

City of SeaTac

Regular Council Meeting Minutes

November 8, 2022
6:00 PM

City Hall
Council Chambers

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

COUNCIL PRESENT (in-person): Mayor Jake Simpson, Councilmember (CM) Mohamed Egal; **(remote):** Deputy Mayor (DM) Senayet Negusse, CMs Peter Kwon, Takele Gobena, Iris Guzmán and Erin Sitterley.

STAFF PRESENT (in-person): City Manager Carl Cole, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Multimedia Video Specialist David Inman, Finance & Systems Director Gwen Pilo; **(remote):** Deputy City Manager (DCM) Gwen Voelpel, Government Relations & Communications Manager Kyle Moore, Community & Economic Development (CED) Director Evan Maxim, Economic Development (ED) Manager Aleksandr Yeremeyev, Parks, Community Programs and Services (PCPS) Director Lawrence Ellis, Teen Recreation Program Specialist Erik Petersen, Budget Analyst Alexis Briggs

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

AGENDA REVIEW: Hybrid Meeting: Broadcast on SeaTV Government Access Comcast Channel 21, Live-streamed on the City's website <https://www.seatacwa.gov/seatvlive>, in-person and remote options for public participation.

PUBLIC COMMENTS: James Boysen – concern about language in agenda items that creates an environment of uncertainty and contention with a goal of forcing owners to give up their property

PRESENTATIONS:

Introduction of new City Employee: Teen Recreation Program Specialist Erik Petersen.

City Manager Cole introduced Mr. Petersen.

Final Acceptance of the South 180th Street Flood Reduction Project (Public Works project SWMCIP-08).

City Engineer Cabudol reported on the completion of the South 180th Street Flood Reduction Project. He stated staff is seeking Final Acceptance to establish completion of the project and start the Notice of Completion process in compliance with state law (RCW 60.28.051). The Final Acceptance is on tonight's Consent Agenda.

Council discussion ensued regarding the project.

Key City Issues and Requests for Direction

City Manager Cole commented on the following items:

- Requested the following referrals. Council concurred:
 - Referral to Administration & Finance (A&F) Committee:
 - Leave Sharing Program in SMC 2.60
 - Polaris and SeaTac Lease (Police Department Community station)
 - Referral to Transportation & Public Works (T&PW) Committee
 - Solid Waste Contract
 - Referral to Council Study Session (CSS)
 - Seattle Southside Regional Tourism Authority's (SSRTA) 5-year strategic plan
- Other items:
 - Resource Fair recap
- Calendar

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

CM Egal: Planning & Economic Development (PED) Committee – Tourism Destination Development Plan (TDDP), CRF22-09: Renters Evictions & Late Fees, CRF22 -010: Multifamily Tax Exemption (MFTE) regulations, King County Housing: Countywide Planning Policy update

CM Guzmán: Parks & Recreation (P&R) Committee - Human Services Funding Recommendations for 2023-2024, Defending SeaTac's trees & community health & equity, African Community Housing and Development request of utilizing Human Services Off-cycle funding, Directors Update

PRESENTATIONS (continued):

Committee Updates and review of proposed Council Requests (continued):

CM Kwon: T&PW Committee - Ordinance for Compost Procurement

CONSENT AGENDA:

Approval of claims vouchers (check no. 134545 - 134644) in the amount of \$425,439.22 for the period ended November 3, 2022.

Approval of October 2022 EFT's in the amount of \$78,027.58 for the period ended October 25, 2022.

Approval of payroll vouchers (check no. 56187 - 56192) in the amount of \$195,597.40 for the period ended October 31, 2022.

Approval of payroll electronic fund transfer (check no. 110016 - 110177) in the amount of \$482,711.37 for the period ended October 31, 2022.

Approval of payroll wire transfer in the amount of \$163,950.42 for the period ended October 31, 2022.

Approval of Summary of Grant Acceptance for the FHWA through Puget Sound Regional Council Transportation Alternative Program Grant - \$1,950,000.

Final Acceptance of Public Works Projects: SWMCIP 08 - South 180th Street Flood Reduction - \$1,107,684.93

Approval of Council Meeting Minutes:

Planning & Economic Development Committee meeting held July 28, 2022

Transportation & Public Works Committee meeting held October 6, 2022

Council Budget Workshop 3 held October 22, 2022

Council Study Session held October 25, 2022

Regular Council Meeting held October 25, 2022

The following item was reviewed at the October 13, 2022 Administration & Finance Committee meeting and recommended for placement on this Consent Agenda:

Agenda Bill #6079; A Resolution #22-018 amending the City of SeaTac Schedule of License Fees, Permit Fees, Other Fees, and Charges for City Services.

The following item was reviewed at the October 27, 2022 Planning & Economic Development Committee meeting and recommended for placement on this Consent Agenda:

Agenda Bill #6091; A Motion authorizing the City Manager to sign the proposed Tourism Destination Development Plan (TDDP) contract.

The following item was reviewed at the November 3, 2022 Parks & Recreation Committee meeting and recommended for placement on this Consent Agenda:

Agenda Bill #6107; A Motion authorizing the City Manager to enter into a \$150,000 contract with African Community Housing & Development for rental assistance.

The following item was reviewed at the November 3, 2022 Transportation & Public Works Committee meeting and recommended for placement on this Consent Agenda:

Agenda Bill #6117; A Motion executing an amendment to the professional services contract with Parametrix for the 34th Avenue South project (Public Works CIP ST-015).

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

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING (PH) & ACTION ITEM:

2023 Property Tax Levy

Mayor Simpson opened the PH at 6:34 p.m.

Finance & Systems Director Pilo reviewed the agenda bill summary below.

Council comments: None

Public comment: None

Mayor Simpson closed the PH at 6:42 p.m.

Agenda Bill #6085; An Ordinance #22-1021 authorizing the City's 2023 Property Tax Levy.

Summary: Cities must submit their authorized levy amounts to the King County (KC) Assessor's Office by November 30, 2022, for inclusion in KC's 2023 property tax roll. The KC Assessor's Office is not expected to certify the City's assessed valuation (AV) prior to their November 30, 2022 deadline.

The total estimated allowable statutory levy amount including new construction, estimates of refunds and utility valuations is \$25,782,977. The City can only increase the property tax levy by the 101% limit factor or the Implicit Price Deflator (IPD) whichever is less. This year's IPD is 6.457%, so the maximum amount the levy can increase is limited to 1%, which means, based off the most recent information from the KC Assessor, the City could levy \$18,767,507. However, the Council adopted Financial Policies establish that as long as the General Fund (GF) Reserves are within the set reserve target (4-months), the City will not increase its property tax levy. Therefore, a zero percent (0%) increase over the 2022 amount, plus revenue from new construction and prior year refunds, has been applied in development of the 2023-2024 Biennial Budget.

The KC Assessor has given the City a preliminary estimate of the City's 2023 assessed value equal to \$7.661 billion, an 8.7% increase over 2022. This preliminary estimate excludes the final valuation of any state assessed utilities. Because the actual 2023 Levy Rate is calculated from the KC certified AV, the final rate is unknown at this time. However, based on the City proceeding with a 0% increase, it is anticipated the levy rate will decrease from \$2.503/\$1,000 AV levied in 2022 to \$2.310/\$1,000 AV for 2023. This decrease in levy rate translates to a \$19.00 decrease in property tax per \$100,000 AV. The actual increase or decrease in property taxes is dependent upon the actual change in a particular property's AV.

This Ordinance authorizes a 2023 property tax levy amount of \$17,694,662 based on a rate of \$2.310/\$1,000 AV and a 0% increase over the 2022 levy. The actual levy amount will be determined when the KC Assessor certifies the City's total AV in December.

This was reviewed at Budget Workshop #3 on October 22, 2022. The required PH is scheduled for November 8, 2022.

MOVED BY KWON, SECONDED BY GUZMÁN TO PASS AGENDA BILL #6085 (ORDINANCE #22-1021).

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING (PH) & ACTION ITEM:

2023-2024 Biennial Budget

Mayor Simpson opened the PH at 6:43 p.m.

Finance & Systems Director Pilo reviewed the agenda bill summary below.

Council discussion ensued regarding staff work on this and deliberations by Council.

Public Comment: Earl Gipson – reserves and expenditures increasing while revenues are decreasing.

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

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

Agenda Bill #6086; An Ordinance #22-1022 adopting the City's 2023-2024 Biennial Budget.

Summary: This Ordinance adopts the 2023-2024 Biennial Budget. The budgeted revenue and expenditure amounts are based on the preliminary budget presented by the City Manager on October 1, 2022 and modified by the City Council during the budget workshops in October. In accordance with Washington State law, public notice was issued following the filing of the preliminary budget for two consecutive weeks prior to the PH on the City Council's preliminary budget scheduled for November 8, 2022. Following the PH on the budget and the property tax levy rate, the City Council may adopt the City's 2023-2024 Biennial Budget.

The budget appropriations are consistent with City Council direction on what to include in the development of the City's Preliminary 2023-2024 Biennial Budget. The Preliminary 2023-2024 Biennial Budget maintains current service levels and provides increase to some service levels through approved decision cards, utilizing two months of excess reserves while fully funding the 33% (4-month) strategic operating reserve for the GF. This Ordinance adopts by reference the 6-year Capital Improvement Plan (CIP), the salary schedule for City employees, including any adjustments and COLA.

This Ordinance provides for a total appropriation of all city funds for the biennium of \$265.1 million.

The City Council reviewed the budget and CIP at the budget workshops on October 5, 15, and 22, 2022.

MOVED BY KWON, SECONDED BY EGAL TO PASS AGENDA BILL #6086 (ORDINANCE #22-1022).*

MOVED BY NEGUSSE, SECONDED BY GUZMÁN TO AMEND THE BUDGET DECISION CARD FOR A FEASIBILITY STUDY OF A MULTIFAMILY RENTAL HOUSING INSPECTION PROGRAM TO REQUIRE THAT THE CITY'S CONSULTANTS IDENTIFY SEATAC POLICIES RELATED TO HOUSING STABILITY, LIVING STANDARDS, AND TENANT / LANDLORD / RENTER POLICIES. THE CONSULTANT SHOULD ALSO CONDUCT A LANDSCAPE ANALYSIS OF SUCCESSFUL PROGRAMS IN PEER JURISDICTIONS. FINALLY, THE GOAL OF THE STUDY SHOULD BE AMENDED TO INCLUDE A RECOMMENDATION FOR IMPLEMENTATION OF THE MULTIFAMILY HOUSING INSPECTION PROGRAM AND FOR SUCCESSFUL POLICIES THAT PROMOTE HOUSING STABILITY / LIVABLE STANDARDS, AND PREVENT EVICTIONS.**

Council discussion ensued regarding the amendment.

**AMENDED MOTION CARRIED UNANIMOUSLY.

*ORIGINAL MOTION CARRIED UNANIMOUSLY, AS AMENDED.

ACTION ITEMS:

Agenda Bill #6034; A Motion approving the City's 2023 Legislative Agenda.

Summary: The Legislative Agenda gives the Government Relations & Communications Manager and City Lobbyist, Gordon Thomas Honeywell (GTH), direction on which legislative issues to actively advocate for and which issues to react to during the legislative session.

The 2023 State Legislative Agenda consists of two documents. The first document is the 2023 Legislative Agenda that contains three to five top priorities for the City at the state level. GTH will proactively seek to accomplish these top priorities. The second document is the 2023 Policy Document (formally referred to as the Internal Legislative Agenda). These are also called "back-page items" which gives the City's lobbyist policy direction on issues that will occur during the session. GTH will react to these items when they appear during the legislative session. These documents are combined into one attachment.

The 2023 Legislative Agenda was presented for discussion at the September 13 and October 25, 2022 CSSs. Council recommended the item be sent to the November 8, 2022 Regular Council Meeting (RCM) as an Action Item.

Government Relations & Communications Manager Kyle Moore and GTH Lobbyists Josh Weiss reviewed the agenda.

ACTION ITEMS (continued):

Agenda Bill #6034 (continued):

MOVED BY NEGUSSE, SECONDED BY KWON TO PASS AGENDA BILL #6034.*

Council discussion ensued regarding the agenda.

*MOTION CARRIED UNANIMOUSLY.

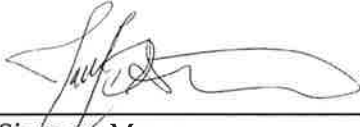
UNFINISHED BUSINESS: None

COUNCIL COMMENTS: Council wished everyone well, stay warm, and have a Happy Thanksgiving.

EXECUTIVE SESSION: None

ADJOURNED:

MAYOR SIMPSON ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:08 P.M.



Jake Simpson, Mayor



Kristina Gregg, City Clerk