

City of SeaTac

Regular Council Meeting Minutes

March 26, 2024
6:00 PM

City Hall
Council Chambers

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

COUNCIL PRESENT (in-person): Mayor Mohamed Egal, Deputy Mayor (DM) Iris Guzmán, Councilmembers (CMs) Jake Simpson, Peter Kwon, James W. Lovell, and Joe Vinson; **Excused absent:** CM Senayet Negusse

STAFF PRESENT (in-person): City Manager Carl Cole, City Attorney Mary Mirante Bartolo, Administrative Assistant III Barb Mailo, Multimedia Video Specialist David Inman; Government Relations & Communications Manager Kyle Moore, Executive Assistant Lesa Ellis, Deputy City Manager (DCM) Gwen Voelpel, Finance Director Gwen Pilo, Police Chief Troy Smithmeyer, Public Works (PW) Director William Appleton, Human Resources (HR) Director Mei Barker, Website Content Supervisor Lance Henderson; **(remote):** Planning Manager Jenn Kester, Associate Planner Laura Stilwell, City Clerk Kristina Gregg, Parks & Recreation (P&R) Director Mary Tuttle, Community and Economic Development (CED) Director Evan Maxim, Senior Assistant City Attorney Cindy Corsilles,

FLAG SALUTE: Mayor Egal 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 (any topic): Earl Gipson – admitting mistakes

PRESENTATIONS:

Women's History Month Proclamation

CM Guzmán read the proclamation. Mayor Egal presented the proclamation to Soroptimists Vice President Julie Schisel and member Pam Fernald.

Sexual Assault Awareness Month Proclamation

CM Simpson read the proclamation. Mayor Egal presented it to King County Sexual Assault Resource Center (KCSARC) Chief Executive Officer Kate Krug.

Ms. Krug commented on Sexual Assault Awareness Month and KCSARC services.

State Legislative Session Wrap Up Presentation.

Government Relations & Communications Manager Moore introduced Gordon Thomas Honeywell (GTH) Holly Sanabria.

Ms. Sanabria provided an update on the legislative session.

Council discussion ensued regarding the City's priorities and voter initiatives.

Flock presentation to answer Councilmembers questions.

Police Chief Smithmeyer introduced Flock representatives Kyle Egkan and Hector Soliman-Valdez.

Chief Smithmeyer and Mr. Soliman-Valdez responded to questions submitted prior to the meeting and during the meeting.

Key City Issues and Requests for Direction

City Manager Cole commented on the following items:

- Requested the following referrals. Council concurred:
 - Referral to Transportation & Public Works (T&PW) Committee:
 - At the February 27 Regular Council Meeting (RCM), CRF 2023-17 regarding street banners was referred to a future Council Study Session (CSS). In the interest of time, we are asking if it can instead be referred to T&PW.

PRESENTATIONS (continued):

Key City Issues and Requests for Direction (continued):

- Requested the following referrals. Council concurred (continued):
 - Referral to Parks & Recreation (P&R) Committee:
 - CRF 2023-17 regarding engagement services for seniors
 - Referral to Administration & Finance (A&F) Committee:
 - King County For Hire Ordinance
- Grant Application:
 - PSRC/FHWA 2024 King Countywide Competition - \$2,956,293
- Other items:
 - Begun the process of planning for the 2026 World Cup. Reminder SeaTac is second only to Seattle in the State for number of hotel beds, and that number is growing. Regional planning approach.
- Calendar
 - March 30 - Egg Hunt

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

DM Guzmán: Parks & Recreation (P&R)

CM Simpson: Transportation & Public Works (T&PW)

CM Lovell: Planning & Economic Development (PED)

CM Kwon: South County Area Transportation Board (SCATBd); Puget Sound Regional Council (PSRC)

Transportation Board; National League of Cities (NLC) Transportation Policy Board

CONSENT AGENDA:

Approval of claims vouchers (check no. 138178 - 138265) in the amount of \$785,110.02 for the period ended March 21, 2024. (\$1,720 void)

Approval of payroll vouchers (check no. 56427 - 56433) in the amount of \$8,035.66 for the period ended March 15, 2024.

Approval of payroll electronic fund transfer (check no. 115648 - 115821) in the amount of \$591,315.43 for the period ended March 15, 2024.

Approval of payroll wire transfer in the amount of \$193,093.01 for the period ended March 15, 2024.

Approval of Council Meeting Minutes:

Parks & Recreation Committee meeting held February 8, 2024

Transportation & Public Works Committee meeting held February 22, 2024

Council Study Session held March 12, 2024

Regular Council Meeting held March 12, 2024

The following item was reviewed at the March 7, 2024 Administration & Finance Committee meeting and recommended for placement on this Consent Agenda:

Agenda Bill #6392; An Ordinance #24-1006 amending the City's 2023-2024 Biennial Budget.

The following item was reviewed at the March 14, 2024 Parks & Recreation Committee meeting and recommended for placement on this Consent Agenda:

Agenda Bill #6377; A Motion authorizing the City Manager to Execute an Interlocal Agreement for Waterfowl (Canada Goose) Management Program beginning in 2024 through 2028.

The following item was reviewed at the March 12, 2024 Council Study Session and recommended for placement on this Consent Agenda:

Agenda Bill #6319; An Ordinance #24-1007 amending Chapter 3.31 of the SeaTac Municipal Code related to Purchasing.

The following item was reviewed at the February 15, 2024 Planning & Economic Development Committee meeting and recommended for placement on this Consent Agenda:

Agenda Bill #6402; An Ordinance #24-1008 amending SeaTac Municipal Code chapter 15.600, "Sign Code".

CONSENT AGENDA (continued):

The following item was reviewed at the March 14, 2024 Transportation & Public Works Committee meeting and recommended for placement on this Consent Agenda:

Agenda Bill #6399; A Motion authorizing the City Manager to execute a Purchase and Sale agreement with Little TJ, LLC to sell City-owned real property at 1140 South 200th Street.

MOVED BY SIMPSON, SECONDED BY LOVELL TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

ACTION ITEMS:

Agenda Bill #6393; An Ordinance #24-1009 authorizing the City Manager to execute a contract with JLL, Inc., for owner's representative services for a new civic campus and amending the 2023-2024 Biennial Budget to provide project funding.

Summary: An evaluation of City Hall in 2021 by ARC Architects identified more than \$74 million in necessary upgrades to major systems and seismic retrofitting of the 44-year-old building. In August 2022, the Council expressed support for proceeding with development of a new City Hall instead of renovating the existing building. At that same CSS, some CMs expressed a preference for a Civic Campus including a City Hall but no formal action was taken. Subsequently, the City Council approved a \$300,000 decision card for the 2023-2024 Biennial Budget to fund a study to define the cost, process, and options for a new Civic Campus inclusive of a City Hall. At the August 8, 2023 CSS, Council directed the City Manager to bring forward a Resolution to pursue a Civic Campus with City Hall. The Resolution, adopted September 12, 2023, included key activities to progress the project:

1. Begin the process of selection of a site;
2. Publish a request to find an owner's representative for the project; and
3. Recruit a limited-term special capital projects manager on staff.

Staff published a Request for Qualifications for the owner's representative during the fall of 2023. The owner's representative is a consultant or consultant team with expertise in site acquisition, due diligence, and construction from concept to completion. After a month-long proposal period, five firms responded to the City's RFQ. A senior leadership selection team (City Manager, Public Works Director, Finance Director) chose to interview three of those firms and recommended awarding a contract to JLL, Inc for owner's representative services. The contract is for phase one of this work, which includes Vision and Project Management Setup, Definition & Program, Development & Analysis of Implementation Alternatives and Recommendations, and Next Steps. These elements are more thoroughly described in the scope of work. The cost for completing phase one is \$347,100 with an additional \$47,100 requested (out of the Facility Construction CIP Fund).

The job description for the limited-term special capital projects manager position has been finalized and will be advertised following funding of the position. The position will be an exempt position with a term of five to seven years (dependent on project timeline).

Funding this position for the balance of 2024 will cost \$128,820 in salary/benefits and miscellaneous equipment (out of General Fund) plus \$2,500 for a laptop (out of Municipal Capital Improvement Fund). The project manager will report to the City Manager and, when not managing the civic campus, will be available to assist with other P&R Department / Facilities Division projects. There are numerous steps to follow for this multi-year development project; however, the combination of authorizing a contract for an owner's representative and hiring a limited-term project manager will launch the project forward on target for completion in 2028.

As part of the 2023-2024 biennial budget, \$300,000 was authorized for beginning the SeaTac Civic Center Project. The phase one contract with JLL will cost \$347,100; therefore, an additional \$47,100 is needed (Fund #306). Also, funding of the limited-term capital project manager position in 2024 will cost \$131,320 (\$128,820 in salary/benefits and miscellaneous equipment (Fund #001) and \$2,500 for a laptop (Fund #301). Total additional funding required is \$178,420. This Ordinance amends the 2023-2024 biennial budget to provide this funding from the appropriate cost centers.

This item was brought before the A&F Committee on March 7, 2024. The Committee voted to forward this item to the March 26 RCM action agenda with a recommendation for approval.

ACTION ITEMS (continued):

Agenda Bill #6393; Ordinance #24-1009 (continued):

PW Director Appleton reviewed the agenda bill summary.

MOVED BY SIMPSON, SECONDED BY VINSON TO PASS AGENDA BILL #6393. (Ordinance #24-1009).*

Council discussion ensued regarding the need for a Civic Campus.

*MOTION CARRIED UNANIMOUSLY.

Agenda Bill #6332; A Motion directing staff to engage in further evaluation of the Bullpen property for possible acquisition or other future action by the City Council.

Summary: The City of SeaTac staff continue to work with the property owner of a property located at 20001 International Boulevard (IB); this property is generally referred to as the "Bullpen" property. The property owner has shared that they intend to sell the property with staff, and Economic Development (ED) staff have worked with the property owner and local developers to facilitate several possible projects. Unfortunately, staff have also understood that the property may be contaminated, and the cost of cleaning up the contamination has prevented the sale and re-development of the Bullpen property to date.

The Bullpen property is located in the Urban Center and within the Angle Lake subarea. The property currently contains three buildings and associated parking. Two of the buildings are entirely vacant. The third building is partially occupied by a retail business. All three buildings are in poor condition and may discourage investment and new development in the Angle Lake subarea. The SeaTac Comprehensive Plan (CP) and Angle Lake subarea plan support the development of the Bullpen property as either multifamily, mixed-use development, or another type of transit-oriented development (TOD).

Consistent with the City Council's adopted Strategic Real Estate Plan, staff has completed an initial assessment of possibly acquiring the Bullpen to advance a variety of policy objectives contained in the SeaTac CP and Angle Lake subarea. Based upon this preliminary review, staff recommends proceeding with further site investigation to inform a future City Council action (e.g., possible acquisition of the Bullpen property). It is likely that further site investigation will require an expenditure by the City to conduct an environmental assessment to determine the extent of pollution and the cost of clean-up. If the City Council authorizes further investigation, staff will scope out and prepare a budget amendment for City Council action.

If the City Council directs staff to proceed with evaluating the Bullpen property, it is likely that a future expenditure will require authorization by the City Council.

CED Director Maxim reviewed the agenda bill summary.

MOVED BY LOVELL, SECONDED BY GUZMÁN TO PASS AGENDA BILL #6332.*

Council discussion ensued regarding the need to evaluate the property.

*MOTION CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS: None

COUNCIL COMMENTS:

Council commented on the upcoming egg hunt.

CM Lovell: National League of Cities (NLC) Conference

CM Kwon: NLC Conference

RECESSED: Mayor Egal recessed the meeting for an Executive Session to review the performance of a public employee at 8:20 p.m. for 20 minutes.

EXECUTIVE SESSION: Review the performance of a public employee RCW 42.30.110(1)(g)

Staff present: City Attorney Mirante Bartolo and City Manager Carl Cole

Administrative Assistant III Mailo announced Council requested an additional 15 minutes at 8:40 p.m., 15 minutes at 8:55 p.m., and 15 minutes at 9:13 p.m.

RECONVENED: Mayor Egal reconvened the meeting at 9:30 p.m.

ADJOURNED: MAYOR EGAL ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 9:30 P.M.


Mohamed Egal, Mayor


Kristina Gregg, City Clerk

City of SeaTac Proclamation

Sexual Assault Awareness Month

Whereas, April is Sexual Assault Awareness Month — a time to draw attention to the prevalence of sexual assault and educate individuals and communities about how to prevent it; and

Whereas, Sexual assault is pervasive: Every 68 seconds, someone is sexually assaulted in the United States; and

Whereas, Black, Indigenous, and other people of color, people living in poverty, LGBTQ+ people, elders, people with disabilities and others who have been historically oppressed are disproportionately affected by sexual violence in significant and complex ways; and

Whereas, Sexual assault is among the most underreported crimes for many reasons, but survivors who are already most marginalized face additional barriers to reporting, such as language, immigration status or disability; and

Whereas, Ending sexual violence requires us to address racism, sexism, and all forms of oppression that contribute to the perpetration of sexual assault; and

Whereas, Sexual violence exists on a continuum of behavior that includes racist, sexist, transphobic, homophobic, ableist or other hate speech. This ranges from rape jokes to verbal harassment to physical assaults; and

Whereas, By working together as a community, we can alleviate the trauma of sexual violence by ensuring supportive resources are available to all survivors, while standing up to and actively disrupting harmful attitudes and behaviors that contribute to sexual violence.

Now, therefore, I, Mohamed Egal, Mayor of the City of SeaTac, on behalf of the City Council, join advocates and communities throughout King County in taking action to prevent sexual violence by standing with survivors and proclaiming April 2024 SEXUAL ASSAULT AWARENESS MONTH. Together, we commit to a safer future for all children, young people, adults, and families in our community.

Given under my hand and the seal of the City of SeaTac this 26th day of March 2024.




Mohamed Egal, Mayor

City of SeaTac Proclamation Women's History Month

WHEREAS, in 1910, Washington became the fifth state to enact women's suffrage, and this success helped inspire the passing of the 19th Amendment to the U.S. Constitution in 1920, which dictated that the right to vote could not be denied on account of gender; and

WHEREAS, in 1987, Congress passed legislation designating the month of March as National Women's History Month; and

WHEREAS, since 1995, presidents have issued "Women's History Month" proclamations celebrating the contributions women have made to the United States and recognizing the specific achievements women have made over the course of American history, including the women's right to vote and to have a credit card in their own name; and

WHEREAS, the National Women's History Alliance has designated the 2024 National Women's History Month theme as "Women Who Advocate for Equity, Diversity, and Inclusion" recognizing "women throughout the country who understand that, for a positive future, we need to eliminate bias and discrimination entirely from our lives and institutions"; and

WHEREAS, women have played significant roles in the history of our nation and Washington State's economic, social, cultural, spiritual, health and gender equality and political development while working tirelessly to promote women's culture and history; and


WHEREAS, Women's History Month is a time to recognize, celebrate, and honor the achievements, contributions, and legacy of women throughout history as well as recognize the challenges that persist; and

WHEREAS, the courage, determination, and resilience of women from all walks of life have been instrumental in advancing equality and justice for all; and

WHEREAS, by recognizing and uplifting the achievements of women, we empower future generations to break barriers, pursue their dreams, and contribute to the betterment of the SeaTac community.

NOW, THEREFORE, I, Mohamed Egal, Mayor of the City of SeaTac, on behalf of the City Council, do hereby proclaim March 2024 as Women's History Month, and encourage the people of our City to join together in making this a period of rededication to the principles of justice and equality for all and urge all community members to celebrate the history and contributions of women to the SeaTac community.

Given under my hand and the seal of the City of SeaTac
this 26th day of March 2024.


Mohamed Egal, Mayor

