

City of SeaTac

City Council Retreat Minutes Synopsis

June 10, 2011 – 9 AM–5 PM

June 11, 2011 – 9 AM–5 PM

City Hall
Council Chambers

Council Present: Mayor Terry Anderson, Deputy Mayor (DM) Gene Fisher, Councilmembers (CMS) Rick Forschler, Anthony (Tony) Anderson (*left at 11 a.m.*), Ralph Shape, Pam Fernald, and Mia Gregerson.

Administrative Staff Present: City Manager Todd Cutts, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Human Resources (HR) Director Anh Hoang, Fire Chief Jim Schneider, Community & Economic Development (CED) Director Cindy Baker, Associate Planner Anita Woodmass, Senior Planner Kate Kaehny, Police Chief Jim Graddon, Assistant Fire Chief Brian Wiwel, and Finance Director Mike McCarty.

Friday, June 10, 2011

Team Building Exercise: Mayor Anderson introduced Agreement Dynamics, Inc. President Rhonda Hilyer and Council participated in the Team Building Exercise.

Recessed: Council recessed for a break from 10:26 a.m. to 10:47 a.m.

Team Building Exercise (Continued): The exercise continued after the break.

Council discussed whether there is a need for a Standard Code of Conduct.

Action: Staff to prepare a Standard Code of Conduct to be placed at the Council dais and in conference rooms, and for use by public speakers.

Recessed: Council recessed for lunch from 12:32 p.m. to 1:21 p.m.

Discussion of Council Meeting Format: City Manager Cutts stated that he has had several conversations with CMS regarding time allotted to discuss issues in front of Council. This presentation will confirm the City's current schedule, compare other cities formats, and discuss whether the City's format should change. He compared schedules for Burien, Des Moines, Tukwila, Normandy Park, Kent, Renton, Covington, and Maple Valley.

Council discussion ensued regarding various options and their concerns.

City Manager Cutts stated that City Manager's he spoke with said you can add meetings or subtract responsibilities. He discussed contracting options. A majority of the cities don't have Council approve contracts under \$40,000+. Some cities also consider the budget process as the time to approve/disapprove contracts.

A few of the CMS commented that they are fine with the City's current format.

Council discussed the Committee format and the contracting dollar amount required for Council approval.

Council concurred to review the option of changing the timing of committee meetings so Public Safety & Justice (PS&J) Committee occurs prior to Administration & Finance (A&F) Committee and Transportation & Public Works (T&PW) Committee occurs after Land Use & Parks (LUP) Committee.

Finance Director McCarty clarified that budget appropriation happens during the budget process, but the City's internal rules require it to be presented again to Council for approval.

Council direction was to maintain the current contracting practice.

Action: Staff to review the option of switching the T&PW Committee and LUP Committee times and PS&J Committee and A&F Committee times

Fire Consolidation Update: Fire Chief Schneider reviewed the exploratory process. He stated that the situation SeaTac faces is \$1.7 billion assessed value from personal property owned by the Port which the Regional Fire Authority (RFA) cannot collect the Fire Benefit Charge (FBC) per Revised Code of Washington (RCW) 52.26. Without the FBC applying to the \$1.7 billion, the proposed RFA can only provide a little over \$6 million of the current \$7,304,686 2011 SeaTac Fire Department Budget which makes the RFA option not very viable. Chief Schneider stated that there are other options: continue partial consolidation or contract for services (like law enforcement).

In May, staff advised the RFA Exploratory Committee of the situation and recommended that the process be suspended at this time. Over the next 12 – 18 months, staff will review the continued partial consolidation and then draft a contract for services for Council review.

Fire Consolidation Update (Continued): Finance Director McCarty discussed the City's taxing capacity. The maximum total taxing capacity per \$1,000 of assessed valuation is \$3.60, minus the King County (KC) Library fee of \$.50, means the City has a maximum capacity of \$3.10. If the City of SeaTac goes to the RFA, an additional \$1.00 of the taxing capacity will be taken away for a total maximum capacity of \$2.10.

City Manager Cutts stated that there is value in considering options.

Action: Staff to review options to be presented to Council for approval

Recessed: Council recessed for a break from 2:28 p.m. to 2:47 p.m.

Council Compensation: DM Fisher clarified the need for this presentation: (1) Voluntary Employee Beneficiary Association (VEBA) – his opinion that money is being paid into a medical fund that will be used up every time Medicare is needed; (2) Council raises – if the Council doesn't receive a raise at each election, then it's eight years without an increase; and (3) additional costs (phones, internet) - need written policies.

Ms. Hoang stated that VEBA is a qualified medical plan. She explained the Health Reimbursement Arrangement (HRA) VEBA account and plan coverage options.

Each CM could elect for full or limited coverage and can change it once per calendar year. Because this is a medical plan, it's not considered compensation and changes in the program could happen during the middle of a term and not have to wait for the next election.

Council discussion ensued regarding the VEBA accounts.

City Manager Cutts clarified that DM Fisher requested this be on today's agenda but no decision needs to be made today.

Action: N/A

Salary increases: Ms. Hoang clarified that salary increases can only be in effect for an election term period. Any increase approved in 2011 would be in effect for the four Council positions up for election for 2012, and the other three positions would be effective in 2014, or Council could approve an increase to be effective for 2014.

Council discussion ensued regarding a Cost of Living Adjustment (COLA). It was determined that Council can't receive a COLA.

Action: N/A

City Attorney Mirante Bartolo stated that the auditor has given direction that the City needs policies put in place for the phone and internet. Sample policies were provided for Council review.

Mr. Cutts stated that staff doesn't have clear direction from Council.

Ms. Mirante Bartolo clarified that a memo was prepared in response to questions from DM Fisher and CM A. Anderson.

Action: Council reimbursement policies to be presented to the A&F Committee on June 14.

Ad Hoc Committee (AHC) progress on zoning code and parking issues: CED Director Baker stated this presentation is to familiarize the CMs who are not on the committee. This will come back before Council with more details.

Principal Planner Woodmass stated that this presentation is to review the AHC process, outline major milestones, and describe the proposed Council participation and adoption process.

She briefed on the history of the park-and-fly program: September 14, 2010 Council requested the AHC review City Center Parking Program which commenced in November 8, 2010. Eight meetings have been conducted to date with CM Shape and DM Fisher co-chairing. There are 11 committee members.

Ms. Woodmass gave an overview of the existing bonus program. There are currently two parking structures in the City Center, both with Development Agreements (DA).

The review process included four models considered by the AHC: (1) Model One – Similar to Existing Program, (2) Model Two - Form Based Program, (3) Model Three – Deduction Method, and (4) Existing Program.

AHC progress on zoning code and parking issues (Continued): Lot layout, ground floor commercial requirements, building design, and design treatments were common standards addressed in all models.

She reviewed the challenges and most contentious issues discussed by the AHC:

Challenges: A complex code! Over 100 standards discussed with some standards difficult to reach broad consensus.

Most contentious issues: Base stalls in option one – how many? And Setbacks – Parking structures from streets?

The AHC used a four step voting process: (1) AHC voted on detailed Voting Ballots, (2) Votes were tallied, (3) Ballot results were distributed to the AHC, and (4) AHC ranked models most to least preferred.

At the May 9, 2011 meeting, the AHC ranked the models in order of preference. The AHC then voted to take forward the top two models only and achieved majority votes on standards where possible.

Most preferred: Model 1 - Similar to Existing Program (base stall + bonus program).

2nd Preferred: Model 2 – Form Based Program (stall count limited by building form).

Ms. Woodmass detailed the next steps:

- Staff to prepare Code Language for the two models
- Joint Council and Planning Commission (PC) Workshop to review the two parking program models and ballot results (tentatively scheduled for July 12)
- Joint Council and PC Meeting with a public hearing (PH) and request direction from Council on the Ordinances (tentatively scheduled for July 26)
- PC meeting with a continued PH and PC make recommendation on program standards (tentatively scheduled for August 2)
- Council action to adopt, modify or remand the proposed code – Council adopts, modifies or remands proposed code (tentatively scheduled for October 11)

Action: Staff to prepare Code Language and schedule meetings for review and Council action

Recessed: At 4:00 p.m., Council recessed the Retreat until Saturday, June 11 at 9 a.m.

Saturday, June 11, 2011

Reconvened: Council reconvened the retreat at 9:10 a.m.

Council Present: Mayor Terry Anderson, DM Gene Fisher (*left at approximately 9:18 a.m., returned at 10:01 a.m., left for the day at 11:34 p.m.*), CMs Rick Forschler, Anthony (Tony) Anderson, Ralph Shape, Pam Fernald, and Mia Gregerson (*left at 11:03 a.m., returned at 1:22 p.m.*).

Administrative Staff Present: City Manager Todd Cutts, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Finance Director Mike McCarty, Community & Economic Development (CED) Director Cindy Baker, Economic Development (ED) Manager Jeff Robinson, Building Services Manager Gary Schenk, Code Compliance Officer Barbara Canfield, Program Manager Soraya Lowry, PW Director Tom Gut, Judge Elizabeth Cordi-Bejarano, Fire Chief Jim Schneider, and Police Chief Jim Graddon.

Macro Budgeting: Michael Pendleton, Ph.D. with Pendleton Consulting, L.L.C. facilitated this exercise. This exercise will help inform staff for the budget process. He presented the ground rules for the meeting and reviewed the Policy Leadership Model.

The purpose of this exercise is for Council to hear from staff about projects that will meet the Council's goals. Council will then be asked to give direction to staff as to how to move forward.

DM Fisher left the meeting at approximately this point in the meeting.

•**General Fund (GF) Budget Projections:** Finance Director McCarty reviewed the revenue and expenditures assumptions being used for the 2012 budget. Council discussion ensued regarding the assumptions.

Macro Budgeting (Continued):

•**General Fund (GF) Budget Projections (Continued):** Mr. McCarty reviewed the 2012 Budget Forecast:

	Projected 2011 Year End (YE) Estimate	2012 Budget Estimates
Revenues	28,550,350	28,086,912
Expenditures	28,271,900	29,248,400
YE Estimated Surplus/(Deficit)	278,450	(1,161,488)
Add 2012 Projected new construction property tax increase		87,120
YE Estimated Surplus/(Deficit) with 2012 new construction property tax increase included	278,450	(1,074,368)
Add 2012 Projected 1% property tax increase		115,048
Add 2012 Construction sales tax		920,000
Subtract 2012 Cost of City Council Coals (\$96K in ongoing costs)	530,019	(149,000)
Subtract 2012 Repair/Replacement Proposed Expenditures		(229,598)
YE Estimated Surplus/(Deficit)	278,450	(417,918)
Beginning Fund Balance	7,870,200	8,148,650
Estimated YE Fund Balance	8,148,650	7,730,732
Projected Fund Balance Target	7,067,975	7,406,750
Projected Over/(Under) Fund Balance Target	1,080,675	323,983

Council discussion ensued regarding the estimates.

DM Fisher returned at this point in the meeting.

•**Goal Cost Analysis**

1. To promote ED to attract and retain businesses and jobs while maintaining reasonable laws and regulations.

ED Manager Robinson presented an overview of the possible work plan and associated costs to implement this goal. Topics presented and reviewed included current and future ED activities, goals and objectives, and ED strategies for Real Estate Development, Business Recruitment and Retention, Image, Communications, Tourism Promotion, and Property Management.

2010-2011 accomplishments include 24 new and retained businesses, approximately 150 jobs created or retained, and approximately 200,000 square footage leased. Council discussion ensued regarding the businesses in SeaTac.

Council and staff discussed the importance of working together with other cities to bring more business to the area.

Estimated 2011 Funding for ED actions: Hotel/Motel (H/M) Tax Receipts and Interest - \$674,000, H/M Bond Reserve Fund - \$7.3 million, and 2011 Estimated Expenditures is \$1.2 million. Estimates for actual will be closer to \$850,000 instead of \$674,000.

2012 Work Plan and Macro Budget

Action Items	Council Involvement	Timeline	Cost	Funding Options
Real Estate Development	Approval of H/M Committee Budget	On-going	\$60K (+ Current Staff)	H/M Tax Fund 107
Business Recruitment and Retention			Current Staff	
Image and Communications			\$110K (+ Current Staff)	
Implement South 154 th Street Station Area	See South 154 th Street presentation			
Tourism Promotion	Approval of H/M Committee Budget	On-going	\$745K (+ Current Staff)	H/M Tax Fund 107
Property Management: SeaTac Center	See South 154 th Street Station Area			

Recessed: Council recessed for a break from 10:33 a.m. to 10:45 a.m.

Discussion ensued regarding the action items and funding options. Council agreed that the work plan as presented is an acceptable approach, and no new funds will be needed, to accomplish this goal.

Action: Staff to present budget for consideration to support goal.

CM Gregerson left at this point in the meeting.

Macro Budgeting (Continued):

•Goal Cost Analysis (Continued):

2. To enhance code enforcement effectiveness within all neighborhoods and areas in the City.

Building Services Manager Schenk reviewed the recent history for code compliance. In 2010, cases continue to be reduced as staff reduced and case types remained “reactive”. He noted that the program name is being modified to become Code Compliance rather than Code Enforcement to more accurately reflect the broader, friendlier approach of which enforcement is only one element.

Mr. Schenk and Code Compliance Officer Canfield gave an overview of complaints and showed examples of typical complaints.

Program Objectives are to respond to citizen needs, promote cooperative projects, bridge the business/citizen gap, unify community and start new initiatives.

Police Chief Graddon and Mr. Schenk gave an overview of what other cities are doing, and SeaTac’s current approach to code compliance (reactive vs. proactive).

CED Director Baker provided information regarding the staffing structure, which in past years has been reduced from three to one staff member.

She reviewed general strategies that could be used in a Code Compliance Program: area-specific objectives, community meetings, Adopt a Neighborhood Program, Joint Task Force, graffiti clean-up, educational program, flexible City code, abatements, and a new strategy titled Community Unification Program.

In 2012, staff would like to focus on a specific area within the City to accomplish multiple objectives that are well coordinated and effective.

The Community Unification Program would explore different avenues for “Unification without Translation”, including music, community gardens, art, school projects, dance, and community projects.

The General Code Compliance Work Program in 2012 includes: (1) continue code compliance with a few new initiatives, (2) area-specific program (start with South 154th Street Area), and (3) simple code compliance document that outlines two-five year program, with code compliance strategies.

Program Tasks	Council Involvement	Timeline	Cost	Funding Options
Existing Program	Identification of Issues	Ongoing	1 FTE (existing) \$2,000	GF
Area-by-Area Specific Program (South 154 th Street Station Area)	Input	1 st Quarter	See South 154 th Street Presentation	See South 154 th Street Presentation
Task Force (South 154 th Street Station Area)	Invitation to other agencies and kick-off	1 st Quarter		
Other General Strategies as Appropriate (South 154 th Street Station Area)	Input	Unknown		
Code Compliance Document	Review	1 st Quarter	Existing Staff	GF

Council agreed that the work plan as presented by staff is an acceptable approach and no new funds will be needed to accomplish this goal.

Action: Staff to present budget for consideration to support goal.

DM Fisher left at this point in the meeting.

Recessed: Council recessed for lunch from 11:34 p.m. to 12:16 p.m.

Macro Budgeting (Continued):

•Goal Cost Analysis (Continued):

3. Move forward with the South 154th Street light rail station development to establish a clear focus and attract ideas from developers.

CED Director Baker detailed what's been completed to date: Station Area Plan Adopted (2006), Development Standards Adopted (2007), Properties Rezoned, Light Rail Operational, City Purchased SeaTac Center (2009), Substantial ED Efforts, Some pedestrian safety actions, Neighborhood Communications, and Riverton Heights Site Earmarked for Redevelopment.

She questioned where the City goes from here stating that full implementation at this time is difficult due to the adverse economic conditions, lack of debt and equity financing, market conditions, budget, timing, resources, and a large portion of the area is privately owned.

However, there are steps that can be done now. They are short-term in nature, but staff will continue to keep their eye on the long-term goal.

Ms. Baker identified the vision of the South 154th Street Station Area, including ED, cultural, infrastructure, intergovernmental, surrounding development, safety/security, and design.

ED Manager Robinson reviewed the ED Key Milestones: purchased SeaTac Center (December 2009), facilitated developer tours of area (2010-2011), adopted Multi-Family Tax Exemptions (June 2008), and acquired Riverton Heights Site (2007).

He also reviewed the original implementation strategies.

Staff presented numerous photos of the area and ideas regarding the process to redevelop the property.

Program Manager Lowry reviewed the Riverton Heights Public Engagement process, background on the L-Shaped property and the airport's Cargo Study.

Discussion ensued regarding whether to move ahead within the scope of the current community study or to also include impacts/location of the air cargo concept.

Ms. Lowry stated that at the May 10 Regular Council Meeting (RCM), at least two CMs expressed interest in adding additional language to broaden the range of uses to the final report. Staff suggested an addendum as follows: City Council reviewed the Riverton Heights Final Report at the May 10, 2011 RCM. At the Council meeting, it was requested that the report be amended to consider a broader range of uses. This addendum is being added to document City Council's interest in considering a broader range of uses for the Riverton Heights Site than those reflected in the Final Report.

Council discussion ensued regarding the addendum.

Council agreed to divide the project into two phases: (1) accept the community study as it is currently written; and (2) authorize a more detailed subsequent process design that will take into account the Fire station and Port of Seattle (POS) intended uses for near and in this area.

Action: Staff to prepare an agenda bill for Council to accept the final report as presented. Staff to receive proposals and then come back to Council with a contract for approval.

Recessed: Council recessed for a break from 1:12 p.m. to 1:21 p.m.

CM Gregerson returned at this point in the meeting.

Macro Budgeting (Continued):

•Goal Cost Analysis (Continued):

3. (Continued): CED Director Baker discussed the need for a work plan to address a wide range of code violations in the South 154th Street Station Area. These violations include excessive trash, noise, drinking in public, trespassing, and various impediments to pedestrian traffic.

Building Official Schenk reviewed what efforts have been done to date, including community outreach, law enforcement problem solving project, and installation of signage.

Ms. Baker presented the proposed 2012 Code Compliance Work Program: continue existing program - reactive approach and Knock & Talk, abatements, citations, graffiti removal, and create effective code.

Macro Budgeting (Continued):

•Goal Cost Analysis (Continued):

3. (Continued): Staff is also proposing a new initiative that would be data driven to create a clear understanding of the problem and how to measure success by engaging the businesses who could help the City understand how best to resolve the issues. Select strategies from the Code Compliance Program would be used to promote the ED of the South 154th Street Station Area.

One vehicle for implementation of the strategy would be a multi-agency task force involving numerous agencies within this community. This Task Force would be used to create a community unification program in 2012 and implemented 2012 or the following year. To implement this goal there is a need for an additional staff person which will require approval of funds to support this position.

Ms. Baker reviewed the 2012 Code Compliance Work Plan and Macro Budget and the staff recommendations for 2012 Design priorities.

Following is the summary of 2012 net new fiscal impacts:

Function	Strategy/Initiative	Cost
ED	Continue the Business Outreach Program: SeaTac Center Property Management	\$40,000
	Continue Assessment to Facilitate Property Assemblage for Redevelopment	\$1,000,000 - \$3,000,000
	Conduct developer workshop / roundtable	\$25K
	Complete market feasibility analysis of residential development on SeaTac Center site	\$15K
	Move Forward with the Riverton Heights Site Implementation	\$100K
	TOTAL ED Initiatives	\$1,180,000 – \$3,180,000
Code Compliance	1 FTE: Area Specific Program, Multi-Agency Task Force, “Adopt-a-Neighborhood” Program	\$96K
	Create Area Specific Program	\$8K
	TOTAL Code Compliance Initiatives	\$104k
Design	Streamline Permit Process	\$10K
	Develop Expedited Development Review for Mixed Use and Residential Projects	\$20K
	TOTAL Design Initiatives	\$30k
	Total South 154th Street Station Area Cost	\$1,314,000- \$3,314,000

Council discussion ensued regarding the proposed projects.

Council concurred that the work plan as presented is an acceptable approach to accomplishing this Council goal. Council also agreed to the additional costs required to fund this program.

Action: Staff to present budget for consideration to support goal.

4. To establish a plan for infrastructure costs relating to the vision of both South 154th and 200th Streets stations tie both to transportation SR 509-lightrail-airport

PW Director Gut detailed the background, work plan, budget impacts, accomplishments to date, the nature of the partnership with Sound Transit, and a summary of projects currently underway. It was noted that projects have been accelerated to be finished sooner than expected.

No.	Project	Location	Description	Status	Cost Estimate
PI-1	International Boulevard (IB) at South 154 th Street	32 nd Avenue South to South 152 nd Street	Intersection widening, pedestrian, bike, underground utilities	Done	-
PI-2	South 154 th Street	24 th Avenue South to 32 nd Avenue South	Provides missing pedestrian and bike link. Landscaping, street lighting, utility undergrounding	Active	\$5.3m*

Macro Budgeting (Continued):

•Goal Cost Analysis (Continued):

4. (Continued):

No.	Project	Location	Description	Status	Cost Estimate
PI-3	Military Road South	South 150 th Street to South 152 nd Street	Pedestrian, bike, frontage improvements and underground utilities	Conceptual	\$3.0m
PI-4	South 152 nd Street	30 th Avenue South to Military Road South	Pedestrian, bike and frontage improvements	Conceptual	\$5.4m
PI-9	South 152 nd Street	Military Road South to IB	Pedestrian, bike and frontage improvements / Accommodate Military Road closure between South 152 nd Street and IB	Conceptual	\$1.8m
PI-5	32 nd Avenue South	South 152 nd Street to South 154 th Street	Pedestrian, landscaping, on-street parking	Conceptual	\$1.6m
PI-6	30 th Avenue South	South 152 nd Street to South 154 th Street	Pedestrian, landscaping	Conceptual	\$1.0m
PI-7	IB Pedestrian Crossing	South 154 th Street	Grade separated pedestrian crossing	Conceptual	\$12.9m
PI-8	IB at SR 518		Reconstruct westbound exit ramp to South 154 th Street to direct connection to IB or align with 32 nd Avenue South	Conceptual	\$15m
	South 154 th Street Transit Station Area	Area bounded by South 152 nd Street, SR 518, IB, 32 nd Avenue South	New streets as envisioned by plan	Conceptual	\$7.5m

Mr. Gut detailed project PI-3. The proposed project would help address current pedestrian safety concerns and create a sense of place and contribute toward a positive image. Challenges to implementing this project include balancing compatibility with existing development while providing flexibility for redevelopment and finding the funding capacity within the City’s Capital Improvement Program (CIP).

Council discussion ensued regarding the project. Council concurred with the principal of the corridor design but rather than the City of SeaTac assuming all of the costs, Council directed staff to work with the City of Tukwila to see if they will fund their side of the corridor.

Council discussion ensued regarding the projects listed in the table above.

Mr. Gut reviewed the plan for development of the South 200th Street Station Area. In particular, he reviewed completion of the 24th/28th Avenue South arterial extension, with a conceptual cost estimate of \$18.2 million. There could be the opportunity to share the project cost among various project partners, such as Sound Transit, Washington State Department of Transportation (WSDOT), POS and the City.

SeaTac Businessman Tom Dantzler reviewed past activities and funding agreements made in this area by private citizens.

Council discussion ensued with Council concurring that the work plan as presented by staff is an acceptable approach to accomplishing this goal and that staff should pursue the funding options available for this project.

Action: Staff to pursue funding options available for this project.

Recessed: Council recessed for a break from 3:05 p.m. to 3:17 p.m.

Macro Budgeting (Continued):

•Goal Cost Analysis (Continued):

5. To assist, expedite, and facilitate the design and continuance of light rail south to South 200th Street.

Ms. Lowry provided Council with an overview of the project and the projected approach to accomplishing the goal. This project is projected to last for many years. The two most important features of the update noted that Sound Transit plans to accelerate the time frame for completion, thereby taking five years off the project time line. The second feature is that Sound Transit proposes to utilize a “design-build” process which will require a large

Macro Budgeting (Continued):

•Goal Cost Analysis (Continued):

5. (Continued): degree of upfront work and preplanning by the city to stay ahead of the process. The location of the station was reviewed including the location of a proposed parking garage and community access points. The participants discussed the pros and cons of relieving the project of a portion of requirements relating to parking and ground level business activity.

Council discussion ensued. Council generally agreed with the proposed work plan and projected costs under the assumption that some or all of the related costs to the City would be reimbursed.

Action: Staff to come back to the Council with the details of what it would mean to adjust the parking space requirements on the project and the pros and cons of requiring Sound Transit to provide a public restroom at the station.

•General Budget Discussion/Parameters

Mr. Cutts asked Council to provide staff with direction on up-coming budget preparations. The City Council was asked to provide direction in five general areas:

1. Shall the City increase property tax by 1%?

Council discussion ensued with Council concurring (5-1) to take the allowed 1%.

2. Shall the City consider implementation of any new taxes?

The Council concurred that no new taxes be implemented unless they are absolutely needed and only if they were dedicated to some specific need.

3. Should the City continue to use Port construction sales tax (\$920,000) for City operations or should it be used for capital projects?

The Council indicated (5-1) to use what is needed for operating to balance the budget.

4. Should the City budget for enhanced public engagement to inform the 2013 budget process?

The Council concurred (5-1) to include appropriations for a public engagement process.

5. Given the anticipated fund balance year-end 2011, should the 2012 budget be constructed to strictly balance revenues and expenditures for that year, or should the goal be to create a budget that achieves a projected fund balance equal to three months operating reserves?

The Council concurred (6-0) to target a three month reserve but also indicated an interest in eventually returning to a four month operating reserve.

Public Comments: There were no public comments.

Adjourned: The SeaTac City Council Retreat adjourned at 4:46 p.m.