manager Rebekah Covington was virtually present to accept, and speak about, the proclamation.

New City Employee Introduction: Paralegal II Megan Pratt

City Manager Cole introduced Ms. Pratt.

PRESENTATIONS (continued):

2020 Audit Exit Presentation

Finance & Systems Director Pilo introduced State Auditor's Office (SAO) Program Manager Alexander Beherndt and Audit Supervisor Saundee Kaur.

They reviewed the following: Accountability Audit Results, Financial Audit Results, Federal Grant Compliance Audit Results, Major Programs Selected for Audit – Coronavirus Relief Fund, and Tracker: A clear path to all your audit information.

In those selected areas, City operations complied, in all material respects, with applicable state laws, regulations, and its own policies, and provided adequate controls over the safeguarding of public resources.

Audit costs are in alignment with the original estimate. The next audit is scheduled for August 2022.

Key City Issues and Requests for Direction

City Manager Cole commented on the following items:

(1) Grant application and acceptance paperwork signed and grant contract for the following:

- FEMA, Emergency Management Performance Grant, ARPA –\$5,418
- FEMA, Emergency Management Performance Grant - \$15,885
- King County (KC) Conservation Futures Tax Levy, \$650,000

(2) Requested the following referrals to the Administration & Finance (A&F) Committee

- Space Planner to meet space needs at City Hall in short term. Council concurred.
- Interlocal Agreement (ILA) with Tukwila to share building/electrical inspections. Council concurred.

(3) Calendar

Council discussion ensued regarding grants, and a recent incident at Angle Lake.

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

CM Kwon: Transportation & Public Works (T&PW) Committee – Structural design

CONSENT AGENDA:

Approval of claims vouchers (check no. 132616 - 132714* and EFTs) in the amount of \$586,626.49 for the period ended January 20, 2022. *Check # 56007-56016 replaced stale dated vouchers.

Approval of payroll vouchers (check no. 56017 - 56027) in the amount of \$15,220.17 for the period ended January 15, 2022.

Approval of payroll electronic fund transfer (check no. 107067 - 107208) in the amount of \$441,493.10 for the period ended January 15, 2022.

Approval of payroll wire transfer in the amount of \$154,336.72 for the period ended January 15, 2022.

Approval of Council Meeting Minutes:

Transportation & Public Works Committee meeting held December 16, 2021

Regular Council Meeting held January 11, 2022

MOVED BY NEGUSSE, SECONDED BY KWON TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

ACTION ITEMS:

Agenda Bill #5825; A Motion approving the City's 2022 Federal Legislative Agenda.

Summary: The Federal Legislative Agenda consists of one document which contains the top 3-5 priorities for the City at the federal level. Gordon Thomas Honeywell (GTH) will proactively seek to accomplish these top priorities.

The 2022 Federal Legislative Agenda was discussed at the November 9, 2021 Council Study Session (CSS) and December 14, 2021 Regular Council Meeting (RCM). Final consideration and potential action are scheduled for the January 25, 2022 RCM.

ACTION ITEMS (continued):

Agenda Bill #5825 (continued):

Government Relations & Communications Manager Moore introduced GTH Lobbyist Dale Learn and reviewed the agenda bill summary.

MOVED BY KWON, SECONDED BY NEGUSSE TO PASS AGENDA BILL #5825.*

Council discussion ensued regarding fiber optic, focusing on “affordable and accessible to all”, parks, and water cleanliness.

*MOTION CARRIED UNANIMOUSLY.

The Suspension of the Rules and Agenda Bill #5880 were removed from the agenda prior to the meeting:

SUSPEND THE RULES:

Motion to suspend the rules to allow for Agenda Bill #5880 to be presented, discussed, and acted on at this meeting without prior standing committee review or City Manager request for referral directly to a regular council meeting.

Agenda Bill #5880; A Motion amending the City's 2022 Legislative Agenda.

Agenda Bill #5824; A Resolution #22-002 approving a Multi-Family Tax Exemption (MFTE) Agreement with GMC Projects International, LP, for the development of the TIME Apartments.

Summary: GMC Projects International, LP, applied for a 12-year MFTE as authorized by Chapter 81.14 Revised Code of Washington (RCW) and Chapter 3.85 SeaTac Municipal Code (SMC) to allow for construction of their project, TIME Apartments. Per code, the Applicant (GMC Projects International) is required to reserve at least 20% of the residential units for low- and moderate-income households. The Applicant has proposed to reserve 1% of the units for low-income households and 19% of the units for moderate-income households.

TIME Apartments, to be located near the northwest corner of International Boulevard (IB) and South 200th Street, is a mixed-use project consisting of 289 apartments and approximately 2,000 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 is not subject to the exemption.

The proposed project meets the requirements set forth in Chapter 3.85 SMC, and pursuant to SMC 3.85.070, the City Manager approved the application. The owner must now enter into an agreement with the City regarding the terms and conditions of the project and compliance with Chapter 3.85 SMC. 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 has completed construction, a final certificate of tax exemption will be issued to start the 12-year exemption period. After 12 years, the property will no longer be eligible for this exemption and will be subject to full taxation.

This will result in the residential portion of this project being exempt from property taxation for 12 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 December 9, 2021, A&F Committee meeting and was recommended for approval.

Senior Planner Hartwick reviewed the agenda bill summary. Planning Manager Kester was present to answer questions.

MOVED BY KWON, SECONDED BY GUZMÁN TO PASS AGENDA BILL #5824 (RESOLUTION #22-002).*

Council discussion ensued regarding the agreement and the MFTE and medium and low-income.

*UPON A ROLL CALL VOTE, MOTION PASSED WITH KWON, SITTERLEY, NEGUSSE, AND SIMPSON VOTING YES AND EGAL, GOBENA, AND GUZMÁN VOTING NO.

ACTION ITEMS (continued):

Agenda Bill #5859; A Resolution #22-003 confirming the City Manager's appointment of Andrew Reeves as the City Hearing Examiner (HE), providing for the appointment of a HE Pro Tem, and authorizing the City Manager to enter into a contract for HE services.

Summary: Ordinance 90-1045 established the HE system, which is now codified in Chapter 1.20 of the SMC. Section 1.20.030 provides for appointment by the City Manager, subject to confirmation by the City Council, of the HE to serve for a term of two years. Additionally, Section 1.20.060 provides for the appointment of a HE Pro Tem by the City Manager, subject to confirmation by the City Council.

Our previous HE, Stephen K. Causseaux, Jr. retired at the end of 2021 and had been the City's HE since November 2004. After a Request For Qualifications (RFQ) process, Andrew Reeves, of Sound Law Center, was selected to be the City's new HE. Mr. Reeves has held hearings and/or written decisions on over 500 land use, environmental, and administrative law matters. He serves as the HE for over 30 jurisdictions in the State of Washington. The City Manager wishes to appoint Mr. Reeves as the city's HE for a 2-year term. This Resolution confirms that appointment.

This Resolution also provides the HE be authorized to appoint a HE Pro Tem, subject to approval of the City Manager or designee, when necessary due to scheduling conflicts or conflicts of interest. This pro tem system has only been necessary one time since 2005.

Finally, this Resolution authorizes the City Manager to enter into a contract for HE services with Sound Law Center and Mr. Reeves.

Per the City's established Fee Schedule, land use applicants are required to pay for the cost of HE services. There is \$3,000 budgeted in 2022 for other HE services such as appeals.

At the January 11, 2022, RCM the City Council referred the contract to the January 25, 2022 RCM.

Planning Manager Kester reviewed the agenda bill summary.

MOVED BY KWON, SECONDED BY GOBENA TO PASS AGENDA BILL #5859 (RESOLUTION #22-003).*

Council discussion ensued regarding the outgoing and incoming HEs .

*MOTION CARRIED UNANIMOUSLY.

Agenda Bill #5851; A Motion authorizing the City Manager to execute a contract with Trantech Engineering for Structural Design and Analysis in support of the Airport Station Pedestrian Improvement Project (Public Works CIP ST-141) and to amend the existing civil design contract with KPG to provide funding for structural engineering support services.

Summary: The Airport Station Area Pedestrian Improvement Project's goal is to increase safety for pedestrians, bicyclists, and vehicles in the immediate area surrounding the Airport Link Light Rail Station. Improvements will focus on 32nd Avenue South (between South 170th and 180th Streets), South 180th Street, and South 176th Street between International Boulevard (IB) and 32nd Avenue South.

Project elements include installation/improvement of sidewalks; bicycle lanes (both in-lane and separated from vehicular traffic); undergrounding of overhead utilities; intersection improvements at 32nd Avenue South and South 176th Street; pedestrian level light fixtures; landscaping; and installation of urban design elements (benches, tiles, art).

The project is currently at 50% design. While reviewing conditions of existing site features, the City's design consultant and geotechnical engineering consultant (KPG and NV5, Inc., respectively) determined that an existing rock retaining wall on 32nd Avenue South warranted structural reinforcement to accommodate stresses from construction and the new street section. This work is required to be performed by a licensed structural engineer which was not included in the scope of the original design contract with KPG.

Additionally, to comply with the Urban Design guidelines established by the Special Streetscape & Gateway Ad Hoc Committee, a soldier pile wall system was selected to be installed for all exposed, highly visible, structural walls on

ACTION ITEMS (continued):

Agenda Bill #5851 (continued): this project to allow for a specific wall fascia. Design of soldier pile walls require a licensed structural engineer, which our current designers under contract, KPG, do not have on staff. Trantech Engineering was selected from a group of three firms that were interviewed based on qualifications and recommendations by the project team. Trantech Engineering has been vetted, and their references have been positive.

As a result of this additional work, KPG's current design contract requires an amendment to compensate for added scope necessary to coordinate and incorporate the design from Trantech Engineering. This added scope includes assimilating Trantech's design plan sheets, specifications, and construction estimate into the overall design project, meetings, review of design, assistance through advertisement and bid award, and progress reports to City staff.

The professional services contract with Trantech Engineering is for an amount not to exceed \$212,682. The amendment of KPG's design services contract increases the existing design budget by \$49,952 to an amount not to exceed \$1,478,152. There are sufficient funds allocated in the 2021-2022 Biennium Budget for this project to accommodate these costs.

At the January 20, 2022 T&PW Committee meeting, the committee voted unanimously to move this item to full Council for action, with a recommendation to approve.

City Engineer Cabudol reviewed the agenda bill summary.

MOVED BY KWON, SECONDED BY GOBENA TO PASS AGENDA BILL #5851.*

Council discussion ensued regarding the project, artwork, public outreach, and T&PW Committee review.

*MOTION CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS: None

COUNCIL COMMENTS:

CM Kwon commented on the potential name change of Des Moines Creek Park Trail, and signs will be placed where the City is doing construction to inform residents of projects.

CM Egal commented on Citizen Advisory Committee vacancies.

CM Gobena wished everyone a good night.

CM Guzmán thanked everyone for their public comments. She also commented on low-income housing.

CM Sitterley commented on the job of a CM.


DM Negusse wished everyone a good night.

Mayor Simpson stated his appreciation of the public comments.

EXECUTIVE SESSION: None

ADJOURNED:

MAYOR SIMPSON ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:23 P.M.



Jake Simpson, Mayor



Kristina Gregg, City Clerk

CITY OF SEATAC
National Human Trafficking Awareness Month

WHEREAS, the City of SeaTac assisted Businesses Ending Slavery & Trafficking with a new public awareness campaign in January 2022 to end human trafficking; and

WHEREAS, connecting people experiencing exploitation to services is a top priority of this public awareness campaign called Not Alone; and

WHEREAS, the City of SeaTac identified combatting human trafficking as a legislative priority last year; and

WHEREAS, human trafficking occurs when someone uses force, fraud, or coercion to cause another person to engage in forced labor, involuntary servitude, or a commercial sex act; and

WHEREAS, since the COVID-19 pandemic began sex trafficking has increased dramatically; and

WHEREAS, victims of human trafficking may be young, old, male, female, U.S. citizens, or foreign nationals; and

WHEREAS, assisting victims of human trafficking requires a coordinated community response among social services, schools, law enforcement, and community groups; and

WHEREAS, the City of SeaTac Street Crimes Unit works across agencies, including the FBI, neighboring police departments, and other King County Sheriff's Office contract cities on vice operations and in support of rescuing the victims of human trafficking; and

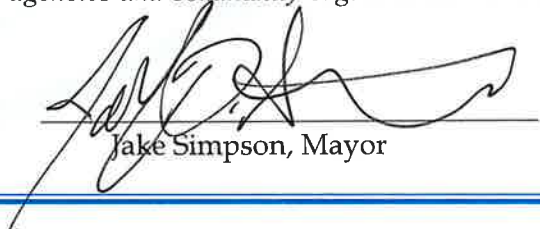
WHEREAS, the City of SeaTac provides referrals to victims of human trafficking to support and recovery services; and,

WHEREAS, the City of SeaTac provides financial support to the King County Sexual Assault Resource Center, which provides direct services to survivors of sexual assault and human trafficking, and which works to prevent sexual violence in King County; and

WHEREAS, Washington State had the eighth highest call volume of all U.S. states to the National Human Trafficking Hotline and areas located near ports/transportation hubs experience frequency of calls.

*NOW, THEREFORE, I, Jake Simpson, Mayor of the City of SeaTac, Washington, on behalf of the City Council, do hereby proclaim January 2022 as **Human Trafficking Awareness Month** in the City of SeaTac and urge the residents of our community to raise awareness about human trafficking and to work collaboratively with law enforcement agencies and community organizations to bring a stop to this crime and to support its victims.*

Signed this 25th day of January, 2022.


Jake Simpson, Mayor

