

City of SeaTac

Council Study Session Minutes Synopsis

December 11, 2012
4:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Study Session was called to order by Mayor Anthony (Tony) Anderson at 4:00 p.m.

COUNCIL PRESENT: Mayor Anthony (Tony) Anderson, Deputy Mayor (DM) Mia Gregerson (*arrived at 4:12 p.m.*), Councilmembers (CMs) Barry Ladenburg, Rick Forschler, Terry Anderson, Dave Bush, and Pam Fernald.

STAFF PRESENT: City Manager Todd Cutts, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Assistant City Manager (ACM) Gwen Voelpel, Program Coordinator Soraya Lowry, Public Works (PW) Director Tom Gut, City Engineer Susan Sanderson, Civil Engineer 2 Toli Khlevnoy, Assistant City Engineer Florendo Cabudol, Acting Community & Economic Development (CED) Director Gary Schenk, Senior Planner Al Torrico, Development Review Engineering Manager Ali Shasti, Senior Assistant City Attorney Mark Johnsen, Economic Development (ED) Manager Jeff Robinson, Senior Planner Mike Scarey, Senior Planner Kate Kaehny, Associate Planner Anita Woodmass, Assistant Parks & Recreation (P&R) Director Lawrence Ellis, Police Chief Jim Graddon, and Fire Chief Schneider.

Agenda Bill #3474 – A Motion authorizing final acceptance of the 2012 Annual Overlay Project

Summary: The construction contract was awarded on July 24, 2012 to Tucci & Sons Inc. in the amount of \$549,330.50. The total construction budget, including a 10% contingency, materials inspection, and overtime was approved by the Council in the amount of \$610,263.55. Construction began on August 6, 2012 and was substantially complete on October 1, 2012. The project removed and replaced pavement surface and upgraded storm drainage on South 188th Street from International Boulevard (IB) to 46th Avenue South. The sidewalk ramps were retrofitted in compliance with American with Disabilities Act (ADA) standards. Tucci & Sons has completed all of the contractual requirements for final acceptance.

The actual construction costs were \$535,129.13, which is \$75,134.42, or 12% below the original authorized amount. The actual construction costs were lower because utility conflicts were avoided, restoration costs were minimized, and temporary traffic control work under ran the estimate.

<u>Expenditure</u>	<u>Authorized</u>	<u>Actual</u>
Construction Contract	\$549,330.50	\$529,550.13
Contingency	\$54,933.05	\$0.00
Materials Testing	\$3,000.00	\$3,824.00
Inspection Overtime	<u>\$3,000.00</u>	<u>\$1,755.00</u>
Total Expenditure	\$610,263.55	\$535,129.13

PW Director Gut introduced Civil Engineer 2 Khlevnoy. Mr. Khlevnoy reviewed the agenda bill summary.

Council discussion ensued regarding the overlay project.

Council consensus: Refer this to the 01/08/13 RCM Consent Agenda

Agenda Bill #3482 – An Ordinance amending the SeaTac Municipal Code (SMC) related to zoning and development regulations

Summary: This Ordinance replaces the current moratorium on medical marijuana, and provides the City with a simple way to regulate any use that is illegal under local, state or federal law. The current moratorium on collective gardens will expire on February 1, 2013, which is also the effective date of this Ordinance.

Senior Planner Torrico reviewed the agenda bill summary. The Planning Commission (PC) conducted a Public Hearing (PH) on December 4, 2012. No persons testified at the PH. The PC voted 3-0 with two abstentions to recommended approval of this Ordinance.

Senior Assistant City Attorney Johnsen clarified that while marijuana is legal according to state law, it is still illegal under federal law.

Council discussion ensued regarding the proposal.

Council consensus: Refer this to the 01/08/13 RCM Consent Agenda

Agenda Bill #3484 – An Ordinance amending the SeaTac Municipal Code (SMC) related to development regulations for Homeless Encampments

Summary: Under current SMC, sponsoring agencies of homeless encampments are required to prohibit all weapons inside of such encampments. The City Attorney received a letter from the Second Amendment Foundation which raised concern that such a regulation conflicts with the state preemption of firearms regulation.

After review of the issue raised in the letter, it is recommended that Council adopt a minor change to the SMC to ensure that the City's regulations do not conflict with the State preemption of firearms. Therefore, this Ordinance amends SMC 15.20.045 (C)(7) to require that the sponsoring agency prohibit all weapons except the lawful possession of firearms. However, the sponsoring agency shall have the ability to prohibit firearms if they choose to do so.

The PC conducted a PH on December 4, 2012. No persons testified at the PH. The PC voted 5-0 to recommended approval of this Ordinance.

Senior Assistant City Attorney Johnsen reviewed the agenda bill summary.

DM Gregerson arrived at this point in the meeting.

Senior Planner Torrico stated that the PC unanimously recommended moving this forward as presented.

Council consensus: Refer this to the 01/08/13 RCM Consent Agenda

PRESENTATIONS:

•South Link Extension Project Update / Federal Way Transit Extension Update

ACM Voelpel introduced Sound Transit South Link Project Director Miles Haupt.

Mr. Haupt stated that PCL and HDR are the design-build team that Sound Transit hired to build the guideway and the station for the South 200th Street link extension. Mr. Haupt introduced PCL Project Manager Chris Stack, PCL Design-Build Coordinator Tim Gattie, and HDR Design Manager Kevin Collins.

Mr. Stack provided background information for PCL.

Mr. Gattie and Mr. Collins explained the details of the project.

Mr. Stack stated that they recognize how construction impacts affect the community and they are working to mitigate those impacts.

Council discussion ensued regarding the project.

Mr. Haupt stated that the name "Angle Lake Station" is being recommended to the board. It's the result of extensive public outreach.

Sound Transit Senior Project Manager Mark Johnson presented on the market study for potential development feasibility in the South 200th Street Station area. Mr. Johnson stated that the South 200th Street Station project will produce about \$150 million in one-time construction costs, and produce about 4,800 construction jobs. However, if all of the surrounding land (within half a mile from the station area) was developed to its maximum potential, the full development would produce about \$1.7 billion annually and about 11,500 jobs. There is great potential for this area. Understanding the potential for this area made Sound Transit feel it was incumbent for them to look at how the project itself can assist with development.

He reviewed the initial land layout of the triangle property with the parking garage and potential ways to layout the property to better allow for future development. After Sound Transit looked at six market sectors, lodging was the only sector with potential for development in the current development market. Sound Transit did some studies for a test fit for a 120-150 room hotel and will be reaching out in the near future to determine developer interest.

Council discussion ensued regarding the potential for future development of the area, the South 200th Street Station project, and parking.

Mr. Haupt stated that Sound Transit's first goal is to make sure the parking garage is delivered in time for the project. They are however interested in exploring the development potential either concurrently with the construction of the garage or at a later date. They first need to understand the market demand and interest of a developer.

Mr. Johnson reviewed the project schedule stating that the design for roads and parking will begin in 2014.

PRESENTATIONS (Continued):

South Link Extension Project Update / Federal Way Transit Extension Update (Continued):

Sound Transit Government and Community Relations Officer Rachel Smith introduced South Corridor Development Manager Cathal Ridge who is the Project Manager for the Federal Way Transit Extension.

Ms. Smith provided a project overview of the extension with potential stations at Kent/Des Moines, South 272nd Street, and Federal Way Transit Center. Funds are only available to construct to Kent/Des Moines, however Sound transit would like to be “shovel-ready” all the way to the Federal Way Transit Center.

Mr. Ridge reviewed the project phases: alternatives analysis (2012-2013), draft Environmental Impact Statement (EIS) and conceptual engineering (2013-2014), and then final EIS and preliminary engineering (2015-2016). The Record of Decision should occur in 2016 for the entire link down to the Federal Way Transit Center.

There are four initial screening alignment alternatives between South 200th Street and Kent Des Moines. Sound Transit will evaluate all four alignment options.

Next steps include developing an early scoping summary and beginning the alternatives evaluation.

Senior Planner Scarey stated that the City of SeaTac Comprehensive Plan (CP) Policy expresses the preferred alignment extending south of South 200th Street Station along the west side of 28th Avenue South and west side of International IB to the City’s boundary at South 216th Street. In 2009, the City commented on Des Moines’ related CP amendments, emphasizing SeaTac’s preferred alignment.

The City’s preferred alignment creates fewer residential impacts than an alignment on the east side of IB and creates fewer impacts to commercial properties than an alignment on east side of IB. Mr. Scarey listed the impacted properties.

Ms. Voelpel stated that the City submitted an early scoping comment letter requesting to maintain consistency with local transportation and Transit Oriented Development (TOD) plans, minimize impact to properties, and avoid impact to future 28th/24th Avenue South extension project and SR 509 right-of-way (ROW).

The City of Des Moines prefers a different alignment and has requested a future joint meeting with both City Councils. Joint staff meetings will begin this Thursday prior to a joint Council meeting.

●2013/2014 Neighborhood Sidewalk Project

PW Director Gut stated this will be the 5th project in the 20-year program.

Civil Engineer 2 Toli Khlevnoy detailed the three project options and explained the factors for selection: (A) South 135th Street, (B) 37th Avenue South, and (C) South 179th Street.

Mr. Gut requested Council consensus to move forward with option C.

Council discussion ensued regarding the options and the selection process. Council consensus was given for option C.

●Proposed City Center Park-and-Fly Code Amendments Update

Senior Planner Kaehny stated that the PC held a PH at their December 4 meeting. The PC decided to not provide a recommendation until their next meeting which won’t be until January.

After the PC provides a recommendation at their January 15 meeting, staff will present an agenda bill for Council review at the January 22 Council Study Session (CSS) and then for action at the February 12 Regular Council Meeting (RCM).

●Public Safety Statistics

Fire Chief Schneider presented the October and November statistics. He noted that the number of calls continue to increase annually. He detailed an incident that occurred in November where Fire and Police worked together to save a life.

ADJOURNED: Mayor A. Anderson adjourned the CSS at 5:57 p.m.