

City of SeaTac

Regular Council Meeting Minutes

March 8, 2011
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Terry Anderson at 6:01 p.m.

COUNCIL PRESENT: Mayor Terry Anderson, Deputy Mayor (DM) Gene Fisher, Councilmembers (CMs) Rick Forschler, Anthony (Tony) Anderson, Ralph Shape, Pam Fernald and Mia Gregerson.

STAFF PRESENT: Interim City Manager (ICM) Todd Cutts, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Parks & Recreation (P&R) Director Kit Ledbetter, Assistant P&R Director Lawrence Ellis, Community and Economic Development (CED) Director Cindy Baker, Principal Planner Jack Dodge, Fire Chief Jim Schneider, and Police Chief Jim Graddon.

FLAG SALUTE: John Thompson led the Council, audience and staff in the Pledge of Allegiance.

PUBLIC COMMENTS: Sandra Bensley thanked the City for the directional signs on the roundabout on South 170th Street.

Stefan Moritz, Strategic Affairs Director for Unite Here Local Aid, the union which represents hotel and restaurant workers, urged the Council to endorse House Bill #1832.

PRESENTATIONS:

•Port of Seattle (POS) Part 150

POS Airport Noise Program Manager Stan Shepard stated that the POS has recently been undertaking a Part 150 noise study. A Part 150 Noise Study is an evaluation of all of their noise programs at Sea-Tac Airport that they undertake approximately every 5 years. This study is being done particularly because the Third Runway's Environmental Impact Statement (EIS) required it be done.

He reviewed a few of the emerging topics from the study: (1) Runway Use Plan – indicates how and under what conditions the runways are expected to be used. The POS is developing ways to better communicate with the public about the plan and any deviations; and (2) Hush House Facilities – aircraft engine test facility that reduces single event noise by 15-20 decibels. The POS is still determining where on the airfield this facility could be located.

The next public workshop will be held Saturday, April 9 (tentative) at the Arrivals Hall, Sea-Tac Airport, from 10 a.m. – 4 p.m.

Council discussion ensued regarding the Runway Use Plan, Hush House Facilities, and public outreach.

Mr. Shepard stated that the noise contours are smaller because of fewer aircraft operating at Sea-Tac and quieter airplanes.

•King County Housing Authority (KCHA)

KCHA Executive Director Stephen Norman stated that the KCHA last met with SeaTac in 1998 when collaboratively working together to transform a seriously deteriorated property into Windsor Heights. Tonight's presentation is about the senior housing situation in King County (KC).

He provided a brief overview of KCHA which provides assistance to 947 homes in SeaTac.

Mr. Norman presented the findings from a study conducted in 2008 that sought to answer three questions: (1) What's the current situation regarding the need for affordable housing for seniors in KC? (2) What are the trends? and (3) Given these trends, what will the situation be in 2025?

Currently, 42% of all senior households in KC are low-income with only half of these subsidized. The average wait time to get into senior housing is approximately 4 years. SeaTac has 5.9% of seniors in the poverty rate, which is good in comparison to other areas, but the number is expected to rise.

The need for low-income senior housing will double in the next 10-15 years because the number of baby boomers joining the ranks of seniors will double by 2025. They will live longer with more years in poor health and outliving retirement funds.

PRESENTATIONS (Continued):

KCHA (Continued): He reviewed the key approaches to this issue, including addressing the built environment, aging in place (helping residents stay healthy in their own homes and succeed in retirement), and how to best coordinate housing and services.

Council discussion ensued regarding the need for senior housing in SeaTac and the amenities it should be near.

Mr. Norman stated that he will continue to work with City staff on this issue.

AGENDA BILL PRESENTATIONS:

Agenda Bill #3303 – A Motion authorizing the City Manager to enter into a Park User Agreement with North SeaTac BMX Association for use of the BMX track at North SeaTac Park (NSTP)

Summary: This Agreement is similar to the Agreement previously approved by Council on September 28, 2010 for the use of NSTP by Seattle RC Racers.

This Agreement grants the Park User exclusive use of the specified portion of the park to conduct sanctioned events, races, and clinics. For the purposes of this Agreement, sanctioned events shall mean only the events listed on a written schedule the park user shall provide to the City by March 15 of each year preceding the start date to any event. The remainder of the time, the improved park area (BMX track) can be used by anyone. The Park User would not be charged a fee or lease amount. Rather, in consideration for the use of the land, the Park User agrees to maintain the park area as detailed in the Agreement.

The term of the Agreement is for one year with an option to extend for additional 1 year terms if approved by the City. This Agreement may be terminated without cause upon 30 days written notice to the other party.

This Agreement does not obligate the City to contribute any money or resources for any of the events, races or clinics. City has received approval from the POS for the proposed use of this land. This was necessary based upon the fact that the City leases NSTP from the POS.

P&R Director Ledbetter reviewed the agenda bill summary.

Council consensus: Referred to the 03/08/11 RCM Consent Agenda

Agenda Bill #3309 – A Motion authorizing the City Manager to enter into a Park User Agreement with Chainbanger’z Disc Golf Shop for use of the disc golf course in North SeaTac Park (NSTP)

Summary: This Agreement is similar to the Agreement previously approved by Council on September 28, 2010 for the use of the NSTP by Seattle RC Racers.

This Agreement would grant the Park User exclusive use of the specified portion of the park to conduct sanctioned events and clinics. For the purposes of this Agreement, sanctioned events shall mean only the events listed on a written schedule the Park User shall provide to the City by March 15 of each year preceding the start date to any event. The remainder of the time, the improved park areas (Disc Golf Course) can be used by anyone. The Park User would not be charged a fee or lease amount. Rather, in consideration for the use of the land, the Park User agrees to maintain the park area as detailed in the Agreement.

The term of this Agreement is for one year with an option to extend for additional 1 year terms if approved by the City. The Agreement may be terminated without cause upon 30 days written notice to the other party.

This Agreement does not obligate the City to contribute any money or resources for any of the events or clinics. City has received approval from the POS for the proposed use of this land. This was necessary based upon the fact that the City leases NSTP from the POS.

P&R Director Ledbetter introduced Chainbanger’z President Keith Lionette. Mr. Ledbetter reviewed the agenda bill summary.

Mr. Lionette stated that he wants to make improvements to the area and has many volunteers willing to do the same. He stated that he is also involved with a non-profit organization, Discovering Open Spaces, and has grant funding to fund the proposed additional 9 holes.

Council discussion ensued regarding the use of the property.

Council consensus: Referred to the 03/08/11 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #3310 – A Motion authorizing the City Manager to enter into a Park User Agreement with Stiffwick Productions (Mountain Bike Racing Group) for use of North SeaTac Park (NSTP)

Summary: This Agreement is similar to the agreement previously approved by Council on September 28, 2010 for the use of NSTP by Seattle RC Racers.

This Agreement grants the Park User exclusive use of the specified portion of the park to conduct sanctioned races. For the purposes of this Agreement, sanctioned events shall mean only the events listed on a written schedule the Park User shall provide to the City by March 15 of each year preceding the start date to any event. The remainder of the time, the improved park area can be used by anyone. The Park User would not be charged a fee or lease amount. Rather, in consideration for the use of the land, the Park User agrees to maintain the park area as detailed in the Agreement.

The term of this Agreement is for one year with an option to extend for additional 1 year terms if approved by the City. This Agreement may be terminated without cause upon 30 days written notice to the other party.

This Agreement does not obligate the City to contribute any money or resources for any of the races. The City has received approval from the POS for the proposed use of this land. This was necessary based upon the fact that the City leases NSTP from the POS.

P&R Director Ledbetter introduced Michael Wickland from Stiffwick Productions. Mr. Ledbetter stated that this item needs more refining with unanswered questions. He requested that after tonight's discussion this item be referred to the Land Use & Parks (LUP) Committee.

Mr. Wickland stated that the property was used approximately 18 years ago for cycle cross racing. The group then moved to the Des Moines Creek Park. Mr. Ledbetter stated that the group was asked to move to Des Moines Creek Park because the area around the trail was being used for illegal activities. The riders help police the area and report back to the City on any problems. They were there for 12 years and then last year there was an issue because of the South Correctional Entity (SCORE) Facility project and now are trying to move back to the NSTP. The proposed property is mostly Port land.

Assistant P&R Director Ellis stated that the City has had a positive relationship for many years with the Mr. Wickland.

Mr. Ledbetter reviewed the questions discussed at the Administration & Finance (A&F) Committee meeting: 1. Would the POS allow the mountain bike group to just have an agreement with the POS without using a portion of the City's property? Staff will ask the question of the POS and respond to Council at the LUP meeting. 2. What are the possibilities of using the L shaped property? Mr. Wickland stated that the property is undeveloped, too small and too flat. 3. Does the City have a written agreement with the POS to use this property and enter into an agreement with the mountain bike group for use of this property? Staff will pursue an agreement. And 4. What supervision needs to occur for the area? Mr. Ellis stated that according to past practice he will monitor the area.

CM Fernald stated her concern with taxpayer money being used to manage POS property. She also stated her opinion that mountain bikes and pedestrians are not compatible for use of this property.

Upon a question posed by DM Fisher, Mr. Ledbetter stated that it's helpful to have the Mountain Bike Group use the space because they help maintain the area and clean it up. The POS may be responsible for the property, but they could also choose to fence off the property and not allow residents to use the space.

Mr. Wickland stated that the City does not incur the cost for insurance and he has the insurance on the property, not the City.

Upon a question posed by CM Shape, Mr. Ledbetter stated that staff will look into options for the course that does not cross into City land. CM Shape stated that the POS is allowing their property to be used as park property. They could decide to fence it off completely.

CM Gregerson questioned the average amount of staff time spent maintaining the property. Mr. Ledbetter stated that he will answer that question at the LUP meeting.

Council consensus: Referred to the LUP Committee for further review

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #3307 – An Ordinance amending the SeaTac Municipal Code (SMC) regarding Street Frontage Landscaping, Street Landscaping, Port/City Interlocal Agreement (ILA) and Building/Fire Codes as related to High Capacity Transit (HCT)

Summary: SMC 15.14.130 currently contains standards requiring a five-foot landscape strip with street trees, to be planted within the public right-of-way (ROW) fronting on a new development. The requirement for street trees and a planting strip is also found under Title 11 – “Streets, Sidewalks, and Public Thoroughfares”. Title 11 contains the standards for improvements within any ROW in SeaTac. Standards regarding improvements in the ROW should only be located within Title 11. Similar codes in two areas of the SMC could create some confusion regarding which code should prevail when requiring street trees. The proposed code amendment would remove the street tree requirement from the Zoning Code and reference SMC Title 11, which would alleviate any potential confusion between the codes.

SMC 15.36.020 and 15.36.710 currently contain references to prior versions of the Port/City ILA and building/fire codes as they apply to new HCT projects. The proposed code amendments will reference the most current versions of the ILA and building/fire codes.

Both the LUP Committee and Planning Commission (PC) have reviewed the proposed code amendments and recommend approval of the amendments.

CED Director Baker and Principal Planner Dodge reviewed the agenda bill summary.

CM Gregerson stated that the LUP Committee recommended this item for approval.

Council consensus: Referred to the 03/08/11 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 93030 – 93147) in the amount of \$466,813.24 for the period ended March 4, 2011.
- **Approval of payroll vouchers** (check nos. 49544 – 49582) in the amount of \$376,748.34 for the period ended February 28, 2011.
- **Approval of payroll electronic fund transfers** (check nos. 67442 - 67613) in the amount of \$316,350.39 for the period ended February 28, 2011.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$61,970.69 for the period ended February 28, 2011.

Approval of Council Meeting Minutes:

- **Regular Council Meeting** held February 8, 2011.
- **Special Transportation and Public Works Committee Meeting** held February 22, 2011.
- **Land Use and Parks Committee Meeting** held February 22, 2011.
- **Special Council Meeting** held February 22, 2011.

Agenda Items reviewed under Agenda Bill Presentations recommended for placement on this Consent Agenda:

Agenda Bill #3303; Motion authorizing the City Manager to enter into a Park User Agreement with North SeaTac BMX Association for use of the BMX track at North SeaTac Park

Agenda Bill #3309; Motion authorizing the City Manager to enter into a Park User Agreement with Chainbanger’z Disc Golf Shop for use of the disc golf course in North SeaTac Park

Agenda Bill #3307; Ordinance #11-1004 amending the SeaTac Municipal Code regarding Street Frontage Landscaping, Street Landscaping, Port/City Interlocal Agreement and Building/Fire Codes as related to High Capacity Transit

MOVED BY GREGERSON, SECONDED BY FORSCHLER TO ACCEPT THE CONSENT AGENDA AS PRESENTED.*

PUBLIC COMMENTS (related to the Consent Agenda): There were no public comments.

*MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS (related to the Unfinished Business): There were no public comments.

UNFINISHED BUSINESS: There was no Unfinished Business.

NEW BUSINESS: There was no New Business.

CITY MANAGER'S COMMENTS: ICM Cutts commented on the following: (1) March 10 – 5:30 p.m., Regional Fire Authority (RFA) Exploratory Ad Hoc Committee (AHC) Meeting; (2) March 23 – 5 p.m., Lake to Sound Trail Open House; (3) requested CMs respond to Executive Assistant Lesa Ellis for a date for the Classification and Compensation Workshop and the June 2011 Council Retreat; and (4) he will be out of the office March 11 and then at the National League of Cities (NLC) Conference March 14 – 16. City Attorney Mirante Bartolo will be Acting City Manager.

COUNCIL COMMENTS: CM Forschler stated that the Tukwila International Boulevard (IB) Action Committee is working with Taco Time to put in a new store. The access will be through SeaTac. He asked that the City work with Tukwila to make this happen. ICM Cutts stated that staff is aware of issue and is working with Tukwila and Taco Time.

CM A. Anderson stated that he will also be attending the NLC Conference. He is on two committees and will be introducing resolutions in both committees regarding SR 509 and human trafficking. He stated that everyone can have the opportunity to weigh in on whether they are for or against an initiative by calling the Legislative Hotline (1.800.562.6000).

CM Gregerson commented on the following: (1) March 17 – Community Emergency Response Team (CERT) will be starting; (2) the Grandview off-leash dog park which is run by Soggy Doggy is looking for volunteers for projects; (3) Association of Washington (AWC) has many award categories. She requested the City submit entries; and (4) met with Washington State Department of Transportation (WSDOT) Director Larry Ell about coordinating what is asked for at the NLC Conference and would like to share it with DM Fisher and CM A. Anderson prior to attending the NLC Conference.

CM Fernald stated that the Citizens Academy is also starting soon.

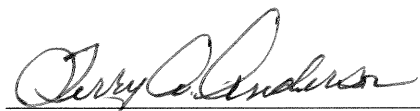
DM Fisher stated that he is also attending the NLC Conference and is on the Safety Committee Steering Committee. Staff has coordinated a good timeline for the conference.

Mayor T. Anderson stated the Council, residents and staff are fortunate to have SeaTac City Hall and the staff are very receptive and polite.


ADJOURNED:

MOVED BY FISHER, SECONDED BY A. ANDERSON TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:56 P.M.

MOTION CARRIED UNANIMOUSLY.



Terry Anderson, Mayor



Kristina Gregg, City Clerk