



City Council Meeting Minutes Archive

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SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

January 3, 2006
5:00 p.m.

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by outgoing Deputy Mayor Terry Anderson at 5:06 p.m.

COUNCIL PRESENT: Outgoing Deputy Mayor Terry Anderson, Councilmembers Gene Fisher, Chris Wythe, Ralph Shape, Joe Brennan and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, City Clerk Judith Cary, City Attorney Mary Mirante Bartolo, Public Works Director Dale Schroeder, Fire Chief Bob Meyer, and Chief of Police Services Greg Dymerski.

FLAG CEREMONY: Boy Scouts of America SeaTac Fire Explorers Post No. 24 performed the Flag Ceremony and led the Council, audience and staff in the Pledge of Alliance.

PUBLIC SWEARING IN:

•**Public Swearing In of Chris Wythe, Anthony “Tony” Anderson, and Joe Brennan as newly elected/re-elected Councilmembers effective January 1, 2006 through December 31, 2009**

City Clerk Cary administered the Oaths of Office to the newly elected/re-elected Councilmembers. They then signed their Oaths of Office and took their places at the Council dais.

COUNCIL ELECTION:

•**Election of Mayor and Deputy Mayor (Mayor Pro Tem) by the City Council**

Outgoing Deputy Mayor (DM) T Anderson declared the nominations open for Mayor.

Councilmember Wythe nominated Councilmember Fisher as Mayor for the City of SeaTac.

With no further nominations, Outgoing DM T Anderson declared the nominations closed.

UPON A ROLL CALL VOTE, COUNCILMEMBER GENE FISHER WAS UNANIMOUSLY ELECTED MAYOR OF THE CITY OF SEATAC THROUGH DECEMBER 31, 2007.

Outgoing DM T Anderson turned the Mayor’s gavel over to newly elected Mayor Gene Fisher.

As his first act as Mayor, Mayor Fisher declared the nominations open for Deputy Mayor.

Councilmember DeHan nominated Councilmember Shape for Deputy Mayor of the City of SeaTac.

With no further nominations, Mayor Fisher declared the nominations closed.

UPON A ROLL CALL VOTE, COUNCILMEMBER RALPH SHAPE WAS UNANIMOUSLY ELECTED AS DEPUTY MAYOR OF THE CITY OF SEATAC THROUGH DECEMBER 31, 2007.

COUNCIL RETREAT:

•**Discussion on 2006 Council Retreat Plans**

Council discussion ensued with City Manager Ward as to the date and location for their retreat. Council concurred that February 11 and 12 was an agreeable time frame. Cedarbrook, in SeaTac, was selected as the most convenient facility for the retreat. Next, the subject of a facilitator was discussed. Dee Endelman, Agreement Dynamics, successfully facilitated the 2005 Retreat. The daily cost for her services was discussed and staff was assigned to research her availability and related costs. To date, there are only four items on the agenda and depending on how many items are added, it might be pertinent to hire her on an hourly basis verses daily rate.

ADJOURNMENT:

MOVED BY ANDERSON, SECONDED BY DEHAN TO ADJOURN THE SPECIAL MEETING OF THE CITY COUNCIL AT 5.38 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

RECEPTION: A reception followed the Special Council Meeting to honor the newly elected/re-elected officials.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

January 10, 2006
6:30 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:35 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Chris Wythe, Terry Anderson, Anthony (Tony) Anderson, Joe Brennan, and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, City Clerk Judith Cary, Deputy City Clerk Kristina Gregg, City Attorney Mary Mirante Bartolo, Senior Assistant City Attorney Mark Johnsen, Finance Director Mike McCarty, Systems Administrator Bart Perman, Assistant Fire Chief Brian Wiwel, Parks & Recreation Director Kit Ledbetter, Public Works Director Dale Schroeder, Senior Project Coordinator Soraya Lowry, Fire Chief Bob Meyer, and Chief of Police Services Greg Dymerski.

FLAG SALUTE: (*The Flag Salute was performed at the preceding Study Session.*)

PUBLIC COMMENTS: There were no public comments at this time.

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 69567 – 69772) in the amount of \$3,283,891.76 for the period ended December 27, 2005.
- **Approval of claims vouchers** (check nos. 69773 - 69915) in the amount of \$219,583.43 for the period ended December 30, 2005.
- **Approval of payroll vouchers** (check nos. 44378 - 44413) in the amount of \$131,858.58 for the period ended December 15, 2005.
- **Approval of payroll electronic fund transfers** (check nos. 45017 – 45185) in the amount of \$254,155.88 for the period ended December 15, 2005.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$47,059.05 for the period ended December 15, 2005.
- **Approval of payroll vouchers** (check nos. 44414 - 44454) in the amount of \$351,134.88 for the period ended December 31, 2005.
- **Approval of payroll electronic fund transfers** (check nos. 45186 - 45356) in the amount of \$256,094.94 for the period ended December 31, 2005.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$47,734.54 for the period ended December 31, 2005.
- **Approval of summary of \$5,000 - \$25,000 purchase requests** for the period ended January 6, 2006.

Approval of Council Meeting Minutes:

- **Public Safety & Justice Committee Meeting** held December 13, 2005.
- **Special Council Meeting** held January 3, 2006.

Acceptance of Advisory Committee Meeting Minutes:

- **Planning Commission Meeting** held November 21, 2005 (Commission approved December 12, 2005).

The following Agenda Items were recommended at the January 10, 2006 Study Session for placement on this Consent Agenda:

Agenda Bill #2626

A Motion authorizing the City Manager to execute a Contract with King County (KC) for Institutional Network (I-Net) Services

Summary: This Motion authorizes the City Manager to execute a contract with KC for I-Net services. The City currently uses the KC I-Net as its Internet Service Provider (ISP). The services provided by KC are Internet connectivity, attachment to the Intergovernmental Network (IGN) and Domain Name services. The City's contract for I-Net services with KC expired December 31, 2005. The new contract will extend the existing contract for another three years.

The base monthly price for I-Net services will be \$839 for the first year, \$955 for the second year, and \$982 for the third and final year of the contract. The total cost for the three years of the contract extension is \$33,312.

CONSENT AGENDA (Continued):

Agenda Bill #2615

A Motion authorizing the City Manager to execute a one-year Contract with Imagenet, LLC for Electronic Document Management Services

Summary: The City's current Records Management System is inadequate for the services needed. For example: 1) in 1994, the City Clerk's Office purchased an indexing system to search City Clerk computer files. Since 2003, the indexing system has not functioned correctly and the company is no longer maintaining the system; 2) since 1994, the City Clerk's Office has been microfilming various permanent records. Researching and printing from the microfilm is time-consuming and the printed copy is substandard; 3) the Records Center is near maximum capacity; and 4) the Building Division has been retaining all building plans (commercial and residential). The State of Washington Regional Archivist has advised staff that only the Commercial Plans need to be retained. This reduces the current amount of plans from approximately 25,000 to 5,000 and greatly lowers the cost of scanning.

Therefore, to assist the City Clerk's Office as well as the other City departments in records management and records requests, a new system is needed to efficiently retrieve documents.

Imagenet LLC will provide services that will allow persons to access records over the internet. Confidential records will be protected.

Prior to adoption of the 2006 Budget, the City Clerk's Office contacted five firms for estimates and options offered. The two main options were: 1) purchase software and hardware and maintain the system in-house; or 2) pay to have a firm scan the documents and pay a small monthly fee to have the documents hosted on the internet. After review, it was determined that option 2 would serve the City best. Of the five firms, the following two provide this service:

<u>Firm</u>	<u>Yearly Web Access Fee</u>	<u>Large Format Capability</u>
Imagenet	\$2,400 unlimited access	Yes
Washington Archives Management	\$30,000 for 100 employees	No

This Motion authorizes execution of a contract with Imagenet, LLC, not to exceed \$40,000. The City Council approved \$40,000 as part of the 2006 Annual City Budget for this expenditure.

Agenda Bill #2608

A Motion authorizing the purchase of two replacement Staff Vehicles and declaring a 1992 Ford Taurus and a 1992 Chevrolet Blazer surplus

Summary: This Motion authorizes the purchase of two 2006 Ford Escapes to replace a 1992 Ford Taurus and a 1992 Chevrolet Blazer, currently used by the City Fire Inspectors, and includes the surplus of the Taurus and the Blazer. These purchases are included in the City Capital Improvement Plan (CIP) and the 2006 budget.

These vehicles are beyond their expected life and have become unreliable and require excessive repairs. The Fire Department has a 10-year replacement cycle as identified in the CIP, and exceeds the City's replacement cycle by four years. In addition to the inspectors' daily duties, they are called back to assist at emergency scenes. The two 2006 Ford Escapes are similar to the vehicles purchased by the City Building Inspectors and have space for the necessary protective equipment and tools.

The new vehicles will be purchased utilizing the Washington State contract award process. This allows the City to purchase vehicles at substantial savings and eliminates the need to go to formal bid.

Two 2006 Ford Escapes and related equipment have been approved in the 2006 budget for \$41,160 (\$20,580 for each vehicle). The estimated cost of the vehicles including taxes and fees is \$35,656.36. The related markings, tools, and equipment to be installed in the vehicles, will be purchased within the remaining \$5,503.64. The total expenditure is taken from the Fire Apparatus Replacement Fund.

Agenda Bill #2618

A Motion approving the low bidder for printing the Parks & Recreation Quarterly Activities Guide

Summary: This Motion authorizes execution of a contract with the low bidder for printing the Parks & Recreation Quarterly Activities Guide. Staff sent out specifications and received bids from seven vendors. The low bidder was Northwest Publishing Center, located in Seattle. Although their printing costs are \$10 more than the closest bidder, the cost for their mailing fees is \$135 less. This equates to \$125 less per quarterly brochure. The bid includes an annual contract for four issues. The City has the option to extend this contract in one-year increments for a maximum of three additional years. In the event of an annual increase, the increase can not exceed five

CONSENT AGENDA (Continued):

Agenda Bill #2618 (Continued): percent annually and must be justified with documentation. Printing for the first issue of the Parks & Recreation Quarterly Activities Guide on this contract would be scheduled in February 2006.

The bid results for each quarterly guide are as follows (Base Bid):

<u>Firms</u>	<u>Printing Cost</u>	<u>Mailing Fees*</u>	<u>Total</u>
Northwest Publishing Center	\$5,159.00	\$150.00	\$5,309.00
Consolidated Press	\$5,149.00	\$285.00	\$5,434.00
Glacier Printing & Graphics	\$7,650.00	Not available	\$7,650.00
Southgate Group	\$8,016.20	\$883.50	\$8,899.70
Printing Control Graphics	\$8,649.12	\$942.50	\$9,591.62
Cenveo Seattle	\$9,130.00	\$808.76	\$9,938.76
Staples	\$35,470.00	Not available	\$35,470.00

*Mailing fees include all costs for preparing the brochures for mailing. They do not include postage.

The Parks & Recreation Department has an approved budget of \$25,150 from the General Fund for budget year 2006 for the printing portion of this project. The total impact of this request for printing is \$22,451.20 including sales tax. Annual cost for mailing fees is \$652.80.

Agenda Bill #2614; Ordinance #06-1001

An Ordinance approving a King Conservation District Grant and Budget Amendment for South 188th Street Landscape Project

Summary: This Ordinance approves a King Conservation District Grant and Budget Amendment of \$23,000 for the South 188th Street landscape project.

The project is to landscape an area approximately 600-feet long by 10-feet wide of City right-of-way (ROW) on the south side of South 188th Street from the former Runway Tavern site to the Avis Rental car site. The Port of Seattle (POS) has completed the Interlocal Agreement (ILA) Perimeter Landscape project west of the tunnel and was not allowed to landscape this additional City ROW due to Federal Aviation Authority (FAA) regulations. This left a gap in the landscaping that the Public Works and Parks Directors determined was best to fill with landscaping. The Parks Director approached the King Conservation District Board of Directors to fund the landscape project which was approved at their December 2005 meeting. The project will not use any City funds and is estimated not to exceed \$23,000 for construction. The project will be completed in-house by Parks and Public Works staff in March 2006.

Agenda Bill #2595; Resolution #06-001

A Resolution amending the City of SeaTac Schedule of License Fees, Permit Fees, and Other Fees and Charges for City Services

Summary: This Resolution amends the City's Schedule of Fees to change the amount of the franchise fee for a Hazardous Liquid Pipeline franchise, in order to be consistent with State case law.

Currently, the City Fee Schedule charges \$13.50 per lineal foot annually for a Hazardous Liquid Pipeline franchise. However, current Washington case law provides that certain franchise fees charged by Municipalities must be directly related to the administrative costs of the franchise, in order to not be considered an unlawful tax. As administrative costs will be determined on a case-by-case basis, the fee schedule will not state an actual dollar amount, but will state the fee as actual administrative costs of franchise administration.

Agenda Bill #2616

A Motion authorizing the City Manager to enter into a Mutual Aid Agreement for Fire Services between the City of SeaTac and King County (KC) Fire Agencies

Summary: This Motion authorizes entry into an agreement with other KC Fire Agencies (other KC Cities, Fire Districts and the POS) for mutual aid assistance in the event of a fire or other emergency and for the City of SeaTac Fire Department to provide those services if needed by other agencies.

This Agreement authorizes the City of SeaTac Fire Department to respond outside the City to assist other agencies. It also sets up an agreement that other Cities and Fire Departments will assist the City of SeaTac, as needed. This is an update to the agreement currently in place which was adopted in the early 1990's.

CONSENT AGENDA (Continued):

MOVED BY DEHAN, SECONDED BY T. ANDERSON TO ACCEPT THE CONSENT AGENDA WITH THE EXCLUSION OF THE MT. RAINIER FUNDING ITEM UNDER THE SUMMARY OF \$5,000 - \$25,000 PURCHASE REQUESTS.

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING:

•Development and Transit Way Agreement (DA) between the City and Sound Transit – City Manager

Mayor Fisher opened the Public Hearing at 6:40 p.m.

City Attorney Mirante Bartolo explained the Public Hearing process for this specific DA.

Senior Project Coordinator Lowry gave a detailed report on the DA (Please refer to the following Agenda Bill No. 2582; Resolution #06-002 Summary for data Ms. Lowry presented.).

City Manager Ward stated his appreciation of the City staff's work on this DA as well as the effort of Sound Transit. There have been concessions on both sides and a solid working relationship was formed during the DA process.

Sound Transit Chief Executive Officer (CEO) Joannie Earl stated Ms. Lowry's report was one of the most comprehensive deliveries; to the point that she did not have much to add. It is hard to believe that only a year ago in December 2004, the term sheet DA was done, the procurer to the DA. It is a proud moment for both parties. She has been impressed with the amiable negotiations between the POS and the City; some of the most professional win-win discussions she has experienced in her five years with Sound Transit.

Ms. Earl stated she is doing a lot of public speaking and she shared the importance of this DA to the region to which there is spontaneous applause for the Light Rail Extension to the Airport. City staff has been consistent about the City Center and the ability to do a pedestrian bridge and a Kiss & Ride and to leave the options open for the City and still meet Sound Transit's certainty need. This project has an aggressive schedule to benefit the public, the Winter Olympics, the State, airport employees, SeaTac community and surrounding communities. Ms. Earl concluded by thanking the Council for their work on the development of the Airport Extension.

Project Manager of the Airport Link Martin Schachenmayr stated Sound Transit and the City have been working a long time to get the Light Rail Link to SeaTac and the Airport. The DA is a major milestone in that effort. He also agreed Ms. Lowry's report was very comprehensive and informative and he assured Council that Sound Transit is totally in DA with the City's report. For the last six months, the City and Sound Transit have worked diligently to arrive at the needed improvements to the project. He thanked the City staff for their proactive participation in making significant contributions to a high quality design. Sound Transit looks forward to working with the City in the construction stage.

CM Brennan recalled the early years of the SeaTac/Airport Link route planning. Sound Transit provided five options for the route for Council input, some of which options were unacceptable to the City and caused a great deal of negotiating between the City, the POS, and Sound Transit. He added he was pleased that a DA has been finalized and the project is to be first-class.

Mayor Fisher concurred with CM Brennan, stating he felt the whole Council was in agreement with the final DA.

CM Shape stated for at least the last 50 years, he has seen many people-mover plans come forward and then be rejected. He thanked both the City and Sound Transit staffs for their combined hard work in order to bring this to a final DA. He added that he, as well as the other SeaTac citizens, really look forward to the completion of this project.

Mayor Fisher mentioned that CM DeHan has been on the project from the start of the development plans.

CM T. Anderson stated this project has resulted in an excellent product due largely to the outstanding working relationship between the parties. As the Highline Historical Society Chair, she added that photos and information on the development of the Airport/SeaTac Link will be an important addition to the Highline Historical Museum for years to come.

There was no public input.

Mayor Fisher closed the Public Hearing at 7:20 p.m.

NEW BUSINESS:

Agenda Bill #2582; Resolution #06-002

A Resolution authorizing the City Manager to enter into a Development and Transit Way Agreement (DA) between the City and Sound Transit

Summary: This Resolution authorizes a DA between the City and Sound Transit regarding the Airport Link Project. The DA is designed to enhance public benefits resulting from the project and provide Sound Transit with greater certainty in managing the Airport Link Project.

Background

Sound Transit submitted a DA application to the City on September 12, 2005 for the Airport Link Project. The project is an extension of the 14-mile initial segment under construction between downtown Seattle and Tukwila. It includes 1.7 miles of light rail, the SeaTac/Airport Station, a pedestrian overpass linking the station to the planned City Center, as well as a drop-off/pick-up area, known as the Kiss & Ride, located at International Boulevard (IB) and South 176th Street.

DAs may be entered into, by and between the City and project proponents pursuant to the Revised Code of Washington (RCW) 36.70B.170 through .210, SeaTac Municipal Code (SMC) 15.05.057, and SMC 15.22.055, provided that the terms of any such DA are generally consistent with the purposes and standards of the Comprehensive Plan (CP) and development regulations in existence and generate significant public benefit. Through extensive meetings with Sound Transit and numerous briefings of City Council Committees, appropriate terms of a DA, including the terms for the use of public ROW for transit purposes, have been negotiated pursuant to City Codes, specifically in accordance with SMC 15.22.055. This DA will be in the best interests of the City of SeaTac and Sound Transit, and will provide demonstrable public benefit to the local community.

Public Benefit - City

The DA has been designed to enhance public benefits resulting from the project in six key areas including quality of transit service, transit-oriented development, mitigations, security, nuisance parking, and fire life safety.

I. Improved Transit Service: The DA helps expedite implementation of improved transit service, which includes service to downtown Seattle every 6 minutes in the peak periods, up to 20 hours per day; travel times that are 30 percent faster to downtown Seattle than local bus service; a dedicated ROW that is separate from street congestion; and integration with local bus services, allowing for redeployment of resources for new and improved services.

II. Transit-oriented Development Opportunities: The DA helps create opportunities for transit-oriented development in a number of ways. The DA commits Sound Transit to provide a direct pedestrian connection linking the station to IB and the planned City Center. A separate pedestrian connection will link the station to the airport. The City anticipates that these pedestrian connections will provide a strong stimulus to transit-oriented development in the station area and is currently conducting a station area planning process, funded by Sound Transit, to support this development in the area.

The Kiss & Ride site holds particular transit-oriented development potential, given its immediate proximity to the pedestrian bridge. The DA includes several terms to maintain flexibility on the site for future development. Specifically, the DA provides flexibility in reconfiguring the Kiss & Ride to fit within a transit-oriented development. The essential Kiss & Ride programmatic elements would be housed within the development, freeing up key ground floor and street front space for other uses. The DA provides the City with two options for doing this: a) the City notifies Sound Transit by September 1, 2006 of its intent to construct the Kiss & Ride functions. Sound Transit pays the City \$691,220 toward construction; or b) the City notifies Sound Transit by March 31, 2008 of its intent to construct the Kiss & Ride functions. Sound Transit would not make a financial contribution toward construction.

The DA also provides an option to provide regional storm drainage basin improvements in lieu of a stormwater detention facility at the Kiss & Ride site. This arrangement would keep the site more open to future development by limiting underground facilities.

III. Enhanced Mitigations: The DA commits Sound Transit to enhanced mitigation of project impacts through a package of mitigations that are in addition to those required by the Federal Transit Administration in their review of the project. Considering only the most easily quantifiable mitigation elements, the DA brings an additional \$4.5 million in investments to the City as shown in the table below:

NEW BUSINESS (Continued):

Agenda Bill #2582; Resolution #06-002 (Continued):

Mitigation	Investment
Tukwila IB Station Area Capital Improvements (includes area in the City of SeaTac)	\$1,680,000
SeaTac/Airport Station Area Capital Improvements	\$2,490,000
Art Enhancement	\$150,000
Staff Time	\$208,000
Total	\$4,528,000

- The City has the flexibility to expend capital improvements funds for both station areas based on City priorities.
- Art enhancement funds will be allocated to art projects as determined by the City.
- Staff time reimbursement covers time spent on the project that would not otherwise be reimbursed through plan review or permit fees.

IV. Security: The DA commits Sound Transit to enhanced security measures at the SeaTac/Airport Station, including providing: first response for any criminal activity at the station through a contract for commissioned law enforcement personnel; parking enforcement at the Kiss & Ride; a dedicated, uniformed security person during operational hours; a collaborative environment for jointly discussing crime trends and emerging issues; training, including exercises, prior to start up of Central Link; and \$25,000 toward additional emergency transit training as determined by the City of SeaTac.

V. Nuisance Parking: Nuisance parking is an issue for SeaTac, given its close proximity to the airport. The DA commits Sound Transit to conduct a parking study that will evaluate parking patterns in the SeaTac/Airport Station area before and after light rail service commences. This data will help the City determine what, if any, parking management strategies are needed to deter nuisance parking.

VI. Fire Life Safety: The DA commits Sound Transit to enhanced fire life safety measures for the Airport Link Project, including providing additional emergency egress, access for the Fire Department for emergency response, water supply through new hydrants and a dry standpipe system on the guideway, and emergency drills and training with the City and POS prior to and during operations.

Public Benefit - Sound Transit

The DA also provides Sound Transit with a greater level of certainty during the design, construction and operation of light rail in SeaTac by: granting a non-exclusive use of portions of the public ROW, known as the Light Rail Transit Way, to operate and maintain a light rail transit system; committing the City to expedited plan review and permitting to help Sound Transit achieve it's aggressive project schedule; vesting the project under current City Codes as of October 10, 2005 with the exception of any changes required due to a serious threat to public health and safety; and allowing minor code deviations based on the City's determination that the project is well-designed and judgment that such departures are offset by providing a benefit to the City of equal or greater value relative to the departure, pursuant to SMC15.22.055(C).

City Project Management Process

The City's strategy for managing the complex Airport Link Project includes three main components: 1) the DA; 2) a Conditional Use Permit for Essential Public Facilities (CUP-EPF); and 3) administrative permits.

As noted above, the DA allows for minor code deviations, which will bring the project into compliance with City Codes. Code compliance will be an issue for consideration by the Hearing Examiner (HE) in relation to the CUP-EPF Public Hearing, to be held on January 12, 2006.

The administrative permit process will be on-going and will ensure that the project's design and construction meets City Codes.

Background Materials

The DA is based on the following background documents, which also constitute the Public Record in this matter:

1. CUP-EPF and DA Application
2. Vicinity Map
3. Proposed DA, December 20, 2005
4. Report of the Ad Hoc Committee for Light Rail Report, November 2000
5. Kiss & Ride Site Context Map, South 176th Street Station Area

NEW BUSINESS (Continued):

Agenda Bill #2582; Resolution #06-002 (Continued):

6. CP Designations, December 2005
7. Current Zoning, December 2005
8. Central Link Light Rail Transit Project Final Environmental Impact Statement (EIS), November 1999
9. Addendum to the Final EIS for the Initial Segment, November 16, 2001
10. Tukwila Freeway Route Final Supplemental EIS, November 2001
11. Initial Segment Environmental Assessment, February 2005
12. Airport Link Environmental Assessment, May 2005
13. Regional System Rail Alignment Map
14. Agreement in Principle between the POS and Sound Transit, January 15, 2003
15. Record of Decision by the Federal Transit Administration, September 13, 2005
16. Public Comment on Airport Link Environmental Assessment, Summaries from Meetings Held March 3 and June 15 (2005), and Minutes from June 15, 2005 Public Hearing on the Airport Link Environmental Assessment
17. Sound Transit Board Resolution R2005-16
18. Sound Transit Board Resolution R2005-15
19. Unclassified Use Permit, City of Tukwila
20. DA, City of Tukwila
21. Port Letter Confirming Project Consistency with Port Plans, December 21, 2005
22. Sound Transit Board Motion M2005-101
23. Sound Transit Board Motion M2005-09
24. Airport Link Project Preliminary Engineering Drawings, August 31, 2005
25. Airport Link Project Preliminary Engineering and Architecture Design Report, August 31, 2005
26. Correspondence between City of SeaTac and Sound Transit Staff, September/October, 2005

This Resolution commits Sound Transit to approximately \$4.5 million in mitigations over and above those required by the Federal Transit Administration in its review of the project.

No impacts to the City's General Fund are anticipated.

City Attorney Mirante Bartolo added that this DA has gone before all the Council Committees for a total of 10 briefings, two Study Sessions and the preceding Public Hearing with testimony and comments.

MOVED BY DEHAN, SECONDED BY SHAPE TO PASS RESOLUTION NO. 06-002.

MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS: Steve Pinto, 3741 South 192nd Street, spoke regarding his inquiry at a November 2005 Regular Council Meeting about the "Traditions at Angle Lake" development. He asked for an explanation of the type of government SeaTac is. He feels citizen input and petitions seem to go unheard and not taken into consideration on the development.

Mayor Fisher stated the ruling is that Council does not enter into debate from the dais with public comments.

City Attorney Mirante Bartolo stated the City has a different perception of the events of the development. The City feels that it has been responsive and there has been extensive communications with Mr. Pinto on the issue.

City Manager Ward added that he is aware of conditions that were requested in the petition and in discussions that were directly related to the HE's requirements on the development. He added that the petitioners, as well as Mr. Pinto, have been successful in some of their concerns. Secondly, as to Mr. Pinto's question regarding the type of government the City of SeaTac is, it is a Council/Manager form of government which means that on a day-to-day basis, the City Manager is responsible for implementing the policies that the City Council adopts. For the case of the stated development, the subdivision application hearing is to be conducted and the permit conditions are to be imposed by a HE employed by the City. That is why the comments made had little bearing to the Council. The Council had delegated the responsibility to a HE, which was a policy determination of the Council. Mr. Ward explained the procedure process and conditions required of a subdivision for the EIS to mitigate the impacts. Having established those procedures, the Council then expects the City Manager, staff, and HE to enforce them. If the Council finds the procedures are inadequate, they can decide to change those policies and procedures, but that likely would not affect the underlined permit.

PUBLIC COMMENTS (Continued): Bob Stutz, 3742 South 192nd Street, stated that in mid-November, he presented comments to the Council concerning the poplar trees bordering the development. He stated his property borders on the south side of the development. At that time, Mr. Ward explained to him the process he needed to do. Mr. Stutz met with Planning staff and expressed his concerns and it has been approximately two months and he has not heard from the City about the trees. It is his concern that if the trees should fall in a storm, they are apt to fall on his house.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) a Request for Proposals (RFP) for a mixed-use development has been published and sent to qualified developers in the Puget Sound area and nationally; 2) on January 12 at 6:00 p.m., a hearing by the HE will be held on the Light Rail CUP in the Council Chambers; 3) the Southwest King County Chamber of Commerce (SWKCC) is holding two functions: January 12, for their monthly SeaTac Business Committee Meeting at Thrifty Auto Sales, and January 13, their Membership Luncheon at the former Radisson Hotel at South 176th Street; 4) on January 19, there will be a meeting of the Police Oversight Committee and Police Chief Dymerski will attend and report back to the City; 5) the Council group photo planned for January 24 at 4:30 p.m. will be rescheduled when all Councilmembers are available; 6) on January 25, an Open House/Public Meeting on stationary planning on the stations at South 176th Street and at South 154th Street will be held in the Council Chambers; 7) KC Council rejected the match of the City's support of the Tyee Health Clinic in their budget. However, KC Councilmember Julia Patterson prevailed with KC Executive Ron Sims to reinsert KC's match. KC Council adoption is still to come; and 8) KC Police Captain Annette Louie gave birth to a daughter, Amy, this past week and both mother and daughter are doing fine.

COUNCIL COMMENTS: Councilmember T. Anderson stated there was a Suburban Cities Association (SCA) Meeting in the Council Chambers last week and a City staff member was finally able to operator the microphones. She requested that written instructions be placed near the microphone switch. Secondly, she advised Council that she has been appointed to an additional two-year term to the SCA Board of Directors.

Deputy Mayor Shape stated Wednesday evening, January 18, the SCA Public Issues Committee will meet and he would like to place a summary of the issues on their agenda for Council review and comments.

CM Brennan stated the Hotel-Motel Tax Advisory Committee will meet at 9:30 a.m., Wednesday, January 11, at City Hall.

Mayor Fisher informed the Council that Tony Scoccolo, a member of the Senior Citizens Advisory Committee, is in the Riverton Heights Hospital due to a fall. Secondly, Mayor Fisher welcomed Tony Anderson to the Council.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY BRENNAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:41 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

January 24, 2006
6:30 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:31 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson and Joe Brennan. Excused Absence: Councilmember Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Clerk Judith Cary, City Attorney Mary Mirante Bartolo, Senior Assistant City Attorney Mark Johnsen, Human Services Coordinator Kathy Black, Facilities Director Pat Patterson, Parks & Recreation Director Kit Ledbetter, Public Works Director Dale Schroeder, Planning Director Steve Butler, Fire Chief Bob Meyer, and Chief of Police Services Greg Dymerski.

FLAG SALUTE: (The Flag Salute was performed at the preceding Special Study Session.)

PUBLIC COMMENTS: Pat Carter, 3041 South 201st Street, commented that the print on the map of eligible properties of the Mixed Use Development Request for Proposals (RFP) was too small to read and identify the properties.

Mayor Fisher requested staff assist Mrs. Carter on this issue.

MAYORAL APPOINTMENT:

•Confirmation of Mayoral Appointment of Jon Ansell and Margaret Gray to the Senior Citizen Advisory Committee

MOVED BY T. ANDERSON, SECONDED BY SHAPE TO CONFIRM THE MAYORAL APPOINTMENT OF JON ANCELL AND MARGARET GRAY TO THE SENIOR CITIZEN ADVISORY COMMITTEE.

MOTION CARRIED UNANIMOUSLY.

Mayor Fisher read the Certificates of Appointment and presented the certificates to the new committee members and thanked them for volunteering their service to the City.

PRESENTATION:

•Gulf Deployment of Firefighters (FF) to assist Katrina Victims

Fire Chief Bob Meyer stated that FF Tim Martinson was deployed to the Gulf war, and upon his return, he was promoted to Fire Captain. During his tour of duty, he was stationed 20 miles south of Kuwait. He flew the American Flag and the City of SeaTac Flag on the 5th of July due to reasons he was unable to on the 4th. Captain Martinson presented the Council with the flags. He thanked the City Council and staff for their support of his family during that time. His wife, Karen, was with him this evening to receive his upgrade.

Fire Chief Bob Meyer stated when Hurricane Katrina hit the Gulf region and Federal Emergency Management Authority (FEMA) put out a request for all the Fire Departments throughout the Nation to send FFs to assist the victims of Katrina and soon to follow, Hurricane Rita. Over 50 percent of SeaTac's FFs volunteered to go. Fire Captain John Gallup and FFs Don Nelson, Shawn Dailey, and Matthew Tarabochia were selected. Chief Meyer added that their families were taken into consideration in the decision to send the men. The deployment was for at least 30-days; however, it turned out to be 60 days. The men were divided into two teams and they did an outstanding job representing the City.

Fire Captain Gallup thanked the Council for allowing the FFs to go to the aid of the hurricane victims. He gave a power-point presentation on their deployment. The hurricane victims were very appreciative of the SeaTac FFs for their assistance. The storm formed on August 23, 2005 as a hurricane and reached Louisiana (LA) on August 29 at 175 mph sustained winds (Category 5) and wind speed at landfall was 125 mph (Category 3). It originally made landfall in Miami, Florida (FL). This was the largest hurricane of its strength on record. It caused 1,392 deaths and 3,200 people unaccounted for. The damage is estimated at \$75 billion. It displaced 1.5 million people and 3 million people left without electricity. The Disaster Declarations of the Federal Government covered about 90,000 square miles or the size of the United Kingdom. Because of the hurricane's size and intensity, FEMA requested 2,000 FF Teams to be utilized as Community Relations (CR) Teams. The City of SeaTac committed to two two-person teams. They were sent to Atlanta, Georgia (GA) for training sessions in CR team work. The SeaTac FFs were deployed to the Bayou La Batre, Alabama (AL), a small shrimp and fishing community. The majority of the town was under 15 feet of water from storm surge. The teams were assigned to work the retail stores but nothing

PRESENTATION (Continued):

Gulf Deployment of FF (Continued): was available. There was one Red Cross Shelter for people applying for FEMA assistance. The FFs worked with the small medical staff.

Next, the team worked in the FEMA Disaster Recovery Center. This is a place where different assistance organizations processed people through. They found church groups were the most effective in assisting the community. In addition to Bayou La Batre, AL, the FFs were assigned to Mobile County, Alabama to distribute information to assist the victims and also tasked to locate displaced persons in hotel/motels. There was little to no FEMA support and they were unaware of what the other teams were doing in the area, no knowledge of its mission or goal and no resource to go to. During the end of SeaTac FFs' stay in AL, FEMA asked the teams to commit to additional deployment time. SeaTac agreed to stay on. During this time, Hurricane Rita was coming through.

Their second deployment was to Poplarville, MS, in George County where they teamed up with other FFs to make a nine-man team. At this point, FF Dailey had to leave for home. The damage in this County was extensive. MS had the worst damage they encountered. Entire Cities were destroyed. There were no shelters and the mold was beginning to pose health problems. Captain Gallup explained the difference in the set up in MS verses AL. By default, he became the County leader. In this area, FEMA was more structured and the FFs were assigned to operational work, tree cutting, and roof tarping jobs. Food was provided through Red Cross and clothing, household goods, cleaning materials, and even a wheelchair for a person who was displaced from New Orleans were supplied through Biloxi, MS where one FF was assigned to provide these items. This was not from FEMA. The FFs made calls throughout the Nation to different companies, warehouses, and City and County community groups for donations. The FFs helped with getting travel trailers to the people. Toward the end of the City FFs' stay in the Gulf, FEMA asked the FF to stay longer as they were losing volunteers. FF Nelson needed to return home and no replacements for King County (KC) were expected until the end of October. So, with Fire Chief Meyer's consent, FF Tarabochia and he agreed to stay on for an additional 10 days. FEMA had contracted with private contractors to bring in the travel trailers. That was frustrating because there was no oversight by FEMA. For the 160 families badly needing housing, only six trailers, at the most, were moved into the County each day. In the County south of them, 200 trailers were moved in each day. The FFs had no leverage over the private contractors. There was no oversight checking over the trailers before they were delivered. Consequently, many of the trailers lacked properly working water heaters, air conditioning, etc.

In conclusion, Captain Gallup stated he, along with the other SeaTac FFs were very proud to go there. It provided a lot of useful knowledge in dealing with a major disaster. When they were leaving, FEMA was pulling in more local hires, people who had lost their jobs and homes.

Council and audience applauded the FF for the outstanding work they performed in the Gulf and the excellent presentation.

CONSENT AGENDA:

- **Approval of payroll vouchers** (check nos. 44455 - 44490) in the amount of \$136,355.87 for the period ended January 15, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 45357 – 45523) in the amount of \$265,332.00 for the period ended January 15, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$51,496.19 for the period ended January 15, 2006.
- **Approval of summary of \$5,000 - \$25,000 purchase requests** for the period ended January 20, 2006.

Approval of Council Meeting Minutes:

- **Regular Council Meeting** held December 13, 2005.
- **Administration & Finance Committee Meeting** held December 13, 2005.
- **Administration & Finance Committee Meeting** held January 10, 2006.
- **Public Safety & Justice Committee Meeting** held January 10, 2006.
- **Regular Council Meeting** held January 10, 2006.

Acceptance of Advisory Committee Meeting Minutes:

- **Library Advisory Committee Meeting** held August 16, 2005 (Committee approved January 17, 2006).
- **Senior Citizen Advisory Committee Meeting** held November 17, 2005 (Committee approved December 15, 2005).

CONSENT AGENDA (Continued):

The following Agenda Items were recommended at the January 24, 2006 Special Study Session for placement on this Consent Agenda:

Agenda Bill #2617

A Motion authorizing the City Manager to enter into an Interlocal Agreement (ILA) with the City of Tukwila for the planning, funding and implementation of a Joint Minor Home Repair Program

Summary: This Motion authorizes entry into an ILA with the City of Tukwila for utilization of Community Development Block Grant (CDBG) funds to operate a Minor Home Repair program for the benefit of low and moderate-income SeaTac homeowners.

Under this ILA, Tukwila and SeaTac will make joint application for CDBG funding and will work together in the planning and implementation of a Minor Home Repair program. Tukwila has offered to provide fiscal and administrative support for the joint Minor Home Repair program in 2006. The Minor Home Repair program will provide minor electrical, plumbing, carpentry, and disability access repairs for SeaTac's elderly, younger disabled, and low-income families to help them maintain their homes in a decent, livable, and safe condition.

Under the 2005 reorganization of the CDBG program, KC will no longer contract with individual Cities for smaller funding amounts. SeaTac and Tukwila therefore made joint application to KC for \$40,000 to improve their overall chances of being funded. The application was approved with SeaTac's portion at \$22,000 and Tukwila's portion at \$18,000. The joint application requires one fiscal agent to administer the grant, Tukwila being the agent for 2006. SeaTac will use its \$22,000 to provide minor home repairs that meet the criteria of the CDBG program. SeaTac will pay contractor invoices for work performed for the benefit of SeaTac's eligible homeowners. Tukwila will submit invoices from both Cities to KC for reimbursement and will remit reimbursement to SeaTac. Neither City will use more funds than have been agreed upon. There are no other responsibilities for this ILA.

Agenda Bill #2620

A Motion authorizing Final Acceptance of the SeaTac Senior Center Construction Work

Summary: This Motion accepts the work by various contractors for the construction of the new Senior Center. The City acted as its own general contractor and sub-contracted several portions of the work.

The approved budget for construction is \$1,487,176.00. The total costs expended to-date is \$1,454,759.14.

Final acceptance will have no fiscal impact beyond payment of retainage as budgeted.

Agenda Bill #2613

A Motion approving Royal Construction for the Rough Grading Bid, approving Big Trees Inc. for the Tree Removal and Placement Bid, and rejecting all Bids for Pond Construction and Stone Work, related to the Japanese Garden Relocation Project

Summary: A Motion approving Royal Construction for the rough grading bid, approving Big Trees Inc. for the tree removal and placement bid and rejecting all bids for pond construction and stone work related to the Japanese Garden Relocation project.

Call for Bids were sent out on December 29, 2005 and opened on January 18, 2006. Staff sent out plans and specifications that were divided into three categories: rough grading; pond and stone work; and tree removal and placement. Because of possible unknown factors such as buried concrete, etc., the Parks Department is requesting a 20 percent contingency. The City received only one bid for the pond and stone work but had several contractors request plans. The one bid for the pond and stone work was much higher than anticipated and staff is requesting the City Council reject that bid so the City can re-bid the pond and stone work. A summary of bids is listed below:

Rough Grading

<u>Contractors</u>	<u>Base Bid</u>	<u>With 20% Contingency & Tax</u>
Royal Construction	\$18,860.00	\$24,623.62
Mini-Dozer Work	\$19,500.00	\$25,459.20
Marine Vacuum Service Inc.	\$127,123.00	\$165,971.79

Pond & Stone Work

<u>Contractors</u>	<u>Base Bid</u>	<u>With 20% Contingency & Tax</u>
Marine Vacuum Service Inc.	\$186,680.00	\$243,729.41

CONSENT AGENDA (Continued):

Agenda Bill #2613 (Continued):

Tree Removal & Placement

<u>Contractors</u>	<u>Base Bid</u>	<u>With 20% Contingency & Tax</u>
Big Tree Inc.	\$15,300.00	\$19,975.68
Marine Vacuum Service Inc.	\$24,780.00	\$32,352.77

It is recommended that the City Council approve Royal Construction for the rough grading bid, Big Trees Inc. for the tree removal and placement bid, and reject all bids on the pond construction and stone work.

The lowest bidder costs are within the Japanese Garden Relocation budget of \$246,250 from 2005 budget (to be carried forward to 2006 budget) and \$50,000 in the 2006 budget approved by Council.

Agenda Bill #2612

A Motion authorizing the purchase of Vehicles and Equipment for 2006

Summary: The 2006 Annual Budget includes a \$351,200 appropriation in the Equipment Rental Fund for 2006 scheduled vehicle and equipment replacements. This fund has accumulated sufficient funds from the user departments over the useful life of the equipment listed below to finance their replacement. All equipment listed below is scheduled replacements of existing equipment and will be purchased within budget limitations. These vehicles and backhoe will be purchased from the State contract.

<u>Department</u>	<u>Description</u>	<u>Replacement / Decision Card</u>	<u>Cost</u>
Parks	2006 Ford ¾ Truck	Replacement	\$35,000
Parks & Rec	2006 Van (people mover)	Replacement	\$39,500
PW Admin	2006 Sedan	Decision Card	\$24,700
PW	2006 Chipper	Replacement	\$50,000
PW	2006 Crack Sealer	Replacement	\$60,000
PW	2006 Air Compressor	Replacement	\$24,000
PW	Backhoe	Replacement	\$110,000
PW	Jumping Jack	Replacement	\$5,500
PW	Jack Hammer	Replacement	<u>\$2,500</u>
		TOTAL	\$351,200

Agenda Bill #2624

A Motion authorizing the City Manager to execute Supplemental Agreement No. 3 to the Consultant Agreement with Perteet, Inc. for the Military Road South Project (South 176th to 188th Streets)

Summary: Staff is requesting approval to amend the Consultant Agreement with Perteet, Inc. to include additional professional engineering services.

On September 14, 2005, the Council passed a motion approving the Consultant Agreement with Perteet, Inc. for the design of the Military Road South Project. The scope of work included surveying and mapping, public involvement, environmental documentation, right-of-way (ROW) acquisition and design.

On June 28, 2005, staff approved Supplemental Agreement No. 1 which extended the contract completion date from June 30 to October 31, 2005.

On October 28, 2005, staff approved Supplemental Agreement No. 2 which extended the contract completion date from October 31, 2005 to August 1, 2006.

The proposed Supplemental Agreement No. 3 would amend the Consultant Agreement to include additional work that has been identified during the preliminary design. Included is additional environmental work, ROW acquisition, obtaining revisions to the Seattle Christian School Conditional Use Permit, design of a new trail connection and additional soils investigation. A detailed description of the additional services is attached.

It is recommended that the City Council authorize the City Manager to execute Supplemental Agreement No. 3 with Perteet Engineering for additional consultant services on the Military Road South Improvement Project.

CONSENT AGENDA (Continued):

Agenda Bill #2624 (Continued): The amount of the Supplemental Agreement is \$64,335.23. This amendment would increase the contract amount as follows:

Original Contract Amount	\$479,450.00
Supplemental Agreement No. 1	0.00
Supplemental Agreement No. 2	0.00
Supplemental Agreement No. 3	<u>\$64,335.23</u>
Contract Total	\$543,785.23

A total of \$339,900 in Federal Grants is available for the Consultant Agreement. Supplemental Agreement No. 3 will increase the City's matching funds from \$139,550 to \$203,885.23. The City's match would be paid from the Transportation Capital Improvement Plan (CIP) Fund (307).

MOVED BY BRENNAN, SECONDED BY T. ANDERSON TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS:

Agenda Bill #2594; Ordinance #06-1002

An Ordinance granting the Olympic Pipeline (OPL) Company a Nonexclusive Franchise to construct, maintain, and operate existing Pipeline Facilities within Public Right-of-Ways (ROW), Public Ways, and other ways within the City of SeaTac

Summary: This Ordinance grants a non-exclusive franchise to OPL to construct, operate, and maintain its existing pipeline facilities through certain public ROW in the City of SeaTac.

OPL currently operates a pipeline in the City, although they have not had a franchise with the City. As a result of the OPL Bellingham explosion in 1999, numerous Cities began requiring or renewing their franchises with OPL. City staff, including representatives from Public Works, Fire, Legal, and the City Manager's Office, have held numerous meetings with OPL and have negotiated what staff believes are appropriate terms for the franchise.

The specifics of the franchise are as follows:

1. The term is 10 years, with a 10-year renewal option.
2. The annual franchise fee is \$12,960, intended to cover the City's administrative expenses related to administering the franchise. The fee shall increase yearly by the amount of inflation as determined by 100 percent of the Consumer Price Index (CPI) for the Seattle-Tacoma-Bremerton Metropolitan area. OPL also must pay a franchise application fee of \$2,000.
3. OPL will maintain throughout the duration of the franchise, insurance of \$100 million combined for commercial general liability, \$2 million for automobile insurance, and \$50 million for environmental pollution liability.
4. OPL shall, except in the case of an emergency, obtain all applicable permits before performing work on its facilities subject to this franchise. In emergency situations, the Public Works Department will be notified of the situation and permits will be obtained as soon as possible after the emergency.
5. OPL shall repair any damage it causes to the ROW at its expense.
6. The franchise requires OPL to maintain an Emergency Response Plan in compliance with all local, State, and Federal requirements. OPL is required to notify the City Fire Department of any leak or spill greater than five gallons.
7. OPL will relocate its facilities at its sole expense at the City's request to accommodate a City Improvement Project.
8. In the event of abandonment or permanent cessation of use of its facilities, OPL shall either remove the facilities or with the City's consent, OPL may secure its facilities.
9. OPL shall operate and maintain its facilities in full compliance with all Federal and State laws.

This franchise will be effective March 1, 2006.

NEW BUSINESS (Continued):

Agenda Bill #2594; Ordinance #06-1002 (Continued):In answer to Councilmember (CM) Brennan at a prior Regular Council Meeting (RCM), Senior Assistant City Attorney Johnsen stated OPL has a franchise with Tukwila for \$500 per year which has been in effect for a significant period of time and SeaTac's franchise is \$12,960 per year, which will adjust with inflation. In the agreement which was presented to Council at the January 10 RCM, the franchise stated that the City of SeaTac could require OPL to relocate its pipeline facilities should it interfere with a road project. Staff discussed this with OPL that if it is mutually beneficial to both parties, OPL would pay for any increase costs for a road project. Pam Brady, OPL representative was in the audience for any questions.

MOVED BY BRENNAN, SECONDED BY T. ANDERSON TO ADOPT ORDINANCE NO. 06-1002.

MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS: There were no public comments at this time.

CITY MANAGER'S COMMENTS: City Manager Craig Ward had the following items of business: 1) Assistant City Manager Tina Rogers and he will be in Olympia Wednesday and Thursday, January 25/26 for the Association of Washington Cities' (AWC) City Legislative Action Conference; 2) the Planning Department is sponsoring an Open House/Public Meeting tomorrow on Stationary Planning; 3) the Radisson Hotel is closing for the Light Rail and Airport construction projects. The hotel has scheduled a farewell reception for January 30; 4) the Port has invited the Council to a "sneak peek" for the South 154th Street project scheduled for February 2 at 1:30 p.m.; 5) the 2006 Council Retreat is scheduled for February 11 and the next Study Session (SS)/RCM will be on February 14; and 6) February 15-20, he will be on vacation.

COUNCIL COMMENTS: CM A. Anderson expressed his appreciation of the work the FFs performed in the Gulf, representing the entire KC area.

CM Brennan commented on the professional presentation given by Fire Captain Gallup. He added the FFs walked into a major disaster and did their duties as assigned. The City should be very proud of them.

ADJOURNMENT:

MAYOR FISHER ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:38 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

February 14, 2006
6:30 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 7:10 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan, and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, Deputy City Clerk Kristina Gregg, City Attorney Mary Mirante Bartolo, Senior Assistant City Attorney Mark Johnsen, Public Works Director Dale Schroeder, Planning Director Steve Butler, Fire Chief Bob Meyer, and Chief of Police Services Greg Dymerski.

FLAG SALUTE: (The Flag Salute was performed at the preceding Study Session.)

PUBLIC COMMENTS: Joe Dixon, 19211 35th Avenue South, stated the following reasons for suggesting that Fire Station 45 be replaced first, with money currently allocated in the 2006 budget: 1) the City owns the land necessary to construct an earthquake-proof station, Emergency Coordination Center (ECC) and administrative offices; 2) Station 45 is more vulnerable to major earthquake damage; 3) the station can be built while maintaining regular fire services during construction of the new facilities; 4) the ECC and the administrative offices would remain where they are until new facilities are constructed attached to the new station; 5) then demolish the old Station 45, providing parking facilities and possible City-owned property for development; and 6) South 200th Street and International Boulevard (IB) traffic should be no different than it is today. He recommended the City make a cost-benefit comparison between replacing Station 46 and replacement of Station 45 before proceeding.

MAYORAL APPOINTMENT:

● **Confirmation of Mayoral Appointment of Debbie Pearce, Senior Sales Manager, Fairfield Inn and Holiday Inn Express to the Hotel/Motel (H/M) Tax Advisory Committee**

MOVED BY BRENNAN, SECONDED BY T. ANDERSON TO APPOINT DEBBIE PEARCE TO THE HOTEL/MOTEL TAX ADVISORY COMMITTEE.

MOTION CARRIED UNANIMOUSLY.

Mayor Fisher read the Certificate of Appointment. Ms. Pearce was not in attendance. The certificate will be mailed to her. Councilmember (CM) Brennan stated the he had the opportunity to interview Ms. Pearce. She will be a fine representative of the H/M community and this committee.

CONSENT AGENDA:

● **Approval of claims vouchers** (check nos. 69916 - 70091) in the amount of \$1,303,544.80 for the period ended January 24, 2006.

● **Approval of claims vouchers** (check nos. 70092 - 70237) in the amount of \$293,686.11 for the period ended February 3, 2006.

● **Approval of payroll vouchers** (check nos. 44491 - 44530) in the amount of \$298,114.17 for the period ended January 31, 2006.

● **Approval of payroll electronic fund transfers** (check nos. 45524 - 45695) in the amount of \$256,928.48 for the period ended January 31, 2006.

● **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$47,137.63 for the period ended January 31, 2006.

● **Approval of summary of \$5,000 - \$25,000 purchase requests** for the period ended February 10, 2006.

Approval of Council Meeting Minutes:

● **Land Use & Parks Committee Meeting** held January 12, 2006.

● **Regular Council Meeting** held January 24, 2006.

Acceptance of Advisory Committee Meeting Minutes:

● **Planning Commission Meeting** held December 12, 2005 (Commission approved January 23, 2006).

● **Senior Citizen Advisory Committee Meeting** held December 15, 2005 (Committee approved January 19, 2006).

CONSENT AGENDA (Continued):

The following Agenda Items were recommended at the February 14, 2006 Study Session for placement on this Consent Agenda:

Agenda Bill #2629; Ordinance #06-1003

An Ordinance adding a Section 3.30.055 to the SeaTac Municipal Code (SMC) related to lease or rental of City Facilities, or Contracts in which the City receives payment

Summary: This Ordinance is for the purpose of delegating contracting authority to the City Manager or designee for lease or rental of City facilities, or contracts in which payment is received by the City, when the value is less than \$25,000. Leases, rental agreements, or contracts in which the value is in excess of \$5,000 but less than \$25,000, must be reported to the Council for approval by motion prior to execution.

Pursuant to Revised Code of Washington (RCW) 35A.11.010, Council is granted the power to contract and be contracted with. Thus, Council must authorize the entry into contracts, regardless of value. However, the Council may delegate its contracting authority to the City Manager. Contracts in which the City pays money would continue to follow the existing Code set forth in SMC 3.30.

Agenda Bill #2631

A Motion approving Turnstone Construction for the Pond Construction and Stone Work related to the Japanese Garden Relocation Project

Summary: This project was originally bid in January 2006 with one bid received that was higher than anticipated. Council rejected that bid at the January 24, 2006 Regular Council Meeting (RCM). The project was revised slightly and new bid packets for the pond and stone work were sent to five vendors. Only two bids were received and unfortunately the bids were again higher than anticipated. Bids were opened on February 9, 2006 with Turnstone Construction of Seattle being the low bidder with a bid of \$198,062 plus tax.

A summary of bids is listed below:

	<u>Base Bid</u>	<u>With 10 percent Contingency and Tax</u>
Turnstone Construction	\$198,062.00	\$237,040.61
Coast of Wisconsin	\$496,000.00	\$545,600.00

The total project cost will exceed the budget by \$44,889.91. A cost breakdown is listed below:

Rough Grading	\$24,623.62
Tree moving	\$19,975.68
Pond & Stone work	\$237,040.61
Port tree purchases	\$50,000.00
Other items	<u>\$9,500.00</u>
Total expenses	\$341,139.91
Total budget 2006	<u>\$296,250.00</u>
Additional budget request	\$44,889.91

If this Motion is approved, staff will bring a new Agenda Bill to the February 28, 2006 Council Meetings for a budget amendment of \$44,889.91 for the 2006 Japanese Garden Relocation Project.

Agenda Bill #2623; Resolution #06-003

A Resolution approving the Airport's Landscape Design Standards

Summary: This Resolution enables the proposed Landscape Design Standards to be applied to Airport-related construction projects on Port of Seattle (POS) property, per the terms of the Interlocal Agreement (ILA) between the City of SeaTac and POS.

The proposed standards are intended to provide the POS and its tenants with a clear indication of exactly what levels of landscaping are to be provided within the different areas of POS-owned property. These standards include sections on landscape buffer and screening, environmental landscape features, landscape maintenance, wildlife hazard mitigation, tree management, preservation of significant trees, and special landscape features (such as public art and site furnishings); and areas not covered by the interim landscape standards, such as landscaping for temporary uses, and landscaping for newly acquired vacant land. The proposed standards are also better at addressing such issues as the landscaping treatment along major City streets, such as IB, South 188th Street, and South 200th Street.

CONSENT AGENDA (Continued):

Agenda Bill #2623; Resolution #06-003 (Continued): One issue of particular concern to the City is landscaping of both temporary and permanent uses on the “L-Shaped Property.” This area is delineated as those properties owned by the POS on September 14, 1997, in the vicinity of 24th Avenue South, South 148th Street, 26th Avenue South and just past 28th Avenue South, and State Route 518. Given that much of this designated area is adjacent to a single-family residential neighborhood, it was felt that the “L-Shaped Property” was unique and deserved specialized treatment. Accordingly, the proposed standards state that “no development or construction activity (including clearing or grading) shall occur on any of the ‘L-shaped Property’ area until a Letter of Agreement has been formally agreed to by both the City and the POS.”

Agenda Bill #2630

A Motion allowing the City Manager to enter into a Memorandum of Understanding (MOU) with the Port of Seattle (POS) concerning the permitting and inspection of the Sound Transit Airport Link Project

Summary: The 2004 ILA between the POS and the City regarding Building and Fire Code review acknowledges that the City will be the permitting authority for non-aviation projects on POS property, such as the Airport Link Project. This Motion authorizes the City Manager to enter into an MOU with the POS that allows the POS to do building inspections for one portion (Contract No. 2) of the Airport Link construction project. The City would still issue the building permits for all portions of the Airport Link Project.

Normally, Sound Transit administers all of its construction projects but a portion of the Airport Link is unique and will be administered by the POS. In order to make room for the Airport Link Project, the POS must relocate portions of its north Expressway. Because the express relocation will be done at the same time and in the same area as the Airport Link Project, it is advantageous to have one contractor be responsible for both projects. The POS and Sound Transit have agreed that the POS will administer this portion, known as Contract No. 2, on behalf of the POS and Sound Transit. The City concurs that it would be too difficult having two separate contractors (one building light rail and one relocating the roads) working in the same area at the same time as there would be a potential for conflicts between contractors that would lead to escalated costs.

The Airport Link project is divided into three major phases or contracts. Contract No. 1 pertains to the construction of the Airport Link from the Tukwila Station to South 160th Street. Contract No. 2 pertains to the construction of the Airport Link from South 160th Street to the SeaTac Station. Contract No. 3 pertains to the construction of the SeaTac Station and the two pedestrian bridges. Under this proposed MOU, the POS would be allowed to do the building inspections for Contract No. 2 only. There are several other smaller contracts related to the track and equipment installation. Contract No. 6 is the construction of a walkway inside the POS parking garage. Since this is not part of the Airport Link Project, the City will not have any involvement in this project.

The MOU provides that the City will retain permitting authority while allowing the POS to provide building inspections on behalf of the City for Contract No. 2. The POS will be compensated for its inspection services by the City disbursing 75 percent of the building permit fee collected from Sound Transit for Contract No. 2 to the POS. This is expected to be approximately \$150,000. Because the City will be responsible for approving the plans and issuing the building permit for Contract No. 2, the City will retain 25 percent of the building permit fee, and 100 percent of the plan review fee collected for Contract No. 2 which is expected to total approximately \$180,000. The City will be 100 percent responsible for the other Airport Link contracts.

The \$150,000 received by the POS as compensation for its inspections services will be paid by Sound Transit. Because the City is issuing the building permit, Sound Transit must pay the fee to the City per SMC Chapter 13.110. Then the City will pass the POS portion on to the POS. This portion was anticipated and accounted for in the revenue for the 2006 budget.

Agenda Bill #2621; Ordinance #06-1004

An Ordinance declaring Public Use and Necessity for condemnation of Property as required for the Military Road South Project (South 176th to 188th Streets) and authorizing the payment of Funds from the City’s 307 Transportation Capital Improvement Plan (CIP) Fund

Summary: Construction of the Military Road South Project will begin in the summer of 2006. The project includes widening the roadway to three lanes with curb, gutter, sidewalk, landscaped medians, street lighting, storm drainage, signalization, paving and conversion of aerial utility lines to underground. The project will be advertised for construction bids in late spring of 2006. It will be necessary to acquire additional right-of-way (ROW) in order to construct these improvements.

CONSENT AGENDA (Continued):

Agenda Bill #2621; Ordinance #06-1004 (Continued): The Military Road South Project design has identified additional property that is needed to accommodate the improvements. The properties to be acquired are currently being appraised and fair market values will be established. Although the City is in the early stages of the ROW acquisition process, it is anticipated that not all of the properties will be acquired through negotiation. Several properties may need to be acquired through condemnation.

Before construction can begin, property acquisition must be completed. To begin the condemnation process, an Ordinance must be passed declaring public use and necessity of the property to be condemned as part of the project and authorizing payment of funds from the City's 307 Transportation CIP Fund.

In order to avoid delays in the acquisition process, it is necessary at this time to adopt an Ordinance authorizing the condemnation of all properties where a ROW need has been identified. In the event negotiations prove to be unsuccessful, staff will be able to pursue ROW acquisitions by initiating a condemnation proceeding without further Council action. Staff will make every effort to acquire the entire ROW through the negotiation process. However, if staff had to request the adoption of an Ordinance to condemn each time the negotiations for a parcel reached an impasse, it would significantly increase the amount of time, staff effort and Council actions needed to continue the acquisition process.

Further, if the condemnation Ordinance is adopted, excise taxes are waived for acquisitions accomplished by either negotiation or condemnation, pursuant to Washington Administrative Code (WAC) 458-61-420(1) (c).

There would be fiscal impacts involved in this action directly related to the filing of condemnation actions that includes a \$110 filing fee. Additionally, the condemnation action would have other financial implications with respect to the actual costs that could be paid; i.e. attorney's fees and litigation costs depending upon what settlement offers the City presents and what ultimate awards might be granted by the court.

Agenda Bill #2633

A Motion authorizing the City Manager to sign a Memorandum of Understanding (MOU) funding additional costs for the Des Moines Creek Capital Improvement Plan (CIP)

Summary: Additional cost estimated to complete the Des Moines Creek CIP is \$3,898,028. This MOU will commit SeaTac to funding 41 percent of the additional cost or \$1.6 million and set aside a 10 percent contingency of \$160,000.

The Cities of SeaTac and Des Moines, along with the POS, King County (KC), and the Washington State Department of Transportation (WSDOT), have been working cooperatively over the last nine years to plan and implement capital improvements within the Des Moines Creek Drainage Basin.

An ILA adopted in June 2004 identified a number of activities jointly agreed upon by the agencies. These activities included construction of the CIP, project administration and coordination of the CIP, funding the CIP and funding long-term maintenance and operation costs.

The CIP construction contracts identified in this ILA included five capital projects:

1. Construction of a regional detention facility;
2. Construction of a high flow by-pass pipeline;
3. Habitat enhancement and restoration along Des Moines Creek;
4. Construction of the Marine View Drive culvert replacement; and
5. Construction of a low-flow augmentation well.

The ILA is beneficial to all parties involved. These projects provide enhanced flow and function in Des Moines Creek and preserve this creek for future generations. The Cities of SeaTac and Des Moines will be required to obtain National Pollutant Discharge Elimination System (NPDES) permits from the Washington State Department of Ecology (WSDOE) in the near future. With completion of these projects, WSDOE has approved a significant reduction of required detention for new development in the basin since regional detention is provided with the CIP.

The reduction in detention requirements will result in significant cost savings for development in SeaTac. The total cost of construction was initially estimated to be \$18.3 million and agreed to be funded as follows: WSDOT - \$9 million, POS - \$9 million, and Des Moines - \$300,000, for a total of \$18.3 million. SeaTac funded all the preliminary design work for a total of \$860,000 which was considered to be our fair share contribution.

CONSENT AGENDA (Continued):

Agenda Bill #2633 (Continued): Construction began in 2004 on the Regional Detention Facility (RDF) and in 2005 on the Marine View Drive Bridge. Substantial additional costs not under control of the Basin Committee members were incurred. Cost escalation resulted from the discovery of arsenic in the RDF area, additional design and monitoring elements due to the arsenic and greatly increased construction costs due to the increase in the price of oil and other materials.

The current cost estimate to completion is now \$23,998,028. The POS committed an additional \$1.4 million toward project completion in 2005. WSDOT has also committed \$400,000 toward completion. With these commitments, the current funding shortfall is \$3,898,028. The MOU proposes the following breakdown to fund the remainder of the project: POS (41 percent) - \$1.6 million, SeaTac (41 percent) - \$1.6 million, and Des Moines (18 percent)\$700,000, for a total of \$3.9 million.

SeaTac's share of the estimated additional cost is \$1,760,000 which includes a 10 percent contingency. SeaTac currently has a balance of \$1,117,400 in the Surface Water Management (SWM) construction account. In addition, the City has an option to exercise an additional \$2,300,000 from Sound Transit as their contribution to regional SWM detention facilities within the Des Moines Creek Basin in lieu of providing on-site detention facilities at the Kiss and Ride Lot. A total of \$3,417,400 is then available which is substantially more than the amount needed to fund our share of additional costs.

Agenda Bill #2619

A Motion authorizing the City Manager to enter into a Contract with the Omega Software Group for Software procurement and installation at the Fire Department

Summary: The software allows the Fire Department to use data from its records management system (RMS) and the City's Geographic Information System (GIS) to produce data for mapping, responses, incidents and performance measures to comply with RCW 35.103, and Fire Station planning, locations and maps to visualize performance measures.

The cost of this software and training is \$33,485. The 2006 Budget included a decision card in the amount of \$27,000 for this item. The increased cost is due to the need to obtain four licenses instead of just the single license included in the \$27,000 amount. The \$6,485 higher cost will be absorbed by the \$7,000 decision card for additional ArcView software licenses appropriated in the 2006 Budget that will not be needed due to a consolidation and restructuring of the City's existing GIS licensing arrangement.

MOVED BY DEHAN, SECONDED BY T. ANDERSON TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS:

Agenda Bill #2628; Resolution #06-004

A Resolution authorizing the City Manager to submit a Proposal to the Highline School District (HSD) to purchase the Riverton Heights School Property

Summary: This Resolution authorizes submittal of a proposal to the HSD for the purchase of the property in response to a Request for Proposal (RFP) issued by the HSD in December, 2005. The Resolution also states that the City is pursuing a possible purchase of the property for the potential use as a fire facility, a neighborhood park, or a combination of the two.

In December, 2005, the City received a copy of the RFP from the HSD regarding the purchase of the Riverton Heights property. The RFP states that the proposals shall be received by the HSD no later than 4:00 p.m. on March 3, 2006.

In the event that the HSD accepts the City's proposal, the Council will still be required to give authorization to the City Manager to negotiate the terms of the potential sale. Prior to any purchase of the property, the City Council shall have an opportunity to review and approve the terms of the purchase.

The RFP requires a \$10,000 deposit to be submitted with the proposal. This deposit is only refundable should the District not accept the City's proposal.

City Attorney Mary Mirante Bartolo reviewed the above summary.

MOVED BY DEHAN, SECONDED BY BRENNAN TO PASS RESOLUTION NO. 06-004.*

NEW BUSINESS (Continued):

Agenda Bill #2628; Resolution #06-004 (Continued): CM Wythe suggested that while this property offers an opportunity for the City, the City also needs to be considering using funds in other areas, such as Economic Development and Transportation Oriented Development. A lot of the City's funds will be drained. Council and staff need to focus on those parts of the City that will deliver the most economic benefit. He recommended Council reject this Resolution.

*UPON A ROLL CALL VOTE, THE MOTION CARRIED WITH A. ANDERSON, T. ANDERSON, FISHER, SHAPE, BRENNAN AND DEHAN VOTING YES AND WYTHE VOTING NO.

PUBLIC COMMENTS: There were no public comments at this time.

CITY MANAGER'S COMMENTS: City Manager Craig Ward had the following items of business: 1) following the Council Retreat, staff has been directed to prepare work plans based on the Council's top priorities. These work plans will be presented to the appropriate Council committees; 2) City Hall will be closed Monday, February 20 for President's Day; and 3) he will be on vacation for the next six days and Assistant City Manager Tina Rogers will be Acting City Manager.

COUNCIL COMMENTS: CM Brennan stated that he felt the Council Retreat was one of the most beneficial with many items covered

CM T. Anderson and Mayor Fisher concurred with CM Brennan's comments.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY WYTHE TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:26 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Kristina Gregg, Deputy City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

February 28, 2006
6:30 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:43 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson and Joe Brennan. Excused Absences: Deputy Mayor Ralph Shape and Councilmember Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Clerk Judith Cary, City Attorney Mary Mirante Bartolo, Parks & Recreation Director Kit Ledbetter, Public Works Director Dale Schroeder, Planning Director Steve Butler, Fire Chief Bob Meyer, and Chief of Police Services Greg Dymerski.

FLAG SALUTE: (The Flag Salute was performed at the preceding Study Session.)

PUBLIC COMMENTS: Joe Dixon, 19211 35th Avenue South, stated he has six reasons why the City should replace Fire Station 45 before the other two stations. He chose to discuss, at this time, his No. 2 reason, the seismic consultant's report which states Station 45 was more vulnerable to earthquake damage than the other two stations. He contended that from a safety and service standpoint, Station 45 has the most to lose from earthquake damage. This station is the headquarters station which contains the Emergency Coordination Center (ECC) and administrative offices, in addition to normal fire and medical services. Mr. Dixon added that he will give his other reasons in a letter to the Council.

Highline School Board President Phyllis Byers thanked the Council for their unanimous support of their March 14 School Bond Measure through a Resolution. It will take a super majority (60 percent plus one) to win the vote. The simple majority passed in the State Legislative House Committee but failed in the Senate. However, there is a new bill for a special provision that could pass through this session where a levy could be done on simple majority (50 percent plus one) for select election dates.

Highline Citizens for Schools Boardmember Cheryl Forbes stated passage of this School Bond is essential in order to build new Highline School District (HSD) schools of which McMicken Elementary is one of them. The new Bow Lake Elementary School construction is being funded from the last School Bond.

MAYORAL APPOINTMENTS:

•Mayoral Appointment of King County (KC) District Court Judge David Christie to the District Court Redistricting Committee

Mayor Gene Fisher made his appointment of Judge Christie to the District Court Redistricting Committee under the advice of City Attorney Mary Mirante Bartolo. Judge Christie thanked Mayor Fisher for the appointment. He added that he contacted the City Attorney to see if the Mayor would appoint him as the SeaTac representative for the committee. Judge Christie trained under SeaTac Municipal Court Judge Paul Codd. The reason he has asked to be appointed to represent SeaTac is that KC District Courts have been re-organized from seven districts to three (Seattle, East KC, and South KC). The number of judges has also been reduced from 26 to 21.

•Confirmation of Mayoral Appointments of Mel McDonald and Darleene Thompson as Alternate Members to the Human Services Advisory Committee, Reappointment of Bruce Tonks to the Human Services Advisory Committee, and Appointment of Jeff Gouge, Hotel Manager, Hilton Hotel, to the Hotel/Motel Tax Advisory Committee

MOVED BY BRENNAN, SECONDED BY WYTHE TO CONFIRM THE MAYORAL APPOINTMENTS OF MEL MCDONALD AND DARLEENE THOMPSON AS ALTERNATE MEMBERS TO THE HUMAN SERVICES ADVISORY COMMITTEE, REAPPOINTMENT OF BRUCE TONKS TO THE HUMAN SERVICES ADVISORY COMMITTEE, AND APPOINTMENT OF JEFF GOUGE, HOTEL MANAGER, HILTON HOTEL, TO THE HOTEL/MOTEL TAX ADVISORY COMMITTEE.

MOTION CARRIED UNANIMOUSLY.

Mayor Fisher read the certificates of appointment. Unfortunately, the newly appointed committee members were unable to attend this meeting to receive their certificates. The documents will be sent to the new members.

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 70238 – 70456) in the amount of \$859,370.49 for the period ended February 21, 2006.
- **Approval of payroll vouchers** (check nos. 44531 - 44567) in the amount of \$137,708.07 for the period ended February 15, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 45696 - 45864) in the amount of \$271,564.12 for the period ended February 15, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$51,456.22 for the period ended February 15, 2006.
- **Approval of summary of \$5,000 - \$25,000 purchase requests** for the period ended February 24, 2006.

Approval of Council Meeting Minutes:

- **City Council Retreat** held February 11, 2006.
- **Transportation & Public Works Committee Meeting** held February 13, 2006.
- **Administration & Finance Committee Meeting** held February 14, 2006.
- **Public Safety & Justice Committee Meeting** held February 14, 2006.
- **Study Session** held February 14, 2006.
- **Regular Council Meeting** held February 14, 2006.

Acceptance of Advisory Committee Meeting Minutes:

- **Planning Commission Meeting** held January 23, 2006 (Commission approved February 13, 2006).
- **Senior Citizen Advisory Committee Meetings** held January 19 and 31, 2006 (Committee approved February 16, 2006).

The following Agenda Items were recommended at the February 28, 2006 Study Session for placement on this Consent Agenda:

Agenda Bill #2636

A Motion authorizing the City Manager to execute a Contract to employ a Landscape Architect for the North SeaTac Neighborhood Park Project

Summary: The landscape architecture design fees for John Forest Barker Landscape Architects, P.S. to complete the North SeaTac Neighborhood Park Project are not to exceed \$40,000 plus a 10 percent design contingency of \$4,000 for a total of \$44,000. The firm's services have been negotiated based on the Washington State Fees for Architectural Services.

The 2006 Budget for this park project has sufficient funds to pay for the Landscape Architect fees.

Agenda Bill #2640; Resolution #06-005

A Resolution imposing a Moratorium on acceptance of Applications for Rezones, Land Use Permits, Development Permits, and Building Permits for New Construction of Commercial and Multi-family Structures, affecting any Property located in the South 154th Street Station Area

Summary: This Resolution imposes a moratorium which will halt the acceptance of applications until the City can adopt interim design regulations for the area and complete and implement design standards as a result of the South 154th Street Station Area Study now underway. It is anticipated that this study will be completed by November 2006.

The Revised Code of Washington (RCW) 35A.63.220 and RCW 36.70A.390 permit the City Council to adopt a moratorium relating to planning, zoning, and development regulations, subject to a Public Hearing (PH) within 60 days of the date of adoption of any such moratorium, and further subject to findings-of-fact justifying the moratorium at either the time of adoption or following conclusion of the PH.

Sound Transit is constructing a light rail station in Tukwila on International Boulevard (IB) across the street from the South 154th Street Station Area. Typically, these stations generate new development and redevelopment of nearby properties which provide economic benefits to these areas and to the City. To take advantage of the proximity to the transit station, the South 154th Street Station Area Study explores alternatives to encourage transit oriented development, which includes transit- and pedestrian-friendly redevelopment of the station areas, higher densities of residential and employment uses, a diversity of mix uses and community oriented businesses, and to build on other City planning efforts such as the installation of new infrastructure including new streets, sidewalks, landscaping and other improvements. Based upon public input, transit area design criteria and regulations specific to the South 154th Street Station Area would be developed and adopted.

Agenda Bill #2640; Resolution #06-005 (Continued): Current zoning regulations governing this area do not contain transit area specific design standards that would foster a pedestrian and transit-friendly environment. New development in this area, absent these regulations, would preclude the ability to provide quality pedestrian and transit development or redevelopment. Further, new development would limit the alternatives the City may consider in its South 154th Street Station Area Study effort.

It is recommended that the Council take the following approach regarding development in the South 154th Street Station Area:

- 1) Impose a temporary moratorium until August 1, 2006 on the South 154th Station Area to allow staff and the Planning Commission (PC) time to research and formulate Interim Special Standards for the South 154th Street Station Area.
- 2) Hold a PH no later than 60 days after adoption of this Resolution, and enter findings-of-fact justifying the moratorium.
- 3) Once the South 154th Street Station Area Study is completed later this year, consider adoption of final design standards for the South 154th Street Station Area.

Agenda Bill #2639; Resolution #06-006

A Resolution fixing the date and time for a Public Hearing (PH) to consider the merits of vacating a portion of a Wall Tie Back Easement at 21428 International Boulevard (IB)

Summary: As part of the IB Phase IV improvements, the City purchased a wall tie back easement at 21428 IB. The permanent easement is approximately 35 feet wide and extends along most of the western property edge. The easement was needed to construct a retaining wall that required horizontal anchoring into the property. Since the City purchased the easement, the Monarch Care buildings have been demolished, the property has been sold and the City has proceeded with IB Phase IV. The City approved the contractor's alternative wall design which utilized less than the full width of the wall tie back easement. The new property owner is proposing a multi-family development and has requested vacating a portion of the unused easement in order to fit the project on the site.

A PH is to be held to consider the merits of the application to vacate the easement ROW in question. The date of the PH is set by a Resolution passed by the City Council and must not be more than 60 days nor less than 20 days after the date of passage of the Resolution. The date of March 28, 2006 has been selected as the regularly scheduled City Council meeting that meets these criteria.

Agenda Bill #2635

A Motion authorizing the City Manager to enter into a Schedule 74 Construction Agreement with Puget Sound Energy (PSE) for the conversion of Overhead Power Lines on the Military Road South, South 176th to 188th Streets Project

Summary: The agreement includes the construction of the underground conversion of the distribution power lines on Military Road South from approximately South 176th Street to 188th Streets.

The scope of the improvements to Military Road South includes relocating the existing aerial utilities underground. PSE currently owns and operates both transmission and distribution lines within the Military Road ROW. It is not feasible to relocate the transmission lines so they will remain overhead. On June 14, 2005, the City Council authorized the City Manager to execute a Schedule 74 Project Design Agreement with PSE. PSE has completed the design of the conversion and has prepared the Schedule 74 Construction Agreement. The agreement is in the form that was negotiated by the Cities and approved by the Washington Utilities and Transportation Commission (WUTC). The Schedule 74 Construction Agreement is \$411,600 plus a 10 percent contingency for a total amount not to exceed \$452,760.

The total cost of the conversion including design, easements, construction, and inspection are shared in accordance with the terms of the Tariff. The City's share is 40 percent and PSE's share is 60 percent. The total cost of the conversion is \$1,029,100, therefore, the City's share is \$411,600. The construction costs would be paid from the Military Road South Project fund. Payments for these construction costs will likely occur in 2006 and 2007.

Agenda Bill #2627

A Motion declaring City Property surplus and authorizing its disposal

Summary: Various obsolete and/or inoperable items have been identified by City departments and are being recommended for Council declaration as surplus property. The list includes computers, monitors, furniture, cell phones, cameras, and landscape maintenance equipment. The City last compiled a surplus list two years ago when the Public Works/Park Maintenance staff moved into their new maintenance facility.

Agenda Bill #2627 (Continued): The list includes computers, monitors, furniture, cell phones, cameras, and landscape maintenance equipment. The City last compiled a surplus list two years ago when the Public Works/Park Maintenance staff moved into their new maintenance facility.

In disposing of the equipment and other items, staff will consider a number of options. Some items will be donated to human service agencies serving SeaTac residents. Public Works/Park Maintenance will dispose of some of their items through a small equipment surplus and trade-in program with various vendors that have been used successfully in the past to the City's advantage. Proceeds from any items sold on-line at public sale or auction will be deposited into the appropriate fund. Items that are broken or inoperable and have no salvage value will be disposed of appropriately.

Agenda Bill #2632; Ordinance #06-1005

An Ordinance amending the 2006 Annual City Budget for 2005 Carryovers

Summary: Each year, the City Council receives requests to carryover appropriations from the prior year's budget that were not completed due to a variety of reasons. Some carryovers are legally required due to contractual obligations or grant funding requirements.

This Ordinance will increase the appropriations in the applicable funds, but will have no effect on 2006 year-end fund balance. These expenditures were anticipated to occur in 2005, and the January 1, 2006 fund balance projections were reduced accordingly. Therefore, these amendments simply allow the expenditures to occur in the current fiscal year instead of 2005. In some cases, the City is contractually obligated for these expenditures. In others, the expenditures cannot be made without the additional appropriation authority.

Agenda Bill #2638; Ordinance #06-1006

An Ordinance amending the 2006 Annual City Budget for the Japanese Garden Relocation Project

Summary: This Ordinance provides additional appropriation authority for the Japanese Garden Relocation Project.

At the February 14, 2006 Regular Council Meeting (RCM), the City Council approved Turnstone Construction of Seattle for the pond and stone work related to the Garden Relocation Project. As indicated at that meeting, the total cost will exceed the existing 2006 budget for this project by approximately \$44,890.

The Japanese Garden Relocation Project currently has a 2006 budget of \$296,250 of which \$50,000 was approved in the 2006 Budget process and \$246,250 from 2005 Carryovers. The project total of \$246,250 is grant funded. This Ordinance will result in an increase in appropriations of the Municipal Capital Improvement Plan (CIP) Fund (Fund 301) in the amount of \$44,890.

Agenda Bill #2634

A Motion authorizing the City to implement a Security Plan for SeaTac Municipal Court

Summary: This Motion authorizes the City to implement a SeaTac Municipal Court security plan that will screen all people for weapons who enter SeaTac Municipal Court when Court is in session.

The issue of building security was brought to the Public Safety & Justice (PS&J) Committee in 2005 by the Safety Committee. The Safety Committee endorsed a security plan where all who enter City Hall are pre-screened for weapons. While some security improvements have been made including the addition of a monitor for the front reception area, additional signage, and marked Police cars parked near the front entrance, there are still safety concerns. There have been instances when citizens have confronted City staff, including assaults, threats and intimidation. People who come to the SeaTac Municipal Court for criminal and civil matters are currently not pre-screened for weapons. Victims and other citizens are often in the courtroom during routine Court proceedings. The implementation of Court security in SeaTac will provide best practices to a stand-alone Municipal Court which hears civil infractions mitigations and criminal matters routinely. Weapons screening for the Court will provide additional site security, and discourage unlawful behavior.

MOVED BY BRENNAN, SECONDED BY T. ANDERSON TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS: (related to Agenda Bill #2637; Resolution #06-007)

●Highline School District (HSD) Proposition No. 1, Bonds for construction and modernization of School Facilities, in the sum of \$148,000,000 – Legal

Mr. Dixon, SeaTac citizen, spoke against public officials encouraging citizens to support for ballot issues such as in the following Resolution. He added they should be to vote as they see fit.

NEW BUSINESS:

Agenda Bill #2637; Resolution #06-007

A Resolution expressing the City Council's support for the Highline School District Proposition No. 1, Bonds for construction and modernization of School Facilities, in the sum of \$148,000,000

Summary: Proposition No. 1 will be presented to the electorate at the Special Election of March 14, 2006. The Council listened to a presentation from Highline School Board President Phyllis Byers during the February 14, 2006 Study Session (SS). Ms. Byers explained that the bond proceeds being presented to the voters on March 14, 2006 will be used to replace five schools in the HSD, including McMicken Heights Elementary, and renovation and improvement of other school facilities. In addition, the bond measure would provide funding to improve school security such as improved lighting and surveillance equipment, rehabilitation of the Camp Waskowitz dining hall and kitchen, improve computer and internet access at schools, and develop a secure student database that allows parents to track student grades and attendance records. Ms. Byers requested City Council support for the bond measure.

RCW 42.17.130 prohibits the use of City facilities to assist in promotion of or opposition to any ballot proposition, such as a school bond measure. However, RCW 42.17.130(1) allows the Council to adopt a Resolution in support of a ballot proposition if certain mandatory procedural steps are taken. This statute states:

“Action taken at an open public meeting by members of an elected legislative body to express a collective decision, or to actually vote upon a Motion, Proposal, Resolution, Order, or Ordinance, or to support or oppose a ballot proposition so long as (a) any required notice of the meeting includes the title and number of the ballot proposition, and (b) members of the legislative body or members of the public are afforded an approximately equal opportunity for the expression of an opposing view.”

To validate the collective expression of the Council's position on the HSD **bond** measure, public comments have been solicited for the February 28, 2006 RCM by notice published in the February 28, 2006 City Council Agenda. The Council shall, at that time, hear and receive comments for and against the measure and may then render its final decision as to support, neutrality, or opposition.

MOVED BY BRENNAN, SECONDED BY WYTHE TO PASS AGENDA BILL NO. 2637.

Council concurred that they only encourages citizens to vote.

*MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS: Mr. Dixon stated he voted for the School Bond Measure, too.

Ms. Forbes stated she is impressed with the school including the students in the design work. She has been the parent representative on the design team for the new Bow Lake Elementary School and her interest is the parking area being constructed with safety as a main focus.

Ms. Byers stated she is grateful for Council support and for what the City does for the community and schools. She added that according to District standard, all new schools are required to have pitched roofs rather than the past flat roofs. She added that as for the parking lots, the staff and the parents have paid close attention to safety issues. The buses will be in a different area than the parent drop off.

CITY MANAGER'S COMMENTS: City Manager Craig Ward had the following items of business: 1) southbound on SR 509/South 188th Street, a new City Entrance sign has been installed. The landscape should be done by April 1 and in May, a dedication is being planned and hopefully, the artwork on the tunnel may be installed by then; 2) the Japanese Garden and pond area are coming along very well; 3) announced that three staff members so far this year have resign: Firefighter Robert Clawson (14 year tenure), Human Resource Analyst Denise LeMar (two years), and Public Works Building Official Tom Phillips (15 years).

COUNCIL COMMENTS: CM A. Anderson will be going to the National League of Cities (NLC) Conference, March 11-15.

CM T. Anderson stated she attended the Chinese Engineers Convention at the SeaTac Hilton Hotel with 680 attendees with 22 recipients of worldwide awards who were so pleased to be in the United States. The event was a magnificent formal affair.

Mayor Fisher stated he is also scheduled to attend the NLC Conference.

ADJOURNMENT:

MOVED BY BRENNAN, SECONDED BY T. ANDERSON TO ADJOURN THE REGULAR MEETING OF THE SEATAC COUNCIL MEETING AT 7:19 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL

SPECIAL COUNCIL MEETING MINUTES

March 14, 2006
5:30 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Deputy Mayor Shape at 5:50 p.m.

COUNCIL PRESENT: Deputy Mayor Ralph Shape, Councilmembers Terry Anderson, Joe Brennan, and Don DeHan. Excused Absences: Mayor Gene Fisher, Councilmembers Anthony (Tony) Anderson, and Chris Wythe.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Clerk Judith Cary, Senior Assistant City Attorney Mark Johnsen, Parks & Recreation Director Kit Ledbetter, Fire Chief Bob Meyer and Chief of Police Services Greg Dymerski.

FLAG SALUTE: (The Flag Salute was performed at the preceding Study Session.)

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 70459 – 70598) in the amount of \$323,279.08 for the period ended March 3, 2006.
- **Approval of payroll vouchers** (check nos. 44568 - 44608) in the amount of \$299,423.60 for the period ended February 28, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 45865 - 46038) in the amount of \$256,994.07 for the period ended February 28, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$46,557.33 for the period ended February 28, 2006.

Approval of Council Meeting Minutes:

- **Study Session** held February 28, 2006.
- **Regular Council Meeting** held February 28, 2006.

The following Agenda Item was recommended at the March 14, 2006 Study Session for placement on this Consent Agenda:

Agenda Bill #2641

A Motion authorizing the City Manager to execute a Contract to employ a Landscape Architect for the Valley Ridge Sports Park Project

Summary: This Motion authorizes a contract with the landscape architectural firm of Bruce Dees & Associates Landscape Architects, LLC to complete the Valley Ridge Sports Park Project.

Requests for Qualifications (RFQ) were sent out in December 2005 and interviews with the top three firms were conducted in February. The evaluation team of Kit Ledbetter, Lawrence Ellis and Roger Chouinard selected Bruce Dees & Associates to complete the project.

The consultant fees for services have been negotiated based on the Washington State Fees for Architectural Services. Bruce Dees gave a short presentation at the March 14, 2006 Study Session.

It is recommended that the City Council authorize the City Manager to execute a contract with Bruce Dees & Associates Landscape Architects, LLC. in an amount not to exceed \$280,000. The 2006 Budget has allotted \$300,000 for the landscape architect fees.

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

CITY MANAGER'S COMMENTS: City Manager Craig Ward had the following items of business: 1) the deadline to receive proposals for mixed-use development was March 10. Two proposals (Cassan-Huseby Co. Inc. Development and McConkey Development) were submitted and are being reviewed by staff. The proposals will be brought to the Council for their review and action; and 2) the Port of Seattle (POS) has invited City officials to tour the airport on Friday at 8:00 a.m.

COUNCIL COMMENTS: Councilmember (CM) T. Anderson inquired as to the policy on Councilmembers unable to attend the meeting and voting by telephone. Senior Assistant City Attorney Mark Johnsen stated there has to be a Council quorum present at the meeting before telephone voting is allowed.

COUNCIL COMMENTS (Continued): CM Brennan stated his opposition to the proposed replacement of the three SeaTac Fire Stations “made to order” plan due in part to the location of the main station in McMicken Heights and the financial aspect of the plan. This location is mainly single-family housing and 28th Avenue South is planned for closure if this plan is implemented. The plan would include drive-through bays for all three fire stations which he objected to. He concluded his comments stating he wants all three stations to stay where they presently are but to move the Fire Department Administration and the Emergency Coordination Center (ECC) to be located in City Hall. He felt the financial savings would be substantial. The Highline Fire District is near enough to the City’s north end that they could be called upon to cover that area, if needed, through the Local Fire Departments’ Mutual Aid Agreement.

Deputy Mayor Shape stated he gave the welcoming speech at the National Association of Residential Property Managers Convention held at the SeaTac Marriot Hotel. He thanked the SeaTac Explorer Scouts who performed the Flag Ceremony in an excellent manner.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY BRENNAN TO ADJOURN THE SPECIAL MEETING OF THE SEATAC CITY COUNCIL AT 6:08 P.M.

MOTION CARRIED UNANIMOUSLY.

Ralph Shape, Deputy Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

March 28, 2006
6:30 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 7:30 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson and Joe Brennan. Excused Absence: Councilmember Don DeHan (telephoned in his vote on Agenda Bill No. 2646).

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Clerk Judith Cary, City Attorney Mary Mirante Bartolo, Planning Director Steve Butler, Public Works Director Dale Schroeder, Facilities Director Pat Patterson, Finance Director Michael McCarty, Parks & Recreation Director Kit Ledbetter, Fire Chief Bob Meyer and Chief of Police Services Greg Dymerski.

FLAG SALUTE: (The Flag Salute was performed at the preceding Study Session.)

PUBLIC COMMENTS: Joe Dixon, 19211 35th Avenue South, continued his comments stated at the preceding Study Session (SS) relating to Agenda Bill No. 2646. He stated that the City should be sure they have funds to start construction of a new Fire Station 46. He opposes this agenda bill and urged Council to vote against it and suggested drafting a new Resolution that authorizes only definitive design and estimating cost before proceeding until there is budgeted revenue for this project.

CONSENT AGENDA:

- **Approval of claims vouchers (check nos. 70599 – 70786)** in the amount of \$888,664.83 for the period ended March 20, 2006.
- **Approval of payroll vouchers (check nos. 44609 – 44647)** in the amount of \$138,135.58 for the period ended March 15, 2006.
- **Approval of payroll electronic fund transfers (check nos. 46039 – 46204)** in the amount of \$262,262.20 for the period ended March 15, 2006.
- **Approval of payroll wire transfer (Medicare and Federal Withholding Tax)** in the amount of \$48,789.73 for the period ended March 15, 2006.
- **Approval of summary of \$5,000 - \$25,000 purchase requests** for the period ended March 24, 2006.
- **Approval of summary of donations \$500 or greater** for the period ended March 24, 2006.

Approval of Council Meeting Minutes:

- **Administration & Finance Committee Meeting** held March 14, 2006.
- **Joint Public Safety & Justice and Administration & Finance Committee Meeting** held March 14, 2006.
- **Study Session** held March 14, 2006.
- **Special Council Meeting** held March 14, 2006.
- **Transportation & Public Works Committee Meeting** held March 20, 2006.

Acceptance of Advisory Committee Meeting Minutes:

- **Planning Commission Meeting** held February 13, 2006 (Commission approved March 13, 2006).
- **Senior Citizen Advisory Committee Meeting** held February 16, 2006 (Committee approved March 16, 2006).

The following Agenda Items were recommended at the March 28, 2006 Study Session for placement on this Consent Agenda:

Agenda Bill #2653; Resolution #06-008

A Resolution fixing the Date and Time for a Public Hearing (PH) to consider the merits of vacating South 190th Street Public Right-of-Way (ROW) at 47th Avenue South

Summary: This Resolution sets April 25, 2006 at 6:30 p.m. as the date and time to conduct a PH to consider the merits of vacating South 190th Street public ROW adjacent to 19004 47th Avenue South. The procedures for vacating a public ROW are defined in the Revised Code of Washington (RCW), Chapter 35.79. The date of the PH must not be more than 60 days nor less than 20 days after the date of passage of the Resolution.

Tim Farnam has petitioned for the vacation of unopened South 190th Street ROW. The area measures out at approximately 150 feet long by 30 feet wide and generally consists of wooded terrain. The City has identified and classified an existing Class III stream located within the proposed vacated area that requires a sensitive areas easement and building setbacks per the City's Zoning Code. Mr. Farnam was notified by letter of these conditions

CONSENT AGENDA (Continued):

Agenda Bill #2653; Resolution #06-008 (Continued): that must be agreed upon prior to approving the request to vacate. He provided the City an appraisal determining the land value of the proposed vacation area for review.

Agenda Bill #2643

A Motion authorizing the City Manager to execute a Contract with Dennis R. Craig Construction, Inc. for the Des Moines Memorial Drive (DMMD) South and South 156th Street Intersection Improvements Project

Summary: This project was advertised on January 25, 2006. Four contractors provided bids for the bid opening on February 15, 2006. The Engineer's estimate was \$293,810.00. Dennis R. Craig Construction, Inc. was the low bidder with a total bid of \$299,789.60.

The Engineering staff hired a consultant to design the intersection improvements at DMMD South and South 156th Street. The improvements include replacing the existing span wire signal system with new poles, mast arms and upgraded electronic control system. Minor work will include storm drainage, concrete curb and sidewalk at the corners, a small retaining wall and some asphalt paving. These improvements are being done in conjunction with the recently completed work on South 156th Street by the Port of Seattle (POS). Dennis R. Craig Construction, Inc. has successfully completed a number of larger projects for the City.

It is recommended Council authorize the City Manager to execute a contract with Dennis R. Craig Construction, Inc. in the amount of \$299,789.60 and authorize a 10 percent contingency of \$29,978.96 for a total contract budget of \$329,768.56.

The project is proposed to be funded from the DMMD Signal Project through the 307 Transportation Capital Improvement Plan (CIP) Fund. The current balance in this fund is \$303,596.05. The proposed expenses are:

Construction	\$329,786.56
County Signal Inspection	\$5,000.00
Materials Testing	\$2,000.00
Total	\$336,768.56

The remaining expense of \$33,172.51 will be funded from unused balances in other accounts in the 307 Fund.

Agenda Bill #2644

A Motion authorizing the City Manager to execute a Consultant Agreement with Reid Middleton, Inc. for the Westside Trail Project [along Des Moines Memorial Drive (DMMD) – North SeaTac Park (NSTP) to South 156th Street]

Summary: The Westside Trail Project is identified on the City's Transportation Improvement Program (TIP). Staff is requesting approval to contract with a consultant who will provide professional services including preparation of detailed plans, specifications and estimates required to bid and construct the project.

A Request for Qualifications (RFQ) was advertised in December 2005. Three firms submitted proposals: Parametrics, Reid Middleton, and SvR. Reid Middleton was selected as the best qualified firm due to their experience on similar projects. Staff then negotiated the scope and fee with Reid Middleton. The Consultant Services Agreement includes surveying, civil design, public involvement, environmental documentation, ROW acquisition and landscape architecture.

The amount paid is not to exceed \$243,980 unless authorized by the City. A Federal grant in the amount of \$206,250 is available for the Consultant Agreement. Therefore, the City's portion is \$37,730 and will be paid from the Transportation CIP Fund (307).

Agenda Bill #2645; Resolution #06-009

A Resolution authorizing the City Manager to execute a Local Agency Agreement with the Washington State Department of Transportation (WSDOT) to receive a Federal Congestion Mitigation and Air Quality (CMAQ) Grant for the Westside Trail Project [along Des Moines Memorial Drive (DMMD) – North SeaTac Park (NSTP) to South 156th Street] and any other documents related to the Grant

Summary: A Federal CMAQ grant is available for the design of the Westside Trail Project along DMMD from NSTP to South 156th Street. In order to accept and obligate these funds, the City is required to enter into a Local Agency Agreement with WSDOT.

This project would consist of a new shared-use trail, landscaping and drainage improvements, and where feasible, enhancements to the World War I Memorial. The Westside Trail is included in the City's 10-Year TIP. The design effort would be completed by Reid Middleton, Inc., an engineering consultant. There are \$206,250 in

CONSENT AGENDA (Continued):

Agenda Bill #2645; Resolution #06-009 (Continued): Federal funds allocated for preliminary engineering of this project which can be applied to the consultant fee and City and WSDOT administration costs. Execution of the Local Agency Agreement obligates Federal funds for the design phase. The Federal grant is administered by WSDOT which requires the City to enter into a formal Local Agency Agreement. The City must also adhere to the grant program rules and regulations regarding contract documentation and administration to which the WSDOT has certified the City as being qualified to administer Federal Aid projects. The Federal grant amount is \$206,250 which will require City matching funds in the amount of \$31,640 from the Transportation CIP Fund 307.

Agenda Bill #2651

A Motion authorizing the City Manager to execute an Interlocal Agreement (ILA) between the City of Des Moines, City of SeaTac, and the King County Sheriff's Office (KCSO) for a Partnership to prevent or identify and proactively address Street Crime

Summary: The City of Des Moines has been working collaboratively with SeaTac in a combined Street Crimes Unit (SCU) for three years. The City of Des Moines would like to formalize this partnership with an ILA executed by Des Moines, SeaTac and the KCSO.

The City of SeaTac formed a SCU that has been partnering with the Des Moines Police Department to identify and proactively address law enforcement concerns of the agencies and their communities. The SCU has a scope of activities that includes, but is not limited to: targeting of high impact offenders/locations; narcotics and drug crime; auto theft; prostitution and vice; warrant service; property crimes; fraud and identity theft; and any local crime patterns of concern to the participating agencies. This partnership began in 2002, and has grown to be a mutually beneficial arrangement. The formalized process of enacting an ILA will enable the SCU to continue to address mutual crime concerns.

The only potential fiscal impact is immeasurable; seizures of property, money, and real estate will now be shared when both groups work together. If there was no mutual relationship, SeaTac SCU would not be offered a chance to share in seizures occurring outside SeaTac.

MOVED BY SHAPE, SECONDED BY T. ANDERSON TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING:

●Vacating a portion of a Wall Tie Back Easement at 21428 International Boulevard (IB) – Public Works

Mayor Fisher opened the Public Hearing at 7:38 p.m.

Public Works Director Schroeder gave a brief summary of this item as it was presented during the preceding SS. This vacation is no longer needed. It was initially purchased for a wall to be built. Mr. Schroeder displayed a diagram of the vacation area for reference.

Mayor Fisher stated his concern as to whether the public has been notified of this vacation to which Mr. Schroeder replied the east 15 foot of the easement is not of use to the City and it seemed reasonable to turn it back to the property owners regardless of what development may or may not occur in the future.

Councilmember (CM) Wythe stated giving back the portion of the easement has its merits.

CM Anderson asked if a public hearing was held for the taking of this property to which Mr. Schroeder replied that Council authorized staff to negotiate with property owners for either easements or ROW that would be necessary to construct the IB project.

CM Brennan agreed that this item has no relation to the permits that will have to follow for any development.

City Attorney Mirante Bartolo added that all notice requirements have been met.

With no further input, Mayor Fisher closed the Public Hearing at 7:45 p.m.

NEW BUSINESS:

Agenda Bill #2649; Ordinance #06-1007

An Ordinance vacating a portion of a Wall Tie Back Easement at 21428 International Boulevard (IB)

Summary: As part of the IB Phase IV Improvements, a retaining wall was designed along the frontage at 21428 IB. The design included the extension of horizontal anchors into the property that necessitated a Wall Tie Back

NEW BUSINESS (Continued):

Agenda Bill #2649; Ordinance #06-1007 (Continued): easement. The City purchased the easement to protect the proposed reinforcing. Since the City purchased the easement, the Monarch Care buildings have been demolished, the property has been sold and the City has proceeded with Phase IV construction. The City then approved the contractor's alternative wall design which utilized less than the full width of the Wall Tie Back Easement. The new property owner is proposing a multi-family development and requested vacating a portion of the unused easement in order to fit the project on the site. This Ordinance vacates a portion of the existing Wall Tie Back Easement with the condition that the Ordinance does not become effective until payment has been made.

The procedures for vacating a public ROW are defined in the RCW, Chapter 35.79. A PH is to be held to consider the merits of the application to vacate the portion of easement in question. The date of the PH was set by Resolution passed by the City Council on February 28, 2006 with the notice being posted on March 14, 2006. The date of the PH must not be more than 60 days, nor less than 20 days, after the date of passage of the Resolution setting the date for the PH.

The property owner has agreed to pay \$9,050 per this Ordinance, which is based on the unit cost that the City paid for the original easement.

Planning Director Butler interjected that according to the State Environmental Policy Act (SEPA) for the project, notice was sent out to all the adjacent property owners.

MOVED BY BRENNAN, SECONDED BY WYTHE TO ADOPT ORDINANCE NO. 06-1007.

MOTION CARRIED UNANIMOUSLY.

Agenda Bill #2650; Ordinance #06-1008

An Ordinance amending the City's Zoning Code to allow Medical Clinics in Schools within Urban Low (UL) Zones

Summary: This Ordinance will amend the Zoning Code (SMC Section 15.12.020) to allow medical clinics in public schools located within UL zones, subject to the following criteria:

The clinic is limited to a maximum of 1,500 square feet. Only students attending the Highline School District (HSD) within SeaTac may use the clinic at Tyee High School (THS) campus subject to the following criteria: the clinic is limited to a maximum of 1,500 square feet. The clinic may be operated during week days, between the hours of 7:00 am and 5:00 pm.

The HSD, through the Community Health Centers of King County (KC), would like to locate a school-based health clinic at THS to allow easier access to medical care for their students. The school is located in the UL 7200 zone, and medical clinics are not an allowed use in that zone. Staff originally proposed changes to the Zoning Code's land use charts (SMC Section 15.12.020) to the Planning Commission (PC) to allow medical clinics in public schools, subject to limitations on type of school, size, and hours of operation.

After considerable discussion, the PC voted to amend the Zoning Code to allow medical clinics in the UL Zone, subject to the following criteria: 1) A medical clinic is allowed in a public or private school; and 2) Only students attending school in SeaTac may use the clinics. The PC vote on this amendment was as follows: Yes - 2; No - 2; and one abstention on this motion.

There was an active discussion about this proposal at the March 8, 2006 Land Use and Parks (LUP) Committee Meeting, during which the LUP members indicated a need for clarity in the proposed limitations. As a result of that discussion, along with clarifying information from the HSD, staff recommends that the Zoning Code (SMC Section 15.12.020) be amended to allow medical clinics in public schools located within UL zones, subject to the following criteria:

MOVED BY WYTHE, SECONDED BY BRENNAN TO ADOPT ORDINANCE NO. 06-1008.*

Planning Director Butler stated that based on the Council comments made at the SS, he drafted language for discussion purposes.

Tyee Campus Community Engagement Coordinator Colleen Brandt-Schluter stated that a school based health center by the very nature it is set up is really the primary service to that school. The situation with this one is there is a junior high school adjacent so it would seem appropriate to include it in the plans. She stated she has been doing this for 17 years and have never opened a school based health center where there is an influx of students from other schools.

NEW BUSINESS (Continued):

Agenda Bill #2650; Ordinance #06-1008 (Continued): Ms. Brandt-Schluter reassured the Council that it would be highly unlikely that elementary students would access health services at the THS Health Center. Another full-family practice clinic is being established approximately one block from THS Clinic that will service all SeaTac citizens, including elementary school students. Once the THS clinic is operating, as with other partnerships with schools and medical clinics, the providers often go to the elementary school for services such as immunizations.

After considerable discussion by Council and staff, the following motion was made.

MOVED BY T. ANDERSON, SECONDED BY BRENNAN TO AMEND ORDINANCE NO. 06-1008 TO CHANGE THE WORDING TO READ AS FOLLOWS: ...TO ALLOW ONLY AT THE TYEE HIGH SCHOOL CAMPUS, SUBJECT TO THE FOLLOWING CRITERIA: THE MEDICAL CLINIC IS LIMITED TO A MAXIMUM OF 1,500 SQUARE FEET, ONLY STUDENTS ATTENDING TYEE HIGH SCHOOL AND CHINOOK MIDDLE SCHOOL MAY USE THE MEDICAL CLINIC AND THE CLINIC MAY BE OPERATED DURING WEEK DAYS, BETWEEN THE HOURS OF 7:00 AM AND 5:00 PM AND DURING EVENING AND WEEKEND HOURS FOR SCHOOL-SPONSORED SPECIAL EVENTS.

AMENDMENT CARRIED UNANIMOUSLY.

*ORIGINAL MOTION AS AMENDED CARRIED UNANIMOUSLY.

(At this point, CM DeHan participated in the discussion and vote on Agenda Bill No. 2646 via telephonic communication.)

Agenda Bill #2646; Resolution #06-010

A Resolution authorizing the replacement of Fire Station 46, including the design and construction of a New Fire Station at the current location of the Fire Station 46 Site

Summary: In 2005, Council authorized a seismic evaluation of the City Fire Stations. This evaluation, which was completed by MLA Engineering, provided the opinion that the Fire Stations are not structurally sound and in danger of significant damage or collapse in the event of a major earthquake.

The City has several options to address the issue of seismic stability of the Fire Stations. First, the City could do nothing. However, this option would mean that the Fire Stations are still subject to significant damage or collapse in the event of a substantial natural disaster. Second, the City could retrofit the existing Fire Stations. However, this option would be very costly and not meet the operational needs of the department. Thirdly, the City could rebuild the existing Fire Stations.

After various discussions with the Council and after reviewing the City's options regarding this issue, Staff believes that it is in the best interest of the City to eventually rebuild all three Fire Stations. Therefore, in order to begin the process of rebuilding the City's Fire Stations, Staff is proposing that Fire Station 46 be the first station to be rebuilt at its current location. Furthermore, staff believes that the Fire Department Headquarters and the Emergency Coordinations Center (ECC) should be moved from Fire Station 45 to 46 once the new station is complete, and thus the design of the replacement Fire Station 46 should incorporate these elements.

This Resolution authorizes the design and construction of a new Fire Station that will replace the current Fire Station 46. This station would be built at the current location of Fire Station 46. In addition, the Resolution provides that the design and construction of the new replacement Fire Station incorporate the inclusion of the Fire Department headquarters and the City's ECC. Finally, the Resolution states that any related expenditures to building the new Fire Station would be subject to approval by a majority of the Council.

At this time, staff is not asking the Council to address the replacement or retrofitting of Fire Stations 45 or 47.

The Council has budgeted \$2.0 million (\$1.2 million for land acquisition and \$800,000 for construction) in the 2006 budget. Although the actual costs will be determined once the final design has been completed and the contract for construction has been awarded, it is estimated that the cost of construction will be approximately \$4.9 million. This Resolution provides that any expenditure related to the construction of the new Fire Station would be subject to approval of a majority of the Council.

MOVED BY BRENNAN, SECONDED BY WYTHE TO PASS RESOLUTION NO. 06-010.*

Finance Director McCarty stated the 7th and final 2006 Budget Workshop on November 15, there was an extended session on the use of reserve funds. At that point, staff had identified a number of items to be funded in the budget

NEW BUSINESS (Continued):

Agenda Bill #2646; Resolution #06-010 (Continued): from reserves. Staff had identified \$5.1 million for a Fire Station, of that amount, \$2 million in the 2006 budget and \$3.1 million in the 2007 budget.

Council discussion ensued as to the cost and location of the proposed replacement for Fire Station 46. Facilities Director Patterson explained the cost to construction which includes the "soft cost".

CM Brennan stated his opposition to the cost and location of the main station. He gave background information to the history of the Fire Department. He added his concern as to not receiving any calls on this agenda bill. He felt he was not in the loop.

CM A. Anderson stated he cannot support this Resolution as proposed. He feels there is a need for a new fire station, but is not sure that McMicken Heights is the right location. He was also concerned as to whether the neighborhood was aware of the extent of this proposal and how construction of a larger fire station with all its apparatus and call outs would affect their environment.

CM Wythe stated this issue has been discussion extensively and thoroughly and it is time to vote on it. He is in favor of it.

CM T. Anderson added that the history of this neighborhood documents that the residents like having the station and its firefighters in their area. It is considered part of their neighborhood. She stated her support of this agenda bill.

CM DeHan agreed with CM T. Anderson's assessment of the issue. He feels this is the right location. Modernizing Station 46 will make it more efficient. He strongly supports this item.

Mayor Fisher stated that if all the decision-makers governed alike, it would be a dictatorship, not a democracy. He added he is not convinced that the location is right. However, he will support this Resolution.

***UPON A ROLL CALL VOTE, THE MOTION CARRIED WITH DEHAN, SHAPE, T. ANDERSON, WYTHE AND FISHER VOTING YES AND BRENNAN AND A. ANDERSON VOTING NO.**

PUBLIC COMMENTS: Mr. Dixon asked if any of the \$5.1 million for the Fire Station was coming from the reserve fund. City Manager Ward replied that staff will speak with Mr. Dixon on his question.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) there will be a public meeting on park improvements adjacent to NSTP at the SeaTac Community Center on Monday, April 3 at 11:30 a.m.; and 2) Mayor Fisher, Deputy Mayor Shape and CMs A. Anderson and Brennan, will be attending a tour of Sound Transit facilities on Friday, March 31, leaving at 8:30 from City Hall.

COUNCIL COMMENTS: CM A. Anderson reported that he attended the National League of Cities (NLC) Conference which was outstanding. He appreciated having the opportunity to attend this worthwhile conference.

Mayor Fisher agreed with CM A. Anderson. He also attended the NLC Conference and it truly was a great conference and he was presented with the Gold Award from the Leadership Training Classes. He would encourage others to attend this particular training.

ADJOURNMENT:

MOVED BY BRENNAN, SECONDED BY A. ANDERSON TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:24 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

April 11, 2006
6:30 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:33 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, and Joe Brennan. Excused absence: Councilmember Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Clerk Judith Cary, Senior Assistant City Attorney Mark Johnsen, Planning Director Steve Butler, Finance Director Michael McCarty, Fire Chief Bob Meyer and King County Police Captain Rob Mendel.

FLAG SALUTE: (The Flag Salute was performed at the preceding Special Study Session.)

INTRODUCTION: Councilmember Brennan introduced Larry Easton as one of the City's Founding Fathers. Mr. Easton was in the audience to address Agenda Bill No. 2692.

PUBLIC COMMENTS: Steve Pinto, 3741 South 192nd Street, referred to the article in the SeaTac Report, Spring 2006 issue, stating the City Council is considering modification to the Council Meeting format and starting time. He stated the change of time may help, however, over the past years, he has noticed that changing the meeting time has not brought in more citizens. Secondly, he stated public comments are not addressed, and therefore, the citizens do not want to come to Council Meetings.

PRESENTATION:

•Proclamation declaring April 26, 2006 as City of SeaTac Clean Your Files Day

Mayor Gene Fisher read the proclamation which focuses on recycling of paper in City Hall as well as in the business sector of the City.

CONSENT AGENDA:

- Approval of claims vouchers** (check nos. 70787 – 70985) in the amount of \$837,213.01 for the period ended April 5, 2006.
- Approval of payroll vouchers** (check nos. 44648 – 44692) in the amount of \$348,237.30 for the period ended March 31, 2006.
- Approval of payroll electronic fund transfers** (check nos. 46205 – 46378) in the amount of \$268,592.39 for the period ended March 31, 2006.
- Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$51,961.09 for the period ended March 31, 2006.
- Approval of summary of \$5,000 - \$25,000 purchase requests** for the period ended April 7, 2006.
- Approval of summary of donations \$500 or greater** for the period ended April 7, 2006.

Approval of Council Meeting Minutes:

- Regular Council Meeting** held March 28, 2006.

Acceptance of Advisory Committee Meeting Minutes:

- Planning Commission Meeting** held March 13, 2006 (Commission approved March 27, 2006).

MOVED BY SHAPE, SECONDED BY WYTHE TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING:

•Adopting Findings of Fact in support of continuing the Moratorium on acceptance of Applications for Rezones, Land Use Permits, Development Permits, and Building Permits for New Construction of Commercial and Multi-family Structures, affecting any Property located in the South 154th Street Station Area – Planning

Mayor Fisher opened the Public Hearing (PH) at 6:44 p.m.

Planning Director Butler stated Council enacted a moratorium on February 28, 2006 and according to State law, the City is required to hold a PH and adopt Findings of Fact within 60 days. The current Codes do not provide for regulations that would require and result in transit oriented development (TOD), which is the major effort of the stationary planning for this area. Staff needs time to complete the stationary plan and related regulations. The moratorium is effective until August 1, 2006; however, it is staff's goal to have interim standards ready for

PUBLIC HEARING (Continued):

Adopting Findings of Fact in support of continuing the Moratorium (Continued): Council action by May 25, 2006. That would allow the moratorium to be lifted and the development to go forward if it meets the interim standards. Between that time and the end of the year, staff would be able to finish the stationary planning, draft final standards and bring this item to Council in late November or early December. Mr. Butler added that he received a letter from Garrett Huffman, South King County (KC) Manager for the Master Builders Association of KC and Snohomish County, regarding this issue, which he distributed to Council.

Carlos De La Torre, Master Development, 3400 Phinney Avenue North, Seattle, stated he felt what is occurring is a very positive step towards SeaTac's development. He feels what would be helpful, in addition to Council's review, is to open it up to property owners and future developers who are interested in this area to address some of their concerns of development and its standards.

Larry Eaton, Business Owner, 15211 International Boulevard (IB) stated he has property in the subject area, and his only concern is in the event the City would decide to close the Military Road access to IB, he will need access to his property. Property owners are concerned about rising property taxes.

Mr. Butler replied that staff will take that under advisement. There are several options that are part of the South 154th Street Station. The City's goal is to have a win-win solution. Having meetings with groups of property owners and future developers, and tenants will be considered.

Councilmember (CM) T. Anderson questioned whether Military Road can be closed. Senior Assistant City Attorney Johnsen stated he will look into that. Everything is at a preliminary stage at this point.

When there were no further comments, Mayor Fisher closed the Public Hearing at 6.52 p.m.

NEW BUSINESS:

Agenda Bill #2642; Resolution #06-011

A Resolution adopting Findings of Fact in support of the Moratorium on acceptance of Applications for Rezones, Land Use Permits, Development Permits, and Building Permits for new construction of Commercial and Multi-family Structures, affecting any property located in the South 154th Street Station Area to allow for unified planning of a Transit Oriented Development (TOD) concept imposed by Resolution No. 06-005

Summary: Resolution No. 06-005 established a moratorium on the acceptance of rezone applications and building, development, and land use permits for new development in the South 154th Street Station Area.

Revised Code of Washington (RCW) 35A.63.220 and 36.70A.390 permit Council to adopt a moratorium relating to planning, zoning, and development regulations, subject to a PH within 60 days of the date of adoption, and further subject to the findings of fact, justifying the moratorium at either the time of adoption or following conclusion of the PH. The South 154th Street Station Study Area is adjacent to the new light rail station currently being constructed in Tukwila on the east side of IB. The City is currently expending taxpayers' funds to hire consultants to draw up alternative plans for developing the South 154th Street Station area. The plans will ultimately recommend design standards and development patterns complimentary to the adjacent light rail station.

Current Codes do not provide for regulations that would require TOD in the South 154th Street Station Study Area. Absent the moratorium, new development under current regulations would undermine the efforts of the City to provide TOD in this area. It is critical to obtain time to complete the Station Area Plan so that regulations can be prepared to shape development in the area that is conducive for TOD. Time is necessary for the City staff, in coordination with the Planning Commission and consultant, to research and develop such regulations.

MOVED BY WYTHE, SECONDED BY BRENNAN TO PASS RESOLUTION NO. 06-011.

MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS: There were no public comments at this time.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) the OPRAH Show will be airing the "State of Education in America" this evening and tomorrow, April 12, especially affecting high schools. He pointed out that Mr. and Mrs. Bill Gates will be speakers on this show. Highline School District is a recipient of the Gates' grant. Some of the presentation will address the future of education directly impacting SeaTac; and 2) the City's Easter Egg Hunt is scheduled for Saturday, April 15 at 9:00 a.m.

COUNCIL COMMENTS: There were no Council comments.

ADJOURNMENT:

MOVED BY BRENNAN, SECONDED BY SHAPE TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 6:57 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

April 25, 2006
6:30 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:32 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Clerk Judith Cary, City Attorney Mary Mirante Bartolo, Senior Assistant City Attorney Mark Johnsen, Acting Planning Director Mike Scary, Public Works Director Dale Schroeder, Fire Chief Bob Meyer and Chief of Police Services Greg Dymerski.

FLAG SALUTE: (The Flag Salute was performed at the preceding Study Session.)

PUBLIC COMMENTS: There were no public comments at this time.

CONSENT AGENDA:

- **Approval of payroll vouchers** (check nos. 44693 – 44730) in the amount of \$137,555.81 for the period ended April 15, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 46379 – 46545) in the amount of \$265,483.13 for the period ended April 15, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$49,526.64 for the period ended April 15, 2006.
- **Approval of summary of \$5,000 - \$25,000 purchase requests** for the period ended April 21, 2006.

Approval of Council Meeting Minutes:

- **Administration & Finance Committee Meeting** held April 11, 2006.
- **Joint Public Safety & Justice and Administration & Finance Committees Meeting** held April 11, 2006.
- **Special Study Session** held April 11, 2006.
- **Regular Council Meeting** held April 11, 2006.
- **Land Use & Parks Committee Meeting** held April 13, 2006.

Acceptance of Advisory Committee Meeting Minutes:

- **Human Services Advisory Committee Meeting** held March 13, 2006 (Committee approved April 10, 2006).
- **Library Advisory Committee Meeting** held January 17, 2006 (Committee approved April 18, 2006).
- **Planning Commission Meeting** held March 27, 2006 (Commission approved April 10, 2006).

The following Agenda Item was recommended at the April 25, 2006 Study Session for placement on this Consent Agenda:

Agenda Bill #2654

A Motion authorizing the City Manager to apply for 2006 Justice Assistance Grant (JAG) Funds

Summary: This Motion authorizes the City Manager to apply for fiscal year 2006 JAG funds from the US Department of Justice, Bureau of Justice Assistance (BJA).

The JAG program is designed to streamline justice funding and grant administration. Local jurisdictions will be given upfront support of a broad range of activities to prevent and control crime. JAG blends the Local Law Enforcement Block Grant and other programs to provide agencies with the flexibility to prioritize and place justice funds where they are needed most. The 2006 JAG application is dedicated to purchase and implement automated voice recognition software for police cars that will allow officers to be more efficient (automatic) running license plates, and to purchase a global positioning system (GPS) to outfit a bait car. The bait car will be equipped with GPS, auto shut off, auto door lock, video, and a backup system to track the vehicle. Bait cars have been instrumental in jurisdictions to lower auto theft rates. The National Insurance Crime Bureau (NICB) has offered to partner to donate a car. This grant is awarded upfront. The City receives immediate control over the funds. There are no mandatory set-asides, and no required City match. The award for fiscal year 2006 is \$13,104.

Correction to Land Use & Parks (LUP) Committee Minutes: Councilmember Wythe stated the April 13 LUP Committee Minutes, #6 Update on Proposed Subdivision Code, should be corrected from “recommended for approval and referred to upcoming Council Meeting” to read “referred to the Planning Commission”.

CONSENT AGENDA (Continued):

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ACCEPT THE CONSENT AGENDA AS CORRECTED.

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARINGS:

This public hearing was cancelled.

● **Development Agreement between the City and SeaTac Airport Parking, LLC; L & R Investment Company; and 18613 International, LLC. – Legal**

● **Vacating a portion of South 190th Street Public Right-of-way (ROW) at 47th Avenue South – Public Works**

Mayor Fisher opened the Public Hearing (PH) at 6:37 p.m.

Public Works Director Dale Schroeder stated this item was discussed at the Transportation & Public Works (T&PW) Committee twice and at the preceding Study Session (SS). Mr. Schroeder displayed an area map depicting the subject ROW and summarized the conditions of the vacation as stated below in Agenda Bill No. 2655, Ordinance No. 06-1009.

Councilmember (CM) DeHan asked about notification to the public which Mr. Schroeder replied a notice was placed in the Seattle Times notifying the residents of the PH. By State law, the City is required to post such notification a minimum of 20 days in advance of the PH and no later than 60 days. Notices were posted at City Hall, Valley View Library, Riverton Post Office, SeaTac Community Center and on the City's Web site within the required time period.

When there were no further comments, Mayor Fisher closed the PH at 6:42 p.m.

NEW BUSINESS:

Agenda Bill #2655; Ordinance #06-1009

An Ordinance vacating a portion of South 190th Street Public Right-of-Way (ROW) at 47th Avenue South

Summary: Mr. Tim Farnam, property owner of 19004 47th Avenue South, has petitioned for the vacation of unopened South 190th Street ROW to include as part of his potential short plat. The area, which is adjacent to Mr. Farnam's property, measures approximately 150 feet long by 30 feet wide and generally consists of wooded terrain. The City has identified and classified an existing Class III stream located within the vacated area that requires a sensitive areas covenant per the City's Zoning Code. Mr. Farnam has agreed to these conditions. He has provided the City an appraisal report determining the land value of the vacation area for review. The City has no intention of opening this ROW. The Ordinance vacates the existing ROW.

The procedures for vacating a public ROW are defined in the Revised Code of Washington (RCW) 35.79. A PH must be held to consider the merits of the application to vacate the easement ROW in question. The date of the PH was set by a Resolution 06-008, passed by the City Council on March 28, 2006. Notice for the hearing was posted on March 30, 2006. All utilities serving this area were given notice of Mr. Farnam's request to vacate this ROW. All but Qwest Communications have responded. Midway Sewer District and Puget Sound Energy have utilities in the ROW, and thus, this Ordinance requires an easement for their sewer and electrical facilities. The Ordinance also requires a sensitive areas covenant because a Class III stream is located in the ROW.

Mr. Farnam has agreed to pay the City the appraised value of \$10,000, as provided in an independent land appraisal report to the City for the vacated ROW.

MOVED BY DEHAN, SECONDED BY BRENNAN TO ADOPT ORDINANCE NO. 06-1009.

MOTION CARRIED UNANIMOUSLY.

Agenda Bill #2652; 06-012

A Resolution amending the City Council Administrative Procedures, eliminating regularly scheduled Study Session (SS) meetings, changing the time of the Regular Meetings of the City Council, and making other various amendments

Summary: At the February 11, 2006 Council Retreat, Council discussed changing the current Council Meeting schedule by eliminating the SS. Currently the City Council holds a SS at 5:00 p.m. and a Regular Council Meeting (RCM) at 6:30 p.m. on the second and fourth Tuesdays of each month. This Resolution amends the Council Administrative Procedures by consolidating the SS and RCM. The start time of the RCM will change to 6:00 p.m. Therefore, all City Council business and discussion of agenda items will occur at the RCM.

NEW BUSINESS (Continued):

Agenda Bill #2652; 06-012 (Continued): This Resolution changes the time when public comment occurs at the RCM, adding opportunities for more effective public comment. Under this Resolution, there would be no change to the initial public comment period. However, the amendment to the Administrative Procedures will allow for additional public comment of one minute per individual or two minutes per group prior to the Council taking action on the Consent Agenda. Then, the final public comment will be moved from the end of the agenda to prior to the Unfinished Business. The final public comment will be limited to two minutes per individual and five minutes per group. The changes to the public comment period will allow the Council to hear public comment prior to Council taking final action on agenda items.

This Resolution also makes various housekeeping amendments to the Administrative Procedures. At the April 11, 2006 SS, there were suggestions that the proposed changes specifically provide that any one Councilmember be allowed to postpone consideration of an agenda item to the next meeting. The newly amended procedures (Section 5, Subsection 9) allow a Councilmember to postpone and place an agenda item on the next Council Agenda. However, any subsequent postponements of an agenda item would require a vote of the majority of the Council. Also, it was requested that the procedures outline that Council action requires the vote of a majority of the Council present at the meeting, unless otherwise provided by State Law. Finally, it was requested that the final public comments (Section 5, Subsection 13) be limited to discussion of items under unfinished business or new business.

MOVED BY DEHAN, SECONDED BY SHAPE TO ADOPT RESOLUTION NO. 06-012.*

CM Brennan reiterated his objection to this proposed Council Meeting structure and will vote against it.

CM Wythe stated he originally was not in favor of eliminating the SS. However, this Resolution is simply creating efficiency. He explained his reasoning, adding he will be voting in favor of this bill and urged the rest of the Council to do so as well.

*UPON A ROLL CALL VOTE, THE MOTION PASSED WITH T. ANDERSON, SHAPE, A. ANDERSON, DEHAN, FISHER AND WYTHE VOTING YES AND BRENNAN VOTING NO.

Agenda Bill #2648; Ordinance #06-1010

An Ordinance providing for the submission to the qualified voters of the City of SeaTac at an election to be held on September 19, 2006 of a proposition authorizing the City to increase its regular Property Tax Levy annually for six consecutive years above the limit established in the Revised Code of Washington (RCW) 84.55.010

Summary: At the February 11, 2006 City Council Retreat, staff proposed a level of service (LOS) including staffing and equipment to improve and enhance the department's LOS to the community which would be contingent upon the proposed levy lid lift being successful and funding the proposal.

Under current State law, the City Council is allowed to increase property tax revenues a total of one percent per year. Although this Ordinance will authorize an increase of four percent per year, the General Fund will still receive the one percent increase that is allowed under State law. The additional three percent increase is the portion that will be allocated for Fire Department purposes as specified in the Proposition.

Additionally, at the April 11, 2006 Joint Administration and Finance (A&F) and Public Safety and Justice (PS&J) Committee Meeting, staff was asked how much additional revenue would have been raised; and had previous Councils raised property taxes to the maximum level on a year basis since incorporation. Staff estimates that the City could have levied an additional \$2.91 million.

If passed by the voters, this property tax increase would be effective in 2007.

Fire Chief Meyer briefed on the following: 1) department staffing LOS, configuration, and benefits; 2) capital costing; and 3) financing options using a levy lid lift.

Fire Chief Bob Meyer reviewed the revisions made since the April 11, 2006 Council Meeting. First, there are no changes to the projected revenues, expenditures or the projected plans for staffing and capital expenditures. Staff requested this Resolution be postponed to the April 25 Council Meeting for final action because they thought there was a problem with the calculation method projecting revenue. Based on CM Brennan's question at the Joint A&F / PS&J Committee Meeting regarding the one percent increase allowed by Initiative 747, Chief Meyer stated one percent goes to the General Fund revenue and the three percent increase would go to the Fire Department. Their numbers were correct and Bond Counsel Nancy Neraas has been contacted and agrees with CM Brennan's

NEW BUSINESS (Continued):

Agenda Bill #2648; Ordinance #06-1010 (Continued): findings. In addition, CM Brennan had asked staff to prepare a spreadsheet that identified the previous year's ad valorem and tax rates since the City's incorporation. That was attached to the agenda bill.

This Ordinance has been revised to reflect the building of Fire Station 46 out of existing saved funds:

- 1) page one, fourth Whereas, the wordage has been revised to read "the City has committed to replace Fire Station 46 using existing reserve funds";
- 2) fifth Whereas changed "the three remaining stations" to "two stations";
- 3) page two, fourth and fifth Whereas, the ladder truck is a replacement for one that failed its' UL certification and was surplus in September 21, 1996. It is not an improvement item; and
- 4) pages three and four, at tonight's meeting, Council changed the wordage: "emergency medical facilities" to read "emergency services facilities"; and "emergency medical purposes" to "emergency services purposes".

CM T. Anderson emphasized the need for specific wordage as to the various uses that could be initiated from the levy lift. Chief Meyer stated the City's Bond Counsel has assisted in the writing of the Proposition, and advised that the document be very specific because the voters want to know what the uses of the funds.

Mr. Johnsen advised that the Proposition cannot be amended; however, if there was a significant disaster, these funds can be used for any kind of fire protection.

CM DeHan stated he feels comfortable now with the revisions stating the Proposition will cover emergency services purposes and facilities. That will give future Councils more latitude and understanding in the specific uses of the Proposition.

CM Brennan stated he has opposed some of the steps leading up to this proposition. However, he stated he is not opposed to the Proposition and is pleased with the levy lift being funded over six years instead of going out for Bonds and paying interest. This is a "pay as we go" approach over six years with no interest being paid out.

Chief Meyer thanked the A&F and PS&J Committees for asking for research on capital and staffing expenses out of the same levy. Also, he thanked Finance Director McCarty for all his assistance in this endeavor.

CM Shape stated the City must be extremely clear to the public about what is being asked for in this Proposition. The fire protection and emergency services facility basically means a fire station. Chief Meyer added the Ordinance states, and the Voter's Pamphlet, will state "to construct two fire stations."

Chief Meyer stated the City Manager and he are working on a "frequently asked questions and answers document" that anticipates what is on the public's minds. Staff will bring this to the A&F and PS&J Committees Meetings.

City Manager Ward clarified this Proposition states "...to operate, equip, and construct..." It is not just about building fire stations but adding fire fighters, equipment and construction of two new fire stations.

CM DeHan added that in the last 15 years, the City has had approximately a 10 percent decrease in the Ad Valorem on the property tax. In the same period of time, there was an approximate three percent per year inflation rate. Because the Council has been diligent with the City's finances, it is now time. Because of the one percent lid on property tax increases, it will be the people who will decide on this public safety measure.

CM A. Anderson stated his major concern is the issue of domestic preparedness and as the lead agency in pursuit of such; the Fire Department will be leading the way. An investment in this approach to public safety is a very good idea and it would behoove the Council to adopt this Ordinance and also to work toward the Proposition's passage.

MOVED BY DEHAN, SECONDED BY BRENNAN TO ADOPT ORDINANCE NO. 06-1010.

MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS: SeaTac Fire Fighter Richard Knight, representing the SeaTac Fire Fighters Union IAFF Local 2191, stated the Council has made a great decision providing for this step in a long-range plan for the Fire Department and the protection of the citizens and property of the City long into the future.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) the artwork at both entries of the South 188th Street tunnel is under way with completion anticipated this Sunday, April 30; 2) there will be a high profile trial at the SeaTac Municipal Court tomorrow and the media is expected. Parking for the jury applicants will be at Valley Ridge Park, parking for the media will be in front of City Hall and staff parking will be in the back lot; and 3) a new addition to the City Web Site is the Public Comment form for inquiries and comments that will be responded to by staff. He applauded staff, especially Assistant City Manager Tina Rogers, for their work on this project. The form is already being used by the public.

COUNCIL COMMENTS: CM T. Anderson stated Police Chief Greg Dymerski and she visited the Kenmore Police Station a few weeks ago. Chief Dymerski stated the KC Sheriff's Office purchased two new vehicles, a Command and Control vehicle that police can use as a Mobile Command Post (a Class C motor home) and a "Bear" vehicle which resembles a military type vehicle and can withstand artillery fire. KC Special Operations Section, commanded by Chief Scott Somers, has the vehicles based out of Boeing Air Field and they can be of service by local Police Departments.

CM Shape reported on Suburban Cities Association (SCA) activities: 1) the Public Issues Committee developed a Position Paper being opposed to KC charging a fee to the park and ride lots; 2) the Regional Transit Committee has been discussing bus shelters. There are 9,000 bus stops in KC and only 1,500 shelters. The committee is discussing ways to increase that number. Source of funding will be examined, possibly advertising in the shelter would be a revenue source; and 3) in the next month, the Public Issues Committee will be addressing updates to the six-year plan, which will include this year, the consideration of KC participation in water-born transit, the downtown street car issue, as well as the allocation of hours.

CM Brennan stated he would like to get the Fire Department Aid Car for 24/7 duty now and not wait for the levy.

CM DeHan stated, having worked with the Fire Department and Fire Ad Hoc Committee on putting together the plan for the Fire Service, it is gratifying to see the quality product presented to Council in the Proposition.

CM T. Anderson added that the Southwest King County Chamber of Commerce 2006-07 Map does not depict SeaTac in bold print as other local jurisdictions. City Manager Ward replied that staff will contact the chamber as to this oversight.

ADJOURNMENT:

MOVED BY BRENNAN, SECONDED BY DEHAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:24 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

May 9, 2006
6:00 PM

City Hall
Council Chambers

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

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Clerk Judith Cary, City Attorney Mary Mirante Bartolo, Planning Director Steve Butler, Senior Planner Mike Scarey, Finance Director Mike McCarty, Facilities Director Pat Patterson, Parks & Recreation Director Kit Ledbetter, Fire Chief Bob Meyer and Chief of Police Services Greg Dymerski.

FLAG SALUTE: State Senator Karen Keiser led the Council, audience and staff in the Pledge of Allegiance.

MAYOR'S COMMENTS: Mayor Fisher briefed the audience of the newly formed Regular Council Meeting (RCM) procedures.

PUBLIC COMMENTS: Barry Ladenburg, Angle Lake Shoreline President, 19317 46th Avenue South, commented on the proposed Zoning Code revision on public access to the lake and the construction of short plats of five or more units. He attended the Planning Commission (PC) Meeting last night on this issue. In reviewing the Washington Administration Code (WAC), he stated the City does not have to revise the Code on this issue as the City has already met the ruling. At the PC Meeting, staff informed the attendees that the residents would be responsible to maintain and monitor the road and liable if someone was injured. Renters have access to the road to the lake. Safety and security would be important issues if some of the units were rentals. He added that he will be attending the next RCM when this issue is expected to be discussed.

PRESENTATIONS:

●2006 Legislative Session

State Senator Karen Keiser stated she was happy to report that the State Legislator adjourned their Interim Session one day early for the first time in 20 years. This session had three significant breakthroughs on some long running disputes in Olympia:

- 1) The 25-year dispute on the Columbia River Watershed and its use by farming verses fish, their habitats and conservation issues. The resolution of the dispute means there will be allocations enough for the farmers to maintain their economy, and there will be enough storage and in-stream flows for the fish;
- 2) after 30 years, the Equal Rights Bill, which prohibits discrimination for housing, employee, or for financial affairs for gays and lesbians, has been passed; and
- 3) A resolution on the Medical Malpractice dispute has been resolved that will protect patient's safety but will also reduce (by insurance reforms and measures) the medical malpractice premiums placed on the providers.

Senator Keiser continued with further legislature that was passed.

4) As Chair of the Senate Health and Long Term Care Committee, she focused on major health care issues such as the potential of a Pandemic Flu outbreak. A law was passed to have local public health departments and the State Department of Health implement immediate planning processes to be prepared in the event of a Bird Flu pandemic. The State has provided \$90 million for this law;

5) Mental Health Services, with a reduction in Federal funding of Medicaid for the mentally ill, the State will be funding \$46 million;

6) The Nursing Homes bill was reallocated funds of \$20 million;

7) Basic Health Plan and Children's Health Care was allocated \$22 million;

8) Established a Small Business Assistance program in Health Care, with a partnership between small businesses (50 or fewer employees), the State, and employees with a 40/40/20 partnership. By doing so, it is hoped the premium can be cut down to \$90-95 a month for each employee. This program should be implemented within the next year;

9) A bill was passed supporting bio-diesel (alternative fuel) due to the gasoline/oil crunch in the nation. It is a combination of low interest loans to farmers and companies that will process the bio-mass, such as corn, mustard seed and other agricultural products that can be processed and create bio-fuel which can be mixed with gasoline and diesel. A standard has been put in place that the total fuel load in the State will have to be at least two percent bio-diesel;

PRESENTATIONS (Continued):

2006 Legislative Session (Continued):

- 10) Another environmental legislation was an electronic toxic waste (computers, monitors, etc.) recycling program for such waste, with retailers who sell the produce;
- 11) State Parks \$5 parking fee was repealed. A dedicated funding stream is needed for upkeep of the State Parks;
- 12) \$250,000 in the State budget to complete the Des Moines Creek Trail; and
- 13) Funding for Safe Haven Facility for Domestic Violence (DV) based in Kent and the King County (KC) Sexual Assault Resource Center based in Renton.

Councilmember (CM) T. Anderson questioned, as a member of the Steering Committee for Reinvesting in Youth, if the Legislature funded the prevention care for youths in crisis. Senator Keiser replied she did not think so and agreed to work with her on this important program. Funding for the Foster Children program has been allocated.

CM Shape mentioned the State of Massachusetts (MA) has instituted its own plan of mandatory health insurance and he wondered if Washington State is considering doing the same. Senator Keiser replied that a bill was passed establishing a Blue Ribbon Commission in December 2006 on proposals and recommendations. She expects that MA's idea will be one of the items of discussion.

Mayor Fisher stated some medical providers are not supported by the insurance companies for some prescription drugs and some people have to pay the entire cost. Senator Keiser stated there needs to be emergency stockpiles in homes and in accessible points in the event of a natural disaster and such. The insurance protocols are hard to change. Senator Keiser stated she will work with Mayor Fisher and the Insurance Commissioner on this important issue.

CM DeHan stated the news media has indicated the State is under-funded in the Government Employees and Teachers Retirement System. Senator Keiser replied that during lean times in the past, pension obligations were put off. She stated the State budget has set aside a special account as part of the pension obligation of \$1 billion for education, health care and pensions. The government will not default on its obligations such has been seen in the private sector. As demographics change, the pension obligation will have to be monitored closely. The State did allow for State employees and teachers to continue to work and draw their pension fund.

●Regional Conversation with Representatives of the Puget Sound Regional Council (PSRC)

PSRC Director of Growth Management Planning Norman Abbott addressed regional issues with the Council, starting with mentioning the upcoming PSRC event, to be held Tuesday, May 23, 8:30 a.m. - 3:30 p.m. at McCaw Hall, Seattle Center, to review the Vision 2020 Draft Environmental Impact Statement (DEIS).

Mr. Abbott reviewed the responsibilities of the PSRC Growth Management Policy Board regarding the draft Vision 2020 report and event. The Three Plans-Working Together consists of: 1) Vision 2020 extending out to 2040; 2) Destination 2030; and 3) Regional Economic Strategy. There is now an 18 point implementation action plan in progress. The plan includes the Urban Growth Area, the Rural Agricultural Area and the Regional Growth Centers, of which SeaTac is one; and it identifies the Regional Transportation System to connect those centers. Growth is expected with 1.6 million more people and 1.1 million new jobs by 2040. The need for extending Vision 2020 to 2040 is evident. Over a year ago, the scoping document was adopted by the PSRC Executive Board and the Growth Management Policy Board has analyzed all existing regional policies, 10 issue papers were completed, eight growth scenarios were reviewed with four alternatives selected for study in the draft EIS: 1) extension of Growth Targets; 2) Metropolitan Cities and larger Cities; 3) present impacts of different ways to achieve the Vision; and 4) smaller Cities. The main reason for the project is to remain visionary into the future and to come up with a vision that is both ambitious and realistic. All communities play an important role such as the regional growth center (which includes SeaTac), the rural area, and all the PSRC member jurisdictions. The Growth Management Policy Board's work is divided into four regional geographies: Metropolitan Cities, Core Suburban Cities, larger suburban Cities, and smaller suburban Cities. There are vast differences in the alternatives and good reason for input from all areas. After a 60-day public comment period (May – July, 2006), the board will select a preferred growth alternative and present it to the public once again before the supplemental DEIS is determined. At the end of May 2006, the DEIS will be sent to the Cities. Currently, about half of the work on the Regional Vision is complete and will continue to move forward.

Council questions and comments ensued on the regional growth pattern and transportation needs and how the plan will affect the community in the future.

PRESENTATIONS (Continued):

Regional Conversation with Representatives of the PSRC (Continued): Mr. Abbott stated that County boundaries are determined by the Counties, not by the PSRC. KC's position is that the boundary will stay the same which will benefit in redirecting the growth back into Cities. KC will be very reluctant to alternatives. He stated that the Growth Management Board is looking at the growth pattern and how it will be dispersed throughout the region. Once the growth pattern of the 1.6 million people is decided, the transportation plan will follow. Currently, the PSRC has a plan that addresses all modes of transportation (transit, rail, roads, and ferries). When the growth pattern has been resolved, the plan will be re-evaluated.

● **Interim Design Standards (IDS) for the South 154th Street Light Rail Station Area**

Planning Director Butler stated staff is in the midst of preparing the IDS, which are based on the City Center Standards that the City adopted in 2000. It is hoped that at the May 23 RCM, after the Public Hearing on the issue, Council will take action on the IDS.

Senior Planner Scarey stated that the South 154th Street Station Area is adjacent to a Light Rail Station (LRS). He distributed a handout which summarized the major issues in the IDS. There are still two main issues to be decided: 1) whether to prohibit drive-through facilities (for example, restaurants, banks, etc.), or to allow them under certain conditions (the draft IDS includes alternatives for these two options); and 2) whether or not to allow Commercial Park-and-Fly as a use in the Station Area.

Mr. Butler gave a process overview, including clarification that the IDS would be in place for six months, while staff completes work on the Station Area Plans, including Final Development Standards (FDS), to be brought before the Council for review and action in November. Between June and September, staff will be in conclusion with the Land Use & Parks (LUP) Committee and PC. Between October and December, the FDS will be reviewed and action taken by the Council.

Council discussion ensued as to the issue of parking at both the South 154th Street Station and the South 176th Street Station. Mr. Butler stated the IDS have a prohibition on Commercial Park-and-Fly. Sound Transit is proposing to provide a fair amount of parking at the South 154th Street Station. In the Station Area in SeaTac, it is proposed to encourage an environment where businesses and new residential development can occur in such a way as to allow people to walk to businesses and the new residential area. Regardless, some people are going to drive to the Station Area. Overflow parking (Hide and Ride) needs to be addressed by Sound Transit, SeaTac, and Tukwila.

Mr. Butler stated espresso drive-through stands and such businesses are not considered permanent facilities. The City is trying to encourage permanent development in a pedestrian environment. The City of SeaTac is unique as there is a high demand for Commercial Park-and-Fly that the Cities of Auburn and Kent do not have. It is hopefully that Sound Transit would provide that function at the South 154th Street Station Area.

CM A. Anderson questioned whether SeaTac is aware of the City of Tukwila development plans and whether they are consistent with SeaTac. Mr. Butler replied that SeaTac staff has approached Tukwila staff on their Station Area Planning and heard it is not a priority for them.

CM DeHan inquired as to what the benefits are of the IDS to which Mr. Butler replied that they address most or all of the issues and most in a limited manner to allow development. City Attorney Mirante Bartolo added that Interim Standards are a benchmark to be used until the FDS are adopted.

Mayor Fisher asked whether the IDS are used to stop or enhance development. Mr. Butler replied that would depend on the document. Staff is hoping it is an enhancement to development. The IDS will allow development with key policy issues considered.

Mrs. Mirante Bartolo suggested that entering into a development agreement while the IDS are in effect may not be agreeable to a developer as more time may be needed than the IDS would allow.

CM T. Anderson suggested a Special Council Meeting (SCM) for more discussion on the IDS.

Mr. Butler stated the Public Hearing on this issue is scheduled for the May 23, 2006 RCM.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended May 5, 2006

City Manager Craig Ward reported on the purchase requests as follows:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Removal of Waste Oil from Retention Pond at the SeaTac Community Center	Parks & Recreation	\$0	\$18,978	18,978

Council consensus: Referred to the 5/09/06 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2661 – A Motion authorizing the City Manager to execute a Contract to employ an Architect for construction of Fire Station 46

Summary: This Motion authorizes a Contract with the architectural firm of David A. Clark Architects, LLC for design of a new fire station to replace Fire Station 46.

Requests for Qualifications (RFQ) were sent out in April, 2006 with seven returned responses. The top three were chosen for final interviews. The interview team of Fire Chief Bob Meyer, Assistant Fire Chief Brian Wiwel, and Facilities Director Pat Patterson selected David A. Clark Architects to perform the work.

A proposed Consultant Agreement for the new Fire Station 46 has been drafted. The fees for services have been negotiated based on the Washington State Fees for Architectural Services.

It is recommended that the City Council authorize the City Manager to execute a contract with David A Clark Architects, LLC. in an amount not to exceed \$529,640. The 2006 Budget for New Fire Station 46 is \$800,000 to pay for the architect fees and associated costs.

Facilities Director Patterson briefed the Council on the above summary.

CM A. Anderson stated this item went before the LUP Committee and was recommended for Council approval.

CM Wythe questioned if the neighboring property owners have been notified of the construction of the new Fire Station 46 to which Mr. Patterson stated they have been and there will be community meetings with all the associated neighbors having input.

Council consensus: Referred to the 5/09/06 RCM Consent Agenda

Agenda Bill #2656 – A Motion authorizing the City Manager to enter into an Interlocal Agreement (ILA) for Waterfowl (Canada Geese) Management Program

Summary: Due to the increase in number of Canada Geese at Angle Lake Park, staff recommends participation in the 2006 Waterfowl Management Program. The program is administered by the Wildlife Services Program of the U.S. Department of Agriculture (USDA) and the members are the Cities of Bellevue, Kent, Kirkland, Mercer Island, Mountlake Terrace, Renton, Woodinville and Seattle and the University of Washington. The annual cost to the City of SeaTac is \$2,942 with the Port of Seattle (POS) reimbursing the City for half of the cost. The program's purpose is to provide joint funding for an egg addling program, lethal control, population monitoring and census; mainly of Canada Geese, within KC. Last year, the USDA removed 65 geese from Angle Lake Park.

The 2006 Park Maintenance budget has sufficient funds to pay for the program.

Parks & Recreation Director Kit Ledbetter briefed on the above summary, adding that SeaTac has participated in the program for the last two years.

Council consensus: Referred to the 5/09/06 RCM Consent Agenda

Agenda Bill #2664 – A Motion authorizing the City Manager to enter into a Consultant Services Agreement between the City of SeaTac and Community Health Centers of King County (CHCKC) for startup of a School-based Student Health Center at Tyee High School (HS) Campus

Summary: At the December 13, 2005 SCM, Council passed a Motion to accept an offer of \$50,000 from the Highline School District (HSD) to offset a portion of the annual cost for a School Resource Officer (SRO) at Tyee HS. The Motion directed the additional revenue to be transferred to provide startup funding for a school-based health clinic at Tyee HS to match \$50,000 offered by KC. This action identified the clinic funding as a one-year pilot program and was contingent upon execution of agreements with the agencies involved. This is the first of two agreements needed in order to implement the Council action. A budget amendment is also needed.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2664 (Continued): The agreement documents the purpose for the funding and identifies the scope of services to be provided by the CHCKC. It is based on an agreement that the City has in place with CHCKC to provide medical and dental services to low-income SeaTac residents at their facility in Kent. The agreement includes standard clauses for termination, discrimination, indemnification, insurance, dispute resolution, records, inspection, and protected health information.

The business plan to the agreement was based on the health center opening in April, 2006. With the delayed clinic opening, goals were adjusted downward by approximately five percent. The business plan was not revised to show the minor adjustment in anticipated revenues with this later start, as there would be larger offsetting reductions in expenditures, most notably, personnel and supplies.

Agenda Bill No. 2667 contains the budget amendment needed to increase the General Fund revenue and expenditure in the amount of \$50,000 resulting from this agreement and Agenda Bill No. 2665 has no effect on the year-end fund balance estimated for 2006.

Assistant City Manager Rogers detailed the above summary. The first payment will be issued when the clinic opens, which is scheduled for this week. KC Council will be taking action in July. This item went before the Administration and Finance (A&F) and the LUP Committees.

Council comments ensued as to the financial aspect of funding the Tyee HS Health Center. Originally, \$50,000 was part of KC's 2006 budget which KC Executive Ron Sims vetoed. However, after some consideration, Executive Director Sims made an adjustment of \$50,000 to fund the clinic and has lobbied the KC Council to put this funding back into their budget. The City will honor its commitment only if KC funds are firm.

Council consensus: Referred to the 5/23/06 RCM

Agenda Bill #2665 – A Motion authorizing the City Manager to enter into an agreement between Highline School District (HSD) and City of SeaTac for a School Resource Officer (SRO)

Summary: This Motion authorizes entry in to an agreement between HSD and the City of SeaTac providing \$50,000 funding from the HSD for the SRO at Tyee HS and Chinook Middle School (MS).

The 2006 budget was adopted fully funding the SRO at Tyee HS. The \$50,000 revenue from HSD will offset a portion of the full \$131,803 cost of the SRO, making \$50,000 available for the commitment to the school-based health clinic at Tyee HS with no impact to the General Fund.

The agreement documents the reason for the funding and identifies the scope of services provided by the SRO. It is based on an agreement that the HSD has in place with the City of Burien. The agreement has been reviewed by and is acceptable to Chief of Police Services Dymerski. The SRO also spends time at Chinook MS. This agreement does not commit to any additional staffing or enhancement of services at the schools. The term of the agreement is through December 31, 2006. The agreement provides for termination of the contract within 60 days written notice by either party, and in the event of early termination, the City would return to the HSD \$4,133 (1/12 of \$50,000) for each full month remaining in the 2006 calendar year.

Assistant City Manager Tina Rogers briefed on the above summary explaining the SRO funding for Tyee HS and Chinook MS in 2004-05. This year, the City will be paying 65 percent for a SRO for Tyee HS.

Ms. Rogers stated this Agenda Bill is to secure a SRO Agreement with the HSD. The City's 2006 budget was adopted fully funding the Tyee HS SRO at \$50,000. This amount will offset a portion of the full cost of \$131,803. The agreement is based on an agreement the HSD has with the City of Burien. There is nothing in the agreement at states enhancing the presence of SROs in the HSD. There is still one SRO funded by the City and is at Tyee HS and spends some time at Chinook MS. At the A&F Committee meeting today, there was a question if HSD funds any other HSD schools. The HSD funds Highline HS \$112,000 to KC for an SRO, Evergreen HS is funded \$45,000 to the City of Burien, and Mt. Rainier HS is funded \$75,000 to the City of Des Moines and for the first time \$50,000 to the City of SeaTac.

If there is a termination of the agreement between HSD and the City of SeaTac before the end of December 2006, the City would return \$4,133 to the HSD for each full remaining month.

Council discussion ensued as to the agreement between the City and the HSD for the SRO program and the need for student protection at the school. Discussion continued as to the details of the original agreement. As a result,

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2665 (Continued): Ms. Rogers was directed to research how long HSD has been funding SROs in the other HSD schools and how much, also, to find out the year the City requested assistance from the HSD to fund the Chinook SRO.

Ms. Rogers introduced the Director of Security & Safety for the HSD, Tony Zeman, to answer Council questions, if needed.

Council consensus: Referred to the 5/23/06 RCM

Agenda Bill #2667 – An Ordinance amending the 2006 Annual City Budget for Miscellaneous Items

Summary: This Ordinance amends the 2006 Annual City Budget as detailed below:

This budget amendment Ordinance increases expenditures to provide additional 2006 appropriation authority in the General Fund (Fund 001), the Municipal Facilities CIP Fund (Fund 306) and the Surface Water Management (SWM) Fund (Fund 403). This Ordinance is necessary to ensure that the City complies with State laws prohibiting any funds having expenditures in excess of the fiscal year appropriation authority.

This Ordinance will result in an increase in estimated revenue in the General Fund in the amount of \$68,978 and an increase in expenditure appropriation of \$168,978. This Ordinance will also increase expenditure appropriation authority in the Municipal Facilities CIP Fund in the amount of \$8,600 and in the SWM Fund in the amount of \$135,000. The total net impact to the three funds involved in this budget amendment is \$243,600.

Finance Director McCarty briefed on the above summary. He stated this item was scheduled for the A&F Committee today. However, due to the large agenda, the committee was unable to discuss it and it was suggested this item be addressed at this RCM. This amendment would appropriate \$50,000 in the General Fund budget for the Health Center and increase estimated revenues in the amount of \$50,000 for funding from the HSD to offset a portion of the cost for the SRO at Tyee HS and Chinook MS. Unpaid sales tax is due on May 22, 2006, the day before the next RCM. This is the first year the State has audited Cities on this excise tax. The State Auditors conducted an audit from 2002 to 2005. Regarding Agenda Bill Nos. 2664 and 2665, the Ordinance increases expenditure only, but does not obligate the City to spend the funding as stated in the agenda bill.

Council discussion ensued as to the Department of Revenue's (DOR) reasoning for this taxation. Council agreed a strongly-worded letter on this taxation be sent to the Governor and the DOR.

Council consensus: Referred to the 5/09/06 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 70986 - 71170) in the amount of \$619,478.85 for the period ended April 21, 2006.
- **Approval of claims vouchers** (check nos. 71171 - 71386) in the amount of \$197,343.03 for the period ended May 5, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 46546 - 46718) in the amount of \$268,619.25 for the period ended April 30, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$51,196.33 for the period ended April 30, 2006.
- **Approval of summary of \$5,000 - \$25,000 purchase requests** for the period ended May 5, 2006.

Approval of Council Meeting Minutes:

- **Transportation & Public Works Committee Meeting** held April 25, 2006.
- **Regular Council Meeting** held April 25, 2006.

The following Agenda Items were recommended during the Agenda Bill Presentations for placement on this Consent Agenda:

Agenda Bill #2661

A Motion authorizing the City Manager to execute a Contract to employ an Architect for construction of Fire Station 46

Agenda Bill #2656

A Motion authorizing the City Manager to enter into an Interlocal Agreement for Waterfowl (Canada Geese) Management Program

CONSENT AGENDA (Continued):

Agenda Bill #2667; Ordinance #06-1011

An Ordinance amending the 2006 Annual City Budget for Miscellaneous Items

MOVED BY SHAPE, SECONDED BY DEHAN TO ACCEPT THE CONSENT AGENDA.*

CM DeHan requested a correction be made to the April 25, 2006 RCM Minutes as follows: Under New Business, Agenda Bill 2648, page 4, paragraph 11, line two, "...three percent inflation rate." should read "three percent per year inflation rate."

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

*MOTION CARRIED UNANIMOUSLY AS CORRECTED.

PUBLIC COMMENTS (related to Unfinished and New Business): Linda Snider, 18700 36th Avenue South, commented on Agenda Bill Nos. 2664 and 2665. She felt the Council has been blind-sided as to the SRO and medical clinic issues.

UNFINISHED BUSINESS: There were no unfinished business issues at this time.

NEW BUSINESS: There were no new business issues at this time.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) May 18, 6:00 p.m., a Community Meeting on park issues will be held at the Valley Ridge Park Community Center; 2) May 23, 5:00 p.m., a Joint Council/PC Meeting will be held at City Hall; 3) the budgeted item: "screening for weapons" is pending; 4) International Association of Fire Fighters (IAFF) Labor Union has requested negotiations with the City; and 5) May 12 – 18, Mayor Fisher and he will be attending a Community Disaster and Economic Recovery Workshop in New Orleans, LA. Assistant City Manager Rogers will perform the duties of City Manager in his absence.

COUNCIL COMMENTS: Deputy Mayor Shape gave a Suburban Cities Association (SCA) update: tomorrow night, May 9, the Public Issues Committee will meet and discuss several items, among them: 1) voting on the issue paper on SCA's opposition to the idea of KC Metro charging Park and Ride lots; and 2) another paper regarding the KC/Metro's participation in the Waterborne Transit.

CM Brennan stated he would like to listen to the December 13 RCM recording on the SRO issues. City Manager Ward clarified this issue for Council. He stated, by the City committing \$50,000 that was otherwise going to the SRO, to the Tyee Health Clinic, that opened the way for the KC Community Health Centers to receive \$50,000 from KC. It was revenue neutral to the City. It was not revenue neutral to KC and the HSD.

CM DeHan added that he believed the \$50,000 from HSD to pay for a one-half portion of the SRO was subsequent to the agreement the Council made for a \$50,000 payment for the Health Clinic is a way to recover the \$50,000. The reason the HSD does not deal directly with KC is because they want the City in the middle.

RECESSED: Mayor Fisher recessed the Regular Council Meeting to an Executive Session on Property Acquisition for 15 minutes and on Personnel Issues for 15 minutes at 9:02 p.m.

EXECUTIVE SESSION: Property Acquisition (15 minutes) / Personnel Issues (15 minutes)

City Clerk Cary announced to the audience that Council has extended the 30-minute Executive Session for 30 more minutes.

RECONVENED: Mayor Fisher reconvened the Regular Council Meeting at 10:02 p.m.

ADJOURNMENT:

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 10:03 P.M.

MOTION CARRIED UNANIMOUSLY.

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

May 23, 2006
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:03 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson (*arrived at 6:36 p.m.*), Joe Brennan and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Clerk Judith Cary, City Attorney Mary Mirante Bartolo, Senior Assistant City Attorney Mark Johnsen, Planning Director Steve Butler, Senior Planner Mike Scarey, Principal Planner Jack Dodge, Finance Director Mike McCarty, Facilities Director Pat Patterson, Parks & Recreation Director Kit Ledbetter, Assistant Parks & Recreation Director Lawrence Ellis, Fire Chief Bob Meyer and Chief of Police Services Greg Dymerski.

FLAG SALUTE: City Clerk Judith Cary led the Council, audience and staff in the Pledge of Allegiance.

PUBLIC COMMENTS: Barry Ladenbury, Angle Lake Shore Club President, 19317 46th Avenue South, stated he was representing a group of Angle Lake residents who are concerned about the proposed Code revision (Agenda Bill No. 2657). Their concern was the change in the Ordinance regarding access to the water from the short plats where the resident's short plats have water frontage. He stated the Planning Department explained that short plats of five or more lots de facto subdivisions do not have to comply with long division standards, which is a loophole and the developers are using this loophole to avoid the standards. He does not feel that is a loophole and also feels SeaTac is in compliance with the Washington State Administrative Code (WAC). Safety and security is a real concern of the residents. Mr. Ladenbury stated the revision is too vague on details.

Linda Snider, 18700 36th Avenue South, spoke in adamant opposition to the Tyee Medical Clinic. She stated she heard today that the Highline School District (HSD) has decided to pull the funding for the School Resource Officers (SROs). King County (KC) took out of its budget \$50,000 and the City was told that KC Executive Ron Sims put it back in the budget. She asked the Council to make sure the City sees the \$50,000, not the promise of it, before they release City funds.

Thomas Trumpeter, CEO of Community Health Centers of King County (CHCKC), the sponsoring entity for the Tyee Campus Student Health Center, stated he is available for questions when this item (Agenda Bills 2664-5) is presented on the agenda. The CHCKC is excited to partner with the City and the HSD, KC and the other community partners to bring needed services to the students. Yesterday was the official first day of operation for the clinic. He visited the clinic and spoke with teachers who were pleased about the program. The CHCKC has been providing medical and dental services to the residents of suburban KC for nearly 35 years. Many of the students do not have health insurance. He added that he has no doubt that the clinic will show its worth.

Bill Dennis, Washington State Council of County/City Employees representative for the SeaTac Employees AFSCME Union, introduced himself to the Council. The union is in negotiations with the City and he is sure that the final outcome will be positive for all concerned.

Linda Tuttle, 4559 South 192nd Street on Angle Lake, spoke on the amendment of the Subdivision Code. She stated her opposition to the amendment. She believes that private property should remain as it states, private, not public. The public should use public facilities access to the lake and property owners should not be infringed upon. Mrs. Tuttle urged Council to reject Agenda Bill No. 2657. Safety, security, noise, and a complete lack of privacy are real concerns of the residents.

CERTIFICATE OF APPRECIATION:

●**Certificate of Appreciation to Wendy Morgan for her Service on the Human Services Advisory Committee**
Deputy Mayor (DM) Ralph Shape read the Certificate of Appreciation and Mayor Fisher presented the certificate to Wendy Morgan. Mayor Gene Fisher, on behalf of the City Council, thanked Ms. Morgan for her valuable service as a member of the Human Services Advisory Committee.

PRESENTATION:

●**Washington Recreation and Park Association 2006 Spotlight Award**
DM Shape read the inscription on the award plaque honoring the achievement of the newly constructed Senior Center at the SeaTac Community Center. Mayor Fisher presented the plaque to Darleene Thompson, member of the Senior Citizens Advisory Committee and active participant in this project. Mrs. Thompson expressed her

PRESENTATION (Continued):

Washington Recreation and Park Association 2006 Spotlight Award (Continued): appreciation to Facilities Director Patterson, who facilitated in the construction of the center and Recreation Services Coordinator Kathleen Cummings and Recreation Specialist Rocky Kirwin, both who ensured that the Senior Program continued during the construction process.

DISCUSSION ITEMS:

•Discussion of Summary of \$5,000 - \$25,000 Purchase Requests for the period ended May 19, 2006

City Manager Craig Ward presented the following purchase requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Supplemental Funding for the YWCA Homelessness Prevention Program (Paid from \$45,797 held in reserve to meet unanticipated and emerging needs during the year)	City Manager's Office	\$45,797	\$45,797	
Kiss & Ride / Vicinity Feasibility Analysis and Rendering	City Manager's Office	\$4,800,000	\$4,800,000	\$25,000
Office cubicle reconfiguration to provide additional working spaces for new GIS and Planning positions approved in the 2006 Budget	Facilities	\$0	\$0	\$12,600
will absorb within existing budget				

Council Consensus: Refer to 5/23/06 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2663 – A Motion authorizing staff to apply for a 2007 Community Development Block Grant (CDBG) to make improvements to the pier at Angle Lake Park

Summary: This project is to design and remodel the dock at Angle Lake Park to meet the needs for people with disabilities. In August 2001, Moffatt and Nichol Engineers prepared a concept design and cost estimate for landscape architects MacLeod Reckord, who were hired by the City to present alternatives for improving the existing dock for the Angle Lake Park Phase II concept. The alternatives included building a new boat launch, demolishing and replacing the floats and three or six piles or salvaging the existing boat launch with a few moderations. The appropriate alternative that would meet the ADA requirements would be to demolish and replace the floats. Staff will study all options for the new pier with public input before bringing the design back to the City Council for approval.

The estimated cost for the project is \$200,000. This project will not be competing with any of the existing City CDBG Human Services funded programs. The only indirect fiscal impact would be for staff time in overseeing the project. After community input and a design is created, it will come back to Council for approval.

Parks & Recreation Assistant Director Ellis briefed Council on the above summary and answered their questions.

Council Consensus: Refer to 5/23/06 RCM Consent Agenda

Agenda Bill #2668 – An Ordinance declaring public use and necessity for real property to be condemned as required for the construction of a new Fire Station 46, and authorizing payment therefore from the City's 306-Municipal Facilities Capital Improvement Plan (CIP) Fund

Summary: This Ordinance declares public use and necessity for land and property that will be required for the construction of a new Fire Station 46. This Ordinance allows the City to proceed with the acquisition of four separate properties. If the City is unable to purchase said properties through a negotiation process, the City will be authorized to acquire these properties through the condemnation process. The property acquisition will be funded from the 306 Municipal Facilities CIP Fund.

Council approved the construction of a replacement for Fire Station 46 on April 4, 2006. Consistent with this plan, four properties must be acquired to allow for expansion of the existing fire station.

Based on comparable sales in the area, the cost of acquiring these four properties will be in the range of \$800,000-\$1,200,000. The City has successfully contacted the four property owners. All four property owners have shown no opposition to the purchase. The 2006 Budget for the new Fire Station 46 land acquisition is \$1,200,000.

Facilities Director Patterson reviewed the above summary.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2668 (Continued): Councilmember (CM) Joe Brennan stated his opposition to acquiring these properties for \$1,200,000 when the City owns property that is suitable for this need, which includes an existing station. He asked that this item be sent to the next Regular Council Meeting (RCM) to give Councilmembers time to rationalize opposition to this purchase.

Council Consensus: Refer to 6/13/06 RCM

Agenda Bill #2669 – An Ordinance amending the 2006 Annual City Budget for the Redemption of Local Improvement District (LID) #1 Bonds

Summary: This Ordinance amends the 2006 Annual City Budget to increase both revenues and expenditures in the Special Assessment Debt Fund by \$50,000 to allow for additional bonds to be redeemed on June 1, 2006.

As partial funding for the 28th/24th Avenue South Arterial project, the City levied special assessments against the benefiting property owners. The owners could prepay their assessment in full or pay in installments over a 15-year period. In 2000, the City issued LID #1 Bonds in the amount of \$2,871,819 for the assessments to be paid in installments. The principal and interest on the bonds is paid by annual assessment installments billed by the City each year to the applicable property owners.

Although an estimated redemption schedule exists for these bonds, the bonds may be redeemed earlier or later than their stated maturity date, depending on the rate at which property assessments are paid. Due to several property owners that paid their remaining assessments in full this year, the City has sufficient collections to call \$50,000 in additional LID Bonds on the upcoming interest date of June 1, 2006. The early redemption of additional LID #1 Bonds will result in reduced interest costs in future years.

This budget amendment has no fiscal impact in 2006. However, the amendment does result in savings in future years by reducing interest costs on the bonds.

Finance Director McCarty briefed on the above summary.

Council Consensus: Refer to 5/23/06 RCM Consent Agenda

(Note: Councilmember T. Anderson arrived at this point in the meeting at 6:36 p.m. due to a flight delay.)

Agenda Bill #2657 - An Ordinance adding a new Section 14.10.015 to the SeaTac Municipal Code (SMC), requiring private access to the water in side-by-side short plats with water frontage on Angle Lake

Summary: Long subdivisions (5 or more lots) with water frontage on Angle Lake, are required to provide access to the lake for the residents within the subdivision. Short Plats (4 or less lots) are not required to provide water access. SeaTac's Subdivision Code allows for the development of side-by-side short plats up to eight lots. Side-by-side short plats are "de facto" subdivisions that do not have to comply with long subdivision development standards. Side-by-side short plats with water frontage on Angle Lake are not required to provide access to the lake for the residents within the plats. Developers can use this "loophole" to avoid the requirement of providing water access for their development.

Angle Lake is a "Shoreline of the State". Washington State shoreline regulations strongly encourage or require public access to "Shorelines of the State". WAC 173-26-221 (4)(b)(i) states that City's should "promote and enhance the public interest with regards to rights to access waters held in public trust by the state while protecting private property rights and public safety". WAC 173-26-221 (4)(b)(iii) states "To the greatest extent feasible consistent with the overall best interest of the state and the people generally, protect the public's opportunity to enjoy the physical and aesthetic qualities of shorelines of the state, including views of the water". WAC 173-26-241 (3)(j) in part, states that "new multiunit residential development, including the subdivision of land for more than four parcels, should provide community and/or public access in conformance to the local government's public access planning and this chapter." It is clear that the intent of state law is that the City should adopt regulations that would foster access to public waters such as Angle Lake.

KC Shoreline regulations, adopted by the City for Angle Lake, require in certain situations, that public access to the water be provided in new commercial development. In the City's Shoreline policies, Goal 8.6 indicates that the City should "Increase public access to shoreline areas provided that private rights, public safety and the Natural shoreline character are not adversely affected. Policy 8.6C states that the City should "Provide or encourage public access in new shoreline development." Based on State law and City policy, it is the intent of the City to require access to the water on Angle Lake as part of new development.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2657 (Continued): Under the City's Shoreline/SEPA policies, new long subdivisions on Angle Lake with water frontage would be required to provide access to the water for the residents residing within the subdivision. With the proposed Subdivision Code amendment, side-by-side short plats with five to eight lots (de facto subdivisions), would be required to provide access to the water for the residents residing within the two plats. This would be consistent with the requirements for long subdivisions. The exception to this requirement in new plats is where existing residences already front on Angle Lake; water access to Angle Lake would not be required.

The proposed code change would not apply to an individual short plat of four lots or less or to any existing plats.

Principal Planner Dodge reviewed the above summary. He stated this proposal will be heard before a Hearing Examiner, with final approval by Council. Short plats of four lots or less are approved administratively.

The Planning Commission (PC) held a public hearing (PH) on May 8 and 23 with public testimonies. The PC recommended the City Council not adopt the proposed Code amendment.

Planning Director Butler stated that all property owners in the short plats would be responsible for the upkeep and safety on the road. He informed Council that this issue was brought to the City's attention by a developer's request for a subdivision and side-by-side short plats.

CM Wythe stated this item came before the Land Use & Parks (LUP) Committee and it was referred to the PC. He feels Council will not pass this Ordinance. It is the intention of the Council to provide access to the lake.

CM Brennan requested this item not be placed on the Consent Agenda.

Further Council discussion ensued on the loophole and merits of this proposal as well as the rights of private property owners.

PC Chair Linda Snider explained the PC's rationale and the good intentions of staff trying to take care of the loophole. After two PHs with public testimonies, the PC felt the staff's rationale to approve the bill was far outweighed by the rationale given by the residents of the lake to not approve the bill. The PC agreed that the Ordinance should not be passed.

Council Consensus: Refer to 5/23/06 RCM New Business

CONSENT AGENDA:

- **Approval of payroll vouchers** (check nos. 44731 - 44777) in the amount of \$306,482.77 for the period ended April 30, 2006.
- **Approval of payroll vouchers** (check nos. 44778 - 44818) in the amount of \$139,021.96 for the period ended May 15, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 46719 - 46886) in the amount of \$267,619.70 for the period ended May 15, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$50,423.57 for the period ended May 15, 2006.
- **Approval of summary of \$5,000 - \$25,000 purchase requests** for the period ended May 19, 2006.

Approval of Council Meeting Minutes:

- **Administration & Finance Committee Meeting** held May 9, 2006.
- **Joint Public Safety & Justice and Administration & Finance Committee Meeting** held May 9, 2006.

The following Agenda Items were considered under Agenda Bill Presentations for placement on this Consent Agenda:

Agenda Bill #2663

A Motion authorizing staff to apply for a 2007 Community Development Block Grant to make improvements to the pier at Angle Lake Park

Agenda Bill #2669; Ordinance #06-1012

An Ordinance amending the 2006 Annual City Budget for the Redemption of Local Improvement District #1 Bonds

MOVED BY BRENNAN, SECONDED BY SHAPE TO ACCEPT THE CONSENT AGENDA AS PRESENTED.*

CONSENT AGENDA (Continued):

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

*MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING:

•Interim Design Standards (IDS) for the South 154th Street Light Rail Station Area – Planning

Mayor Fisher opened the Public Hearing at 7:00 p.m.

Staff Report: Mr. Butler stated staff recommends continuance of the PH until the June 13, 2006 RCM. A moratorium on the South 154th Street Station Area was imposed on February 28, which will expire on August 23 unless continued by Council. Council requested staff prepare the IDS as soon as possible. The area covered by the IDS is north of SR-518, east of International Boulevard (IB), with east/west cross-streets of South 154th Street and South 152nd Street. The intent behind the IDS is to allow the existing moratorium to be lifted resulting in the application of transit-oriented development (TOD) standards from which the Station Area Plan and the Final Development Standards are being developed. Staff is two-thirds the way through the draft Station Area Plan. The current Station Area Planning project goals are to be: 1) pedestrian-friendly, 2) transit friendly, 3) mix of land uses, 4) high quality design, 5) built on strength of existing culture diversity in the neighborhood, and 6) creating a strong sense of community.

Senior Planner Scarey re-emphasized some of the aspects of the plan. He stated the major issues addressed are: 1) drive-through facilities would be prohibited from the station area or subject to conditions; 2) the current draft of the standards continues to show a prohibition on Commercial Park-and-Fly in the station area; 3) building designs are carried over from the City Center Standards; and 4) open space is carried over from the City Center Standards and is a requirement to provide open public space primarily in commercial areas. The other categories in the IDS are: street specifications, land use charts, minimum/maximum parking, circulation, site planning and building orientation and mixed-use development.

Mr. Butler continued with a process overview: IDS are scheduled for the June 13 RCM to continue the PH and Council action. This will give staff time to work on the final standards in conjunction with the Station Area Plan.

CM Brennan stated that informing parking garage owners that they cannot have a Park-and-Fly will not be accepted well. It is their property and economic development is what the City is trying to create.

CM Wythe stated he appreciates CM Brennan's attitude. However, the City has allowed parking lots with less than high standards for the land use. What the Council is attempting to do is to set a standard that will enhance the City and its' property owners. Upgrading is progress and will set high standards for development.

CM DeHan stated he is pleased to hear that staff is continuing this PH until the next RCM. He asked staff to take a look at development and re-development, so owners can improve their property.

DM Shape stated the IDS are tough as they should be but can be changed, if needed. High standards for business development are a necessity. He stated he would support the IDS on the condition the City is wide open to conciliation later on.

Public Input: Property owner Jerry Kingen stated he always thought the subject site had potential and his firm has invested \$5 million for inhabiting the retail area, which will attract a higher caliber tenant, such as Starbucks. The only thing that restricted his development is the Port of Seattle (POS) imposing a building height. He has explained his position through meetings with the City and other property owners. The City aspires to have high caliber development in that area. The market will dictate what works in that area. He stated an area of common interest is having Military Road, where the triangle property is, vacated and using South 152nd Street more heavily. That would give his property access off of SR-99. SR-518 needs to be changed to hook up with 32nd Avenue South as a connector between the Station Area and South 152nd Street. Mr. Kingen stated he plans to consider the property for multi-condominium development. It is important that the development is appealing to businesses. He requested that Council action be put off to later than June 13, 2006.

Mayor Fisher stated this is the way it should work, coming to common grounds. He felt sending the PH and the related Agenda Bill to the June 27, 2006 RCM would benefit both the City and the developer.

CM Shape asked Mr. Kingen if he is agreeable with this date, which he replied yes, if they continue on the same common track and it works for all involved.

PUBLIC HEARING (Continued):

IDS for the South 154th Street Light Rail Station Area (Continued): Mrs. Snider relayed the PC concerns. The subarea covered by the IDS is the area just west of SR-518 that butts up to the L-shaped property owned by the POS. The concern is that the area bordering the L-shape will be left vacant. The POS has expressed that they did not want to come any further east than they have with the L-shaped property. The boundaries for the subarea station planning are being set and it excludes that small portion that butts up against the L-shaped property. The POS Commissioners were unanimous that the western boundary should be extended to the L-shaped property. That way, that segment of the property (between South 152nd Street and SR-518) would not be left out.

CM Wythe stated the POS's intention is to use the L-shape for industrial area; Council's intention was to protect this area which is residential and would be protected by buffers that could be negotiated.

Mr. Butler explained why that segment of the property was intentionally left out of the development, as it is designated single-family zoning. He added that in the POS/City Interlocal Agreement (ILA) deals with the existing L-shaped buffering. Agreement on a buffering/screening plan needs to be done before any sort of activity on the property can be done.

CM DeHan stated, in regards to the L-shaped property, there is a lot of work being done in the transportation field on how to access/egress this property. The Washington State Department of Transportation (WSDOT) is considering the on/off access ramps from SR-518 to the City of SeaTac. This is of concern to the City as it impacts the business/residential community in SeaTac.

Mayor Fisher stated the POS spent a lot of money putting in a bike trail across the north end of the runway. If sidewalks are put in up South 154th Street, it is only one-eighth mile to connect to the Westside Trail.

Mrs. Snider, speaking as a resident, stated SeaTac has faced many different area changes in the City that were dictated by the Boundary Review Board. She stated she feels if the line between SR-518 to South 152nd Street is moved over to butt up against the L-shaped property, then the City is doing the same thing to this area. She urged the Council to take this into consideration.

Hearing no further input, Mayor Fisher continued the Public Hearing at 7:42 p.m. to the June 27 RCM.

PUBLIC COMMENTS (related to the following Unfinished and New Business): Marion Henry, 3208 South 198th Street, stated she lives on Angle Lake and last fall when the lake went way down, there was a runoff on Military Road which KC owns. Mrs. Henry called KC, which recommended she contact the State agency that regulates the water, which she did. The agency sent Ms. Henry a list of all the property owners on the lake who have permission to use the water to water their lawns (which is limited). Those owners not on the list are subject to fines. She would like a letter to be sent out to those owners to warn them that if they do not have a permit, they cannot use the lake water to water their lawns. She is concerned with the summer approaching, that the lake will go down again.

City Manager Craig Ward stated staff would get the list from her and contact the State agency to find out what steps the City can take to notify the property owners.

UNFINISHED BUSINESS:

Agenda Bill #2664

A Motion authorizing the City Manager to enter into a Consultant Services Agreement between the City of SeaTac and Community Health Centers of King County (CHCKC) for startup of a School-based Student Health Center at Tyee High School (HS) Campus (This item was discussed at the May 9, 2006 RCM.)

Summary: At the December 13, 2005 Special Council Meeting (SCM), Council passed a Motion to accept an offer of \$50,000 from the HSD to offset a portion of the annual cost for a SRO at Tyee HS. The Motion directed the additional revenue to be transferred to provide startup funding for a school-based health clinic at Tyee HS to match \$50,000 offered by KC. This action identified the clinic funding as a one-year pilot program and was contingent upon execution of agreements with the agencies involved. This is the first of two agreements needed in order to implement the Council action. A budget amendment is also needed.

The agreement documents the purpose for the funding and identifies the scope of services to be provided by the CHCKC. It is based on an agreement that the City has in place with CHCKC to provide medical and dental services to low-income SeaTac residents at their facility in Kent. The standard form agreement includes standard clauses for termination, discrimination, indemnification, insurance, dispute resolution, records, inspection, and protected health information.

UNFINISHED BUSINESS (Continued):

Agenda Bill #2664 (Continued): The business plan to the agreement was based on the health center opening in April 2006. With the delayed clinic opening, goals were adjusted downward by approximately five percent. The business plan was not revised to show the minor adjustment in anticipated revenues with this later start, as there would be larger offsetting reductions in expenditures, most notably, personnel and supplies.

Agenda Bill No. 2667 contains the budget amendment needed to increase the General Fund revenue and expenditure in the amount of \$50,000 resulting from this agreement and Agenda Bill No. 2667 has no effect on the year-end fund balance estimated for 2006.

Assistant City Manager Rogers reviewed the above summary. She stated that KC is planning to make a \$50,000 contribution but that action is pending their May 25 KC Council Meeting. The City's contribution is contingent on KC funding their share of the start up funds for the health clinic.

CM Brennan stated he was surprised at the Highline Times article on the HSD paying for the SRO when in fact it was the City paying for the SRO. It was revealed that all the other HSD HS, except Tyee HS, were being funded in previous years by the HSD. He had reluctantly voted on the health clinic for 2006 but would not next year.

Ms. Rogers read a portion of the agreement regarding the payment schedule, which verified the City will not pay any of the \$50,000 until KC agrees to do the same.

MOVED BY SHAPE, SECONDED BY WYTHE TO ACCEPT AGENDA BILL NO. 2664.

MOTION CARRIED UNANIMOUSLY.

Agenda Bill #2665

A Motion authorizing the City Manager to enter into an Agreement between Highline School District (HSD) and City of SeaTac for a School Resource Officer (SRO) (This item was discussed at the May 9, 2006 RCM.)

Summary: This Motion authorizes entry in to an Agreement between HSD and the City of SeaTac providing \$50,000 funding from the HSD for the SRO at Tyee HS and Chinook Middle School (MS).

The 2006 budget was adopted fully funding the SRO at Tyee HS. The \$50,000 revenue from HSD will offset a portion of the full \$131,803 cost of the SRO, making \$50,000 available for the commitment to the school-based health clinic at Tyee HS with no impact to the General Fund.

The agreement documents the reason for the funding and identifies the scope of services provided by the SRO. It is based on an agreement that the HSD has in place with the City of Burien. The agreement has been reviewed by and is acceptable to Police Chief Dymerski. The SRO also spends time at Chinook MS. This agreement does not commit to any additional staffing or enhancement of services at the schools. The term of the agreement is through December 31, 2006. The agreement provides for termination of the contract within 60 days written notice by either party, and in the event of early termination, the City would return to the HSD \$4,133 (1/12 of \$50,000) for each full month remaining in the 2006 calendar year.

Ms. Rogers briefed on the above summary. She added she answered Council questions at the May 9 RCM in the Council packet. Ms. Rogers further explained from 2000-2003, the City funded two SROs, one at Tyee HS and one at Chinook MS. In response to budget difficulties in 2003, the City decided it could only continue to fund one SRO and since the HSD was unable to provide funding for a second SRO for 2004-05, there has only been one SRO at Tyee HS. Because of the Tyee Campus reconfiguration into three separate HSs and some lessening of violence, the SRO has been freed up to spend some time at Chinook MS. For the 2005 budget, there was a proposed decision card to augment funding and provide a second SRO but that was not approved by the Council. This year, if the Council would approve the above agreement, for the first time since the City has been funding SROs, the City would not be paying 100 percent but would be paying 65 percent for a SRO for Tyee HS. This agreement would accept the first ever contribution of \$50,000 from the HSD for the one existing SRO at Tyee. It does not address adding a second SRO.

HSD Director of Security & Safety Tony Zeman stated all the HSD Security Officers have law enforcement background. There are a total of eight positions, two at Tyee service area on shared shifts. He further stated Tyee HS has a decrease in violence with the three new campuses with the combined effect with the SRO, the HSD Security Officers and the Campus Security Officers. The SRO program is a good program. The HSD is one of the only school districts in the State that requires law backgrounds of their security officers. The SRO also services Chinook MS with security and teaches some classes.

UNFINISHED BUSINESS (Continued):

Agenda Bill #2665 (Continued): CM DeHan clarified that his recollection of the history of the SRO, the second SRO that the City had at Chinook in 2003, the City proposed to the HSD that it would go into partnership with them. The City would fund for half the year and the SRO was only there half a year because the HSD found that they could not fund the SRO for the balance of the year. He suggested the City accept the \$50,000 from the HSD for this year and use it to defray the cost of the SRO. Mayor Fisher agreed.

MOVED BY DEHAN, SECONDED BY BRENNAN TO ACCEPT AGENDA BILL NO. 2665.

MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS:

(The following agenda bill number was assigned for tracking purposes. No agenda bill was created.)

Agenda Bill #2672; Ordinance #06-1013

An Ordinance providing for the submission to the qualified voters of the City of SeaTac at an election to be held on September 19, 2006 of a proposition authorizing the City to increase its regular Property Tax Levy annually for six consecutive years above the limit established in the Revised Code of Washington (RCW) 84.55.010

CM DeHan stated he feels that the Council, public and staff are in agreement that this is the right thing to do and put this Ordinance in front of the voters. His reasoning for bringing this back is to see if it can be clearer and understandable by the voting public. There are some minor proposed changes to the Ordinance, which would primarily change it from emergency facilities to emergency services.

MOVED BY DEHAN, SECONDED BY BRENNAN TO ADOPT ORDINANCE NO. 06-1013 CONCERNING AN INCREASE IN THE CITY'S REGULAR PROPERTY TAX LEVY FOR FIRE PROTECTION AND EMERGENCY SERVICES PURPOSES AND CHANGING LANGUAGE FROM "...TO PROVIDE FUNDS TO OPERATE, EQUIP, AND CONSTRUCT FIRE PROTECTION AND EMERGENCY FACILITIES" TO READ "...TO PROVIDE FUNDS TO OPERATE, EQUIP, AND CONSTRUCT FACILITIES FOR FIRE PROTECTION AND EMERGENCY SERVICES".*

Council comments ensued regarding the clarification of the use of the funding in the revised Ordinance.

Fire Chief Meyer stated he agrees with the new Ordinance and the revised language for clarification for the voters.

CM Brennan stated this is the only way to bring the SeaTac Fire Department into the 21st Century. He expounded on the history of the Fire Department and the need for upgrading the department, with input from Fire Chief Meyer.

*MOTION CARRIED UNANIMOUSLY.

(The following agenda bill number was assigned for tracking purposes. No agenda bill was created.)

Agenda Bill #2671; Ordinance #06-1014

An Ordinance repealing Ordinance No. 06-1010

City Attorney Mirante Bartolo stated this Ordinance repeals Ordinance No. 06-1010.

MOVED BY DEHAN, SECONDED BY T. ANDERSON TO ADOPT ORDINANCE NO. 06-1014 REPEALING ORDINANCE NO. 06-1010.

MOTION CARRIED UNANIMOUSLY.

Agenda Bill #2657; Ordinance #06-1015

An Ordinance adding a new Section 14.10.015 to the SeaTac Municipal Code, requiring private access to the water in side-by-side short plats with water frontage on Angle Lake

MOVED BY SHAPE, SECONDED BY BRENNAN TO NOT ADOPT ORDINANCE NO. 06-1015.

MOTION CARRIED UNANIMOUSLY.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) the Parks and Recreation staff have established June 15 at 10:00 a.m. for the South 188th Street Tunnel Art Dedication; and 2) June 24 has been scheduled for the Japanese Garden Dedication; and 3) June 23-25 is planned for the City's Annual International Festival with the parade on June 24 starting at 10:30 a.m.

COUNCIL COMMENTS: CM T. Anderson distributed a flyer stating the Tyee's Distributive Education Club of America (DECA) students are collecting reusable clothing and household items on May 23 through June 22 to raise money for DECA'S International Aid Project.

DM Shape stated last week at the Puget Sound Regional Council (PSRC) Meeting, the committee received a briefing on the "Transit Now" program which is KC Executive Ron Sims' program to increase the transit throughout KC. His idea is if the voters pass this new tax in November 2006, new buses would be purchased to make the stops more frequent and benefiting SeaTac would be a route running from Federal Way to the South 154th Street Station with a stop at the South 176th Street Station. This will be called a Bus Rapid Transit (BRT) route with a stop every 10 minutes as well as new shelters along the route.

Mayor Fisher stated City Manager Ward and he attended a Disaster Restoration Conference in New Orleans. The hurricane tours ran through abandoned neighborhoods. The citizens of New Orleans are not only mad at Mayor Naygon, but the government and FEMA blamed the Corps of Engineers for the blunders in the levy rebuild work. The time spent was a real education in disaster recovery. He added that SeaTac is more prepared than any jurisdiction in that disaster region.

RECESSED: Mayor Fisher recessed the Regular Council Meeting to an Executive Session on Personnel Issues for 15 minutes at 8:35 p.m.

EXECUTIVE SESSION: Personnel Issues (15 minutes)

RECONVENED: Mayor Fisher reconvened the Regular Council Meeting at 8:50 p.m.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY BRENNAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:51 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

June 13, 2006
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:10 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Clerk Judith Cary, City Attorney Mary Mirante Bartolo, Senior Assistant City Attorney Mark Johnsen, Human Services Coordinator Colleen Brandt-Schluter, Planning Director Steve Butler, Senior Planner Mike Scarey, Principal Planner Jack Dodge, Public Works Director Dale Schroeder, Facilities Director Pat Patterson, Parks & Recreation Director Kit Ledbetter, Fire Chief Bob Meyer and Chief of Police Services Greg Dymerski.

FLAG SALUTE: King County (KC) Councilmember (CM) Julia Patterson led the Council, audience and staff in the Pledge of Allegiance.

INTRODUCTION OF NEW EMPLOYEE:

•Human Services Coordinator Colleen Brandt-Schluter

City Manager Ward introduced Mrs. Brandt-Schluter, the City's new Human Services Coordinator. Colleen, a graduate of the University of Washington (UW), worked in organization on personal communication. She has spent 13 years working for the Highline Public Schools building collaborative community partnership to provide services on the Tye Campus and managing after-school programs. She is well-versed on this community and the local youths, which were key issues in selecting Colleen for this position. She is also skilled in working with diverse communities, including issues of race, cultural ethnicity, gender, age, social economics and presentation.

Mayor Fisher, on behalf of the Council, welcomed Colleen to the City's staff.

PUBLIC COMMENTS: Linda Snider, 18700 36th Avenue South, spoke regarding Agenda Bill No. 2668. She stated she attended the Administration & Finance (A&F) and the Public Safety & Justice (PS&J) Committee Meetings today. It was suggested at the latter meeting that this item be put over for two weeks. She respectfully requested that that discussion be reconsidered. This affects the homeowners who are waiting to hear whether or not their homes are going to be bought out.

Roger McCracken, Master Park Principal, 16025 International Boulevard (IB), spoke on Agenda Bill No. 2674. He urged Council to move this item to the public hearing where he would answer questions on this agenda bill.

Jeremy Delmar, 20130 33rd Place West, Lynnwood, spoke on behalf of Colleen Biery, 17016 35th Avenue South, owner of one of the properties that is scheduled for purchase for the new Fire Station 46. Mr. Delmar requested Council expedite to resolve this issue. Ms. Biery and the other affected owners have received initial appraisals from the City and feel they are low compared to some recent sales in this neighborhood.

PRESENTATIONS:

•King County (KC) Public Health

KC CM Patterson introduced Dr. Jim Kreiger, Chief of Epidemiology in KC, who would be making the presentation. She stated she heard this briefing several months ago and thought it was so important that she arranged for every City in her District in South KC (SKC) to hear Dr. Kreiger's presentation. KC is struggling immensely with health disparities. There are certain populations in KC that are less healthy than others. KC continues to struggle with chronic health problems such as heart disease and diabetes, and especially struggling in SKC with the issue of obesity. SKC's incidents of obesity are much higher than other parts of KC. Community leaders need to be aware of these health problems within their communities.

Dr. Kreiger stated this presentation is a reporting on what is happening with KC health for the last decade. He outlined the key findings of the KC public health trends and disparities, focusing on SeaTac and Tukwila as being in need of improving its health standards. The current health standards are due to the social and physical environment and genetic endowment. Dr. Kreiger detailed the top six chronic diseases in KC: 1) diabetes is escalating; 2) HIV infection has become a chronic condition in KC, with AIDS moved from No. 8 to No. 14 as KC's leading cause of death; 3) access to care is decreasing and uninsured is higher; 4) alcohol in KC and in the State and Nation; 5) illicit drug use. Deaths from prescription opiates now exceed deaths from heroin; and 6) overweight and obesity.

PRESENTATIONS (Continued):

KC Public Health (Continued): Health Improvements: 1) smoking has declined from 25 to 15 percent in KC; 2) motor vehicle deaths dropped by 50 percent in the last 15 years (due in part from improved engineering and traffic safety measures and seat belt use and enforcement of DUI laws); 3) firearms deaths decreased since the early 1990s; 4) with SKC lagging behind in terms of the number of people proportionally of residents; declining rates in infant mortality meet the National goal of 2010 of 4.5 percent but in SKC, it is rising; and 5) adolescent births declining steadily since mid-'90s throughout KC, due in part from health education in schools and health services.

Health Disparities: They are prevalent, particularly among African-Americans and American Indians/Alaska Natives, and also Hispanic/Latinos, due in part to low incomes and lack of health care. It is important all individuals have access to health care to reduce the disparities.

SeaTac/Tukwila Health Planning Area: The KC Health Department is able to create health planning areas. Dr. Kreiger detailed the different health problems in SeaTac. Data indicated that childhood asthma, diabetes and lung cancer are much higher in SeaTac than the rest of KC. Birth outcomes, infant mortality, low birth rate, and lack of access to prenatal care were substantially higher in SeaTac and Tukwila residents. Adolescent births were higher, access to care was lower and mental health problems were more common. SeaTac / Tukwila area has the highest proportion of residents reporting hypertension and high blood pressure leading to heart disease and fatality.

Many of the risk factors are changeable behaviors depending on environment and access to care. There are a lot of effective opportunities that can be made in terms of health care. Lack of health insurance translates directly into lack of care. The KC Health Department is eager to partner with SKC communities to begin to turn the situation around. One key element is assuring universal health insurance coverage and access to health care, medical centers and mental health services in KC, particularly in SKC. Federal, State and local solutions are needed for education and support to help keep people well and out of the hospital, allowing them to become good self-managers of disease, and social support for living with a life long condition. Dr. Kreiger added that KC is supporting the South 188th Street Health Center, currently under construction.

CM T. Anderson mentioned that public access to the clinics is a real problem. KC CM Patterson stated there will be a ballot measure upcoming on bus access routes and 1/10th percent of funding is for the suburban areas.

CM Shape detected on the charts displayed by Dr. Kreiger, that the City of Auburn is frequently rated higher in most health areas due to excellent medical facilities availability. Dr. Kreiger replied that medical care only accounts for 10 percent of health outcomes across populations. Ninety percent has to do with the physical and social environments, personal choices, income, and other social factors. Auburn and SeaTac share many of the same environmental characteristics even though Auburn has good access to medical care.

CM Brennan expressed his appreciation of the insightful presentation, adding SeaTac is a magnet for immigrants who do not speak English and lower housing cost attracts low-income people. He questioned whether SeaTac is getting a fair share of KC Social Welfare funding resources.

Dr. Kreiger stated, between 1990 and 2000, poverty in KC has been moving south for affordable housing. SeaTac health statistics is driven, in part, by the health disparities. Low-income people and ethnic minorities have worse health outcome. He feels SKC does not get enough resources for health care.

CM DeHan noticed that there is a market increase in the Hispanic/Latino population with access to health care in the last five-six years. He inquired if there is any correlation between that and the national influx of legal immigrants and illegal aliens. Dr. Kreiger replied that pattern is not dissimilar from the national average. Many are without medical insurance and receive only emergent care. Addressing physical activity and nutrition in its relationship to overweight, Dr. Kreiger stated overweight people are at a high risk for diabetes, asthma, and heart disease. Communities should encourage healthy programs. Bike trails are excellent in SeaTac. Seeing that schools have healthy lunch programs is another way to "fix" the health problems.

CM Brennan asked Dr. Kreiger if he would be willing to write a quarterly article in the SeaTac Report to which Dr. Kreiger readily agreed to do.

CM T. Anderson stated prescription drugs have fast become unaffordable to the seniors but most are not educated in obtaining them. Dr. Kreiger stated it is a Federal policy issue to have universal health insurance coverage. There are some initiatives that can happen at the State level. Also, pharmaceutical manufactures have formed a charity-care program but it involves lots of paperwork and the process is too hard for some to understand. Lastly, Dr. Kreiger stated prevention of the diseases would reduce the amount of prescriptions needed.

PRESENTATIONS (Continued):

KC Public Health (Continued): Mayor Fisher added that poverty is the cause for many of the health problems and that needs to be addressed. The City is funding \$1.3 million into activities at the YMCA that benefit SeaTac's low-income population for 20 years, a step in the right direction.

The following presentation was held at the June 13, 2006 Special Council Meeting (SCM) prior to this meeting to accommodate the presenters.

●**Highline Historical Society Exhibit at City Hall**

●**Washington State Association of Senior Centers Professional of the Year Award to Recreation Services Coordinator Kathleen Cummings**

Mayor Fisher read the award plaque and presented it to Ms. Cummings, praising her for her outstanding service to the City's Senior Program.

●**Senior Citizen Advisory Committee Annual Report**

Senior Citizen Advisory Committee Chair Darleene Thompson gave an update on the progress of the committee. The other committee members are Della Schmitz, Margaret Gray, Alice Belenski and Jon Ancell.

2005 Accomplishments:

●Senior Center at the SeaTac Community Center. As a result, there is an increase in participation in the lunch program and other activities: 1) Wednesday lunches, with music by the Hanky Panky, attract 100 seniors each week; 2) computer lab classes are filled; and 3) seniors daily check their email and surf the internet.

Goals for 2006:

●**Fundraising:** The committee will continue to fundraise to help support needed items for the senior program. Purchases for 2006 will include a dish caddy and a commercial mixer for the kitchen. The new crafts class has already been busy working on items for the November 4th Holiday Bazaar.

●**Senior Lunch Café:** The committee will monitor the new caterer for the lunch program and help to develop a plan for the use of the salad bar. The Nutrition Program recently contracted with a new caterer. Mrs. Thompson mentioned there have been complaints about the quality of the food. The seniors would like to retain their cook, who is excellent.

●**Space use:** The committee will provide input on programs and activities for the new space and make recommendations on any necessary changes.

Mrs. Thompson thanked Council for its support of the Senior Program.

Ms. Cummings concluded with a powerpoint presentation produced by Recreation Programs Specialist Rocky Kirwin, which promotes the Senior Program and its new space. Volunteers are especially appreciated for giving of their time to help the program work.

CONSIDERATION OF MAYORAL APPOINTMENT:

●**Mayoral Appointment of Mel McDonald to the Human Services (HS) Committee**

Mayor Fisher stated his selection of Mr. McDonald to the HS Committee.

Council consensus: Referred to the 6/27/06 Regular Council Meeting (RCM) for Confirmation

DISCUSSION ITEM:

●**Summary of \$5,000 - \$25,000 Purchase Requests for the period ended June 9, 2006**

City Manager Ward reported the following purchase requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
City Welcome Sign on S. 188 th St.	Parks & Recreation	\$30,000	\$58,553	\$8,704
Replacement Fire Hose	Fire	\$7,725	\$7,725	\$7,113
Consultant Contract with Marion Hess	Planning	\$36,000	\$42,440	\$23,000

Council consensus: Referred to the 6/13/06 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2666 – A Resolution amending the Bylaws of the SeaTac Planning Commission (PC)

Summary: The PC Bylaws were last approved by the Council on November 12, 2003 (Resolution No. 03-026). The proposed amendments to the PC's Bylaws are intended to clarify the procedure should the position of Chairperson or Vice-Chairperson become vacant, as well as clarify some minor housekeeping issues.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2666 (Continued): Planning Director Butler pointed out that the PC, Land Use & Parks (LUP) and A&F Committees recommended this item for Council approval.

PC Chair Snider stated this item has been long in coming to the Council and she hoped the Council will approve it.

Council consensus: Referred to the 6/13/06 RCM Consent Agenda

Agenda Bill #2675 – A Motion authorizing Final Acceptance for the rough grading by Royal Construction, the tree removal and placement by Big Trees Inc. and pond construction and stonework installation by Turnstone Construction Inc. at the Japanese Garden

Summary: Construction contracts were awarded to Royal Construction for the rough grading and Big Trees Inc. for tree relocation on January 24, 2006. The contract for the pond construction was awarded on February 14, 2006. Council approved a budget of \$281,639.91 for Royal Construction, Big Trees Inc. and Turnstone Construction Inc. The total expenditure is \$268,033.30. Change orders on this project were held to a minimum with the rough grade contractor having encountered an abandoned oil tank and some additional gravel materials, and the tree contractor having to stage the trees prior to transplant. However, funds were saved on fill material when a local developer provided 150 yards of soil. Council acceptance will complete all contractors' obligations, with the City to complete the remaining construction requirements on this project.

It is recommended that Council formally accept the rough grading by Royal Construction, the tree removal and placement by Big Trees Inc. and pond construction and stonework installation by Turnstone Construction Inc. at the Japanese Garden site and establish a 45-day lien period as required by State law.

Parks & Recreation Director Ledbetter reviewed the above summary. The remaining work (the pathways and drainage) are being installed by Parks staff to save that expense. He added that the dedication of the Japanese Garden is scheduled for June 24 at 1:30 p.m. and invited all to attend.

Mr. Ledbetter added that the International Festival Parade will start on June 24 at 10:30 a.m. at the Tyee Campus and will last approximately one hour so there will be time to get to the garden for the dedication. Mr. Ledbetter stated his appreciation of City Manager Ward for his assistance by obtaining State funding for this project and Council for approving the funding.

CM Brennan informed Mr. Ledbetter that the Port-a-Potty at the McMicken Heights Park needs repair. Mr. Ledbetter stated park staff will attend to this problem.

Council consensus: Referred to the 6/13/06 RCM Consent Agenda

The following agenda bill was removed from this agenda to be presented at the July 11 RCM.

Agenda Bill #2625 – A Motion authorizing the City Manager to enter into an Agreement with the YMCA for Recreational Services and Low-income Memberships

Agenda Bill #2674 – A Resolution fixing the time for a Public Hearing (PH) and for Council action on vacation of portions of South 172nd Street, 31st Place South, and 31st Avenue South Rights-of-way (ROW) generally between South 170th Street and South 173rd Street

Summary: This Resolution sets a date and time of a PH to consider the merits of a vacation and Council action date on July 11, 2006 for vacation of portions of the following ROW: South 172nd Street, 31st Place South and 31st Avenue South as requested by petition of the abutting property owner. Pursuant to the Gateway Investments III, LLC Development Agreement (DA), Gateway is seeking these street vacations to consolidate parcels of land on all sides of the ROW requested to be vacated.

The procedures for vacating a public ROW are defined in the Revised Code of Washington (RCW), Chapter 35.79. A PH is to be held to consider the merits of the application to vacate the ROW. The date of the PH must not be more than 60 days nor less than 20 days after the date of passage of the Resolution setting the date for the PH. The date of July 11, 2006 has been selected as the regularly scheduled City Council Meeting that meets these criteria.

Public Works (PW) Director Schroeder reviewed the above summary with Council.

CM DeHan stated this item has been before the Transportation and Public Works (T&PW) Committee and recommended for Council action.

Council consensus: Referred to the 6/13/06 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2673 – A Motion authorizing the City Manager to execute a Consultant Agreement with Parsons Brinkerhoff Quade and Douglas for preparation of Bid Documents and Easement Acquisition to Underground Electric Lines and install new Street Lights along International Boulevard (IB) near South 152nd Street

Summary: Sound Transit is preparing bid documents for its transit station frontage improvements including converting overhead utilities to underground along IB and between the SR-518 Bridge and 350 feet south of South 152nd Street. There would be a gap of overhead utilities between the sections improved by Sound Transit and Tukwila. Sound Transit has offered the City to include the gap section in Sound Transit’s contract at the City’s expense for design, easement and construction costs. Staff selected Sound Transit’s consultant, Parsons, Brinkerhoff, Quade and Douglas, from the City’s Consultant Small Works Roster as the most qualified firm to quickly incorporate the City’s underground portion to Sound Transit’s construction contract. The Scope of Work and fee amount were negotiated between the firm and staff to prepare bid documents and secure up to four easements. Sound Transit intends to bid the work this autumn and construct the improvements between spring 2007 and autumn 2008.

The agreement amount is not to exceed \$201,156.82 without prior approval. The agreement would be funded by the 307 Transportation Capital Improvement Program (CIP), BARS No. 307.000.11.595.30.63.149 which has a current balance of \$150,000. The remaining \$51,156.82 would be funded by less than budgeted expenditures on other 307 Fund line items. At this time, the preliminary estimate for design, easements and construction work is \$1.2 million. The estimate will be refined as the plans are developed.

PW Director Schroeder reviewed with Council the above summary. He detailed the subject area with an area map. The City of Tukwila will also have their utilities underground on their portion of IB. They are waiting for Seattle City Light to do the work. There is a gap of approximately 400 feet in the block between South 154th and 152nd Streets that currently has overhead lines.

CM T. Anderson questioned the need for a consultant at a cost of \$250,000 for the project due to the large amount of work that needs to be done. Mr. Schroeder explained that part of the cost is in getting the easements, appraisals, and dealing with the property owners. There are also utilities that are already underground in IB that need to be protected against disruption. The original estimate was approximately \$270,000 and after negotiations, the City was successful in reducing the amount to \$250,000.

CM DeHan explained that SeaTac has the responsibility for this undergrounding of this street. North of South 152nd Street belongs to Tukwila and south of South 152nd Street is SeaTac’s responsibility because the ROW is in SeaTac. It does seem expensive for 400 feet; however, investigation of what is underground, consultant’s design work, and the undergrounding of the electrical lines is expensive.

Mr. Schroeder stated the wearing surface of the street is the State’s responsibility and the curb, gutter and sidewalk are the City’s responsibility. This is the last segment of IB Phase III that needs to be completed.

CM DeHan stated this item went before the T&PW Committee and was recommended for Council consideration.

Council consensus: Referred to the 6/13/06 RCM Consent Agenda

Agenda Bill #2680 – A Motion authorizing the City Manager to execute a Lease with Pan International Realty

Summary: This Motion authorizes the City Manager to execute a lease agreement with Pan International Realty for approximately 2,000 square feet (s.f.) of the second floor space of the City Hall building.

Windermere Commercial Real Estate was contacted by Pan International Realty for office space. A tentative agreement was reached in which the tenant will agree to a six-year lease. The rent will begin at \$17.00/s.f. the first year and escalate \$.50 per year thereafter. The City will pay for tenant improvements estimated to be \$15,000.00. Windermere Real Estate will receive a five percent commission upon acceptance of the lease.

Accumulated rent for 6 years	\$197,916.00
Tenant improvements	\$- 15,000.00
Real Estate fee	\$- 9,895.80
Custodial services for 6 years	\$- 28,800.00
Utilities for 6 years	<u>\$- 36,000.00</u>
Total	\$108,220.20

Council consensus: Referred to the 6/13/06 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2668 – An Ordinance declaring Public Use and Necessity for Real Property to be condemned as required for the construction of a new Fire Station 46, and authorizing payment therefore from the City’s 306-Municipal Facilities Capital Improvement Plan (CIP) Fund

Summary: This Ordinance declares public use and necessity for land and property that will be required for the construction of a new Fire Station 46. This Ordinance allows the City to proceed with the acquisition of four separate properties. If the City is unable to purchase said properties through a negotiation process, then the City will be authorized to acquire these properties through the condemnation process. The property acquisition will be funded from the 306 Municipal Facilities CIP Fund.

Council approved the construction of a replacement for Fire Station 46 on April 4, 2006. Consistent with this plan, four properties must be acquired to allow for expansion of the existing fire station. These properties and their owners are as follows: 1) Mark Sleight/ Hope Hawk - 17004 35th Avenue South; 2) Jeanette Arnold - 17010 35th Avenue South; 3) Randall and Patricia Everson - 17021 37th Avenue South; and 4) Rudy and Judith Macias - 17015 37th Avenue South.

Based on comparable sales in the area, the cost of acquiring these four properties will be in the range of \$800,000 - \$1,200,000.

The City has successfully contacted three of the four property owners. These three are willing to sell if the appraised price meets with their expectation. The City is continuing the search for the fourth property owner.

The 2006 Budget for new Fire Station 46 land acquisition has \$1,200,000 to pay for the purchasing of these properties.

Facilities Director Patterson outlined the subject properties on a map and the change of purchase of one of the properties.

CM Brennan stated his opposition to this agenda bill due to the change in one of the properties to be purchase and to the construction of Station 46 as the main Fire Station.

Mr. Patterson clarified, that due to a revision in the plan design, a different property was chosen that is adjacent to the subject area, allowing for Fire Station apparatus to exit directly onto South 170th Street and also allows for greater setbacks with the adjacent properties. The neighboring properties have been notified. Firemen went door-to-door with a flyer showing the properties to be purchased.

CM Brennan stated he would like this item set over for another two weeks as he felt the agenda bill has changed significantly since it was first presented to Council at the May 23 RCM. He was concerned as to whether the property on 35th Avenue South (Lot 215, the house behind the fire station) property owner has been notified. Mr. Patterson stated the all houses adjacent to the fire station have been notified.

Mayor Fisher stated all rezones are posted and he felt this magnitude of a construction site should be considered important enough for signage and notices.

City Manager Ward stated a process will be drafted and brought to the LUP Committee for their review based on the rezone process.

CM Wythe recommended a mailer be sent out to all property owners within a 300-foot radius of the site.

Council consensus: Referred to the 6/27/06 RCM

Agenda Bill #2670 – A Motion approving the First Amendment to the Employment Agreement between the City Manager and the City of SeaTac

Summary: Craig Ward has been the City Manager since August 1, 2005. This amendment specifies the following two changes: 1) that the City Manager has permission, but is not required, to use a City vehicle for commuting purposes and for de minimis personal use while commuting to and from work; and 2) that the City Manager’s salary shall be adjusted annually by the amount of any cost of living allowance (COLA) increase granted to management employees commencing in 2007 and every year thereafter.

City Attorney Mirante Bartolo reviewed the agenda bill summary, stating this is a City Council Agenda Bill.

Council consensus: Referred to the 6/13/06 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 71387 - 71583) in the amount of \$3,077,060.79 for the period ended May 19, 2006.
- **Approval of claims vouchers** (check nos. 71584 - 71584) in the amount of \$150.00 for the period ended May 26, 2006.
- **Approval of claims vouchers** (check nos. 71585 - 71759) in the amount of \$1,231,094.14 for the period ended June 5, 2006.
- **Approval of payroll vouchers** (check nos. 44819 - 44862) in the amount of \$303,224.43 for the period ended May 31, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 46887 - 47061) in the amount of \$263,007.91 for the period ended May 31, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$49,230.20 for the period ended May 31, 2006.
- **Approval of summary of \$5,000 - \$25,000 purchase requests** for the period ended June 9, 2006.

Approval of Council Meeting Minutes:

- **Transportation & Public Works Committee Meeting** held May 23, 2006.

The following Agenda Items were reviewed under Agenda Bill Presentations and were recommended for placement on this Consent Agenda:

Agenda Bill #2666; Resolution #06-013

A Resolution amending the Bylaws of the SeaTac Planning Commission

Agenda Bill #2675

A Motion authorizing Final Acceptance for the rough grading by Royal Construction, the tree removal and placement by Big Trees Inc. and pond construction and stonework installation by Turnstone Construction Inc. at the Japanese Garden

Agenda Bill #2674; Resolution #06-014

A Resolution fixing the time for a Public Hearing and for Council action on vacation of portions of South 172nd Street, 31st Place South, and 31st Avenue South Rights-of-way generally between South 170th Street and South 173rd Street

Agenda Bill #2673

A Motion authorizing the City Manager to execute a Consultant Agreement with Parsons Brinkerhoff Quade and Douglas for preparation of Bid Documents and Easement Acquisition to Underground Electric Lines and install new Street Lights along International Boulevard near South 152nd Street

Agenda Bill #2680

A Motion authorizing the City Manager to execute a Lease with Pan International Realty

Agenda Bill #2670

A Motion approving the First Amendment to the Employment Agreement between the City Manager and the City of SeaTac

MOVED BY DEHAN, SECONDED BY BRENNAN TO ACCEPT THE CONSENT AGENDA PRESENTED.*

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

*MOTION CARRIED WITH BRENNAN VOTING NO.

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

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) reminder that the dedication of the new landscaping on South 188th Street and the tunnel art June 15 has been cancelled; 2) June 23, 24, and 25 is the weekend of the City's International Festival and Parade; and 3) June 24 is set for the dedication of the Japanese Garden on 24th Avenue South at 1:30 p.m.

COUNCIL COMMENTS: CM T. Anderson mentioned that she attended her grandson's high school graduation in Anchorage, Alaska. There were 372 student/graduates with a combined grade point average of 3.15. She felt the reason for the high grades is that it is a family-involved community.

CM DeHan wished all fathers in the audience a Happy Father's Day.

Mayor Fisher stated he was proud to announce that his daughter made Chief in the Navy. She started her career in Iraq.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY BRENNAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:19 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

June 13, 2006
5:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Gene Fisher at 5:25 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Clerk Judith Cary, City Attorney Mary Mirante Bartolo, Planning Director Steve Butler, Senior Planner Mike Scarey, Fire Chief Bob Meyer and Chief of Police Services Greg Dymerski.

PRESENTATIONS:

Added Item: *[The following presentation was moved from the June 13, 2006 Regular Council Meeting (RCM) to accommodate the presenters.]*

●Highline Historical Society (HHS) Exhibit at City Hall

Highline Historical Society Managing Trustee Cyndi Upthegrove stated this evening the HHS is presenting the opening of a new exhibit produced by Hugo Ludena, a prominent Latino photographer residing in Burien. The photographs displayed in the exhibit are largely of people in the Highline area. Mr. Ludena was born in Lima, Peru, moved to Washington State 13 years ago and has worked in that time frame documenting the culture of the Latino people in the local area. Mr. Ludena's exhibit will be featured until October at which time another exhibit will be displayed at City Hall, the history of Des Moines Memorial Drive (DMMD).

Mr. Ludena thanked the Council for the opportunity to display his work. He added that his book depicting the Latino culture through photographs would be ready for distribution next year.

●Station Area Planning (focusing on the South 154th Street Station area)

Planning Director Butler and Senior Planner Scarey presented the background, overview of the goals and accomplishments on the South 154th Street Station Area Plan. A follow-up Special Council Meeting (SCM) is scheduled for June 27 to describe the South 176th Street Station Area Plan and to gather Council feedback.

In 1994, a Vision Statement for the City's Comprehensive Plan was adopted and Light Rail Transit (LRT) was envisioned as transforming SeaTac into a "City of Tomorrow", drawing on the City's strengths of cultural diversity to enhance the sense of community. A City Center plan was drafted in 1999-2000 with an emphasis to create a focal point for SeaTac, to be transit and pedestrian friendly with high-quality design. In 2001, station area plans were drafted but not completed. The City assumed the Light Rail Station in the vicinity of South 154th Street was going to be in SeaTac. However, the Port of Seattle's (POS) plan for a terminal station location was changed on September 2001, due to the new Tukwila freeway route, which changed the location of the South 154th Street Station to be located in Tukwila. This station is under construction, now located southeast of the original location. Sound Transit is bringing the light rail down to the City of SeaTac and to the airport. The Tukwila Station is scheduled to open in July 2009 and the extension to SeaTac by December 2009. At that time, both the South 154th Street Station [Tukwila/International Boulevard (IB) Station] and the South 176th Street Station (SeaTac/Airport Station) will serve SeaTac.

Mr. Butler stated along with the two scheduled briefings, there is a public meeting scheduled for June 22. With feedback from the Council and public, staff plans to create a final draft that will be brought to the Planning Commission (PC) and then to Council for action by the end of November 2006.

Mr. Scarey detailed the South 154th Street Station plan goals. The features of this station are a "Gateway" retail development, a public plaza, commercial and mixed uses, residential/retail uses, a mixture of surface and structure parking supporting retail uses for short term parking, as well as for tenants. There will be enhanced streetscape along IB. A segment of Military Road South, south of South 152nd Street, is envisioned to be closed. There will be multifamily/townhouses with some retail along South 154th and 152nd Streets, a central parking garage with plaza and residential above, public park and gathering place, new east/west street, and improved streetscape.

Upon a concern posed by Councilmember (CM) Brennan as to whether the plan would be pedestrian friendly, Mr. Butler stated people would be using their automobiles to and from this area. What staff is trying to do is achieve a transformation so that people will park their cars and use the light rail to travel to and from work, shopping, etc. In the future, the options may be different than today.

PRESENTATIONS (Continued):

Station Area Planning (Continued): CM T. Anderson questioned whether staff has been apprised of Tukwila's plans for the Lewis and Clark site. Mr. Butler replied that the site is now being used for parking and most likely will be in the future.

Mr. Butler described the general implementation tools as updating regulations for zoning and design standards. Funding will be discussed with Council as to public/private funds to invest in infrastructure to jumpstart development in the key intersection of South 152nd Street/IB, vacating the small portion of Military Road. Investments could include money going toward key intersection improvements of which will be funded by Sound Transit, street lighting, park and key public plazas. Most of the implementation of the plan, in terms of building new land uses, will be done by the private side and Sound Transit, in terms of building the station. Research by City staff and consultants had indicated that in high quality redevelopment, it is important to have good quality open public spaces.

Council comments ensued with staff. Redevelopment is important and it will only work if it is economically feasible. Regarding the Riverton Post Office, Mr. Butler stated that issue is on the far edge of the 20-year horizon. He stated the plan is a series of steps. The plan contemplates, at some time in the future, the post office would move. That will be a decision of the Federal Government. The plan is a vision of what the community wants to see, a place that has a community feel, a place the citizens will be proud of and will attract others. Other local jurisdictions are improving, as well. The plan will be for an Urban Center where citizens can shop, etc. and not for an industrial center that is solely supportive of the airport. Concern was expressed that SeaTac needs to work with Tukwila to ensure their City improves their side of the IB to match the SeaTac side. Mr. Butler stated staff has talked with Tukwila staff and they are currently focusing on Southcenter expansion and refocusing on this area will be in the future. Light Rail Stations are a catalyst for development and redevelopment. Once the station is open, people will capitalize on the opportunity for business. Tukwila will, more than likely, utilize their area to coordinate with SeaTac as they have done with their portion of IB. Staff will supply Council with a map depicting the full quarter mile radius around the station area, showing north of SR 518 on the Tukwila side. SeaTac can then start a dialogue with Tukwila and perhaps the Cities can move forward together.

Mayor Fisher stated City staff and Council need to be in contact with Tukwila on this project. He added that the West Side Trail from the station to Des Moines Trail could be incorporated in the station plans. Mr. Butler replied that most of the streets would have bikeways. If one is on foot or bicycle, those trails will be accessible. He added that connections could be emphasized. Mr. Scarey clarified that in the draft Interim Development Standards (IDS) applicable to this area, the street section that has been developed with the City's Public Works Department for South 154th Street, does have bike lanes on both sides intended to connect through the new South 156th Street relocation on the north end of the airport all the way to Des Moines. Mayor Fisher asked staff to have the developers, whom are already financing development plans, present their plans to make a comparison with the City's plan. Mr. Butler stated the June 27 RCM is set for discussion on the IDS from South 154th to South 176th Streets. Perhaps time could be allotted for the developers' input.

ADJOURNMENT:

MOVED BY T. ANDERSON, SECONDED BY BRENNAN TO ADJOURN THE SPECIAL MEETING OF THE SEATAC CITY COUNCIL AT 6:08 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

June 27, 2006
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:21 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Terry Anderson, Joe Brennan and Don DeHan. Excused Absence: Councilmember Chris Wythe.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, Deputy City Clerk Kristina Gregg, City Attorney Mary Mirante Bartolo, Senior Assistant City Attorney Mark Johnsen, Planning Director Steve Butler, Senior Planner Mike Scarey, Public Works Director Dale Schroeder, Facilities Director Pat Patterson, Finance Director Mike McCarty, Facilities Director Pat Patterson, Fire Chief Bob Meyer and Chief of Police Services Greg Dymerski.

FLAG SALUTE: City Manager Craig Ward led the Council, audience and staff in the Pledge of Allegiance.

CONFIRMATION MAYORAL APPOINTMENT:

•Mayoral Appointment of Mel McDonald to the Human Services Committee

MOVED BY BRENNAN, SECONDED BY DEHAN TO CONFIRM THE MAYORAL APPOINTMENT OF MEL MCDONALD TO THE HUMAN SERVICES COMMITTEE.

Deputy Mayor (DM) Shape read the Certificate of Appointment and Mayor Fisher presented the certificate to the new committee member and thanked him for volunteering his service to the City.

PUBLIC COMMENTS: Jeremy Delmar, 20130 33rd Place West, Lynnwood, stated that he owns a house at 17016 35th Avenue South. He spoke in regards to the project for the new Fire Station 46. He stated that he was originally going to sell or rent his home, until Council approved the project in March with their home being purchased by the City. At the June 13 Regular Council Meeting (RCM), it was decided that Council did not need that property. Because of the change, approximately \$5,000 - \$6,000 has been lost and then another \$7,000 - \$8,000 in closing costs from refinancing. Now, Council is considering purchasing the house again. He stated that he is still willing to sell, but there is a financial hardship due to this delay. He requested Council make a decision tonight.

John Thompson, 2504 South 148th Street, noted that speed limit signs on northbound International Boulevard (IB) near South 216th Street are not visible so that northbound drivers cannot see the speed limit reduction.

Randall Everson, 2510 Talbot Crest Drive South, Renton, spoke in reference to Agenda Bill No. 2668. He stated that he sent letters to each Councilmember (CM) expressing his views. He was advised of the change in the plan one day before the last RCM and he did not have a chance to think about it. Yesterday, he met with Facilities Director Pat Patterson, Fire Chief Bob Meyer and the Architect. After that meeting, he feels that the safety of the fire equipment and men are more important than the home he has owned for more than 40 years. He stated that they will sell to the City if their property is needed.

Barry Ladenbury, Angle Lake Shore Club President, 19317 46th Avenue South, stated that it is fireworks time and that a newsletter was put out by the Shore Club that incorrectly stated that fireworks are allowed on the 4th of July. He apologized and stated that a correction has been printed. He reminded Council that the Shore Club puts on a professional fireworks display on the lake every year. Mr. Ladenbury clarified that all of the activities that are printed in the newsletter are open to anyone, not just Shore Club members. He also stated that the Shore Club Vice President has spoken with Assistant City Manager Tina Rogers regarding the City assisting with the costs of the fireworks display due to increased costs. Mayor Fisher stated that when the Ordinance was passed banning fireworks, the City decided to assist in the future with the display.

PRESENTATIONS:

•Port Roadway Project Briefing

Assistant City Manager Rogers introduced Port of Seattle (POS) Airport Operations Development Manager Heather Bornhorst and POS Community Relations Manager Rachel Garson.

Ms. Bornhorst gave a brief overview of what will be seen in 2009 when the project is complete, including two airport roadway projects and the extension of light rail to the airport - completion of the South 160th Street loop ramp at the north end of the airport and the northern airport expressway relocation.

PRESENTATIONS (Continued):

Port Roadway Project Briefing (Continued): She detailed impacts including moving northbound lanes to support future alignment of light rail, widening access roads, rebuilding and moving rental car and parking accesses, changing the interchange at South 170th Street, and permanently closing South 170th Street on-ramp to SR-518.

The project schedule includes seven integrated contracts, allowing Sound Transit and the POS to work together.

Some advance construction work is currently occurring, including emergency access, utility relocations, Radisson Hotel closure, fencing, traffic signal installation, bus stop relocation, and parking modifications.

There are three major areas of concern in regards to construction impacts: 1) area around the terminal; 2) area in the vicinity of South 170th Street; and 3) north expressway. She detailed these areas.

Ms. Bornhorst stated that Phase I includes the north expressway detour; shifting entering lanes onto the exiting side. Construction is anticipated to begin August/September with the detour in place through January 2007.

Phase II begins in January 2007; shifting the lanes onto the newly built southbound side to build the northbound side. Construction of the South 160th Street loop ramp is anticipated to be done in September/October 2007. In 2008, the POS will finish the median area for the Light Rail Alignment.

Ms. Bornhorst stated most of the roadway construction impacts are expected from summer 2006 through fall 2007; the north expressway will be open to all traffic during the roadway construction. The South 170th Street northbound on-ramp to the airport freeway system to SR 518 will be permanently closed starting August 2006.

Ms. Garson reassured Council that the POS is working hard to anticipate impacts and how to best communicate them. There are two communications plans: 1) general – informing everyone that construction may cause delays at the airport. This information will be communicated through news stories and paid advertisements; and 2) detailed, targeting specific audiences. This information will be communicated by media tours, press releases, traffic reports during congestion hours, paid advertisements and the airport website.

She stated a general construction hotline is currently in effect.

DM Shape stated that the City wants the pedestrian access at South 182nd Street to remain open.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended June 23, 2006

City Manager Craig Ward reviewed the following requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Neighborhood Litter Control Program	Public Works	\$110,000	\$110,000	\$8,700
CTR Metro Contract	Public Works	\$14,642	\$14,642	\$11,373
Doors and relites for Pan International Facilities		\$0	\$20,000	\$5,556
Realty Tenant Improvements				

Council consensus: Referred to the 6/27/06 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2686 – An Ordinance amending the 2006 Annual City Budget for miscellaneous items and authorizing the payment of a Total Excess Compensation Benefit Invoice from the State of Washington Department of Retirement Systems (DRS)

Summary: This Ordinance amends the 2006 Annual City Budget as detailed below:

General Fund (Fund 001): Total Excess Compensation Benefit Invoice from the DRS – The City has received an invoice in the amount of \$48,069.17 from the DRS for former City Manager Cal Hoggard. In accordance with the terms of his employment contract with the City, Mr. Hoggard received a cash-out of 1/3 of his remaining sick leave balance and the entire balance of his vacation leave. As a PERS 1 member, his pension benefit is calculated using a formula that includes accrued vacation and sick leave cash-out amounts. In accordance with PERS 1 rules, the City is responsible for paying an additional \$48,069.17 to the DRS to cover the additional pension liability. Although Mr. Hoggard has not worked for the City since the end of 2001, the DRS just recently calculated this liability with Mr. Hoggard's notification to them of his intention to retire. This budget amendment is necessary to provide the appropriation authority to pay for this invoice.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2686 (Continued): Building Management Fund (Fund 108): Tenant Improvement and Lease Commission Expenditures – On June 13, 2006, Council authorized the City Manager to execute a lease agreement with Pan International Realty for approximately 2,000 square feet of space on the second floor of City Hall. As part of that agreement, the City will pay approximately \$20,000 towards tenant improvements. In addition, the City is required to pay Windermere Real Estate approximately \$9,900 for a 5 percent commission fee for securing this tenant. This budget amendment is necessary to provide the appropriation authority to pay for these improvements and the real estate commission fee. This Ordinance also increases estimated revenue in the Building Management Fund for the additional lease revenue related to this new agreement and an extension to the lease agreement with Guardsmark, a current tenant on the second floor of City Hall.

This Ordinance will result in an increase in expenditure appropriation in the General Fund in the amount of \$48,070. This Ordinance will also increase estimated revenue in the amount of \$23,600 and increase expenditure appropriation authority in the amount of \$29,900 in the Building Management Fund.

Finance Director McCarty reviewed the above summary. He stated that this item was reviewed by the Administration & Finance (A&F) Committee June 13, 2006.

CM Anderson stated the A&F Committee recommended this item for approval.

Council consensus: Referred to the 6/27/06 RCM Consent Agenda

Agenda Bill #2683 – A Motion declaring Vehicles and miscellaneous Equipment surplus and approving same to be sold at Public Auction

Summary: Due to the purchase of previously approved vehicles and equipment, the City now has two vehicles and six other pieces of miscellaneous equipment to declare surplus. Staff will arrange with an auctioneer specializing in vehicle sales to sell these vehicles.

As part of the 2006 equipment rental fund budget, \$327,500 was approved for replacement. The following vehicles and equipment will be surplus to help reduce operating costs: B-12 - 1996 Ford Flatbed Truck; B-23 - 1998 Ford Econo Van; C-1 - 1992 Chipper; C-2 - 1993 Cracksealer; C-4 - 1994 Air Compressor; D-2 - 1993 Backhoe; S-3 - 1993 Jumping Jack; and S-13 - 1994 Pavement Breaker.

The salvage value on the books for the surplus vehicles is \$18,000. However, auctioning this equipment is estimated to bring in between \$30,000 and \$40,000.

Public Works Director Schroeder reviewed the above summary and stated that this item was reviewed by the Transportation & Public Works (T&PW) Committee at its May 23 meeting

CM DeHan stated this item was reviewed and endorsed by the T&PW Committee.

Council consensus: Referred to the 6/27/06 RCM Consent Agenda

Agenda Bill #2685 - A Motion authorizing the City Manager to enter into Agreements with Qwest, Comcast, Intolight, and Highline Water District for the conversion of Overhead Telephone and Cable Television, installation of Streetlights, and upgrading the Waterline within the Military Road South Project

Summary: The proposed scope of the improvements to Military Road South includes relocating the existing aerial utilities underground. An agreement with Puget Sound Energy (PSE) for the power relocation was previously approved by Council. Qwest and Comcast currently own and operate the telephone and cable television facilities within the Military Road South Right-of-way (ROW). Qwest operates under a Federal franchise. Pursuant to Revised Code of Washington (RCW) 35.99.060, the City is required to reimburse Qwest for the incremental cost for relocation/conversion of the overhead facilities to underground. In lieu of reimbursement to Qwest for the incremental cost, the City will provide all trenching, and installation of Qwest provided conduit, and handholes. Therefore, there are no dollar amounts associated with the Qwest agreement. The City's cost for trenching and installation of Qwest conduit and handholes will be included in the Military Road South project bid, and will be presented to the Council at that time.

Comcast operates under a Franchise with the City which requires Comcast to convert to underground at its own cost. Comcast has elected to have the City install its conduit and vaults and to reimburse the City.

Intolight will be installing new street lighting. The City is responsible for the cost of the new street lighting and the future power and maintenance costs.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2685 (Continued): Highline Water District desires to abandon an existing 6-inch waterline and upgrade to an 8-inch ductile iron waterline. Highline is responsible for all costs associated with this improvement. They are agreeing to reimburse the City the actual costs incurred. This agreement would minimize disruption to traffic.

The City is responsible for Qwest provided duct and vault installation and Intolight provided and installed street lights. The current estimate for the Qwest duct and vault installation is \$53,000 and this work will be included in the City's construction contract. The City will pay Intolight a fixed cost of \$79,698.25 for street light installation, per state approved tariff rates.

The Comcast and Highline work will be included in the City's construction contract and reimbursed to the City by the respective utilities. The current estimates for the Comcast and Highline work are \$78,180 and \$476,490 respectively.

Public Works Director Schroeder reviewed the above summary. The T&PW Committee reviewed this item at the June 27, 2007 meeting. Within the CIP, the major road improvement is on Military Road between South 188th and 176th Streets. The improvement design and ROW acquisition are in their final stages.

CM DeHan stated that the T&PW Committee recommended this agenda bill for approval.

Council consensus: Referred to the 6/27/06 RCM Consent Agenda

Agenda Bill #2682 – A Motion authorizing the City Manager to execute a third amendment with Guardsmark, Inc. to lease space on the second floor of City Hall

Summary: This Motion authorizes the City Manager to execute a third amendment to the lease with Guardsmark Inc., which occupies 3030 square feet (sf) of the second floor of City Hall.

Currently, Guardsmark Inc. occupies 3030 sf of the second floor, paying \$22.50/sf. They would like to renew their lease for an additional three years starting at \$23.00/sf with the price escalating \$.50/ft per year. Guardsmark has been a tenant in the City Hall building since 1992. In July of 2003, the City and Guardsmark executed a Second Amendment to their original lease. This lease expires July 31, 2006. The Third Amendment will extend the lease through July 31, 2009.

Fiscal Impact

Accumulated rent for 3 years	\$ 213,615.00
Custodial services for 3 years	\$ -21,816.00
Utilities for 3 years	\$ -27,270.00
Total	\$ 164,529.00

Facilities Director Patterson reviewed the above summary.

Council consensus: Referred to the 6/27/06 RCM Consent Agenda

Agenda Bill #2668 – An Ordinance declaring Public Use and Necessity for Real Property to be condemned as required for the construction of a new Fire Station 46, and authorizing payment therefore from the City's 306-Municipal Facilities Capital Improvement Plan Fund

Summary: This Ordinance declares public use and necessity for land and property that will be required for the construction of a new Fire Station 46 that was approved by Council on April 4, 2006. This Ordinance allows the City to proceed with the acquisition of four separate properties. If the City is unable to purchase said properties through a negotiation process, then the City will be authorized to acquire these properties through the condemnation process. The property acquisition will be funded from the 306 Municipal facilities CIP Fund.

The four properties that must be acquired are: 1) Mark Sleight/Hope Hawk - 17004 35th Avenue South; 2) Jeanette Arnold - 17010 35th Avenue South; 3) Randall and Patricia Everson - 17021 37th Avenue South; and 4) Rudy and Judith Macias - 17015 37th Avenue South.

Based on comparable sales, the cost of acquiring these four properties will range from \$800,000 -\$1,200,000.

The City has successfully contacted all four property owners and they are willing to sell if the appraised price meets with their approval. Also, a letter explaining the City's intention with regard to rebuilding Fire Station 46 was mailed on Wednesday, June 14, to all property owners within 500 feet of the project.

The 2006 Budget for new Fire Station 46 land acquisition has \$1,200,000 to pay for purchasing these properties.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2668 (Continued): Facilities Director Patterson stated there have been two proposals placed before Council: 1) a rectangular design where the fire trucks exit diagonally out of the station; and 2) one in which they access the station off 37th Avenue South straight onto South 170th Street, giving the visibility to the ladder tracks and engines from both directions.

Mr. Patterson stated that Fire Chief Meyer and he met with Mr. Everson regarding purchasing his property. During that discussion they said that they would review the options to see if there was a way to not purchase Mr. Everson's property. The Architect reviewed it and said the station could be flipped 180 degrees and still occupy the same square footage and serve the same function. This change would still require the purchase of four properties. Instead of purchasing the two properties on 37th Avenue South, the City would need to purchase an additional two properties on 35th Avenue South.

Mr. Patterson stated that staff has obtained appraisals for the original four proposed properties. He compared Mr. Everson's property and came up with a value of \$245,000. The difference is approximately \$25,000 to change the design from what was presented at the last RCM.

CM T. Anderson requested a brass plate be placed on the side of the new station thanking the families that give up their homes for the new Fire Station.

Council discussion ensued regarding the two options, including turning radius, the \$25,000 difference, and the citizens and their willingness to sell their homes and properties.

Council agreed that the proposal that was postponed at the last RCM, the same proposal as provided in the Council packet for this meeting, which includes two properties on 35th Avenue South and two properties on 37th Avenue South be placed on the consent agenda.

Council consensus: Referred to the 6/27/06 RCM Consent Agenda

Agenda Bill #2677 – An Ordinance authorizing the King County (KC) Division of Records, Elections, and Licensing Services to produce, publish and distribute a Local Voters' Pamphlet for the September 19, 2006 Election, and agreeing to pay the City's share of the costs of such Local Voters' Pamphlet

Summary: RCW 29A.32.210 provides that at least 40 days before any special election, the legislative authority may adopt an Ordinance authorizing the publication and distribution of a local voters' pamphlet. The pamphlet will provide information on City of SeaTac Proposition No. 1, as adopted by the City Council in Ordinance No. 06-1013 on May 23, 2006.

The approximate cost of the City's share of the voter's pamphlet is \$8,000.

Senior Assistant City Attorney Johnsen reviewed the above summary. He stated that this item was presented to the Public Safety & Justice (PS&J) Committee at its June 13 meeting.

Council consensus: Referred to the 6/27/06 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 71760 - 71970) in the amount of \$1,483,903.59 for the period ended June 20, 2006.
- **Approval of claims vouchers** (check nos. 71971 - 71982) in the amount of \$16,643.95 for the period ended June 21, 2006.
- **Approval of payroll vouchers** (check nos. 44864 - 44907) in the amount of \$137,385.42 for the period ended June 15, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 47062 - 47231) in the amount of \$264,965.47 for the period ended June 15, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$49,593.87 for the period ended June 15, 2006.
- **Approval of summary of \$5,000 - \$25,000 purchase requests** for the period ended June 23, 2006.

Approval of Council Meeting Minutes:

- **Regular Council Meeting** held May 9, 2006.
- **Land Use & Parks Committee Meeting** held May 11, 2006.
- **Joint City Council / Planning Commission Meeting** held May 23, 2006.

CONSENT AGENDA (Continued):

Approval of Council Meeting Minutes (Continued):

- **Land Use & Parks Committee Meeting** held June 8, 2006.
- **Administration & Finance Committee Meeting** held June 13, 2006.
- **Joint Public Safety & Justice / Administration & Finance Committee Meeting** held June 13, 2006.

The following Agenda Items were recommended during the Agenda Bill Presentations for placement on this Consent Agenda:

Agenda Bill #2686; Ordinance #06-1016

An Ordinance amending the 2006 Annual City Budget for miscellaneous items and authorizing the payment of a Total Excess Compensation Benefit Invoice from the State of Washington Department of Retirement Systems

Agenda Bill #2683

A Motion declaring Vehicles and miscellaneous Equipment surplus and approving same to be sold at Public Auction

Agenda Bill #2685

A Motion authorizing the City Manager to enter into Agreements with Qwest, Comcast, Intolight, and Highline Water District for the conversion of Overhead Telephone and Cable Television, installation of Streetlights, and upgrading the Waterline within the Military Road South Project

Agenda Bill #2682

A Motion authorizing the City Manager to execute a third amendment with Guardsmark, Inc. to lease space on the second floor of City Hall

Agenda Bill #2668; Ordinance #06-1017

An Ordinance declaring Public Use and Necessity for Real Property to be condemned as required for the construction of a new Fire Station 46, and authorizing payment therefore from the City's 306-Municipal Facilities Capital Improvement Plan Fund

Agenda Bill #2677; Ordinance #06-1018

An Ordinance authorizing the King County Division of Records, Elections, and Licensing Services to produce, publish and distribute a Local Voters' Pamphlet for the September 19, 2006 Election, and agreeing to pay the City's share of the costs of such Local Voters' Pamphlet

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ACCEPT THE CONSENT AGENDA AS PRESENTED.*

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

MOTION CARRIED UNANIMOUSLY.*

PUBLIC HEARING (continued from the May 23, 2006 Regular Council Meeting):

● **Interim Design Standards for the South 154th Street Light Rail Station Area – Planning**

Mayor Fisher opened and continued the Public Hearing at 7:33 p.m.

Staff Report: Planning Director Butler stated the moratorium for the South 154th Street Station area was imposed on February 28 and it will expire on August 28 unless continued or Interim Development Standards (IDS) are adopted, which would supersede the moratorium. Council requested staff prepare and bring the IDS back to Council as soon as possible. Originally, staff was ready May 23 and at Mr. Kingen's request, action was delayed until June 27. He detailed the area covered by the IDS. The intent of IDS is first to allow the existing moratorium to be lifted. Also as part of that, the IDS would apply Transit Oriented Development (TOD) standards while the Station Area Plan and the Final Development Standards (FDS) are being completed, which are being aimed to be finished by November or December 2006.

He reiterated the project planning goals: pedestrian friendliness, transit friendliness, mix of uses, high quality design, build on the strength of the existing cultural diversity, and create a strong sense of community.

The four major items of the IDS being proposed this evening are: drive-thru facilities, Commercial Park-and-Fly, building design, and open space. The proposed IDS allow drive-thru facilities with some conditions.

PUBLIC HEARING (Continued):

IDS for the South 154th Street Light Rail Station Area (Continued): Staff is proposing Commercial Park-and-Fly's be prohibited in the IDS, allowing staff time to negotiate a development agreement (DA).

Staff is recommending that Council adopt the IDS this evening giving staff a chance to work on the FDS along with the final Station Area Planning. Staff would then bring both items to Council for action later this year in conjunction with the usual annual Comprehensive Plan Amendment process.

Adopting the IDS this evening allows the moratorium to be lifted, allowing the Starbucks project and at least one new multi-family project to go forward.

Mr. Butler clarified that the two proposals the City has received for development are for the South 176th Street Station Area: 1) McConkey/McCracken; and 2) Cassan/Huseby.

Public Input: Jerry Kingen, SeaTac Center property owner, stated a little more time will make it possible to create a win-win for everybody. He stated that his position is the same as his Attorney's, Mr. Murphy who spoke at the Special Council Meeting (SCM). K and S is committed to working with City staff. K and S is committed to making the site as good as possible.

Scott Switzer, SeaTac Center property owner, requested Council and staff respect the two year process that they have been through. K and S wants to work with the City. K and S has invested over \$15 million and are prepared to invest over \$20 million more. It costs K and S hundreds of thousands of dollars a month to do nothing.

Doris Cassan, South 176th Street and IB property owner stated her concurrence with Mr. Kingen and Mr. Switzer. She stated all of the parties should get involved with working together toward the vision instead of incrementally with each one individually.

Linda Snider, 18700 36th Avenue South, PC Chair, stated that after a conversation with Mr. Kingen, she feels that the PC decision on the IDS might have been different had they known about Mr. Kingen's invested interest. She feels that the PC did may not have had all the information. She stated Mr. Kingen and his partners have agreed to make a presentation at the July 10 PC Meeting. She requested Council refer this item to the PC for further review

DM Shape stated that staff and the PC have recommended that Council pass the IDS. He stated he would also recommend passing the IDS tonight.

CM Brennan stated he would not support the IDS tonight. He questioned the limit of 300 parking stalls per garage, restricting who gets to park in the parking structure and the time period to conduct a State Environmental Protection Agency (SEPA) review. Mr. Butler stated that the State sets the procedures for conducting a SEPA.

CM A. Anderson stated he could not support the IDS without evidence that there has been engagement with the stakeholders in this.

Upon a question posed by DM Shape, Mr. Butler clarified that the current code states a maximum of 300 cars per parking lot.

Council discussion ensued and Council concurred to refer the following agenda bill item to the July 10 PC Meeting and the July 11 RCM.

Mayor Fisher closed the Public Hearing at 8:04 p.m.

NEW BUSINESS:

Agenda Bill #2658

An Ordinance adding a new Section 15.38 to the SeaTac Municipal Code (SMC) adopting Interim Development Standards to properties located within the South 154th Street Station Area, entering Findings of Fact supporting the adoption of Interim Standards, and lifting the Moratorium imposed by Resolution 06-005

This item was referred to the July 10 PC Meeting and the July 11 RCM.

Agenda Bill #2679; Resolution #06-015

A Resolution expressing Council support for the City of SeaTac Proposition No. 1, authorizing a Property Tax Levy Lid Lift, and encouraging voter approval at the September 19, 2006 Election

Summary: This Resolution expresses Council support for City of SeaTac Proposition No. 1, a measure that will authorize a property tax levy lid lift, in order to provide funds to operate, equip, and construct facilities for fire protection and emergency services.

NEW BUSINESS (Continued):

Agenda Bill #2679; Resolution #06-015 (Continued): Council adopted Ordinance No. 06-1013 on May 23, 2006. Ordinance No. 06-1013 places Proposition No. 1 on the September 19, 2006 ballot, and if passed, would provide funds to operate, equip, and construct facilities for fire protection and emergency services.

RCW 42.17.130 forbids use of City facilities to assist promotion of or opposition to any ballot proposition, including an excess levy proposition. However, RCW 42.17.130(1) allows Council to adopt a Resolution in support of a ballot proposition if certain mandatory procedural steps are taken. This statute states:

“Action taken at an open public meeting by members of an elected legislative body to express a collective decision, or to actually vote upon a motion, proposal, resolution, order, or ordinance, or to support or oppose a ballot proposition so long as (a) any required notice of the meeting includes the title and number of the ballot proposition, and (b) members of the legislative body or members of the public are afforded an approximately equal opportunity for the expression of an opposing view.”

The foregoing statute does not prevent an elected official from supporting or opposing any ballot proposition at an open press conference, in response to a specific inquiry, or by expression of opinion as an individual voter.

To validate the collective expression of Council's position on City of SeaTac Proposition No. 1, public comments have been solicited for the June 27, 2006 RCM, by notice published in the June 27, 2006 City Council Agenda. The Council shall, at that time, hear and receive comments for and against the Proposition and may then render its final decision as to support, neutrality, or opposition.

Senior Assistant City Attorney Johnsen reviewed the above summary.

MOVED BY DEHAN, SECONDED BY SHAPE TO PASS RESOLUTION NO. 06-015.*

PUBLIC COMMENT (related to Agenda Bill #2679): There were no public comments at this time.

*MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS (related to Unfinished and New Business): There were no public comments at this time.

UNFINISHED BUSINESS: There were no unfinished business items at this time.

NEW BUSINESS (Continued): There were no new business items at this time.

CITY MANAGER'S COMMENTS: City Manager Craig Ward had the following items of business: 1) City Hall closed Tuesday, July 4; 2) ban on fireworks; and 3) Music in the Parks series that begins this Sunday at Angle Lake Park.

COUNCIL COMMENTS: CM T. Anderson stated that CM A. Anderson, City Manager Ward and she attended the Association of Washington Cities (AWC) conference, which was very engaging.

CM Brennan stated he has served on the LEOFF 1 Committee since its conception. He recently discovered that the committee does not have to go before the Council for approval to spend funds. They approved \$500 a year dental expenses. The City Attorney has said that this is legal. CM Brennan stated that he has resigned from the Committee and requested another CM replace him.

CM DeHan stated that the South County Area Transportation Board (SCATBd) met today. He stated he would have some information placed in the Friday packet on the following issues: 1) highway projects; and 2) questions that SCATBd is being asked to consider in regards to Sound Transit.

Mayor Fisher stated that the dedication of the Japanese garden occurred Saturday, June 24.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY T. ANDERSON TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:14 P.M.

MOTION CARRIED UNANIMOUSLY.

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

June 27, 2006
5:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Gene Fisher at 5:02 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson (arrived at 5:26 p.m.), Terry Anderson, Joe Brennan and Don DeHan. Excused Absence: Councilmember Chris Wythe.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, Deputy City Clerk Kristina Gregg, City Attorney Mary Mirante Bartolo, Planning Director Steve Butler, Senior Planner Mike Scarey, Facilities Director Pat Patterson, Public Works Director Dale Schroeder, Economic Development Manager Todd Cutts.

PRESENTATION:

●Station Area Planning

Planning Director Butler briefed on tonight's presentation regarding Light Rail coming to SeaTac with two stations: 1) Tukwila International Boulevard (IB) Station (South 154th Street) to open June 2009, and 2) SeaTac/Airport Station (South 176th Street) to open December 2009. He reiterated the fact that since the City's incorporation and since staff has been working on long range planning, the City has really focused on Light Rail Development as a catalyst for new development in the City, including the 1994 Comprehensive Plan, 2000 City Center Plan, 2001 Station Area Plans and the current Station Area Planning Project.

He reviewed the following with Council:

Station Area Action Plan Goals – pedestrian-friendly, transit-friendly, mix of uses, high quality design, and create a center for civic & community identity;

Major Milestones To-date - stakeholder workshops, developer focus groups, public meetings, Land Use & Parks (LUP) Committee briefings, developed a draft Market Study, and prepared preliminary Development Alternatives; Developer Interviews – help the “pioneer,” facilitate property owner interaction, create a civic center at SeaTac/Airport, and provide incentives to encourage higher density development in Station Areas; and Stakeholder workshops – break up mega block, improve pedestrian environment, increase amenities for area residents, and encourage a signature mixed-use project at South 176th Street and IB.

Mr. Butler stated that the illustrations provided tonight are of types of developments that could happen in the future. He used a three-dimensional tour of the area near the South 176th Street Station to demonstrate options.

Mr. Butler then reviewed the following:

General Implementation Tools – update regulations, invest in infrastructure, and foster partnerships;

Potential City Actions – build new pedestrian-friendly roadways, encourage public open spaces, and employ strong standards for parking garages; and

Next Steps – complete draft Plan and Development Standards and environmental review (September), coordinate with Comprehensive Plan amendment process (October), LUP/Planning Commission (PC) review (ongoing), and Council action (November / December).

Mr. Butler used a three-dimensional tour of the area near the South 154th Street Station to demonstrate options.

[Note: Councilmember (CM) A. Anderson arrived at this point in the meeting, at 5:26 p.m.]

Senior Planner Scarey explained why the area was chosen to cover the extent that it does; it is a quarter mile from the station. Typically, the distance that people will walk is a quarter mile and the Transit Oriented Development (TOD) districts typically represent about a quarter mile from the station.

Upon a question posed by Mayor Fisher, Mr. Butler stated that the proposals received by potential developers have not been depicted in the illustrations, but staff is trying to depict those types of developments.

CM DeHan stated the images shown tonight are artist renderings; economics will drive the developments.

CM T. Anderson stated that currently Military Road is not on the Historical Register, but may be placed on the register soon. So, if any part of Military Road is to be vacated as part of this plan, it would need to be done soon or the plan may be tied up for years to come.

Mr. Butler clarified that staff is negotiating with developers. Tonight's images depict only one future rendering.

PRESENTATION (Continued):

Station Area Planning (Continued): Property owner Jerry Kingen stated that his company, K and S Developments, has have been working on this project for two and a half years. He is pleased that staff is talking about flexibility, adaptation and reasonableness. He introduced K and S Attorney Mike Murphy.

Mr. Murphy stated that K and S, owns the SeaTac Center site at South 154th Street. He noted that the SeaTac Center property is currently subject to a moratorium that was passed in February. No other owners in the moratorium area have any development plans currently pending. K and S is the only party affected by the moratorium and will be most directly and immediately affected by the proposed Interim Development Standards (IDS). The moratorium was passed in midstream of a process that K and S started two years ago working with staff to develop plans; to develop a Starbucks and also to build a multi-story garage. The proposed IDS would wipe out everything that has been done to-date and prevent K and S from moving forward. K and S has invested over \$15 million in that site. He stated that while he hears staff talking about flexibility, K and S does not feel there has been flexibility. The latest version reflected tonight and shown two weeks ago to Council is very different from the original image that was presented for this area. There are now multiple internal roads on the site that were not there before. Over the last couple of weeks, K and S has been trying to negotiate a development agreement (DA) compatible with the IDS. He stated his frustration with the process. K and S is prepared to bring Starbucks to this site and develop and construct the essential parking structure. The goal is to centralize parking so surrounding structures do not have parking. K and S is in favor of that and is prepared to build it at no cost to the taxpayer; and in fact as a generator of revenue to the City as tax dollars.

He stated that there are only a handful of issues separating staff and K and S from having a solid DA that would allow Starbucks to be built in the next nine or ten months and a garage started shortly thereafter. K and S is not asking for any favors, but asking to be allowed to move forward. He recommended the following: 1) not limiting the parking garage size to 300 stalls; 2) allowing Commercial Park-and-Fly for a period of time as long as necessary to allow the rest of the area to catch up. The Park-and-Fly should be allowed while at the same time requiring the developer, which K and S is prepared to do, to commit to sell that garage off in pieces to the other developers that are going to fill in the structures that need parking.

He requested: 1) table or remand the IDS to the PC for further discussion; 2) a limited lifting of the moratorium, within the next 30 days, with a caveat that K and S would agree that the only application to be submitted in the next 60 or 90 days is the application for Starbucks; 3) ask staff to expedite resolution of a DA for the rest of the site; and 4) set a deadline for K and S and staff to report back in 30-days on where the DA stands and set a second deadline of 60-days to bring the DA and the IDS to Council.

Discussion ensued regarding the Starbucks Drive-thru and the moratorium.

DM Shape stated that he has read the proposed draft DA and felt that it was one-sided.

CM Brennan stated that SeaTac has been working on Economic Development (ED) for years. But when developers come along, the City throws all kinds of roadblocks in the way. That does not help ED staff spread the news that SeaTac is a place that wants ED, encourages ED, and wants to help developers, not retard them. He stated he does not want to restrict the parking garage to 300 stalls. He also stated that he does not want the City to impose a moratorium on a property when the City thinks somebody is going to put a request in for a permit.

Property Owner Mike Lamb stated that he owns an older 42-unit, which is getting old and falling apart. He stated that he has architects, engineers and bankers lined up to expand the property, but the moratorium is hurting his progress. He stated he is pleased with the concept of the plan, including the pedestrian idea. The current zoning requires 1.5 parking stalls to each bedroom. The IDS reduces the parking stall requirement down to one or maybe even lower. He stated that because of the moratorium, he is losing money. He is hoping to redevelop the property and make it part of the overall plan.

ADJOURNMENT:

MAYOR FISHER ADJOURNED THE SPECIAL MEETING OF THE SEATAC CITY COUNCIL AT 6:11 P.M.

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

July 11, 2006

Immediately following the Special Council Meeting (approximately 6:05 PM)

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:11 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, Deputy City Clerk Kristina Gregg, City Attorney Mary Mirante Bartolo, Planning Director Steve Butler, Senior Planner Mike Scarey, Parks & Recreation Director Kit Ledbetter, Fire Chief Bob Meyer and Chief of Police Services Greg Dymerski.

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

PUBLIC COMMENTS: Phyllis Byers, 18302 29th Avenue South, President of the Highline School Board (HSB), stated that at the July 10 HSB Meeting, the School Resource Officer (SRO) program was reinstated in the 2007 school budget. The budget is expected to be adopted August 9, 2006.

PRESENTATION:

●Valley Ridge Sport Park Project

Parks & Recreation Director Kit Ledbetter introduced Bruce Dees & Associates Landscape Architect Don Campbell.

Mr. Campbell reviewed the history of this project. He stated that public input has been solicited from the City, user groups and the Highline School District (HSD). He reviewed the scope of work, budget, alternatives, and project drawings.

Discussion ensued as to the difference between synthetic and natural turf and whether it makes more sense to spend the money upfront and install the synthetic turf instead of spending the money throughout by maintaining the natural turf. Mr. Ledbetter stated that he would research this information and present it to the Council at a future date.

Mr. Ledbetter stated that these fields are also Tyee High School (HS) fields, so the City is going to request the HSD assist with paying for the changes to Field No. 1.

Councilmember (CM) Wythe stated that these costs have yet to be budgeted. Staff will be requesting funds during the 2007 budget process.

AGENDA BILL PRESENTATIONS:

Agenda Bill #2687 - A Motion extending the Interlocal Agreement (ILA) for the Mt. Rainier Pool (MRP) for years 2007 to 2009 by Mt. Rainier Pool Contributors (MRPC) and Mt. Rainier Pool Owners (MRPO)

Summary: This Motion extends the revised ILA of the MRPC and MRPO in 2007 – 2009 until the YMCA pool is completed. This revised ILA reduces the amount the City of SeaTac contributes from \$25,000 per year in 2004 – 2006 to \$17,200 in 2007, \$17,718 in 2008 and \$18,249 in 2009.

The original ILA was adopted in December 2002 establishing a coalition of governmental entities, the MRPC for the purpose of assembling adequate funds and coordinating subsidy payments to King County (KC) in order to permit the MRP to operate, and to develop a long-term financing and operating plan. The MRPC includes the Cities of Des Moines, Normandy Park, SeaTac, and the HSD.

The MRP capital fund has sufficient funds through 2009 available so no more capital funds will need to be collected. This reduces the contributions needed from the Cities and the HSD. The Aquatics Management Group has agreed to continue to manage the MRP with a three-percent cost of living factored in each year, hence the increase in 2008 and 2009. Des Moines has repaid the \$50,000 they owe from the 2005 amended ILA contract. At the conclusion of this contract, SeaTac will receive a percentage of the capital money that has not been spent.

Parks & Recreation Director Ledbetter reviewed the above summary.

CM Shape stated this is a good agreement. It is to the City's benefit to continue to support the MRP.

Council Consensus: Referred to the 7/11/06 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2625 – A Motion authorizing the City Manager to enter into an Agreement with the YMCA for Recreational Services and Low-income Memberships

Summary: By entering into the agreement, the City can supplement its recreational programs through the services provided by the YMCA.

The 2006 Budget includes \$1,032,105 for the YMCA, and with this agreement, SeaTac intends to transmit the funds to the YMCA in January 2009. In return for these funds, the City will supplement its recreational services through use of the YMCA. These services will be selected by the City from a mutually agreed upon list. These services include YMCA memberships for low-income families, low-income individuals, and low-income seniors, use of the YMCA aquatics facility, and activities geared toward teens. It is further agreed between the City and the YMCA that, as a benefit for paying for these services in advance, the City will receive those services at the purchase rate for 2009 during the life of the agreement as well as a 10 percent discount. This will result in the City receiving a substantial discount on the purchase of these services. As part of the City's agreement with the YMCA, the City Parks & Recreation Director would meet with the YMCA Executive Director on a yearly basis to determine if any changes are appropriate in the purchase of YMCA programs and activities. The City Council would then approve any changes made in the purchase of service for that year. For the first list of purchased services, the Parks Director will work with the YMCA Executive Director to develop a list of proposed purchased services and seek approval from the City Council at its first RCM in January 2009.

The term of the agreement with the YMCA is 20 years or later if the services are carried over in a year, effective once the YMCA opens. The agreement further provides that if the YMCA does not open for use by June 30, 2009, any funds transmitted to the YMCA must be refunded, which protects the City, should the YMCA's plans change regarding the construction of the SeaTac YMCA.

Parks & Recreation Director Ledbetter introduced YMCA Executive Director Jim Miller. Mr. Ledbetter reviewed the above summary.

Mr. Miller stated that this agreement mirrors quite a bit what the Auburn agreement looks like. The YMCA is on schedule per the Development Agreement (DA) with the City.

Discussion ensued as to the low-income residents' benefits. CM Brennan feels this should be free and open to all SeaTac residents.

Mr. Miller stated that it is actually more of a sliding scale for scholarships. He detailed how this scale works.

Upon a question posed by CM T. Anderson, Mr. Ledbetter stated that the money given to the YMCA from the City is dedicated to the SeaTac residents.

Council Consensus: Referred to the 7/11/06 RCM New Business

Agenda Bill #2658 – An Ordinance adding a new Section 15.38 to the SeaTac Municipal Code (SMC) adopting Interim Development Standards (IDS) to Properties located within the South 154th Street Station Area, entering Findings of Fact supporting the adoption of Interim Standards, and lifting the Moratorium imposed by Resolution No. 06-005

Summary: Sound Transit has begun construction of the station that will serve the South 154th Street Station Area. The City is in the process of planning for Transit Oriented Development (TOD) around this station, and anticipates completing the Station Area Plan, including Final Development Standards (FDS) to implement the Plan, by November of this year. Adopting the IDS will lift the moratorium now in place, allowing potential projects to go forward. Adopting the IDS will also allow time for City staff and the Planning Commission (PC) to complete a unified planning process, and to formulate FDS that reflect input from the public and the affected business community.

Based on the progress made by City staff and the SeaTac Center property owners about the terms of a proposed DA, it is anticipated that the property owners will support adoption of the IDS at the July 11 RCM.

It is now a widely accepted principle that the presence of a light rail transit (LRT) station creates a demand for services and building/development types that support higher office, commercial, and residential densities, and increases pedestrian activity. Anticipating this demand and the increased development potential for services and facilities that could benefit SeaTac residents and businesses, the City is conducting a public planning process to develop final development standards for the South 154th Street Station Area.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2658 (Continued): In 2001, the City was engaged in station area planning studies, but uncertainty about the route and station locations caused that effort to be put on hold. Now that the route and station location is firmly established, the City is once again taking up this project. As part of that process, Council approved a moratorium on development and land use actions in the South 154th Street Station Area, on February 28, 2006. The purpose of the moratorium was to allow for unified planning of a TOD concept. As part of that planning effort, staff has developed IDS for the South 154th Street Station Area, as a precursor to FDS applicable to all properties in that area. The IDS include provisions suggested by interested developers that would allow one of their projects to go forward while preserving the essential elements of the TOD concept.

The Planning Commission (PC) voted on June 5, 2006 to recommend Council adopt the IDS, which includes the provisions allowing for drive-through facilities with conditions. The Land Use & Parks (LUP) Committee also made the same recommendation. At the June 27 RCM, however, the PC Chair asked that this topic be re-examined by the PC at their July 10 meeting with the SeaTac Center property owners to be in attendance to give their perspective.

At Council's request, City staff has been in discussions since the last RCM with the SeaTac Center property owners and their attorney about the terms of a proposed DA. Based on the progress made during those discussions, it is anticipated that the property owners will support adoption of the IDS at the July 11 RCM.

Planning Director Butler stated that the IDS proposed are unchanged from the IDS presented at the June 27, 2006 RCM and staff still recommends adoption with the provision that the Commercial Park-and-Fly's be prohibited.

PC Chair Linda Snider stated that the PC reviewed this item at the July 11 meeting and recommends the IDS with the exclusion of SeaTac Municipal Code (SMC) 15.38.170 - Public/Private Parking. She explained the PC rationale for that recommendation. While City staff and K&S are working on this issue for the potential DA, nothing has been formally decided. In the event that something should happen to the preliminary DA that is being developed, there would still be a provision in the IDS whereby they could erect a parking garage. The PC stated that they understand the IDS are interim and will continue to review them with staff.

SeaTac Center property owner Scott Switzer stated everyone has worked hard to come to a fair agreement in order to develop this property. A letter has been prepared with the City Manager's signature stating that City staff and K&S have reached agreement. This letter is as far as K&S can go without applying for a DA. K&S is in support of the IDS as presented as long as the City and K & S move forward with the DA.

Deputy Mayor (DM) Shape stated his opposition to the PC recommendation regarding prohibiting the Commercial Park-and-Fly as he feels they should be kept in the IDS.

Mayor Fisher stated the City needs this parking garage. If the City is going to adopt the DA, he wants to make sure there is a timeline. He also stated Council would like staff to attempt to negotiate with K&S an option for the City to purchase or lease a couple of floors in the parking garage to enhance the development area combined with this garage.

Mr. Switzer stated that K and S plans to dedicate the bottom one or two floors for public use.

CM DeHan clarified that it is the Council's intent that the DA have some definite milestones and is time certain. Also, Council would like to ensure that there will be adequate parking for the future development of the entire station area.

Mr. Switzer stated it is their intent to file for a DA next week and submit application for a permit for Starbuck's right away. The factor that will hold K&S up is how long it takes to complete the DA.

Council Consensus: Referred to the 7/11/06 RCM Consent Agenda

Agenda Bill #2676 – A Resolution ratifying amendments to the King County (KC) Countywide Planning Policies (CPP)

Summary: SeaTac is being asked to ratify two proposed amendments to the KC CPPs. Both are Motions of the KC Growth Management Planning Council (GMPC) that were approved on April 26, 2006:

1) Motion No. 06-1 - A Motion to amend the interim Potential Annexation Area (PAA) map, for an area adjacent to the City of Renton, in the CPP (Motion No. 06-1). This Motion is supported by KC and the City of Renton,

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2676 (Continued): adding the area known as West Hill to the PAA of the City of Renton. This amendment would have no direct impact on the City of SeaTac; and

(2) Motion No. 06-2 - A Motion recommending the amendment of the CPP by revising existing CPP LU-25b by allowing adjustments be made to adopted growth targets as both annexations and incorporations occur, shifting growth targets previously allocated to unincorporated areas of KC to the newly annexing jurisdiction. It also establishes a formula by which new household and employment targets are to be determined for a new municipality and calls for measures to ensure overall target levels in the County remain the same. This amendment would have no direct impact on the City of SeaTac.

All Municipalities in KC are being asked to take action on ratification of these proposed amendments. Amendments to the CPP must be ratified by at least 30 percent of the City and County governments representing 70 percent of the population in KC. SeaTac routinely reviews proposed amendments to CPP, and makes decisions pertaining to ratifying them as appropriate.

Planning Director Steve Butler reviewed the above summary.

Council discussion ensued as to why the City needs to pass this Resolution if the City is not affected. Mr. Butler stated that if no action is taken by the City, the City will be deemed to have ratified amendments by default.

Council Consensus: Referred to the 7/11/06 RCM New Business

Agenda Bill #2695 – A Motion accepting for further consideration the 2006 Final Docket of Proposed Comprehensive Plan (CP) Amendments

Summary: The City of SeaTac procedures for amending the CP provide for consideration of proposed amendments for the 2006 calendar year in two stages. The first stage, the Preliminary Docket, requires that all proposed amendments be evaluated according to the following criteria: 1) The proposal is consistent with requirements of the Growth Management Act (GMA) and CPP; 2) The proposal was not proposed in either of the previous two calendar years unless: a) conditions have changed substantially in the immediate areas, or b) the proposal was eliminated in the previous year due to incomplete information; and 3) Is not in conflict with an adopted CP Policy; is not redundant with, or duplicative of, an adopted CP Policy; or is not clearly out of character with the goals of the adopted CP.

In addition to the above criteria, proposed map changes are evaluated against some additional criteria: 1) The proposal is or can be adequately served by sewer, water and roads; 2) The site affected is physically suited for anticipated development, and 3) The proposal will not create pressure to change the designations of other properties unless in the interest of the neighborhood, City and region.

Proposals that do not satisfy these criteria are not recommended to be included in the second stage, the Final Docket, as potential 2005 amendments to the CP. Conversely, all proposed amendments that satisfy these criteria are recommended to be included in the Final Docket. The Final Docket amendments will be subjected to environmental (SEPA) review and public notice requirements, and considered in a Public Hearing (PH) to be held by the PC, tentatively scheduled for November 6, 2006. Council is tentatively scheduled to act upon the Final Docket on November 21, 2006. Council may elect not to adopt any of the Final Docket proposals at that stage of the process.

Planning Director Steve Butler reviewed the above summary and the proposed amendments.

Council discussion ensued as to Land Use Plan Map Amendment No. 6. If the Port of Seattle (POS) is not able to purchase all of the remaining property, this amendment will be withdrawn.

Mrs. Snider gave a brief history of the PC discussion on this issue: 1) Map Amendment No. 1 – if the circles detailing the station areas are eliminated, the City will lose the history of the work that went into those circles. The PC requests the circles be shown in addition to the outlining being proposed; and 2) Map Amendment No. 5 – The PC has had concern over the fact that the boundary line for the Station Area Plan was stopped on the southwest edge about a block and a half east of the “L” shaped property. It is a matter of a block and a half of residences that are being left in “no mans land”. It is not included in the station area and it will be impacted by the “L” shaped property. The PC requested that area be included in the Station Area Plan, but was told it was too late; and 3) Aviation Commercial (AVC) Zoning – The PC was pleased that rather than the whole area south of South 200th Street being included in that AVC Zone issue, it was just going to be a few parcels. Mrs. Snider stated the PC recommends the final docket with all proposals presented.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2695 (Continued): CM Wythe clarified that by approving this Motion, Council is not approving the amendments, just moving them forward to the next stage of the process.

Discussion ensued as to Map Amendment No. 5 as mentioned by Mrs. Snider. Mr. Butler stated in the context of the station area, staff was trying to deal with a quarter-mile. By the time this issue came up, the Station Area Plan had already been designated. There are three options: 1) review it next year; 2) extend the map amendment; or 3) designate the block and a half as a separate map amendment.

Council Consensus: Referred to the 7/11/06 RCM Consent Agenda

Agenda Bill #2678 – A Motion appointing Committee Members to prepare the statements for and against Ballot Proposition No. 1 for the Local Voters’ Pamphlet

Summary: This Motion appoints committee members to prepare the statements for and against Ballot Proposition No. 1 for the local voters’ pamphlet, as authorized by Revised Code of Washington (RCW) 29A.32.280.

Council adopted Resolution 06-015, which requested that the KC Division of Records, Elections, and Licensing produce and publish a local Voter’s Pamphlet for the September 19, 2006 Election. RCW 29A.32.280 provides that when a local government requests a voters’ pamphlet for a ballot proposition, the legislative body shall: “formally appoint a committee to prepare arguments advocating voters’ approval of the measure and shall formally appoint a committee to prepare arguments advocating voters’ rejection of the measure. The authority shall appoint persons known to favor the measure to serve on the committee advocating approval and shall, whenever possible, appoint persons known to oppose the measure to serve on the committee advocating rejection.”

State law does not specify the procedures that a legislative body should follow in order to appoint the committee members. RCW 29A.32.280 also provides that each committee shall have not more than three members. And, if the Council does not appoint members to the committee, RCW 29A.32.280 provides that “the County Auditor shall whenever possible make the appointments.”

The City printed an advertisement in the June 21, 2006 Highline Times which solicited volunteers to serve on the committees. In addition, a copy of this advertisement was posted outside City Hall, at the Community Center, at the Fire Stations, and at Valley View Library. The City provided a deadline of Friday June 30, 2006 for individuals to file a letter of interest with the City Clerk’s Office, requesting to serve on one of the two committees. The City received two letters requesting to be appointed to the committee advocating approval of Proposition No. 1 (Linda Snider and Barry Ladenburg) and two letters requesting to be appointed to the committee advocating rejection of Proposition No. 1 (Joseph Dixon and Frank Hansen).

Once appointed, the City Clerk will transmit the names of those appointed individuals to the King County Division of Records, Elections, and Licensing, who will, in turn, make arrangements to receive copies of the committee statements advocating approval or rejection of Proposition No. 1.

Fire Chief Bob Meyer reviewed the above summary.

Council discussion ensued as to the appointment of these committees, clarifying there is no minimum number of members that must be appointed.

DM Shape recommended that Council advocate appointing these committees based on the number of applications received. He suggested appointing Linda Snider and Barry Ladenburg to the approval committee and Joseph Dixon to the rejection committee.

Council Consensus: Referred to the 7/11/06 RCM New Business

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 71983 - 72114) in the amount of \$416,096.38 for the period ended July 5, 2006.
- **Approval of claims vouchers** (check nos. 72115 - 72120) in the amount of \$725.35 for the period ended July 6, 2006.
- **Approval of payroll vouchers** (check nos. 44909 - 44966) in the amount of \$361,200.49 for the period ended June 30, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 47232 - 47413) in the amount of \$283,602.42 for the period ended June 30, 2006.

CONSENT AGENDA (Continued):

● **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$57,145.70 for the period ended June 30, 2006.

Approval of Council Meeting Minutes:

- **Regular Council Meeting** held May 23, 2006.
- **Special Council Meeting** held June 13, 2006.
- **Transportation & Public Works Committee Meeting** held June 27, 2006.
- **Special Council Meeting** held June 27, 2006.
- **Regular Council Meeting** held June 27, 2006.

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

Agenda Bill #2687

A Motion extending the Interlocal Agreement for the Mt. Rainier Pool for years 2007 to 2009 by Mt. Rainier Pool Contributors and Mt. Rainier Pool Owners

Agenda Bill #2658; Ordinance #06-1019

An Ordinance adding a new Section 15.38 to the SeaTac Municipal Code adopting Interim Development Standards to Properties located within the South 154th Street Station Area, entering Findings of Fact supporting the adoption of Interim Standards, and lifting the Moratorium imposed by Resolution No. 06-005

Agenda Bill #2695

A Motion accepting for further consideration the 2006 Final Docket of Proposed Comprehensive Plan Amendments

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ACCEPT THE CONSENT AGENDA AS PRESENTED.*

PUBLIC COMMENTS (related to the Consent Agenda): Joe Dixon, 19211 35th Avenue South, clarified that his reason for voting for eliminating the Public/Private Parking section from the IDS, stating that he feels the IDS prohibiting the Commercial Park-and-Fly and a DA allowing for it are diametrically opposite. Therefore, he feels that the Council should eliminate the prohibition of no parking for fees.

*MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING:

● **Vacation of Portions of South 172nd Street; 31st Place South; and 31st Avenue South Right-of-way (ROW) generally between South 170th Street and South 173rd Street – Public Works**

Mayor Fisher opened the Public Hearing (PH) at 7:49 p.m.

Staff Report: Public Works Director Schroeder stated that this public hearing date was set in June anticipating that staff would have all of the information. However, staff is still awaiting the final appraisal report. He requested this PH be carried over to the July 25 RCM.

He reviewed the proposed street vacations and the agenda bill summary below.

Mayor Fisher continued the Public Hearing to the July 25, 2006 Regular Council Meeting at 7:56 p.m.

NEW BUSINESS:

This item was postponed to the July 25 RCM.

Agenda Bill #2689

An Ordinance vacating portions of South 172nd Street, 31st Place South and 31st Avenue South Rights-of-way (ROW)

Summary: Pursuant to the DA with Gateway Development LLC, a petition for vacation of those portions of South 172nd Street, 31st Place South and 31st Avenue South of ROW generally between South 170th and South 173rd Streets (north and south) and 31st and 32nd Avenues South (east and west) has previously been received. On June 13, 2006, Council, by Resolution No. 06-014, set a public hearing date of July 11, 2006.

As part of the Gateway Investment LLC DA, City staff recommends this request for street vacation to the City Council subject to compensation to the City and reservation of storm drainage easements. Gateway is seeking

NEW BUSINESS (Continued):

This item was postponed to the July 25 RCM.

Agenda Bill #2689

these street vacations to permit consolidation of parcels of land on all sides of the ROW requested to be vacated (South 172nd Street, 31st Place South and 31st Avenue South). All existing structures have been removed. An interim surface parking facility has been constructed.

The procedures for vacating a public ROW are defined in the RCW. A public hearing is to be held to consider the merits of the application to vacate the street in question. The date of the public hearing was set by Resolution adopted by the City Council on June 13, 2006 with the notice being posted on June 20, 2006. Per RCW, the date of the public hearing will not be more than sixty days nor less than twenty days after the date of the passage of the Resolution setting the date for the public hearing. The date of July 11, 2006 was the first RCM that met the criteria. The date of August 8, 2006 is the last RCM that meets the criteria. All the utilities serving the City were given notice of the various requests to vacate these ROWs.

PUBLIC COMMENTS (related to Unfinished and New Business): There were no public comments at this time.

UNFINISHED BUSINESS: There were no unfinished business items at this time.

NEW BUSINESS (Continued):

Agenda Bill #2625

A Motion authorizing the City Manager to enter into an Agreement with the YMCA for Recreational Services and Low-income Memberships

Upon a question posed by City Manager Ward, Mr. Miller stated that a person would not need to be a member of the YMCA to receive the benefits of the aquatic services, monthly teen nights, and other recreational services and classes. Therefore, through this agreement, the City would be providing services to all of the community, in addition to the low-income services.

CM Brennan stated he is a strong supporter of the YMCA but still has reservations in regards to this agreement.

MOVED BY DEHAN, SECONDED BY A. ANDERSON TO PASS AGENDA BILL NO. 2625.

UPON A ROLL CALL VOTE, MOTION CARRIED WITH DEHAN, SHAPE, T. ANDERSON, WYTHE, A. ANDERSON, AND FISHER VOTING YES AND BRENNAN VOTING NO.

Agenda Bill #2676; Resolution #06-016

A Resolution ratifying amendments to the King County Countywide Planning Policies

MOVED BY WYTHE, SECONDED BY DEHAN TO PASS RESOLUTION NO. 06-016.

MOTION CARRIED WITH DEHAN, BRENNAN, T. ANDERSON, WYTHE, A. ANDERSON, AND FISHER VOTING YES AND SHAPE VOTING NO.

Agenda Bill #2678

A Motion appointing Committee Members to prepare the statements for and against Ballot Proposition No. 1 for the Local Voters' Pamphlet

MOVED BY DEHAN, SECONDED BY BRENNAN TO PASS AGENDA BILL NO. 2676 TO PREPARE THE STATEMENTS FOR AND AGAINST BALLOT PROPOSITION NO. 1 FOR THE LOCAL VOTERS' PAMPHLET AND APPOINT LINDA SNIDER AND BARRY LADENBURG TO ADVOCATE APPROVAL AND JOSEPH DIXON AND FRANK HANSEN TO ADVOCATE REJECTION.*

Discussion ensued as to the appointment of Mr. Hansen and the fact that he may be out of town for the next month, and therefore, may be unable to provide his statement.

MOVED BY SHAPE, SECONDED BY T. ANDERSON TO AMEND THE ORIGINAL MOTION THAT THE COMMITTEE TO ADVOCATE REJECTION BE COMPOSED OF JOSEPH DIXON.**

Discussion continued as to the appointment of Mr. Hansen stating that since he submitted his interest as required, he should be considered for appointment.

**UPON A ROLL CALL VOTE, AMENDED MOTION FAILED WITH SHAPE VOTING YES AND DEHAN, BRENNAN, T. ANDERSON, WYTHE, A. ANDERSON, AND FISHER VOTING NO.

*MOTION CARRIED UNANIMOUSLY.

CITY MANAGER'S COMMENTS: City Manager Ward had no comments at this time.

COUNCIL COMMENTS: Mayor Fisher stated that Council had a retreat today beginning at 9 a.m. with CM DeHan facilitating. He thanked CM DeHan for his efforts as he did a great job.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY T. ANDERSON TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:13 PM.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Kristina Gregg, Deputy City Clerk

SEATAC CITY COUNCIL SPECIAL COUNCIL MEETING MINUTES

July 11, 2006
5:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Gene Fisher at 5:04 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, Deputy City Clerk Kristina Gregg, City Attorney Mary Mirante Bartolo, Planning Director Steve Butler, Senior Planner Mike Scarey, Fire Chief Bob Meyer and Chief of Police Services Greg Dymerski.

RECESSED: Mayor Fisher recessed the Special Council Meeting to an Executive Session on Personnel Issues (*15 minutes*) and Property Acquisition (*50 minutes*) at 5:05 p.m.

EXECUTIVE SESSION: Personnel Issues (*15 minutes*) / Property Acquisition (*50 minutes*)

RECONVENED: Mayor Fisher reconvened the Special Council Meeting at 6:10 p.m.

ADJOURNMENT:

MOVED BY BRENNAN, SECONDED BY DEHAN TO ADJOURN THE SPECIAL COUNCIL MEETING AT 6:11 PM.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Kristina Gregg, Deputy City Clerk

**OPEN HOUSE
MIXED-USE DEVELOPMENT PROPOSALS**

**July 25, 2006
5:30 PM – 6:00 PM**

**City Hall
Council Chambers**

**SEATAC CITY COUNCIL
REGULAR MEETING MINUTES**

**July 25, 2006
6:00 PM**

**City Hall
Council Chambers**

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:02 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, and Joe Brennan. Excused absence: Councilmember Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Judith Cary, Economic Development Manager Todd Cutts, Public Works Director Dale Schroeder, City Engineer Tom Gut, Senior Projects Coordinator Soraya Lowry, Human Resources Director Steve Mahaffey, Fire Chief Bob Meyer and Chief of Police Services Greg Dymerski.

FLAG SALUTE: Economic Development Manager Cutts led the Council, staff and audience in the Pledge of Allegiance.

PRESENTATIONS:

● **Certificate of Recognition to Yasin Abdullahi**

Chief of Police Services Dymerski introduced Yasin Abdullahi, who, on June 21, 2006, spotted a young boy in crisis in a swimming pool at the Sandpiper Apartments. Without hesitation, he pulled the boy from the water and called 9-1-1. Yasin displayed maturity beyond his years. Police Officer Todd Morrell responded to the incident and applied CPR. With the aid of Fire Department personnel, the boy was rushed to the hospital and later expired.

Mayor Fisher, on behalf of the City Council, awarded Yasin with a Lifesaving Award for his heroic action.

● **Certificate of Recognition to Deanne Zeus**

Fire Chief Meyer introduced SeaTac resident Deanne Zeus, stating that on the morning of July 13, 2006, Mrs. Zeus was on her way to work when she noticed smoke coming from a nearby house. She immediately stopped to see if anyone was home. She called 9-1-1 on her cell phone and began beating on the front door to wake anyone who might be in the house. After a short time, a young man awoke and came to the door and exited the house. Deanne is a true lifesaver and a very level-headed, calm person to both call 9-1-1 and awaken the occupant. Without her efforts, the outcome may have been significantly different.

Mayor Fisher, on behalf of the City Council, awarded Deanne with a Lifesaving Award for her heroic action. Attending with Deanne were her family and the young man she saved, along with his family.

● **Letter of Commendation to Master Police Officer Todd Morrell**

Fire Chief Meyer introduced Police Officer Morrell and stated Officer Morrell is being recognized for his actions on June 21, 2006, at which time, SeaTac Fire Department personnel and medics were dispatched to the Sandpiper Apartments for an eight-year old boy reported to be drowned. Upon arrival to the incident, Fire personnel found Officer Morrell at the scene performing CPR on the child. The Fire Department recognized Officer Morrell for his efforts and commitment to the City of SeaTac.

King County (KC) Sheriff Sue Rahr thanked the City Council for recognizing Officer Morrell for his quick response to the accident scene and for applying CPR until an aid car arrived.

PUBLIC COMMENTS: Nahid Hamzui, representative for the SeaTac Holiday Inn, Seattle Airport Hospitality UC, 5847 San Felija, Houston, TX, spoke on the mixed-use development plans in tonight's agenda. She stated the firm is appreciative of the proposed development. She added she would be available to answer any questions.

PRESENTATION:

● **Mixed-Use Development Proposals**

Assistant City Manager Rogers stated this presentation is to bring to Council the recommendations on one of the very first development project assignments given to staff. In January, the first major mailing was sent out for requests for proposal (RFP) to interested parties. Over this year, Economic Development (ED) Manager Cutts has worked diligently to move this project forward.

PRESENTATION (Continued):

● **Mixed-Use Development Proposals (Continued):** Mr. Cutts brought forward the two mixed-use development proposals: 1) The Master Park-B site at IB and South 170th Street, Rob Olson and Roger McCracken - property owners, and Fred McConkey, of McConkey Development, lead speaker; and 2) The Scandia site at International Boulevard (IB) and South 176th Street, property owners - James and Doris Cassan and Mike Huseby. The developer for this site is Derek Bottles of R. C. Hedreen Company, who was their lead speaker.

The two proposals were presented by the respective development teams and staff provided the Council with recommendations on how to proceed from input from the Evaluation Task Force (ETF) and City staff. Ultimately, Council directed staff to continue negotiations with the Cassan-Huseby development team for a mixed-use development at the corner of South 176th Street and IB. Council also directed staff to use a consultant to conduct a study of the feasibility of a City-owned training center as part of the McConkey/McCracken development proposal at the corner of South 170th Street and IB. Council has preliminarily appropriated \$18.3 million in development subsidies to incentivize mixed-use development on IB.

AGENDA BILL PRESENTATIONS:

Agenda Bill #2684 – A Motion authorizing Implementation of Evaluation Task Force (ETF) Recommendations on Two Mixed-Use Development Proposals on International Boulevard (IB)

Summary: This Motion authorizes the City staff to implement recommendations made by the Mixed-Use ETF, while also considering staff recommendations, in regards to mixed-use development proposals on IB.

On January 10, 2006, the City of SeaTac issued a RFP for Mixed-Use Development to private property owner and development entities with interest in property investment along or in close proximity to SeaTac's IB corridor. Beginning with a 1999 City Center Plan (CCP), the City Council has been committed to creating a City Center in the City of SeaTac over the next 20 years.

The Council recognized that ED incentives would be instrumental to encouraging private mixed-use development, increased density, and structured parking that otherwise may not occur on its own. Consequently, by Resolution No. 05-020 passed on November 22, 2005, Council authorized the preliminary reservation of up to \$18.3 million in funding for public use and purpose as ED incentives for qualified mixed-use financing including: 1) up to \$5 million of Hotel/Motel (H/M) funding reserved for tourism-related capital projects, and 2) up to \$13.3 million (or 30 percent) of the City's unused, non-voted debt capacity.

Relevant property owners and development firms were invited to submit proposals (both site and use specific) pursuant to the competitive proposal process. ED incentives were made available to augment portions of the development that offer both public use and purpose, such as on- and off-site infrastructure, public parking, and public open space. Any upfront City investment to leverage private development required applicants to prove that this funding would be repaid over time from new tax revenues generated from each qualified mixed-use project.

In response to the RFP, the City received two mixed-use development proposals. The Cassan/Huseby development team proposed a mixed-use development including a hotel, retail, restaurants, parking and residential (phase II) at IB and South 176th Street. The McConkey/McCracken development team proposed a mixed-use development including a conference center, hotel, retail, restaurants, parking and a small amount of residential at IB and South 170th Street.

The final proposals from the applicants were a result of input from the Mixed-Use ETF, the Land Use & Parks (LUP) Committee, the Administration & Finance (A&F) Committee, and the H/M Tax Advisory Committee. The ETF, assembled to evaluate these proposals, was comprised of a Councilmember (CM), a member of H/M Tax Advisory Committee, a member of the SeaTac Economic Partnership (STEP), the Assistant City Manager, and an independent industry expert. The ETF was facilitated by the ED Manager and provided technical expertise by an outside consultant. The ETF met with the applicants to refine the respective proposals.

Recommendations from the ETF and City staff:

Cassan/Huseby Proposal:

- City staff should continue negotiations with the development team regarding the design, uses and economics of the project.
- A primary City goal in continuing negotiations should include City funding of infrastructure including the construction of the east-west connector road at the north end of the Huseby property and assembly and construction of the 30th Avenue South segment from South 176th Street to the east-west connector road.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2684 (Continued):

- Any further City subsidy of the development should be limited to the cost of construction of the public areas identified in the development proposal [plaza areas, Kiss-and-Ride (K&R), atrium, flex space and bike storage]. (The task force felt the amount of subsidized incentives to the project would decrease significantly from the \$14 million that the developer is asking.)
- The City should exercise its option to acquire the property from Sound Transit (upon their acquisition) currently planned for the K&R. The City Council may also direct staff to discuss with Sound Transit the acquisition and/or reprogramming of the Sound Transit planned public plaza. The developer has asked if they could develop with their own design of the public plaza. That is something that could be looked into, although the City has already done a significant amount of design work with Sound Transit and the City is pleased with the work.
- The City may need to structure the terms for conveyance of some or all of the aforementioned property (whether through lease or sale) to the applicant such that ownership interests transfer at the time the development is deemed successful by both parties.
- The following are public policy issues/questions the ETF felt the Council should consider:
 - Does the makeup of this project justify subsidization with public funds?
 - Does the development support/encourage light rail ridership?
 - Is there a market for more hotel rooms without generating more demand?

Additional LUP and H/M Advisory Committees input:

- LUP expressed interest in continuing negotiations with the Cassan/Huseby Development Team with consideration of task force and staff recommendations.
- The H/M Advisory Committee was concerned about the market for development of additional hotel rooms, as mentioned above. Also, concerning the committee was vehicle trip generation created by the proposed parking structure and the incompatibility of that with the station area plans for pedestrian friendly environment. The image and aesthetics of a closed parking structure are not consistent with the vision for the prime station area location.

Recommendations from the ETF and City staff:

Note: A revised proposal addressing the concerns of the City was received from this development team after the ETF had made their recommendations (*shown in italic below*).

McConkey/McCracken Proposal:

- Implicit to any continuing negotiations is the Council's desire to own and operate a conference center.
- If the Council expresses interest, a study should be conducted to analyze the feasibility of a conference center in SeaTac before any other progress is made.
- The study should explore the market feasibility for a high quality conference center that differentiates itself from what SeaTac hotels currently provide.
- This facility may include the ability to accommodate community and performing arts uses.
- The study would also need to explore development costs for a cutting edge conference center and how the operation might affect the proposed ongoing City subsidy.
- The following are public policy issues/questions the task force felt the Council should consider:
 - Is the City interested in being in the conference center (*revised to training center*) business?
 - What is the appropriateness of using H/M Tax funds, (approximately \$380,000 per year to cover the debt service on the \$5 million bond) for a conference center (*training center*) business, both debt service and operating subsidy. *The developer has addressed this concern with new revision and no new funds will be coming out of the H/M Tax funds.*
 - Is the City interested in bonding beyond the original incentive commitment (\$19.05 million vs. \$18.3 million)? *In their latest revision, the developer has addressed this and is asking for only \$18.3 million in incentives.*

Staff Recommendations/Comments:

Cassan/Huseby Proposal:

- Staff believes negotiations should continue with this applicant. They would like this proposal to be more in line with the development scenario produced for the station area planning process.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2684 (Continued):

- Staff concurred with the task force that the use of public funds as currently proposed is problematic. Funds must be more in line with public uses. Further economic analysis needs to be completed as part of any further negotiations.
- Staff concurs with the developer that 30th Avenue South and South 174th Street (east-west connector) should be public streets.
- Staff recommends prohibiting any cantilevered structure over South 174th Street (east-west connector).
- Council should consider directing staff to negotiate an option to purchase parking within the proposed structure to accommodate/incentivize surrounding development.
- Further, Council should consider requiring the applicant to accommodate for future conversion of park & fly spaces for other station area uses.
- Council must consider whether it has the desire to own 17,000 square feet of commercial space, as proposed as City owned.
- Council should consider making any successful agreement compatible with development of commercial/residential/parking on the Holiday Inn parcels to the east in terms of access (vehicular and pedestrian).
- Staff would need to further examine existing zoning code and development standards. In particular, those standards and requirements concerning the size and design of parking structures and open space.

McConkey/McCracken Proposal:

- Issue regarding potential contamination remediation would need to be examined if the gas station at South 176th Street and IB was included in the project.
- Staff was concerned that the westbound queue on South 170th Street at IB would block access to the site. Access to the project is problematic and is not consistent with the current version of the station area plan.
- The applicant has included in the project financing a reserve for an operating loss of \$250,000 per year for the first three years. After this reserve is expended, the City would be responsible for any operating loss. Sources could include the General Fund or the H/M Tax Fund. The recommended conference center study should shed light on this topic.
- Further study is required to understand if the number of parking spaces in the proposal exceeds what is allowed in the existing development agreement (DA).
- Staff would need to further examine existing zoning code and development standards, in particular, those standards and requirements concerning the design of parking structures and the amount of open space.

Fiscal Impact:

Cassan/Huseby Proposal:

\$14 million in development incentives assuming a 20 year payback of the bonds.

- \$9 million from General Obligation bonds (repaid by project area tax increment).
- \$5 million from H/M Tax Bond (repaid by project area tax increment).

McConkey/McCracken Proposal:

\$25,000 for proposed conference center study.

\$19.05 million in development incentives.

- \$14.05 million from General Obligation bonds (repaid by project area tax increment).
- \$5 million from H/M Tax Bond (repaid by revenue from H/M Tax Fund). *In the revised proposal, that tax bond and the debt service on the bond would be repaid by the project area tax increment.*

Advantages and Disadvantages:

Cassan/Huseby Proposal:

-The task force had issues with the use of public funds, in particularly the H/M Tax Fund was problematic due to a lack of additional district generation from this project. It certainly served to capture visitors to the City but whether it generated new visitors to the City or not was in question.

-The task force felt the amount of public space allotted did not justify the amount of public funds requested. *The developer attempted to address this by adding 17,000 square feet of commercial space as City owned property for a total of 51,000 sq. ft. of public space included in the construction budget. The K&R lot was subtracted out and some staircases to the K&R. Also, this excludes the public road.*

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2684 (Continued):

-The property is dominated by parking. The developer mentioned they had mitigated some of the comments made by the task force reducing the stalls from 2,442 stalls over eight floors to 2,000 stalls.

McConkey/McCracken Proposal:

Advantages:

- This project replaces commercial surface parking on IB. The design was well received from the onset.
- The project does appear consistent with use of public funds for public purchase.
- The project guarantees hotel construction and operation.
- The City would own the land, conference center and the parking once the bonds are paid off.
- The task force felt the proposal gives and offers a reasonable mix of uses.

Disadvantages:

- The task force felt the conference center would lose money. The applicant estimated \$200,000 a year for the first three years. *The new proposal calls for a training facility as opposed to the conference center. It calls for the leasing of the training facility to a private operator. This could potentially mitigate the risk if negotiated properly by the City.*
- The conference center competes with other privately-owned SeaTac conference facilities of similar size and gives City subsidized competitive advantage to the proposed adjacent hotel. *The new proposal attempts to differentiate from existing market by building a training center instead of a conference center. This would be part of the study as it would require surveying the area hotels to see what percentage of their business is conference business and what percentage is training business.*
- The task force felt the amount of hotel rooms that are planned may not be able to accommodate the demand for the conference center. If this is the case, the City owned facility may be at a competitive disadvantage.
- Redevelopment of the site, including 140 hotel rooms, is already required by the existing DA although that trigger is not until 2016.
- The City may be forced to condemn the gas station on the corner of South 170th Street and IB.

Next step, based on the RFP literature, the Council may select one or more of the project proposals and authorize exclusive negotiation rights with proponents. However, as these projects are currently structured, the City could not afford with what has been appropriated to date, the \$18.3 million to incentivize both of the projects:

Actions that the City Council could take include: 1) Approval and authorization of negotiation – possibly conditioned on additional Council requested revisions of the selected applicant(s) proposal; 2) Denial of authorization to proceed – based on findings to be made for lack of consistency with the mixed-use evaluation request for proposal; or 3) Deferral of decision in order to complete Station Area Planning process.

CM Wythe stated more discussion is needed regarding the larger policy issues such as whether the City wants to own a training center at the cost of approximately \$9 million and does the City want to own retail space and compete with other retailers and essentially use light rail to put the City in an advantageous position. He added he would like to see both projects move forward but does not want to go excessively beyond what was initially set. The developers have updated their proposal and he has not had adequate time to review how that impacts their proposal. He would like this agenda item to be set over to the next RCM.

CM Brennan stated sometime ago the City shifted some of the focus in the H/M Tax Advisory Committee to ED with less emphasis on the H/M Committee. He added that it pleased him to see both proposals this evening. What is being presented is the City's vision of a decade ago. He felt the City needs both projects. If extending the limit of \$18.3 million for ED brings profit and benefit to the City, now is the time to do it. He stated he wants to see all effort expended by the City, staff, the H/M Tax Committee to make both projects work, if possible.

CM T. Anderson questioned why a conference and training center could not be done jointly for the usability of the building. She questioned the City going into a profit business and competing with other businesses. She would like to see a theme or whatever to make people want to come here and stay here. She stated she did not see any amenities in the proposals that would encourage people to rent a room and stay for three or four days.

CM A. Anderson stated he was at the LUP Committee Meeting and voted down the idea of doing a study on the conference center as he was concerned with the risk involved. He was more encouraged by the training center proposal. He feels a study is needed on the training center.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2684 (Continued): In answer to questions posed by Deputy Mayor (DM) Shape, Mr. Cutts stated income and loss depend on the study results. After reviewing the revised proposal, he feels the City would be paying for land, building the conference center, 250 parking spaces and a parking structure adjacent to the project. Instead of the City operating the center through a management team, the City would be doing a master lease of the space of \$250,000 a year which absolves the City of any risk. The outcome is in the details as to how long the lease is and the stipulations of the lease if it does not work out and the operator was to go bankrupt, where does that leave the City. The scope of the study would be controlled by the City to ensure the details are addressed.

Roger McCracken, Master Park, stated from the original LUP Committee Meeting, there was a concern about some street vacations that are in their DA. He guaranteed the City his firm would work with staff to detail their vision. The catalyst of this project would be their RFP proposal which shows from approximately 29th Avenue South to the west, the proposed training center. The anchor of the new 30th Avenue South with restaurants and retail at the north end of 30th Avenue South would start to make that a reality. The proposed parking structure is at their expense to develop out the replacement of stalls. There was a concern of the connectivity in their site over the years. This is their proposal to show their concept and the mixed-use building behind have additional parking designed under it so that it will accommodate parking for the tenants. This would clearly be a market-driven phase II of the getting started.

DM Shape inquired as to whether there is enough market to have both projects (two hotels and two large parking lots). Mr. Cutts replied there were concerns about one hotel from the H/M Tax Committee and accommodating those uses. Mr. Cutts felt there would need to be some sort of demand generator. As for parking, more research is needed as to the amount of spaces. Parking vendors are concerned that more spaces would impact their business.

DM Shape stated he is in favor of continuing negotiations with both proposals.

Mayor Fisher stated his concern as to whether the H/M Tax will support \$5 million to build competition. He sees the \$18.3 million as being the underlying problem. Negotiations with both proposals are warranted. A lot of details need to be worked out.

City Manager Ward recommended a draft scope be presented to Council at the September 12 RCM preceded by A&F Committee review.

MOVED BY BRENNAN, SECONDED BY T. ANDERSON TO PASS AGENDA BILL NO. 2684.*

MOVED BY BRENNAN, SECONDED BY T. ANDERSON TO AMEND AGENDA BILL NO. 2684 TO CONTINUE NEGOTIATIONS WITH CASSAN/HUSEBY AND TO DO A STUDY ON THE TRAINING CENTER FOR MCCONKEY/MCCRACKEN.

AMENDMENT CARRIED UNANIMOUSLY.

*ORIGINAL MOTION CARRIED UNANIMOUSLY AS AMENDED.

Mr. Cutts stated his appreciation for the work of the developers to which the Council agreed.

Council Consensus: Referred to the September 12 A&F Committee Meeting and the September 12 RCM.

SUSPENSION OF THE RULES:

MOVED BY SHAPE, SECONDED BY BRENNAN TO BRING FORWARD THE FOLLOWING PUBLIC HEARING AND NEW BUSINESS ITEM AS THEY RELATE TO THE ABOVE PRESENTATION.

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING:

●**Vacation of Portions of South 172nd Street; 31st Place South; and 31st Avenue South Right-of-way (row) generally between South 170th Street and South 173rd Street– Public Works (Continued from the July 11, 2006 Regular Council Meeting.)**

Mayor Fisher opened the continuation of the Public Hearing (PH) at 7:47 p.m.

Public Works Director Schroeder gave a recap on the subject area which was previously presented to Council at the July 11 RCM and continued until the arrival of the appraisal from the applicant. Also a review appraisal was conducted to verify the value and it was agreed that the asking of \$1,330,000 for 52,151 sq. ft. was fair. Mr. Schroeder detailed the vacation areas as described in the following Agenda Bill No. 2689.

PUBLIC HEARING (Continued):

Vacation of Portions of South 172nd Street; 31st Place South; and 31st Avenue South Right-of-way (row) generally between South 170th Street and South 173rd Street (Continued):

CM Brennan stated this item went before the Transportation & Public Works (T&PW) Committee several times and again today. The committee recommended Council approval.

With no further comments, Mayor Fisher closed the PH at 7:54 p.m.

NEW BUSINESS:

Agenda Bill #2689; Ordinance #06-1020

An Ordinance vacating portions of South 172nd Street, 31st Place South and 31st Avenue South Rights-of-way (ROW)

Summary: Pursuant to the Gateway Development LLC DA, a petition for vacation of those portions of South 172nd Street, 31st Place South and 31st Avenue South of ROW generally between South 170th and 173rd Streets (north and south) and 31st and 32nd Avenues South (east and west) was received. On June 13, 2006, the Council, by Resolution No. 06-014, set a PH date of July 11, 2006. The PH was opened and continued to July 25, 2006.

As part of the Gateway Investment LLC DA, City staff recommended this request for a street vacation to the City Council subject to compensation to the City and reservation of utility easements. Gateway is seeking these street vacations to permit consolidation of land parcels on all sides of the ROW requested to be vacated (South 172nd Street, 31st Place South and 31st Avenue South). All existing structures have been removed. An interim surface parking facility has been constructed. The procedures for vacating a public ROW were adhered to as defined in the Revised Code of Washington (RCW). All the utilities serving the City were given notice of the various requests to vacate these ROW.

The City will be paid \$1,330,000 for the 53,151 sq. ft. of vacated ROW per the DA and this Ordinance, plus processing and recording fees. The proceeds will be split 50/50 and deposited in Street Vacation Fees in the General Fund, and in the Transportation Capital Improvement Plan (CIP) Fund.

MOVED BY T. ANDERSON, SECONDED BY BRENNAN TO ADOPT ORDINANCE NO. 06-1020.

MOTION CARRIED UNANIMOUSLY.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2698 - A Motion authorizing the City Manager to notify Sound Transit of the City's intent to construct the Airport Link Kiss-and-Ride (K&R) Facility

Summary: This Motion authorizes the City Manager to notify Sound Transit of the City's intent to construct the SeaTac/Airport Station K&R facility on Sound Transit's behalf pursuant to the Development and Transit Way Agreement, dated February 16, 2006. City construction of the K&R would benefit the community by creating an opportunity for a mix of uses to occur on the site in addition to the planned K&R facility.

Background: Through various planning processes, the City of SeaTac has developed a vision for a vibrant City Center that provides a mixture of services and amenities to residents, employees, transit-users and travelers. This vision is reflected in the Comprehensive Plan (CP) and CCP and is being actively pursued through the Station Area Planning process and ED RFP process currently underway.

The DA with Sound Transit gives the City an opportunity to take an important step toward implementing this vision by acquiring a strategic piece of property in the City's center. The property is located at the northeast corner of IB and South 176th Street and is the planned site for the light rail passenger pick-up/drop off facility. This property is of strategic importance because it has direct pedestrian connections to the light rail station and airport. Additionally, a successful mixed use development at this location would likely help catalyze additional development throughout the area.

The City's opportunity to acquire the K&R property is defined as follows:

- The purchase price is the full value of the property based on Sound Transit's acquisition costs.
- Sound Transit will provide \$690,000 to the City to construct the K&R facility if the City notifies Sound Transit of its intent to construct the facility by September 1, 2006.
- The City may postpone its decision until March 31, 2008 but would forfeit the construction funding of \$690,000.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2698 (Continued): Over the past several months, staff have worked with Council Committees and consultants to study the opportunities and risks relating to this potential property acquisition. Land costs have been appraised, City investments in infrastructure and incentives have been estimated, and development feasibility has been analyzed. The study has identified the following opportunities and risks.

Opportunities:

- Sound Transit is a willing seller. It is unknown whether the City would be able to acquire the property beyond the conditions provided in the DA.
- The purchase price is limited to Sound Transit's acquisition costs. This includes hard land costs as determined through the property acquisition process currently underway, as well as soft costs such as appraisals and legal fees. Land values are expected to continue to increase over time.
- Sound Transit will provide \$690,000 for construction of the K&R. This is expected to fully cover construction costs.
- The K&R facility is strategically located in the City Center and light rail station area. It is expected that a quality development at this location would catalyze additional development.
- A quality mixed-use development is feasible at this location, with the application of City funding for new roads and development incentives.

Risks:

- The purchase price is unknown and will remain unknown until Sound Transit concludes the property acquisition process currently underway.
- Changes in property ownership could cause the value of the K&R property to decrease as the grandfathered park-and-fly use is terminated.
- Significant City investments in new roads and development incentives will be needed to attract quality mixed-use development.
- The K&R acquisition will be a sunk cost for whatever period it takes to bring a mixed-use development to the site.

It is staff's opinion that the opportunities outweigh the risks. For example, while the purchase price is unknown, it will be limited to Sound Transit's cost in acquiring the land. Additionally, City Council will have an opportunity to review and approve or reject the full cost. Most importantly, if the City does not exercise the option to acquire the K&R site, it is likely that this strategic property, located at the City's center, will function as a surface K&R lot rather than as a catalyst to mixed-use development throughout the area.

Passage of this Motion commits the City to the following expenditures:

- Constructing the K&R. This would be funded from the \$690,000 to be provided by Sound Transit.
- Acquiring the K&R property. Amount to be determined would come from the City's General Fund.
- Supporting mixed-use development with new roads and economic development incentives. Funding sources to be determined. May involve City bonding capacity.

Senior Projects Coordinator Lowry gave a briefing on the project background and staff analysis of the above summary as to the intent of this agenda bill.

Council Consensus: Referred to the 7/25/06 RCM Consent Agenda

Agenda Bill #2688 – A Resolution approving and authorizing the 2006 through 2008 Collective Bargaining Agreement between the City of SeaTac and the American Federation of State, County, and Municipal Employees (AFSCME) Local #3830

Summary: The contract with the AFSCME provides the following major elements of the agreement:

Cost of Living Adjustment (COLA):

- Effective January 1, 2006, wage increase of 90 percent of the Consumer Price Index-Washington (CPI-W) (2.07 percent)
- Effective July 7, 2006, wage increase of 1.0 percent (at the same time employees begin paying more for medical insurance)
- Effective January 1, 2007 and January 1, 2008, wage increase of 95 percent of CPI-W (minimum of 2.0 percent; maximum of 5.0 percent)

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2688 (Continued):

Medical Benefits: Effective July 1, 2006, AFSCME members begin paying a portion of their individual medical insurance for the first time and also pay an increased amount of their dependent medical premium.

Vacation Day: One additional vacation day is provided for employees with sixteen or more years of service. The maximum vacation (at sixteen years) increases from 22 to 23 days per year.

Salary Review of Certain AFSCME Positions: As part of the bargaining agreement, the City agreed to perform a salary survey of certain positions that had not been reviewed in at least six years. The proposed salary grade changes were made on the basis of the average salary paid for similar positions in SeaTac's ten comparable Cities. The salary changes shall be effective July 1, 2006.

Policies: Two new policies were negotiated with the AFSCME Union which replaces articles in the bargaining agreement: 1) Drug Free Workplace Policy 1.00, and 2) Leave Sharing Policy 1.10.

In addition to the major changes noted above, a number of smaller changes were made in the bargaining agreement to address Union and City issues and to continue to clarify the contract language. A number of non-financial and language changes have also been made from the previous collective bargaining agreement to provide clarification, to eliminate ambiguity, to reflect actual practices, and to comply with labor laws and City policies.

The budget impact for 2006 of the proposed COLA is approximately \$102,497. This figure includes all associated increases in mandatory payroll costs such as City paid retirement, unemployment and Medicare contributions. The City will realize a cost savings of approximately \$16,842 due to increased employee contribution towards medical insurance premiums. The additional cost of the salary grade changes for 2006 is approximately \$27,261 (including all mandatory payroll costs). Therefore, the net cost including the cost of the COLA, subtracting the increased insurance premiums paid by employees and adding the salary grade changes is approximately \$112,916. The budget impact on the 2007 and 2008 budgets is dependent upon the CPI for the Seattle-Tacoma-Bremerton area over the next two years.

Human Resources Director Mahaffey briefed Council on the details of the above summary as to medical insurance responsibility of the City and employees, salary increases and the COLA schedule.

CM Wythe thanked Mr. Mahaffey and other involved staff for their hard work on this complex task. He further asked if drug tests are allowed to which Mr. Mahaffey stated that the City is not allowed to conduct random testing with the exception of: 1) commercial driver's license holders as required by Federal law, and 2) in the event that a suspicion on the part of the manager or supervisor deemed that the employee is under the influence of drug use on the job.

Mayor Fisher commended Mr. Mahaffey and the negotiation team of staff and Union members for their fine work on the issue of the escalating medical costs. Many Cities have not considered this factor.

CM A. Anderson agreed with Mayor Fisher and complimented Mr. Mahaffey on the hard work he has committed to the City. Mr. Mahaffey replied that City staff and the Union have always worked well together in negating what is fair to the City, staff and Union.

Council Consensus: Referred to the 7/25/06 RCM Consent Agenda

Agenda Bill #2693 – An Ordinance amending the Classification and Compensation Plan for non-represented Employees of the City to provide a cost of living allowance (COLA) for 2006, establish the amount all non-represented employees shall contribute towards medical insurance premiums and adjust the salary grade for four positions

Summary: This Ordinance amends the Classification and Compensation Plan for non-represented employees by adding a COLA in the same amount that AFSCME-represented employees will receive in 2006 and establishes the same contribution towards medical insurance premiums for all non-represented employees. The following are the proposed changes to the Classification and Compensation Plan:

COLA:

- Retroactive to January 1, 2006 - 90 percent of CPI-W (2.07 percent)
- Effective July 1, 2006 - 1.0 percent increase

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2693 (Continued):

Medical Insurance: Effective July 1, 2006, all non-represented employees will pay a portion of their individual medical insurance. For employees who choose the Group Health Plan, the City will pay up to the dollar amount paid for employees and their dependents on AWC Medical Plan B.

Salary Grade Changes: Four non-represented positions that are in similar classifications to AFSCME positions receiving salary grade changes as part of the 2006-2008 bargaining agreement, are proposed to receive salary grade increases effective July 1, 2006. The non-represented positions perform similar work and should be placed at the same salary grade as the represented positions.

Position Title	Current Range	New Range
Legal Secretary	43	44
Fire Administrative Assistant	43	44
Human Resources Technician	43	44
Risk and Benefits Coordinator	45	48

Vacation Day: One additional vacation day is provided for employees with sixteen or more years of service. The maximum vacation (at sixteen years) increases from 22 to 23 days per year.

The City Council established a policy in 1993 that provided for treating both AFSCME and non-represented employees equally in regards to any annual COLA increase provided.

The budget impact of the proposed COLA for 2006 is approximately \$82,485. This figure includes all associated increases in mandatory benefits such as City paid retirement, unemployment and Medicare contributions. The City will realize a cost savings of approximately \$3,659 due to increased employee contribution towards medial insurance premiums. The additional cost of the proposed salary grade changes for non-represented employees in 2006 is approximately \$3,098 (including all associated mandatory benefit costs). Therefore, the total net cost including the cost of the COLA, subtracting the increased insurance premiums and adding the cost of the salary changes is approximately \$81,924.

Council Consensus: Referred to the 7/25/06 RCM Consent Agenda

Agenda Bill #2696 – A Motion authorizing the City Manager to select Redflex Traffic Systems and enter into contract negotiation with Redflex to provide automated red light and school zone enforcement services to the City

Summary: In 2005, the Washington State Legislature enabled Municipalities to enforce red light running at any two arterial intersection with video and camera technology. Further, local jurisdictions are authorized to enforce school zone speed violations automatically using camera and speed sensing technology. Jurisdictions can only capture rear license plate images and the resulting civil infraction citation is directed to the registered owner of the vehicle. Once the image is captured and handled by the company, it is then forwarded to City Police for final citation issuance. Redflex Traffic Systems will provide a Turn-Key System that is guaranteed cost-neutral. A monthly fee will be negotiated. Six vendors competed after the City produced a RFP. Three finalist vendors were selected and returned to the Public Safety & Justice (PS&J) Committee on June 13, 2006 to give final presentations. The committee voted on July 11, 2006 to recommend Redflex as the City's vendor. Redflex offers the cameras and controls in one box, and is an industry leader with local ties (Cities of Auburn and Lakewood).

Chief of Police Services Dymerski introduced RedFlex Executive Jack Weaver who was in the audience to answer questions as needed. Chief Dymerski briefed Council on the above summary adding that the department has been studying ways to reduce red light and intersection accidents and believe that Redflex Traffic Systems is the best vendor for the City to use. Chief Dymerski stated the system actually does a lot of the work in the Turn-Key program but it relies on a Police Officer to activate the system and testify, in case an accident actually occurred and a penalty is enforced.

CM T. Anderson stated this item went before the PS&J Committee and they recommend Council approval. She added that in speaking with the City of Auburn Mayor, he reported that this system was the best program their City has adopted since he was elected Mayor.

Council Consensus: Referred to the 7/25/06 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 72121 - 72355) in the amount of \$2,236,356.67 for the period ended July 20, 2006.
- **Approval of payroll vouchers** (check nos. 44967 – 45016) in the amount of \$153,794.53 for the period ended July 15, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 47414 - 47589) in the amount of \$274,107.51 for the period ended July 15, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$53,368.96 for the period ended July 15, 2006.

Approval of Council Meeting Minutes:

- **Council Retreat** held July 11, 2006.
- **Administration & Finance Committee Meeting** held July 11, 2006.
- **Joint Administration & Finance / Public Safety & Justice Committee Meeting** held July 11, 2006.
- **Special Council Meeting** held July 11, 2006.
- **Regular Council Meeting** held July 11, 2006.
- **Land Use & Parks Committee Meeting** held July 13, 2006.

The following Agenda Items reviewed under Agenda Bill Presentations were recommended for placement on this Consent Agenda.

Agenda Bill #2698

A Motion authorizing the City Manager to notify Sound Transit of the City's intent to construct the Airport Link Kiss-and-Ride Facility

Agenda Bill #2688; Resolution #06-017

A Resolution approving and authorizing the 2006 through 2008 Collective Bargaining Agreement between the City of SeaTac and the American Federation of State, County, and Municipal Employees Local #3830

Agenda Bill #2693; Ordinance #06-1021

An Ordinance amending the Classification and Compensation Plan for non-represented Employees of the City to provide a cost of living allowance for 2006, establish the amount all non-represented employees shall contribute towards medical insurance premiums and adjust the salary grade for four positions

Agenda Bill #2696

A Motion authorizing the City Manager to select Redflex Traffic Systems and enter into contract negotiation with Redflex to provide automated red light and school zone enforcement services to the City

MOVED BY T. ANDERSON, SECONDED BY BRENNAN TO ACCEPT THE CONSENT AGENDA AS PRESENTED.*

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

CM Wythe requested that the July 13, 2006 LUP Meeting Minutes be corrected to read: Item 10: Review of the International Festival Parade. A recommendation was brought forward that politicians be allowed to take part in these events.

MOVED BY WYTHE, SECONDED BY BRENNAN TO AMEND THE ORIGINAL MOTION TO CORRECT THE JULY 13, 2006 LAND USE AND PARKS COMMITTEE MEETING MINUTES TO READ UNDER ITEM 10: REVIEW OF THE INTERNATIONAL FESTIVAL PARADE, "A RECOMMENDATION WAS BROUGHT FORWARD THAT POLITICIANS BE ALLOWED TO TAKE PART IN THESE EVENTS".

AMENDMENT CARRIED UNANIMOUSLY.

*ORIGINAL MOTION CARRIED UNANIMOUSLY AS AMENDED.

PUBLIC HEARINGS (Continued):

- **Ten-Year Transportation Improvement Program (TIP) for the years 2007 – 2016 – Public Works**
Mayor Fisher opened the PH at 8:25 p.m.

Public Works Director Schroeder made introductory remarks as to the PH requirement for the TIP.

PUBLIC HEARINGS (Continued):

Ten-Year TIP for the years 2007 – 2016 (Continued): City Engineer Gut reviewed the following Agenda Bill No. 2692 stating this project is a 10-year planning tool as required by the State. He reviewed the City's past completed projects such as the IB project. Looking ahead, the 2007-2016 TIP program includes four categories which he detailed: 1) City/ Port of Seattle (POS) projects identified in the recent Interlocal Agreement (ILA); 2) Transit Station area redevelopment opportunities in transportation projects, such as access and sidewalks; 3) 15 miles of sidewalks at a cost of \$89 million, (currently 57 miles are without sidewalks) both residential and arterial grid, and 4) Washington Department of Transportation (WSDOT) related projects, such as SR-518 third lane improvements with. Mr. Gut stated that at the T&PW Committee Meeting this afternoon, the topic of developing the program, both the funding aspects and the selection of areas to construct the sidewalks; and adding a committee of stakeholders to look at those issues and make recommendations.

Upon a question posed by Mayor Fisher, as to the reluctance for going into the neighborhoods and for sidewalk funding to be used for arterial projects, Mr. Schroeder replied that the funding would go to both neighborhood and arterial sidewalk improvements. Arterial streets were considered for safety and operational needs.

Mr. Gut stated there was awareness that improvements to arterial streets would take the impact of traffic off neighborhood streets. Options for funding were discussed, such as a Local Improvement District (LID) and the General Fund annual surplus. Legislative action was considered a good option to avoid gaps in the system and priority for public facilities, and examine connectivity. This advantage could result in sidewalks in neighborhoods that have lower desire for them. The approach decided upon was to work on a program that solicits input from the neighbors on their desires and then come up with criteria to ensure that the selected areas are connective, fill in gaps and give preference to those areas that potentially would lead to public facilities.

CM Brennan stated the T&PW Committee recommended a committee for citizen input. Some neighborhoods do not need sidewalks such as cal de sacs and low traffic areas where others need sidewalks for the safety of school children.

CM A. Anderson recommended a few changes in the program document for clarity to which Mr. Gut addressed (see amendment to Motion below).

With no further comments, Mayor Fisher closed the PH at 8:45 p.m.

NEW BUSINESS (Continued):

Agenda Bill #2692; Resolution #06-018

A Resolution adopting the Ten-Year Transportation Improvement Program (TIP) for the years 2007 - 2016

Summary: Annually, the City is required to review its TIP. This review is to include a PH and formal adoption of the program by the City Council.

State law (RCW 35.77.010) requires the City to adopt a minimum Six-Year TIP to include arterial street construction. Also, the Growth Management Act (GMA), RCW 36.70A, similarly requires City adoption of a comprehensive Ten-Year TIP to include a section that lists planned arterial street construction. At this time, the funding distribution and scheduling of projects beyond the first two years is tentative.

There are a number of sources for financing these TIP projects including local tax and mitigation fee, State gas tax and grants and Federal grants. Adoption of the TIP does not obligate the City to expend any money.

The adoption of a TIP must be approved and submitted to the WSDOT within 30 days after adoption. Failure to adopt a plan could result in gas tax revenues being withheld until a plan is submitted.

MOVED BY T. ANDERSON, SECONDED BY BRENNAN TO PASS RESOLUTION NO. 06-018.*

MOVED BY BRENNAN, SECONDED BY T. ANDERSON TO AMEND RESOLUTION NO. 06-018, TO READ: "EXHIBIT A, PAGE 1, PROJECT 4 - MILITARY ROAD SOUTH TO SOUTH 188TH STREET, 2007 - \$1,300,000, AND PROJECT 6 - NORTH SEATAC ROADWAYS, SOUTH 142ND STREET TO SOUTH 154TH STREET, PAGE 3, PROJECT 18 - SEATAC/AIRPORT TRANSIT STATION AREA STREET IMPROVEMENTS, 2008 - \$1,245,000, 2009 - \$1,245,000 AND PROJECT 19 - SOUTH 154TH STREET STATION AREA STREET IMPROVEMENTS, 2008 - \$840,000, 2009 - \$840,000".

AMENDMENT CARRIED UNANIMOUSLY.

*MOTION CARRIED UNANIMOUSLY AS AMENDED.

PUBLIC COMMENTS (related to Unfinished and New Business): There were no comments at this time.

UNFINISHED BUSINESS: There were no unfinished business items.

NEW BUSINESS (Continued): There were no new business items.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) reminded Council and audience that August 1, 2006 is National Night Out (NNO) to get to know their neighbors, Council and staff; 2) Wednesday, August 2, 2006, there will be two Special Council Meetings (SCMs): one at 3:30 p.m. to discuss Transit Oriented Development and a second one at 6:00 p.m. for other City business. There will be no further Council Meetings scheduled for August except the LUP Committee Meeting on August 3; and 3) Thursday, August 3, 2006, at 7:00 p.m. at City Hall, the POS Commission will be holding a public meeting to gather input on selecting a replacement to retiring Chief Executive Officer Mic Dinsmore.

COUNCIL COMMENTS: CM A. Anderson reported he attended the Emergency Management Institute for Earthquake Preparedness and Response in Maryland with four City staff whom he stated were outstanding in the training sessions.

CM T. Anderson stated City employee Karen Wood is retiring as SeaTac's Domestic Violence (DV) Advocate. Ms. Wood has done a terrific job over the years. She encouraged Council to attend her retirement party on Thursday, August 3, 2006 at 2:30 p.m.

DM Shape reported that after this past weekend activities at Angle Lake Park, Parks staff had to clean up debris left by the public. The City should not have to employ more staff just to clean up after the public. CM T. Anderson exampled a college that posted signs stating fines would be imposed for such dumping of trash.

Mayor Fisher reminded Council to give him input on the City Manager's review so that this could go to an Executive Session at the September 12, 2006 RCM.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY BRENNAN, SECONDED BY T. ANDERSON TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:54 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

August 2, 2006 (Wednesday)
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Gene Fisher at 6:02 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, and Joe Brennan. Excused absence: Councilmember Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Clerk Judith Cary, City Attorney Mary Mirante Bartolo, Finance Director Mike McCarty, Planning Director Steve Butler, City Engineer Tom Gut, Fire Chief Bob Meyer and Chief of Police Services Greg Dymerski.

FLAG SALUTE: Highline Times Editor Eric Mathison led the Council, audience and staff in the Pledge of Allegiance.

PUBLIC COMMENTS: King County (KC) Police Domestic Violence (DV) Advocate for SeaTac Chris Peterson, stated in January 2006, a group of community people started the SeaTac DV Task Force with her assistance. This year, the task force participated in the International Festival Parade as well as had a booth at the International Festival Fair. Their next project is in collaboration with the seven other task force groups in South (S) KC. They are organizing a SKC Fundraiser/Walkathon against DV set for September 30. The 5K or 10K walk will begin at Fort Dent. She invited Council, staff and SeaTac residents to form or join a team for the City of SeaTac, as well as challenge the other City Councils in SKC. She left flyers outlining the event for interested persons. This is a family event and there will be activities for children.

DISCUSSION ITEM:

●Summary of \$5,000 - \$25,000 Purchase Requests for the period ended July 28, 2006

City Manager Ward reviewed with Council the purchase request for this time period:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>	<u>Quotes?</u>
Interior Painting - SeaTac Community Center (SCC)	Facilities	\$38,884	\$61,971	\$23,087	No. Using same contractor as Senior Center facility to maintain continuity.
Entry Signs – SCC	Parks & Rec	\$38,884	\$61,971	\$12,278	No. Only two bids received.

Deputy Mayor (DM) Shape questioned the cost for the entry signs. Staff will detail the construction cost in the Council's Friday mail.

Council Consensus: Referred to 8/02/06 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2699 – A Motion authorizing the City Manager to execute an Easement with the Port of Seattle (POS) for the purpose of constructing a bridge over South 170th Street located west of International Boulevard (IB)

Summary: As part of the POS's re-alignment of the northbound Airport Drive, the POS will construct a new bridge over South 170th Street located just west of IB. The old northbound bridge will be demolished. Since the new Airport Drive Bridge will be located above City right-of-way (ROW), the POS has requested an easement in which the new bridge will be located. The easement document outlines the terms for bridge use and maintenance. In consideration for the City granting the easement, the POS will periodically inspect and maintain the bridge and provide metal vine panel screens on the POS's existing retaining wall along IB at South 176th Street. There is no fiscal impact to the City.

City Engineer Gut reviewed for Council the above summary and added that realigning the northbound lanes will enable construction of the Light Rail extension to the airport.

Councilmember (CM) Brennan stated this item went before the Transportation & Public Works (T&PW) Committee on June 27 and July 25 and the committee recommended it for Council approval.

CM Wythe questioned whether this construction would interfere with the operation of the street, to which Mr. Gut replied that the current structure over South 170th Street is on POS ROW. The new bridge is on City ROW and there will be lane closures and temporary traffic control during construction.

Council Consensus: Referred to 8/02/06 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2691 – A Motion authorizing the City Manager to enter into a Contract with AllianceOne for Collection Services

Summary: The City has used the services of AllianceOne since 2002 for Municipal Court collection services. AllianceOne has served the court and government industry in comprehensive collection service since the early 1980's. Their Government Services Division provides collection service at all levels of government, and their current client base includes over 500 courts and government entities. AllianceOne Receivables Management, Inc. received the State contract and is the designated provider of debt collection and not sufficient funds (NSF) check collection services for members of the Washington State Purchasing Cooperative, of which SeaTac is a member.

The City has grown to a point where it is necessary to employ the services of an external collection service provider to assist in managing the collection of amounts owed. The volume of services the City provides and bills for has substantially increased, and along with that an increased number of accounts that are not paid. The contract with AllianceOne requires the City to provide the non-paying account customer a 30-day notice on these delinquent accounts prior to referring them to AllianceOne for collection.

In accordance with State of Washington Collection Services Contract No. 06204 and Revised Code of Washington (RCW) 19.16.500, the proposed contract between AllianceOne and the City provides that the collection fee be added to the principal balance of the accounts assigned to AllianceOne. This fee will be the full amount of the debt up to \$100 per account and 50 percent of the first \$100 per account. AllianceOne will remit to the City 100 percent of the principal amount assigned when collected.

Finance Director McCarty reviewed for Council the above summary. The City would use AllianceOne if there is a backlog of collections but do not anticipate having to use their services as every effort is made by the City to collect money owed before employing this service.

Council questions ensued to which Mr. McCarty answered their concerns. A part-time employee was hired in the Municipal Court to process collections through to AllianceOne. City Manager Ward stated staff will prepare a report as to the status of outstanding collections for the court.

CM T. Anderson, Administration & Finance (A&F) Committee Chair, stated this item was discussed by A&F.

Council Consensus: Referred to 8/02/06 RCM Consent Agenda

Agenda Bill #2697 – A Motion authorizing the City Manager to execute a Contract for City Voice/Data Network Maintenance and Support

Summary: In 2003, the City Council authorized execution of a contract for the City voice/data network maintenance and support. This was a three-year contract that expires August 31, 2006. The Finance Department has explored various options to continue providing critical technical support for the system, over and above the service in-house Information Services (IS) staff is able to provide. The two options available are to extend the maintenance and support contract or pay for time and materials on an as-needed basis. The maintenance and support contract provides the best protection for the City's investment to ensure that the voice/data network operates efficiently on a continuous basis.

Cisco Technical Support Services offer features that enable network investment protection and minimize downtime for systems running time-critical applications.

This contract from Qwest includes contract pricing through the Washington State Department of IS and provides for a discount off the list price for maintenance if the City opts for a three-year contract. The resulting cost from the discount is \$70,227.96 including sales tax. This would be payable in three annual installments of \$23,409.32 each and provides coverage on the equipment and software from September 1, 2006 until August 31, 2009.

\$23,600 has been appropriated in the 2006 Non-Departmental budget for voice/data network maintenance and support. As indicated above, the 2006 expenditure amount is \$23,409.32. The necessary appropriation will be included in the 2007 and 2008 Budgets.

The City's voice/data network is critical to all aspects of City business and its availability should be a high priority. The contract provides for four-hour replacement of failed hardware, whereas a separate purchase of equipment can take weeks or months depending on availability; provides for 24/7 access to support with experienced, trained Cisco professionals, while time and materials coverage offers no guaranteed response time; and provides for all software upgrades for all equipment, whereas time and materials coverage does not.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2697 (Continued): Finance Director McCarty reviewed for Council the above summary.

CM Wythe stated if this contract is like most, a break in the contract warranty will result in an inflated cost. He questioned if there is a tracking system of the repairs made. Mr. McCarty replied that in discussions with IS Administrator Bart Perman, he was assured there has been more repair cost than the contract cost in the past three years.

Council Consensus: Referred to 8/02/06 RCM Consent Agenda

(The following agenda bill has been removed from this agenda.)

Agenda Bill #2700 – A Resolution amending Resolution No. 06-012 and the City Council Administrative Procedures, changing the time of the Regular Meetings of the City Council

CONSENT AGENDA:

● **Approval of summary of \$5,000 - \$25,000 Purchase Requests** for the period ended July 28, 2006.

Approval of Council Meeting Minutes:

● **Transportation & Public Works Committee Meeting** held July 25, 2006.

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

Agenda Bill #2699

A Motion authorizing the City Manager to execute an Easement with the Port of Seattle (POS) for the purpose of constructing a bridge over South 170th Street located west of International Boulevard (IB)

Agenda Bill #2691

A Motion authorizing the City Manager to enter into a Contract with AllianceOne for Collection Services

Agenda Bill #2697

A Motion authorizing the City Manager to execute a Contract for City Voice/Data Network Maintenance and Support

MOVED BY BRENNAN, SECONDED BY SHAPE TO ACCEPT THE CONSENT AGENDA AS PRESENTED.*

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

*MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS (related to Unfinished and New Business): There were no comments.

UNFINISHED BUSINESS: There were no items.

NEW BUSINESS: There were no items.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) notified Council of his vacation plans for August 14-22 to be followed by attending the Washington City Managers Association Conference August 23-25. Assistant City Manager Rogers will serve in his absence; 2) reaffirmed that the next RCM is scheduled for September 12, 2006 and while there is a Land Use & Parks Committee Meeting on August 3 at 4:30 p.m., there will be no August T&PW Committee Meeting; 3) the City has created an informational video on the facts relating to the proposed Levy Lid Lift. Free copies are available through the City Manager's Office or through Fire Chief Meyer. The video will run on a regular basis on Channel 21-SeaTV and will be on the City's web site. A flyer has been printed encouraging citizens to vote on this ballot measure on September 19, 2006; 4) the closure of the northbound ramp to South 170th Street from the Airport Drive will begin on August 3; and 5) the POS will hold a public meeting in the City Hall Council Chambers on August 3 at 7:00 p.m. to gather input on selecting a replacement for retired POS Chief Executive Officer Mic Dinsmore.

COUNCIL COMMENTS: DM Shape reported the Suburban Cities Association (SCA) Public Issues Committee will meet next week. The issue to be addressed is Transit Now which is the expansion of the transit system and raising more funds by a 1/10 percent increase in sales tax. He had hoped for a Council consensus supporting this Resolution. However, he understands Council does not want to take a position at this time. Therefore, he stated he has no choice but to vote no at the SCA meeting on this issue until Council chooses to express support.

COUNCIL COMMENTS (Continued): CM T. Anderson stated National Night Out (NNO) on August 1 was a success with 22 places participating. The Police and Fire Departments did an excellent job in organizing and assisting in visiting the neighborhoods. Some Council and staff were in attendance at the event.

Mayor Fisher stated: 1) he attended the NNO until sundown; and 2) he went to an Aerospace Convention on Foreign Object Debris (FOB). There were approximately 1,000 attendees. In his welcoming speech, Mayor Fisher mentioned that this is the City of SeaTac, not Seattle, with an International Airport with 30 million passengers going through the City each year.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY BRENNAN, SECONDED BY T. ANDERSON TO ADJOURN THE SPECIAL MEETING OF THE SEATAC CITY COUNCIL AT 8:51 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

September 12, 2006
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:04 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan, and Don DeHan.

ADMINISTRATIVE STAFF: Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Judith Cary, Crime Prevention Officer Doug Reynolds, Public Works City Engineer Tom Gut, Facilities Director Pat Patterson and Economic Development Manager Todd Cutts.

FLAG SALUTE: Deputy Mayor (DM) Shape led the Council, audience and staff in the Pledge of Allegiance.

PRESENTATIONS:

●Proclamation declaring Mayor's Day of Concern for the Hungry

Mayor Gene Fisher read the proclamation and presented it to Arthur Lee, Executive Director of the Seattle / King County (KC) Emergency Feeding Program. Mr. Lee explained the issue of hunger in the local area. He stated this is the 12th year the City of SeaTac has been participating in the program. This program is a joint effort with the food banks. On September 30, the Mayor's Day of Concern for the Hungry, volunteers will be in grocery stores soliciting food donations to help those in need. Mr. Lee stated there will be flyers at the stores outlining the most needed food items.

●Certificates of Appreciation to Target Security Employees Caroline Jordan, Sean Hatcher, Carey Martin, Kate Prucich and Target Manager Jerry Loudermilk in supporting the National Night Out (NNO) Event

Mayor Fisher read the certificate(s) and presented them to Mr. Hatcher who was in attendance to receive them for the Target NNO volunteers.

●Council Consideration of Mayoral Reappointment of Marion Henry to the Library Advisory Committee

Mayor Gene Fisher stated his selection of Marion Henry to be reappointed to the committee.

Council consensus: Referred to the 9/26/06 RCM for Confirmation

PUBLIC COMMENTS: Darleene Thompson, 2504 South 148th Street, reported on the increased attendance at the new Senior Center. There is an average of 120 seniors for the Wednesdays where there is dancing. This amount is anticipated to increase and they may have to limit lunch participants to 150 by the end of the year. On a regular lunch day, the average is 63 seniors. Darleene stated the center encourages seniors to be there early before 11:00 a.m. so the kitchen workers can ensure there is enough food. Seniors arriving on the senior van are on the priority attendees list. The computer classes taught by Recreation Program Specialist Rocky Kirwin have been a real success, as is the library and a classroom where sewing machines are set up. The coffee bar is well received. Visitors compliment this beautiful addition (senior center) to the SeaTac Community Center.

Mayor Fisher stated he has attended one of their Wednesday luncheons and was very impressed.

LaVell Willden, 3248 South 182nd Place, requested the City check on speeding and illegal parking on 32nd Avenue Southeast. Chief Dymerski spoke with Mr. Willden after the meeting about this situation.

DISCUSSION ITEM:

●Summary of \$5,000 - \$25,000 Purchase Requests for the period ended September 8, 2006

Assistant City Manager Rogers reviewed the following requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Relamping of Soccer Fields 1&2 at North SeaTac Park	Parks & Recreation	\$12,668	\$12,668	\$11,850
Seal Coat and Stripe Parking Lot at Angle Lake Park	Parks & Recreation	\$5,970	\$5,970	\$14,035

will absorb within existing budget

Council consensus: Referred to the 9/12/06 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2681 – A Motion authorizing the City Manager to renew the Lease with the Federal Aviation Administration (FAA) and perform Tenant Improvements for additional requested space

Summary: Currently the FAA occupies 8,921 square feet (sf) of the second floor of City Hall. This lease expires October 1, 2007. The FAA has agreed to renew their lease early, for an additional five-year term, commencing October 1, 2007. The supplemental lease will expand the amount of space occupied by the FAA by 440 sf for an additional conference room. In addition, the City will pay for tenant improvements, valued at \$13,390 with contingency and tax.

The FAA will be allowed to occupy the additional space once the tenant improvements are completed. The FAA will continue to pay the same lease payments as they currently pay until October 1, 2007 (8,921 sf at \$24.00/sf), even though the FAA is occupying the additional 440 sf of space. Then, the lease provides that the FAA will pay \$22.00/sf beginning October 1, 2007 for all space being leased (9,361 sf). The City is marketing the vacant space on the second floor at \$18.00/sf, and the proposed lease payment exceeds this amount.

Accumulated rent for additional 5 years	\$1,029,710.00
Custodial services for 5 years (est)	\$- 112,092.00
Utilities for 5 years (est)	\$- 140,115.00
Tenant Improvements	<u>\$- 13,390.00</u>
Total	\$ 764,113.00

Facilities Director Patterson reviewed the above summary with Council. He is really pleased with this supplemental lease as the FAA is City Hall's main tenant.

Councilmember (CM) DeHan stated he understands that this work will be offset by the net profit.

DM Shape mentioned that the lease grants the FAA the right to install a satellite dish on the City Hall roof. Mr. Patterson assured the Council that the dish, which is approximately one meter around, will be out of view and will not interfere with City and Police radio/cell activity. The device will be used for their training sessions.

Upon a question posed by CM Wythe, Mr. Patterson stated there is about 8,500 vacant sf. There has been interest in 6,500 sf. by a home care firm entitled Extended Care. Staff is expecting to hear from them soon.

Council consensus: Referred to the 9/12/06 RCM Consent Agenda

Agenda Bill #2703 - A Motion authorizing the City Manager to enter into an Agreement with the Museum of Flight (MOF) for Tourism Promotion

Summary: This Motion authorizes entry into an Agreement for City of SeaTac Tourism Promotion between the City and the MOF in the total amount of \$50,000 for the year 2006. This includes \$25,000 of expenses incurred in 2005 and \$25,000 of expenses incurred in 2006.

The MOF had requested City funding to support their advertising program for promotion of SeaTac tourism in 2005. The Council approved a budget amendment in June 2005 to appropriate funds for this purpose. Funding was also approved in the 2006 budget for this same purpose. Staff has been working with the MOF since that time to produce an agreement amenable to both parties that outlines the tourism promotion that will be done by the MOF.

The Agreement is to be funded wholly from the Hotel/Motel (H/M)Tax Fund 107; included in the 2006 budget. The City anticipates annual extensions of the Agreement through 2014. This Agreement was endorsed by the H/M Tax Advisory Committee on May 11, 2005.

The amount to be approved for funding 2006 is \$50,000. This agreement can also be extended through 2014 should additional funds be available.

Economic Development (ED) Manager Cutts reviewed for Council the above summary as well as a summary of the scope of the agreement and its stipulations.

Council consensus: Referred to the 9/12/06 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2704 – A Motion authorizing the City Manager to enter into a Contract with Woodworth & Company, Inc. for construction of the 2006 Annual Overlay Project

Summary: This project was advertised for bids from August 17 to September 1, 2006. The bid opening was on September 1 and five bids were received. The Engineer’s estimate was \$467,216. Woodworth & Company, Inc. submitted the low bid at \$394,838.70.

This contract is for pavement repair, overlay and drainage improvements of approximately 7,165 lineal feet of City streets. This contract will provide work at the following locations:

- South 132nd Street – 24th Avenue South to West Dead End
- South 142nd Street – 24th Avenue South to 29th Avenue South
- 31st Avenue South – South 141st Place to South 144th Street
- South 144th Street – 29th Avenue South to 31st Avenue South
- 29th Avenue South – South 144th Street to South 146th Street
- South 144th Street – 24th Avenue South to 26th Avenue South
- South 172nd Place – 51st Avenue South to 47th Avenue South
- 47th Avenue South – South 172nd Place to South 173rd Street
- 35th Avenue South – South 170th Street to South 172nd Street (Spot Drainage Improvements)
- South 173rd Street – 32nd Avenue South to 33rd Avenue South (Pedestrian Path Connection)

It is recommended that City Council approve the Motion authorizing the execution of a contract to include all bid schedules with Woodworth & Company, Inc. in the amount of \$394,838.70 with a ten percent contingency of \$39,483.87 for a contract budget of \$434,322.57 and a total project budget of \$439,322.57.

The project expenditures will be as follows:

OVERLAY CONTRACT	\$ 394,838.70
CONTINGENCY (10%)	\$ 39,483.87
MATERIALS TESTING SERVICES (<i>ESTIMATE</i>)	\$ 5,000.00
TOTAL PROJECT BUDGET	\$439,322.57

This project will be funded as follows:

#102.000.11.595.30.63.086 Street Overlays	\$ 304,917.12
#406.000.11.595.40.63.054 Spot Drainage Improvements	\$ 106,509.45
#102.000.11.595.61.63.035 Pedestrian Improvement Program	\$ 27,896.00
TOTAL FUNDING	\$439,322.57

The current balance in BARS #102.000.11.595.30.63.086 is \$406,657.13, BARS #406.000.11.595.40.63.054 is \$200,000.00, and BARS #102.000.11.595.61.63.035 is \$260,000.00.

City Engineer Gut reviewed the above summary. This annual contract will cover approximately 1 1/3 mile of City streets plus a drainage improvement on 35th Avenue South, and pedestrian improvement on South 173rd Street next to 32nd Avenue South.

CMDeHan mentioned that part of the increased cost of this project is due to rising cost of petroleum (basic ingredient in asphalt). The reason for scheduling this work late in the season was because in the spring, some of the neighborhood wanted drainage work done on 35th Avenue South which was incorporated in the overlay project.

Mr. Gut added that the project is to be finished in 30 working days.

Council consensus: Referred to the 9/12/06 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 72359 - 72360) in the amount of \$937.50 for the period ended August 1, 2006.
- **Approval of claims vouchers** (check nos. 72356 – 72358, 72361 - 72543) in the amount of \$335,978.95 for the period ended August 8, 2006.
- **Approval of claims vouchers** (check nos. 72544 - 72691) in the amount of \$874,166.90 for the period ended August 21, 2006.
- **Approval of claims vouchers** (check nos. 72692 – 72814) in the amount of \$4,710,835.29 for the period ended September 5, 2006.

CONSENT AGENDA (Continued):

- **Approval of payroll vouchers** (check nos. 45017 - 45066) in the amount of \$342,029.05 for the period ended July 31, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 47590 - 47771) in the amount of \$325,570.60 for the period ended July 31, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$70,353.82 for the period ended July 31, 2006.
- **Approval of payroll vouchers** (check nos. 45067 - 45114) in the amount of \$158,092.16 for the period ended August 15, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 47772 - 47947) in the amount of \$278,280.14 for the period ended August 15, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$55,259.52 for the period ended August 15, 2006.
- **Approval of payroll vouchers** (check nos. 45115 - 45168) in the amount of \$356,734.48 for the period ended August 31, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 47948 - 48126) in the amount of \$269,182.18 for the period ended August 31, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$51,925.04 for the period ended August 31, 2006.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended September 8, 2006.

Approval of Council Meeting Minutes:

- **Regular Council Meeting** held June 13, 2006.
- **Regular Council Meeting** held July 25, 2006.
- **Administration & Finance Committee Meeting** held August 1, 2006.
- **Special Council Meeting No. 2** held August 2, 2006.
- **Land Use & Parks Committee Meeting** held August 3, 2006.

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

Agenda Bill #2681

A Motion authorizing the City Manager to renew the Lease with the Federal Aviation Administration and perform Tenant Improvements for additional requested space

Agenda Bill #2703

A Motion authorizing the City Manager to enter into an Agreement with the Museum of Flight for Tourism Promotion

Agenda Bill #2704

A Motion authorizing the City Manager to enter into a Contract with Woodworth & Company, Inc. for construction of the 2006 Annual Overlay Project

MOVED BY T. ANDERSON, SECONDED BY DEHAN 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 Unfinished and New Business): There were no public comments.

UNFINISHED BUSINESS: There were no unfinished business items.

NEW BUSINESS: There were no new business items.

CITY MANAGER'S COMMENTS: Assistant City Manager Rogers had the following items of business: 1) A reminder that City Manager Craig Ward is at an International City Managers Association (ICMA) Conference in conjunction with some vacation time. He will be back to work on Tuesday, September 19. In the interim, Ms. Rogers stated she will be available as Acting City Manager; 2) The 26th Police Citizens Academy started September 6 and the Community Emergency Response Training (CERT) started this evening; 3) At the September 26 RCM, a new exhibit display by the Highline Historical Society will be displayed and dedicated in City Hall depicting the World War I Memorial on Des Moines Memorial Drive (DMMD); and 4) Also on September 26, prior to the RCM, a Special Council Meeting (SCM) on Vision 20/20 will be held at 5:00 p.m.

COUNCIL COMMENTS: CM T. Anderson had the following items: 1) thanked Parks & Recreation Director Kit Ledbetter for his generous time and work on the DMMD exhibit. She added the more of the trees on DMMD will be replaced with a sturdier type; 2) the Sunnysdale School will be dedicated as a museum housing Veteran memorabilia. The school is on land that was given to the Highline School District many years ago with the stipulation that when the land no longer housed the school, the money from the sale of the land would be given to the heirs of the property; and 3) She stated her disappointment in wordage used against Proposition No. 1 in the voters pamphlet stating "secret" Executive Sessions were held on the fire issue, which is not true. No subjects discussed in these sessions are to be discussed outside the sessions.

DM Shape reminded everyone that next Tuesday, September 19, is Primary Election Day. This is a special election for SeaTac with Proposition No. 1 "Levy for Fire Protection and Emergency Services Purposes" on the ballot. He explained the importance of this ballot measure and urged everyone to get out and vote.

CM Brennan remarked that at the Public Safety & Justice (PS&J) Committee Meeting today, an ex-SeaTac Fireman/KC Paramedic spoke to the committee regarding the I-5 brush fire on August 31 that traveled up the hill to his property. He and his neighbors were fighting the fire with their lawn hoses. Tukwila would have been the first responder as this is their area of fire coverage. Secondly, he agreed with CM T. Anderson that no issue discussed in Executive Session is allowed to be disclosed outside of the session. An attorney is always in these sessions to monitor the discussion.

CM DeHan explained the history of the Fire Department issue. The City has spent funds to have a commercial firm do a study of SeaTac's fire service. The Council then commissioned two Fire Adhoc Committees that studied the Fire Stations and made recommendation in public session. The PS&J Committee reviewed and edited the recommendations prior to this issue being deemed worthy to go out to the voters. He felt that the fire issue has had plenty of exposure to the public for their determination of the worthiness of this ballot measure.

Mayor Fisher stated he had a productive meeting today with City of Tukwila Mayor Steve Mullett regarding the South 154th Street Light Rail Station area. Previously, a consultant reported that a lot of Cities were funding the building of a village around a transit station that was ten years out in development and SeaTac's is only two years away. SeaTac is far ahead of Tukwila's side of IB. They both agreed that the two Cities need to meet jointly to determine what needs to be done.

RECESSED: Mayor Fisher recessed the Regular Council Meeting to an Executive Session on Personnel Issues for 40 minutes at 6:48 p.m. *Note: There was no public in the Council Chambers when the session was extended.*

EXECUTIVE SESSION: Personnel Issues

RECONVENED: Mayor Fisher reconvened the Regular Council Meeting at 8:06 p.m.

ADJOURNMENT:

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:07 P.M.

MOTION CARRIED UNANIMOUSLY.

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

September 26, 2006
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:05 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan, and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Judith Cary, Senior Project Coordinator Soraya Lowry, Economic Development Manager Todd Cutts, Public Works City Engineer Tom Gut, Planning Director Steve Butler, Principal Planner Jack Dodge, Fire Chief Bob Meyer, and Chief of Police Services Greg Dymerski.

FLAG SALUTE: Kathy Boysen-Heiberg, SeaTac property owner, led the Council, audience and staff in the Pledge of Allegiance.

PRESENTATIONS:

●**Introduction of New City Employees: Associate Planner Dennis Hartwick, Associate Planner Kate Kaehny, Senior Planner John Schelling, Building Official Gary Schenk and Human Resources Technician Balvir Toor**

City Manager Ward introduced the following new employees:

Associate Planner Hartwick was born and raised in the Cleveland Metro area. He earned a Bachelor of Arts degree from Kent State University, Kent, OH, with a major in history and a minor in urban planning followed by completing his Masters degree in Urban Planning, Design, and Development from Cleveland State University in Ohio. He last worked for the Town of Mammoth Lakes, CA as an Assistant Planner. He currently resides in West Seattle. Dennis moved to the Northwest for the temperate climate, vibrant culture, and the wonderful outdoors.

Associate Planner Kaehny is originally from Denver, Colorado and has resided in Seattle for the past 15 years. Starting in 1999, Kate spent four years working as a Neighborhood Assistance Planner at Seattle Parks where she helped develop the Parks Department's Comprehensive Plan (CP) and worked to create plans for new parks and park improvements. After a two year hiatus, Seattle Parks invited her back to develop a series of open space reports and to create an overview of the City's park and recreation resources. Kate loves playing soccer. She and her husband get most of their exercise chasing their two- and four-year-old daughters.

Senior Planner Schelling moved here from Florida over a year ago. He has a Bachelor of Science degree from the University of West Florida and a Master's degree in Public Administration from the University of South Florida. He is a current member of the American Planning Association. John was an Associate Planner with the City of Pinellas Park in Florida in 2003 before being promoted to Principal Planner. He worked on projects such as developing a five-year strategic service improvement plan with a budget of \$1.5 million dollars, amended the CP and developed various long-range plans. During the past year, John served as the Community Development & Planning Director for the City of Long Beach, WA where he developed an adult-use business Ordinance and revised the City's Zoning Code and Sign Regulations. He was instrumental in updating the CP, Shoreline Master Program, Critical Areas Ordinance, Zoning Code and Development Regulations. John was also successful in receiving over \$225,000 in State and Federal grants for a variety of projects.

Public Works (PW) Building Official Schenk comes to SeaTac from the City of Newcastle where he served as Building Official since 1998. Prior to that, he was a Senior Building and Mechanical Inspector for the City of Tukwila. Gary is a Certified Building Official (CBO), Plans Examiner, Building Inspector, Mechanical Inspector, Plumbing Inspector, Commercial Energy Inspector, and Welding Examiner. Prior to becoming involved in the Municipal government, he worked in the heavy construction business as a General Foreman and Diving Superintendent on various Corps of Engineers' projects in the Western United States. Gary is the past President of the Western Washington Chapter of the International Code Council (ICC), former Chairman of the Certification & Registration Committee of the Washington Association of Building Officials (WABO), and former Vice President and member of the Finance Committee of WABO. Gary is the current President of WABO and serves as President of the Welding Program Advisory Board at Renton Technical Institute and on the WABO Welding Advisory Board. He is married and has three children. Gary looks forward to the challenges at the City of SeaTac and is happy to be part of the team here.

PRESENTATIONS (Continued):

Introduction of New City Employees (Continued):

Human Resources (HR) Technician Toor was born and raised in London, England and has been a United States resident for 11 years, now residing in Auburn. She has earned a diploma in Business Administration and Office Procedures. Balvir has worked as a Manager in the Motel industry and as a HR Training Coordinator at CompUSA for four years. Balvir is married and has a 16-month old daughter.

•Highline Historical Society (HHS) Exhibit at City Hall

Councilmember (CM) T. Anderson, HHS President, opened the presentation by introducing HHS Boardmember Kitty Milne, past Burien Councilmember, and stated her appreciation of Mrs. Milne and Parks & Recreation (P&R) Director Ledbetter for their personal time and energy constructing the new HHS exhibit in City Hall. Also in attendance was former Burien City Manager Gary Long, a member of the HHS board.

Mrs. Milne stated the HHS is deeply grateful for the City's continued support of their efforts in preserving the Highline historical heritage by having these exhibits in City Hall where the public can enjoy and learn from them. The current exhibit memorializes Des Moines Memorial Drive (DMMD) to the World War I soldiers. One of the display cases promotes a remembrance of World War I (WWI) and the other display case is a pictorial presentation of the tree-lined DMMD honoring the Washington WWI soldiers. Very few of the elm trees remain. Over the years some of the trees have fallen to the elm tree disease and through a consortium of the Cities of Burien, Des Moines, Normandy Park, and SeaTac; Port of Seattle (POS) and King County (KC), endeavored to restore the memorial to its original intent. The trees have gradually been replaced with more substantial trees. A memorial plaque commemorating WWI Veterans was placed in front of the old Sunnydale School on DMMD.

Mr. Ledbetter added that in the audience is Normandy Park CM George Hadley, past chair of the HHS Advisory Board. The intent of the displays is to let the public know that DMMD is a "Road Remembrance." Plans for the road began in 1920 by the Seattle Garden Club. The ten-mile section had 1,100 elm trees and about 40 remain. Through the consortium's efforts, the drive is being recognized with 50 banners and replacement trees. Invitations will be sent out for the Road Remembrance event which will be at Sunnydale School on Veterans Day, Saturday, November 11, at 10:00 a.m. Also, a Federal scenic by-way application is being submitted endorsing the road. The focus will be on the Sunnydale Plaza and the granite memorial (which needs to be moved in further from the road. There is potential for grants and other funding for that purpose.

HHS Director Cindy Uptegrove remarked she received an email from the head of the Darris Schalk Veterans of Foreign Wars (VFW) Post in Arkansas. He was to make a presentation at a community meeting on the name of their VFW Post and surfed the web for possible information on him. He connected with the HHS web site and found a story on Private 1st Class Darris Schalk, whose name is listed on the Sunnydale monument. Apparently, Darris Schalk was a company runner in battle at Mt. Blanc Ridge in WWI taking messages back and forth from various headquarters. The father of a young man living in Seattle bought a memorial tree in the name of Darris Schalk because he delivered a message in his son's (Sergeant Lloyd Case) place. Consequently, on October 2, 1918, Darris Schalk was shot and killed upon returning from the delivery. Upon hearing this story, the father of the surviving son bought a tree in the memory of Darris Schalk because his actions saved his son's life. Now, the VFW Post has offered its financial support of anything that has Darris Schalk's name on it.

•Certificate of Appreciation to Margo Mineard for her service on the Human Relations Advisory Committee

Ms. Mineard was not in attendance to receive her certificate; therefore, it will be mailed to her for her service on this committee. The City appreciates her having served on this committee.

APPOINTMENTS:

•Council Confirmation of Mayoral Re-appointment of Marion Henry to the Library Advisory Committee

MOVED BY T. ANDERSON, SECONDED BY SHAPE TO RE-APPOINT MARION HENRY TO THE LIBRARY ADVISORY COMMITTEE.

MOTION CARRIED UNANIMOUSLY.

Ms. Henry was not in attendance to receive her certificate of re-appointment; therefore, it will be mailed to her. The City appreciates her volunteering to continue serving on this committee.

•City Manager Re-appointment of Dick Jordan to the Civil Service Commission

City Manager Ward read the certificate of re-appointment and presented it to Mr. Jordan for volunteering to continue his service on this commission.

PUBLIC COMMENTS: Joe Dixon, 19211 35th Avenue South, commented on Agenda Bill No. 2648 presented at the April 25 Council Meeting on Proposition No. 1 (Levy for Fire Protection and Emergency Services) which Council supported. He reviewed the budget on this ballot measure and made comparisons of past years' Fire budgets.

Linda Snider, 18700 36th Avenue South, as a citizen of SeaTac, relayed her comments on Proposition No. 1. She thanked the "Proposition For" Committee, City Council and staff for their support of the committee's effort. She added that if this proposition fails, it would be a tremendous loss for the residents of SeaTac. She also stated her disappointment of the opposition's misinterpretation of the issue in the Local Voters' Pamphlet.

Linda Snider, as Planning Commission (PC) Chair, stated the PC requested she bring an issue to Council that was addressed at the PC Meeting last night. The PC is aware that the City of SeaTac has an Interlocal Agreement (ILA) with the POS. Although the ILA was written with a spirit of cooperation and good intentions, the PC noticed several discrepancies in the way the POS vs. the private sector is being allowed to change their land uses. The PC is asking the Council to give them a directive to study the discrepancies further and report back to Council so that the impacts to land owners can be addressed with the POS.

Mayor Fisher replied that this issue will be put on the Land Use & Parks (LUP) Committee's meeting agenda.

Pat Kerr, 1238 South 200th Street, stated his concern as to incidents of violence at Angle Lake Park. He and friends were fishing one Sunday morning when they had a confrontation with three youths verbally attacking them and damaging his vehicle when he asked them not to throw pop cans at the ducks. The police are often patrolling the park but the problems are escalating. He also mentioned that the fishing dock is breaking down. Police Chief Dymerski spoke with Mr. Kerr about the situation at the lake.

Steve Pinto, 3741 South 192nd Street, commented on the "Traditions on Angle Lake" housing division. He requested information on the status of the divisions permit application and the water retention pond and its potential storm water problems. City Manager Ward stated staff will discuss this situation with Mr. Pinto.

SUSPENSION OF THE RULES:

MOVED BY BRENNAN, SECONDED BY DEHAN TO SUSPEND THE RULES TO BRING FORWARD THE PUBLIC HEARING FOR THE AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY AND MADA, LLC AND RELATED NEW BUSINESS TO ACCOMMODATE THE DEVELOPER.

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING:

●Amending the Development Agreement (DA) between the City and MADA, LLC – Planning

Mayor Fisher opened the public hearing at 6:42 p.m.

Planning Director Butler gave a brief summary of this amendment to the DA between the City and MADA, LLC which requires a public hearing. The DA for the parking garage is near completion on International Boulevard (IB), north of South 179th Street. The majority of the parking spaces in the garage are suppose to be meet the City's standards on parking space dimensions but the current DA allows up to 30 percent of the spaces to be one-foot shorter. Given the current design and use of the parking garage and the travel aisles within the garage, MADA, LLC would now like 20 of the parking stalls to have a compact dimension which would be the same width of 8 ½ feet (ft) but the length would be reduce from 17 ft to 15 ft and 2 inches 6:45:50 PM, two spaces on each front corner of the five floors of the garage.

MADA representative Jed Goniul, 16025 IB, detailed the particulars of the parking garage such as four staircases which are located at each end of the five floors. The parking space reduction of four spaces per floor was tested with cars, vans and trucks and parking proved adequate for these vehicles and all spaces are valet parking. If these spaces were changed to self parking in the future, the spaces would be marked "compact only" and could actually be marked such now.

Mr. Butler stated the particulars of these parking spaces were discussed at the Public Safety & Justice (PS&J) Committee Meeting in terms of public safety and emergency exiting. The committee agreed with the amendment to the DA regarding the reduced number of spaces.

Council discussion ensued as to the need for assurance that the spaces are adequate and do not block the exits.

CM Wythe stated this was brought before the LUP Committee and was received basically as CM Shape stated. If there is a concern about public safety, it should be the Fire Chief who determines that.

PUBLIC HEARING (Continued):

Amending the DA between the City and MADA, LLC: (Continued): Fire Chief Meyer replied that the Fire Code allows the removal of anything that is obstructing access or fire lanes.

Mr. Goniul added that accommodations for too large vehicles are in the other lots with 22-foot stalls specifically for such vehicles. The garage has a height requirement limit which would exclude most large vehicles.

With no further input heard, Mayor Fisher closed the public hearing at 6:59 p.m.

NEW BUSINESS:

Agenda Bill #2706; Resolution #06-020

A Resolution authorizing the City Manager to enter into an amended Development Agreement (DA) between the City and MADA LLC

Summary: Under SeaTac Municipal Code (SMC) 15.15.100 C., the City has a one size fits all dimensional standard of 8 ½ ft by 18 ft for all parking stalls. Compact stalls are not allowed in new development and could not be used by MADA, unless permitted through an amendment of the existing DA.

In December 2005, Council approved a DA with MADA, LLC to allow a mixed-use retail/parking structure with a base of 600 parking stalls and an allowance up to a total of at least 1050 parking stalls, provided that the applicant meets the parking bonus incentives of SMC 15.35.950. Based upon the approved building plans, with the parking bonuses, up to 1069 stalls could be allowed. Master Park’s garage is designed for 1047 stalls.

The DA also allowed up to 30 percent of the parking stalls to be “substandard” sized stalls of 8 ½ ft by 17 ft. Based on the building plans, 249 of the parking stalls are substandard sized at 8 ½ ft by 17 ½ ft. MADA LLC is requesting an amendment to the DA so that it may designate 20 parking stalls as compact spaces. MADA indicates that parking in the garage will be Valet Parking only, and that they can control the size of vehicles parked in the compact spaces. The stall width is the standard width; therefore, vehicles would not be squeezed together.

Following is the dimensional breakdown of the parking stalls within the parking structure.

Standard Size =	778 (8 ½’ x 18’)	- 74%
Substandard Size =	249 (8 ½’ x 17 ½’)	- 24%
Compact =	<u>20</u> (8 ½’ x 15.2’)	<u>- 2%</u>
TOTAL	1,047	- 100%

Counting the 20 compact stalls and the 249 substandard stalls, the total number of stalls not meeting the standard stall size would be 269 spaces. This equals 25.6 percent of all of the spaces within the parking garage, which is within the 30 percent allowance for stalls smaller than the standard stall width outlined in the DA.

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO PASS RESOLUTION NO. 06-020.*

MOVED BY SHAPE, SECONDED BY T. ANDERSON TO AMEND THE MOTION TO APPLY ONLY SO LONG AS THE GARAGE IS OPERATED AS VALET PARKING ONLY.

UPON A ROLL CALL VOTE, THE AMENDMENT FAILED WITH SHAPE VOTING YES AND DEHAN, A. ANDERSON, WYTHE, T. ANDERSON, FISHER AND BRENNAN VOTING NO.

*ORIGINAL MOTION CARRIED WITH SHAPE VOTING NO.

PRESENTATIONS (Continued):

•Light Rail Art Project Update

Senior Project Coordinator Lowry stated there are four art projects that will be integrated into the Airport Link Light Rail Project. The art concepts have matured to the point where the City has enough information to come forward with images and real concepts of the artwork. At the same time, much of the work is being incorporated in bid packages underway. This is an opportunity to provide Sound Transit feedback on fine-tuning the artwork elements that will be finalized over the next few years.

Mrs. Lowry stated overall the process has been extremely collaborative amongst the three parties, City of SeaTac, POS and Sound Transit. Sound Transit took a lead role in coordinating the process but shared equally the opportunity to select the artists and to provide input as they develop their projects.

Following are the art concepts, artists and locations of the artworks:

1) The Kiss & Ride Plaza at the northeast corner of South 176th Street and IB is a key location in SeaTac’s City Center Plan and the location of a proposed mixed-use development. Artist Nanda D’Agostino developed the

PRESENTATIONS (Continued):

Light Rail Art Project Update (Continued): theme titled, "Celestial Navigation", with video imagery as part of the artwork. She was motivated by the City's proximity to the regional flight hub and the maritime nature of this region. Sound Transit's \$150,000 Kiss & Ride art project budget would fund an 18 foot sculpture and video projection system. Supplemental funds of \$36,000 per year in 2007 & 2008 are needed for 6 four-foot diameter terrazzo paving inlays and for etching for the glass portion of a sculpture. Of the four art projects, this is the only one where the City is being asked to participate financially.

2) The Pedestrian Bridge art project, linking the light rail station to the SeaTac City Center, is inspired by the theme of "Time" and features a pendulum design by artist Christian Moeller. This project will be housed in a glass and metal framed bridge over IB. The art project has been approved by the Washington State Department of Transportation (WSDOT).

3) The art project at the SeaTac/Airport Station at South 176th Street features a concept of "Sails" by artist Werner Klotz. Two large white metal sails will extend from the mezzanine lower level to the platform upper level and will be visible traveling on the escalators. The sails will shimmer when trains go by. One of the sails will have a global feel with a theme of locations around the world that are at the same latitude as SeaTac and the other sail will have a local feel with important words from local Indian tribes.

4) The Guideway art project approaching the SeaTac/Airport Station is by artist, Mikyoung Kim. Sound Transit has funded an enhanced screen to help deflect the lights from oncoming traffic on IB and oncoming trains. There will be several thousand feet of enhanced screen. The middle section will consist of 700 ft of highly enhanced screening. This screening will be more decorative and of a painted metal; color yet to be determined.

An offshoot to this guideway project pertains to the guideway crossing at IB and South 154th Street and was instigated by the Cities of SeaTac and Tukwila. This will be one of the most visible locations where people can see the system as they drive or walk on IB. Due to the size of the structure at that location, it was felt that further design work would be justified to enhance the Gateway to IB. Sound Transit agreed to fund it. The design was voted on by Tukwila and SeaTac staff to be forwarded for further refinement. The idea is that there will be an uplift of the enhanced guideway rail in the direction of travel. The guideway rail structure will also dip down below the concrete form so that it connects more to the streetscape and pedestrians.

Council questions ensued as to each of the artworks to which Mrs. Lowry responded. Mrs. Lowry will research some of the inquiries further and get back to Council.

•Proposal for Training/Conference/Performing Arts Facility Feasibility Study

Economic Development (ED) Manager Cutts gave a presentation on the Feasibility Study Proposal by Columbia Hospitality Vice President of Operations Lenny Zilts. Mr. Zilts is also Managing Director of the Cedarbrook facility in SeaTac. Mr. Cutts briefed on the McConkey/McCracken development proposal presented at the July 25 RCM by the applicant, Fred McConkey of McConkey Development. At that time, Council directed staff to pursue the feasibility study for the City's investment on the training center (possibly a training/conference/performing arts facility). The development would consist of a 30,000 square foot (sq ft) training center to be funded by the City in the amount of \$18.3 million, a 140 room hotel, 20 condominiums, 1,700 parking space garage with 250 spaces to be owned by the City on the ground floor, 17,000 sq ft of retail, 13,000 sq ft of restaurants and two public plaza areas. Council had requested a scope of services be drafted before the study was conducted.

This item was brought to the September 12 Administration & Finance (A&F) Committee Meeting, September 13 Hotel/Motel (H/M) Tax Advisory Committee and September 14 LUP Committee Meeting. Columbia Hospitality was named in the McConkey/McCracken proposal as the consultant they recommended for the completion of the study and staff is making that recommendation as well. Mr. Cutts detailed their qualifications for this work.

Next, he discussed the Scope of Services which has a 12-week period to be completed. Based on the various elements of the services, the original fee of \$25,000 has increased to \$35,000. The developer has agreed to equally share that cost with the City. In addition, they are willing to pay their share at the outset of the required survey. The City's share is listed on the following summary of \$5,000 to \$25,000 purchase requests. Under the proposal, Columbia will implement primary and secondary research to examine the market demand for the center. Next, they will work on space programming and cost estimates to build the center. The recommendations will be presented to one or more local contractors to obtain estimates of the construction cost per sq ft to build the facility. Currently, the proposal calls for \$300 per sq ft of construction cost for this facility.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended September 22, 2006

City Manager Ward reviewed the following purchase requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Acquisition Consultant for Fire Station 46 Properties	Facilities	\$1,200,000	\$1,200,000	\$12,000
Conference/Training/Performing Arts Center Feasibility Study	City Manager	\$126,000	\$126,000	\$17,500
Two New Monitors for Council Chambers	Facilities	\$0	\$0	\$5,086
will absorb within existing budget				

Council consensus: Referred to the 9/26/06 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2705 – A Motion authorizing Final Acceptance of the International Boulevard (IB) Phase IV Improvement Project (South 200th to 216th Streets) and establishing a 45-day Lien Period

Summary: This project was awarded on April 27, 2004 to Gary Merlino Construction Co., Inc. The contract amount of \$9,777,791, with a 10 percent contingency of \$977,779, was approved for a total contract budget of \$10,755,570. Construction began on June 14, 2004 and was substantially complete on March 31, 2006. The safety and capacity improvements were a complete renovation of IB and included new curb, gutter, sidewalks, street trees, landscaped median, illumination, underground utilities, improved storm drainage and signalization and a new southbound high occupancy vehicle (HOV) lane. The contract also included work for the Midway Sewer District and the WSDOT. Approximately 600 ft of new sanitary sewer pipe were installed in IB just south of South 204th Street to replace a failing line to the east of IB. The profile of IB was raised a maximum of three ft just north of South 208th Street to facilitate the future SR-509 undercrossing. The contract work was completed for the amount of \$9,047,816, which was 7.5 percent under the contract amount.

City Engineer Gut reviewed the above summary with photo images of the before and after completion of the project. He stated SeaTac was the first City to improve this stretch of the highway and IB has been modeled after by connecting Cities. He added that Council’s commitment has been strong from the beginning to the last phase of IB Improvements.

Mayor Fisher stated his appreciation of this project being completed for \$2 million under budget.

CM Brennan stated IB is a real pride to the City. He requested that a grand opening be conducted for IB and its final completion and also to recognize the PW Department staff, including former City Manager and past PW Director Bruce Rayburn, who headed up the IB Improvement project. He suggested the City present the department with a plaque naming all persons involved in the project.

CM DeHan stated this item went before the Transportation & Public Works (T&PW) Committee today and was recommended for Council approval.

Council consensus: Referred to the 9/26/06 RCM Consent Agenda

Agenda Bill #2707 – A Resolution amending Resolution No. 04-010, changing the meeting time of the Land Use & Parks (LUP) Council Committee

Summary: By Resolution No. 04-010, the City Council established the schedule and start times for the Council Committees’ meetings, which included a start time of 4:00 p.m. on the second Thursday of each month for the LUP Committee. Due to conflicts with work schedule of some committee members, it has been proposed that the start time be changed to 4:30 p.m.

Council consensus: Referred to the 9/26/06 RCM Consent Agenda

CONSENT AGENDA:

- Approval of claims vouchers** (check nos. 72815 - 73013) in the amount of \$2,248,154.31 for the period ended September 20, 2006.
- Approval of payroll vouchers** (check nos. 45169 - 45216) in the amount of \$153,586.93 for the period ended September 15, 2006.

CONSENT AGENDA (Continued):

- **Approval of payroll electronic fund transfers** (check nos. 48127 - 48300) in the amount of \$273,058.47 for the period ended September 15, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$53,354.49 for the period ended September 15, 2006.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended September 22, 2006.

Approval of Council Meeting Minutes:

- **Council Budget Workshop 1** held September 11, 2006.
- **Administration & Finance Committee Meeting** held September 12, 2006.
- **Public Safety & Justice Committee Meeting** held September 12, 2006.
- **Land Use & Parks Committee Meeting** held September 14, 2006.

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

Agenda Bill #2705

A Motion authorizing Final Acceptance of the International Boulevard Phase IV Improvement Project (South 200th to 216th Streets) and establishing a 45-day Lien Period

Agenda Bill #2707; Resolution #06-019

A Resolution amending Resolution No. 04-010, changing the meeting time of the Land Use & Parks Council Committee

MOVED BY BRENNAN, SECONDED BY SHAPE 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 following Unfinished and New Business): There were no public comments.

UNFINISHED BUSINESS: There were no unfinished business items.

NEW BUSINESS: There were new business items.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) September 27 at 4:00 p.m., there will be an Open House on the Regional Transportation Improvement District (RTID) in Federal Way at the KC Aquatic Center. Councilmembers and staff will be there to endorse inclusion of SR-509 in the RTID package that goes to the voters in November 2007; 2) Thursday, September 28, there will be a fund raiser on "Transit Now" ballot measure held at 317 Main Street in Renton at 5:30 p.m. The event is sponsored in part by KC Councilmember Julia Patterson; and 3) PW Building Official Schenk, President of the WABO, received on behalf of the association, the Outstanding Community Service National Award in recognition of WABO's support and dedication of Professional Code Enforcement, promoting public health, safety and welfare, sending disaster assessment teams to Mississippi to assist after hurricane Katrina and for producing an educational video on the role of the Building Departments and its Officials. Mr. Ward stated the City is proud of the work of the Building Officials and applauded WABO's leadership in making our homes, businesses and communities safer and more economic.

COUNCIL COMMENTS: CM DeHan stated as a follow up on the RTID ballot measure, it was brought to his attention at RTID meetings that there is very little voice in support of I-5/SR-509 project which will be on the RTID vote. Council attendance at the RTID meeting is important in order to recommend full funding for the I-5/SR-509 project. Support for this project is needed towards making sure it goes on the funding list. This project is a congestion remover and increases freight mobility and regional transportation.

CM Shape commented on Proposition 1. He stated that no matter what the result of the election outcome, the City should be complimented for its efforts to present the facts to the citizens, and hopefully, the citizens were not swayed by the misinformation in the Voters' Pamphlet and in the local newspaper.

Mayor Fisher stated he just completed several Leadership Training Courses by the National League of Cities (NLC) and thanked the citizens for allowing him to attend the session.

RECESSED: Mayor Fisher recessed the Regular Council Meeting to an Executive Session on Employee Performance Evaluation at 8:03 p.m. for 30 minutes.

EXECUTIVE SESSION: Employee Performance Evaluation [RCW 42.30.110(1)] (30 minutes)

RECONVENED: Mayor Fisher reconvened the Regular Council Meeting at 8:32 p.m.

FINAL ACTION ON THE EXECUTIVE SESSION ISSUE:

THE CITY MANAGER'S PERFORMANCE EVALUATION WAS DEEMED SUCCESSFUL PURSUANT TO HIS CONTRACT AND MR. WARD IS ENTITLED TO A FIVE PERCENT INCREASE RETROACTIVE TO AUGUST 9, 2006 BASED ON THE EXECUTIVE SESSION DISCUSSION.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY WYTHE TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:34 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

September 26, 2006
5:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Gene Fisher at 5:07 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan, and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Judith Cary, Planning Director Steve Butler, Senior Planner Mike Scarey and Economic Development Manager Todd Cutts.

DISCUSSION ITEM:

● **Vision 2020 Update**

Planning Director Butler stated the Puget Sound Regional Council (PSRC) is in the process of updating Vision 2020, the long-range growth, economic and transportation strategy for the four-County Central Puget Sound region (King, Snohomish, Pierce and Kitsap). The update is favoring developing a preferred alternative to accommodate the Multi-County Vision. Mr. Butler introduced Land Use & Buildable Lands Manager Michael Hubner, representing all Suburban Cities Association (SCA) constituents.

Mr. Hubner explained the 2020 Vision process which was last updated in 1995. The PSRC is undertaking an update in part to account for new information such as the 2000 U.S. Census and to incorporate new planning tools to strategize more effectively for the region's future. The Vision 2020 has been extended out to 2040, an additional 20 years beyond the current planning horizon. In spring 2006, a draft environmental impact statement (EIS) was issued by the PSRC with a comment period extending through July 31, 2006 in which the City of SeaTac and a dozen other Suburban Cities replied with letters to the PSRC. In the summer and early fall of 2006, the PSRC's Growth Management Policy Board (GMPB) reviewed the comments from the Cities, other interest groups and individuals in the region and they are currently working on developing a Preferred Growth Alternative (PGA) and revising the Multi-County Planning Policies. In March 2007, the GMPB will select that PGA and publish a Supplemental draft EIS for public comments. That document will contain both the PGA and the proposed Multi-County Planning Policies. In March 2008, the PSRC will release the final EIS for the Vision Update leading to a 2008 adoption of the Vision 2020 Update by the general assembly.

SeaTac's role, and that of any PSRC members, is to provide input on the selected PGA, which is a description of the preferred distribution of future population and jobs within the region articulating priority issues. Mr. Hubner outlined the regional growth strategy and the 2040 growth forecast as 1.6 million additional residents and 1.1 million new jobs.

Senior Planner Scarey briefed on the Growth Alternatives forecast using the PSRC's draft EIS data on the distribution of population / employment in King County (KC).

KC Alternatives	Increase Percentage of Population	Increase Percentage of Employment
Alternative 1-Growth Targets Extended	41 percent	61 percent
Alternative 2-Metropolitan Cities and Core Suburban Cities (SeaTac is a Core City)	57 percent	64 percent
Alternative 3-Larger Cities	56 percent	60 percent
Alternative 4-Smaller Cities	39 percent	34 percent

Mr. Scarey discussed the pros/cons of each alternative.

SeaTac	Increase Percentage of Population	Increase Percentage of Employment
Alternative 1-Growth Targets Extended	71 percent	63 percent
Alternative 2-Metropolitan Cities and Core Suburban Cities (SeaTac is a Core City)	83 percent	69 percent
Alternative 3-Larger Cities	100 percent	69 percent
Alternative 4-Smaller Cities	33 percent	23 percent

Next, Mr. Scarey provided data on 2040 conditions for population and employment and alternatives' pros/cons. For 2040, the draft EIS figures for alternatives includes a 6,000 to 7,000 increase in SeaTac population.

DISCUSSION ITEM (Continued):

Vision 2020 Update (Continued): Mr. Butler stated Deputy Mayor (DM) Shape serves on a SCA subcommittee that has been dealing with this issue. He distributed the SCA's position paper to Council for discussion.

DM Shape stated he feels there are some advantages in Alternative 4 in that a lot of the growth is in Snohomish and Pierce Counties and not so much in KC. The transportation aspect is a most important factor in any decision regarding moving the people close to where the jobs are. The SCA are not for a preferred growth alternative. Their position paper is simply setting some policy issues that they would go by in order to develop a position.

Mr. Hubner stated this position was conceived as a set of guiding principals for the SCA representatives on the PRSC Policy Board and to aid in the task of selecting the precise distribution of job/population growth in the preferred alternative.

Councilmember (CM) T. Anderson stated she, along with CM Brennan, City Manager Ward, Assistant City Manager Rogers, and Economic Development Manager Todd Cutts, attended an Economic Development Visioning panel presentation. One of the major issues discussed was the moving of goods and people to jobs. Currently, there is not enough infrastructure to keep this position alive beyond 2020. She added that, as the selection of a PGA is revamped, there might be alterations in transportation needing to be studied to accommodate the future growth. SeaTac is in the middle of the changes in the growth issues.

CM Brennan added that the issue that received the most interest at the Economic Development Visioning panel presentation was the extension of SR 509, a project since the early 1990s. Every day this project gets delayed, makes the layout of the infrastructure harder. Looking into the future, another issue was the availabilities of qualified employees. Council and staff discussion ensued regarding population and job growth in this region and how it can all come together.

Mayor Fisher stated commercial property taxes in SeaTac have tripled and in the meantime the City is telling property owners they can only develop some of their land because the emphasis is bringing business and people into the City. The current businesses will move out of the City with the taxes as they are. It is a balancing act the Growth Management Board has to deal with.

Mr. Butler added that as growth occurs in the future, employees and jobs would have to be funneled to where the future housing is. In a way, it makes good business operations and infrastructure sense for everyone. In a Multi-County prospective, the Counties want the growth to move ahead in a reasonable and stable manner.

DM Shape spoke on a statement in the proposed SCA position paper regarding maintaining local discretion in setting GMA and County Planning Policy growth targets. SCA is not endorsing any particular level of population or job growth for any jurisdiction. The PGA is intended to provide guidance for future allocation of growth targets to Cities and unincorporated areas. Support from the big and small Cities is needed in order to get the position paper passed. It does express the desire of most of the Cities that they would like to maintain local discretion on how this will all come about.

Upon a statement posed by CM Wythe, Mr. Hubner stated looking back 50 years, the GMA and the KC planning has been a reaction to some of the growth patterns that have emerged through sub-urbanization during the 50's through 80's at which there were some tangible downsides such as congestion, loss of open spaces in rural areas, etc. In some areas more recently, there has been a shift to a return of people to urban areas. The vision of a "bending of the ways" could allow for more gain in the outcome. Mr. Hubner added that his perspective on the Vision 2020 Update allows for a great discretion in terms of zoning within each jurisdiction. What is likely to emerge from this process, which has moved forward since the original draft EIS, is very similar to the patterns being planned in the Vision 2020.

In creating a City Center, Mr. Butler stated, it was SeaTac's paving of the way for growth in KC and this is further true with the two station area plans. The City is creating a place where the private sector will come in and build quality development as well as a place that people want to live and work. The City has standards to ensure that it will be able to accommodate growth in a positive way.

Mr. Hubner stated the PSRC Growth Management Board has evaluated the public comments and a response has been drafted by the board. They are on the verge of releasing for internal analysis a preliminary preferred growth alternative which is somewhat a hybrid of the draft EIS with some significant reality checks in respect to being consistent with what is achievable. The numbers that are likely to emerge in the preliminary PGA will likely be

DISCUSSION ITEM (Continued):

Vision 2020 Update (Continued): considerable less population going to KC. There will be a supplemental EIS, which is scheduled for late spring 2007 with a comment period during the summer of 2007.

CM DeHan questioned what would happen to the individual Cities if they are below or above the expected figures. Mr. Hubner replied that the Vision 2020 plan is quite some distance, legally and bureaucratically, from the City's Comprehensive Plan (CP). Within the Vision 2020, there is a regional vision. The Countywide process for allocating growth targets will continue with the KC Cities getting together along with KC to allocate population, households and jobs to individual Cities and those will be entwined in the Countywide Planning Policies for a 20-year planning period of 2012 to 2032. He added that there would be no number or percentage in the Vision 2020 Update for the City of SeaTac. SeaTac, along with the other Suburban Cities that have urban centers, would be collectively pursuing their target to be consistent with the regional vision.

Mr. Butler concluded the discussion by saying the target is not a quota but rather a statement each City has to make stating they can accommodate this amount of growth and are willing to if that growth wants to occur here. As Cities, there is only so much they can do except to make sure everything is ready (water, sewer, public transportation, etc.) and zoning is in place so if the market wants to come, it can.

CM A. Anderson stated his concern is what if the target is reached earlier than expected to which Mr. Butler replied that some areas have already met their target and that is alright too.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY A. ANDERSON TO ADJOURN THE SPECIAL MEETING OF THE SEATAC CITY COUNCIL AT 6:04 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

October 10, 2006
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:04 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan, and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Judith Cary, Recreation Services Coordinator Marlon Olson, Assistant Parks & Recreation Director Lawrence Ellis, Human Resources Director Steve Mahaffey, Public Works Director Dale Schroeder, Assistant City Attorney Julia Yoon, Senior Assistant City Attorney Mark Johnsen, Fire Chief Bob Meyer, and Police Chief Greg Dymerski.

FLAG SALUTE: Councilmember (CM) Wythe led the Council, audience and staff in the Pledge of Allegiance.

PUBLIC COMMENTS: Jeffery Wells, 16425 48th Avenue South, encouraged more police patrol in his neighborhood in the east side of McMicken Heights and stronger prosecution when criminals are caught. He detailed some of the theft and break-ins that are happening. Mayor Fisher directed Mr. Wells to Police Chief Dymerski to discuss the situation.

Joseph Tover, American Planning Association member, Washington Chapter, 530 Dayton Street, Edmonds, WA, spoke in opposition of Initiative (I)-933, the Property Fairness Initiative. He stated the Association of Washington Cities (AWC) also opposes the measure. He distributed information on I-933 for Council review. He briefed on States that have passed or have not passed such a measure and the various ramifications if the measure passes. Mr. Tover presented a slide show on the issue and urged the Council to vote no.

PRESENTATIONS:

●2006 Fine Art Exhibit Winners

Recreation Services Coordinator Olson thanked the Council for its support of the Fine Art Program. This is the 10th year the City has exhibited outstanding artwork from local and regional artists. The City currently owns 88 pieces of art/photography located throughout City Hall, the SeaTac Community Center, and the Maintenance Facility. The artwork was juried by Seattle Christian High School (HS) Art Director Ann Proctor, Highline HS Art Instructor Lisa Bade and Moshier Art Center Art Specialist Gina Kallman.

Mr. Olson introduced the following artists and their award-winning artwork

*Joan Treat	“Warlords”
*Emily Barronian	“Packwood Lake” and “Apres Ski”
Paul Glasoe	“Rogue River Fall II”
Tove PisaRelle	“Still Life”, A Triptych

*were not in attendance.

Tove PisaRelle detailed her oil artwork, “Still Life”, a second piece the City has purchased from this artist. This artwork is known as a triptych. She explained how she created this piece, unusual for her style. The art is a three-panel display of fruit. She thanked the Council for sponsoring this program.

Paul Glasoe thanked the Council for sponsoring this program and purchasing selected art. He presented his artwork, “Rogue River Fall II”, a watercolor, best seen close up. He used his attraction to this Oregon river surrounded with fall colors.

●Puget Sound Access (PSA) Update

The team of Puget Sound Access Executive Director Keri Stokstad and SeaTac’s representative to PSA Mark Siegel presented a video of multi-award winning PSA, a medium of cable television aired on Channel 77, a digital system, servicing 65,000 households within the King County (KC) area. PSA is a nonprofit community service offered to the citizens of Auburn, SeaTac, Burien, Kent, Renton and Tukwila. PSA provides a facility for technical assistance to the communities who want to become certified in television programming. The services include training, studio production classes, camera use and postproduction editing. PSA is an all-digital station with a two-day checkout of equipment. There is a \$40 yearly fee for using the equipment; and access to production facilitators. PSA contracts with the Cities of South (S)KC to provide community access that reflects happenings in the local area. Many of the Cities have thriving access centers in their City and have chosen PSA to provide

PRESENTATIONS (Continued):

PSA Update (Continued): training, education and community involvement for their residents. The facility belongs to the various Cities and the public is encouraged to use the space. The station airs 24/7 service of events and six hours a day programs from the Cities. The programs are divided into categories such as Monday night is civic affairs, Tuesday is a sports night, spiritual programming, arts and entertainment and so forth. During the prime time slots (evening hours) first run programs are aired with repeats during the week. PSA also has an On Demand service by going to their web site and watching the programs at anytime. There is a service for candidate statements up to ten minutes in length. PSA shares Channel 77 with Seattle. View specific news on PSA's web page at www.pugetsoundaccess.org. The City may want to air their programming on Channel 77, as well as their own Channel 21, to reach different audiences.

●Human Relations Advisory Committee Annual Report

Human Relations Advisory Committee Chair Lawrence Ellis spoke as a resident in the City and a member of this committee. This past year the committee has struggled with establishing identity and reaching attainable goals with the shortage of two of its five members. Citizens of SeaTac's diverse community were invited to their meetings to relay ideas for how the City can assist them in their new environment. They shared stories from their homeland to their current environment. To obtain more project ideas, the committee invited regional Human Services Committees that are very active with Human Services needs.

Mr. Ellis suggested combining Human Relations and Human Services Committees into one committee. He felt these two committees have similar mission statements and agendas. Both committees are reaching out to the community to serve them better and joining forces would only strengthen this goal.

Within the last month, the committee has gained some headway on what projects and ideas for the future might be: Coordinate a day event to celebrate "Ethnic" holidays, such as Cinco de Mayo; conduct a student writing contest on a specific ethnic holiday and its tradition; lead a book drive; collaborate with the local schools; donate time to Habitat for Humanities within the local area when it comes to SeaTac; man a booth at the International Festival and perhaps recruit more people for the committee; and become more active with the community, in general. The committee feels these types of projects would educate people about the different cultures and get insight into the diverse customs of nationalities.

Human Services Director Mahaffey stated ads have been placed in the Highline Times, SeaTac Report, and the SeaTac Community Center, and through Council, as well.

CM Brennan also suggested combining the Human Relations and Human Services Committees. Mr. Ellis and Mr. Mahaffey stated this concept for such action has been discussed due to the low census of each committee. The City is very diverse in nationalities and backgrounds but no situation(s) or concerns have been brought to the committees for possible support to the community.

●Civil Service Commission Annual Report

Human Resources Director Mahaffey explained the role and responsibilities of the Civil Service Commission. Every City is required by the State of Washington to develop rules for the personnel administration of its Fire and Police Department (SeaTac contracts with King Council Sheriff's Office). The basic mission of the commission is to ensure that the hiring, promotion, transfer, reinstatement and all personnel actions are handled appropriately.

The City has been fortunate to have three outstanding members of the community serve on the commission: Arthur Thompson, Chair, has served on the commission since 1998; Richard Jordan joined the commission in June 2004 and Linda Snider joined the commission in December 2004. The City's Human Resources Director serves as the Secretary / Chief Examiner for the commission and is responsible for the competitive selection process for entry level and promotional examinations in the Fire Department as well as the administration of the personnel system.

AGENDA BILL PRESENTATIONS:

Agenda Bill #2714 – An Ordinance amending the Classification and Compensation Plan for Non-represented Employees of the City to provide a Cost of Living Allowance (COLA) for 2007

Summary: This Ordinance provides a COLA increase of 95 percent of the June-to-June Consumer Price Index (CPI), Seattle-Tacoma-Bremerton index (4.37 percent) effective January 1, 2007 to non-represented employees of the City of SeaTac. This increase is the same as the increase that will be provided to members of the American Federation of State, County and Municipal Employees (AFSCME), Local 3830 in 2007 under the terms of the current collective bargaining agreement. In 1993, the SeaTac City Council established a policy of providing the same COLA increase to both AFSCME and non-represented employees. Providing 95 percent of the CPI is an

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2714 (Continued): increase from past years in which 90 percent of the CPI had been provided. The increase from 90 to 95 percent of the CPI was given because non-represented employees, as well as AFSCME employees pay a significant amount toward the cost of their medical insurance. The contribution paid towards medical insurance in 2007 by both non-represented and AFSCME employees will increase by eight percent.

The budget impact of the proposed COLA is approximately \$164,855. The cost of the COLA is budgeted in the proposed 2007 City budget.

Human Resources Director Mahaffey reviewed with Council the above summary.

Council consensus: Referred to the 10/10/06 RCM Consent Agenda

Agenda Bill #2708 – A Motion authorizing the execution of an Interlocal Agreement (ILA) among participating jurisdictions within the Green/Duwamish and Central Puget Sound Watershed Resource Inventory Area (WRIA-9)

Summary: Executing the ILA will commit SeaTac to its financial share of funding the watershed staff for nine years (through 2015). The City's funds, along with the funding shares from 16 other participating Cities and KC, will fund a watershed staff whose charge is to conduct meetings of the watershed forum, foster cooperation and coordination of the watershed programs among the parties, provide a mechanism for implementing projects, securing grants within the watershed, and provide a mechanism for consistent policies, procedures and watershed regulations among the parties.

Entering into the ILA will commit the City to a cost share for 2007 of \$15,692. A total of \$16,000 has been tentatively budgeted for 2007. The cost share is subject to yearly adjustment for inflation.

Public Works (PW) Director Schroeder stated this Motion would authorize SeaTac's continuation of its six-year participation in WRIA-9 Forum. WRIA-9 is a large watershed in SKC. Mr. Schroeder introduced KC Public Outreach Coordinator Dennis Clark.

Mr. Clark stated he is part of a four-person team that works for the 16 local governments and KC. He detailed the purpose and accomplishment of the WRIA-9 and summarized the contents of the new ILA, which would codify continued cooperation over the next nine years. One year ago, Mr. Clark had discussed with Council improving the watershed for the salmon habitat plan. At that time, Council approved the ILA. Now the team is at the point of moving forward with implementing the recommendations of the plan. A number of small streams in SeaTac hold fish and drain to the east and west. The water quality shapes the lives of the fish and indirectly affects the quality of habitat and water in Puget Sound and the Green/Duwamish River. Collaborations in WRIA-9 since 1998 focused on two things: 1) create the plan, which has been completed, and 2) gradually marshal resources to address the high priority aquatic habitat needs. The plan has been submitted to Federal government and makes WRIA-9 part of the recovery plan for Chinook Salmon. Mr. Clark outlined the areas of improvements to the habitat and projects planned for the future. The new ILA's financially support the four-person team working for the partners to carry out the recommendations of the plan, such as: 1) grant writing of \$2 million to receive funds from Federal, State and other local grantors, 2) policies and programs in which the Cities have a significant role, 3) Puget Sound initiatives that are helpful for WRIA-9 to be participating in so the prospectus of WRIA-9 watershed are carried forward, and 4) the ILA also provides a forum for decision making on key watershed activities.

Mr. Clark clarified that the ILA does not pay for all the recommendations in the Salmon habitat plan, which cost millions of dollars. The ILA simply pays for the staff to keep moving plans forward to obtain outside funding and coordination to get the projects done. It also does not pay for the essential City programs, such as storm water management, roads, and ground maintenance. These are done already by the Cities and are essential for protecting water quality and salmon habitat. The ILA does not pose any fiscal liabilities on the Cities. WRIA-9 has received over \$8 millions from the State Salmon Recovery Funding Board over the last six years and that is largely due to the partnership amplified by the ILA. SeaTac would pay approximately \$15,000 in 2007 to support this effort. In contrast, while developing the plan, additional staff was hired and the contribution was approximately \$20,000. Mr. Clark explained the distribution of funding by the Cities, adding the assessed value of SeaTac did not include the Port of Seattle (POS) property in SeaTac. The cost of this nine-year ILA may vary annually. However, the ILA states the City has the option of opting out at anytime it feels SeaTac is not getting its money's worth.

CM DeHan, Transportation & Public Works (T&PW) Committee Chair, stated this item came before the committee on September 26 and was recommend for Council approval. He added he is pleased to hear the POS is

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2708 (Continued): not in SeaTac's assessed value but questioned whether the KC Airport was included.

Mr. Clark stated he would obtain that information.

CM DeHan clarified that the City's assessed valuation with the POS Airport has to do with the ground airport zone but also the airline operation; and it does not seem right that the City would be assessed based on any business operation at the airport as opposed to actual real estate functions in the City.

Council discussion ensued regarding the cost-sharing formula since SeaTac's cost is higher than other local Cities. Mr. Clark explained the formula.

CM Brennan stated he is a member of the WRIA-9 Forum. He mentioned that one of the early benefits of WRIA-9 is the protection the City gets if the habitat is disturbed. The liability is taken over by KC and the US Corp of Engineers.

Mr. Clark stated the Endangered Species Act (ESA) protects the Chinook Salmon, which are not found in SeaTac waters.

Council consensus: Referred to the 10/10/06 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 73014 - 73199) in the amount of \$376,049.78 for the period ended October 5, 2006.
- **Approval of payroll vouchers** (check nos. 45217 - 45261) in the amount of \$324,730.45 for the period ended September 30, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 48301 - 48477) in the amount of \$272,912.87 for the period ended September 30, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$53,513.39 for the period ended September 30, 2006.

Approval of Council Meeting Minutes:

- **Regular Council Meeting** held September 12, 2006.
- **Council Budget Workshop 2** held September 25, 2006.
- **Transportation & Public Works Committee Meeting** held September 26, 2006.

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

Agenda Bill #2714; Ordinance #06-1022

An Ordinance amending the Classification and Compensation Plan for Non-represented Employees of the City to provide a Cost of Living Allowance for 2007

Agenda Bill #2708

A Motion authorizing the execution of an Interlocal Agreement (ILA) among participating jurisdictions within the Green/Duwamish and Central Puget Sound Watershed Resource Inventory Area (WRIA-9)

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ACCEPT THE CONSENT AGENDA AS PRESENTED.*

PUBLIC COMMENTS ON THE CONSENT AGENDA: There were no comments.

*MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS:

Agenda Bill #2715; Ordinance #06-1023

An Ordinance proposing a new Fireworks Ordinance and repealing the existing Ordinance per an Initiative Petition proposed by Voters through the Initiative and Referendum Powers granted to Voters by SeaTac Municipal Code 1.10.040

Summary: In November 2005, proponents of the fireworks initiative filed a petition to repeal the City's current fireworks ban (adopted by Ordinance No. 05-1006) and enact a new Ordinance authorizing the sale, possession, and discharge of fireworks within the City. After a summary judgment hearing in KC Superior Court and in accordance with the Court's order, the City referred the initiative petition to the Superintendent of Elections of the KC Records and Elections Division for verification of the requisite number of registered and qualified voters. On September 20, 2006, the Legal Department received the Certificate of Sufficiency from KC Elections, which

NEW BUSINESS (Continued):

Agenda Bill #2715; Ordinance #06-1023 (Continued): deemed the petition to have the requisite number of signatures. Therefore, in accordance with City Code and State Law, the Council must decide whether to pass the proposed Ordinance without alteration or submit the proposed Ordinance to the voters of the City at the next municipal election.

Except as authorized by permit for public or religious displays of fireworks, the current Ordinance prohibits the discharge, sale, purchase, and possession of fireworks at all times. Prior to the adoption of the current fireworks ban, City Code only allowed the use, sale, and purchase of fireworks on July 4 from 9:00 a.m. until 9:00 p.m. (Prior Ordinance No. 93-1020 which was amended by Ordinance No. 05-1006).

The Council has three options: 1) pass the proposed Ordinance without alteration within 20 days from October 10, 2006; 2) refer the matter to committee provided that any such continuance or deferral shall not result in the inability to place the initiative upon the ballot for the special election on February 6, 2007. (Under Revised Code of Washington (RCW) 35.17.260, the initiative must go before the voters at the next election date not less than 45 days away, which is on February 6, 2007); or 3) decide not to adopt the proposed Ordinance and immediately pass a Resolution calling for a special election to place the proposed Ordinance before the qualified electors of the City of SeaTac in the February 6, 2007 election. If the voters approve the proposed Ordinance without alteration at the election, the Ordinance is effective upon the certification of election results by KC. (RCW 35A.11.090).

The following timeline is applicable for Council consideration of the proposed Ordinance: October 30, 2006 - last day for the Council to either pass the proposed Ordinance without alteration or decide to submit it to the voters for consideration at the Special Election on February 6, 2007; December 15, 2006 - last day for the City to file a Resolution with KC Elections Division calling a Special Municipal Election on February 6, 2007; and February 6, 2007 - Special Election (or next City Municipal Election).

Assistant City Attorney Yoon reviewed the above summary. This item was brought before the Public Safety & Justice (PS&J) Committee today and a question was asked whether or not a repeal or amendment by the voters is in perpetuity and that is yes. Also, because this Ordinance is proposed without alteration, it does not have an effective date and because of that, the effective date would be upon the verification of the KC Elections and the five days after publication.

CM A. Anderson, Public Safety & Justice (PS&J) Committee Chair, stated the committee recommended rejecting the proposed Ordinance.

MOVED BY SHAPE, SECONDED BY DEHAN TO REJECT THE PROPOSED ORDINANCE.*

PUBLIC COMMENTS (related to Agenda Bill #2715): There were no comments.

*MOTION CARRIED UNANIMOUSLY.

Mayor Fisher stated this proposed Ordinance would now go to the voters at a cost to the City of approximate \$30,000.

NEW BUSINESS (Continued):

Agenda Bill #2701; Resolution #06-021

A Resolution expressing the City Council's support for the King County (KC) Proposition No. 1, to be presented to the Electorate on November 7, 2006

Summary: KC Proposition #1, also referred to as the "Transit Now" proposal, has been placed on the November 7, 2006 ballot for voter consideration by the KC Council. "Transit Now" is a four-point initiative that will: 1) create bus rapid transit (BRT) with frequent all-day service and faster travel times on five key travel corridors, including one serving SeaTac, Des Moines, and Federal Way; 2) improve current service by enhancing 35 major Metro routes with the highest ridership; 3) provide new service for growing areas; and 4) set aside resources for service partnerships with major employers and Cities to add new service in rapidly expanding employment centers. In order to fund the "Transit Now" proposal, a 1/10th of one percent sales tax increase would need to be approved by the voters in KC.

RCW 42.17.130 prohibits the use of City facilities to assist in promotion of or opposition to any ballot proposition. However, RCW 42.17.130(1) allows the Council to adopt a Resolution in support of or opposition to a ballot proposition if certain mandatory procedural steps are taken, including providing notice that the Council will discuss taking a collective position regarding the ballot measure, and providing an opportunity for public comment

NEW BUSINESS (Continued):

Agenda Bill #2701; Resolution #06-021 (Continued): prior to Council action. Therefore, public comments have been solicited for this Regular Council Meeting (RCM) by notice published in the October 10, 2006 City Council Agenda. Then, after public comments are received, the Council may render its decision whether to adopt the proposed Resolution.

Senior Assistant City Attorney Johnsen reviewed the above summary.

CM Brennan stated he will vote no as he feels this proposition will not serve SeaTac. It is an expensive measure with little value to SeaTac. The only good action would be bus service from SeaTac to Federal Way.

DM Shape stated Transit Now was designed as a 10-year plan. It will be only 1/10 of one percent in sales tax that will pay for tremendous improvement in KC transit. This is a regional measure and the transportation problems in the region will have to be resolved through mass transit. The entire region will benefit.

CM DeHan stated Transit Now will be an advantage to SKC. SKC Cities are advocates with the City of SeaTac in inclusion of I-5/SR-509 in the Regional Transportation Improvement District (RTID). It behooves us to support the rest of the SKC Cities to increase their transit service with the understanding that they are going to be advocates of SeaTac for getting I-5/SR-509 done.

CM Wythe stated bus service is an inexpensive flexible way out of the SKC region transportation difficulties. Bus service is how people connect with rail systems throughout the communities. SeaTac needs to consider the entire region.

CM T. Anderson stated she would vote no as she feels SKC should be looking closer at extending the new light rail to Federal Way. SeaTac has been urging KC to fund cross-valley bus transportation so the people on the west side of the I-5 corridor can get to the human services needs on the east side of the valley. To date, KC has not met SeaTac's transportation needs.

CM A. Anderson stated he will be supporting Transit Now simply because the alternatives are unacceptable.

Mayor Fisher inquired as to whether the neighboring Cities are supporting this measure. He stated he will vote for the measure but it is with some outstanding concerns. He has witnessed the commute traffic from Tacoma to SeaTac with buses nearly empty. Even if buses were free, people are reluctant to give up their vehicles. SR-509 is needed to take care of the transportation problem.

DM Shape replied that tomorrow night, the Suburban Cities Association (SCA), consisting of 37 Cities, will be passing a bill supporting this measure.

MOVED BY DEHAN, SECONDED BY SHAPE TO PASS RESOLUTION NO. 06-021.*

PUBLIC COMMENTS (related to Agenda Bill #2701): There were no comments.

*UPON A ROLL CALL VOTE, THE MOTION CARRIED WITH DEHAN, SHAPE, A. ANDERSON, WYTHE, AND FISHER VOTING YES AND BRENNAN AND T. ANDERSON VOTING NO.

NEW BUSINESS (Continued):

Agenda Bill #2713; Resolution #06-022

A Resolution expressing the City Council's opposition of Initiative (I)-933, to be presented to the Electorate on November 7, 2006

Summary: I-933 will be presented to the electorate on November 7, 2006. This Initiative would fundamentally impact the ability of local governments in Washington State to regulate land use. This Resolution expresses City Council opposition of I-933, also referred to as the "Property Rights Initiative."

The basic idea behind I-933 is that Counties and Cities cannot regulate land uses that affect property values without either compensating for decreases in value or waiving regulations.

Major aspects of I-933 include:

I-933 Implementation Date Retroactive to 1996: The initiative applies retroactively and includes prohibitions or restrictions put in place after January 1, 1996.

Examples of Impacted Regulations: While I-933 includes a list of regulations exempted from compensation (specifically those relating to immediate threats to health and safety), regulations pertaining to growth management, zoning, critical areas and other land use issues would be greatly impacted. According to the AWC:

NEW BUSINESS (Continued):

Agenda Bill #2713; Resolution #06-022 (Continued): 1) I-933 would prohibit the implementation of new regulations that limit uses permitted in the past, including those developed in response to State mandates such as the Growth Management Act (GMA), unless property owners are compensated for decreases in land values; 2) Cities or Counties could not enforce critical area regulations adopted after January 1, 1996 that impose greater restrictions on properties without first compensating property owners for any decline in use. If a jurisdiction chose not to compensate property owners, the regulations would have to be waived; and 3) Environmental regulations, such as prohibiting development in wetlands, steep slopes or buffers around streams, could not be enforced without compensation. If a jurisdiction chose not to compensate property owners, the regulations would have to be waived.

Estimated Costs of I-933: The AWC estimates that the Statewide costs of compensating I-933 related claims from the 1996 through 2006 time period could amount to \$3.5 billion to \$4.5 billion. Additionally, the AWC estimates that Statewide administrative costs could be between \$60 million and \$76 million a year.

By requiring compensation to property owners due to a perceived loss of value caused by a particular regulation, I-933 would obstruct SeaTac's efforts at achieving quality community growth.

RCW 42.17.130 prohibits the use of City facilities to assist in promotion of or opposition to any ballot proposition. However, RCW 42.17.130(1) allows the Council to adopt a Resolution in support or of or opposition to a ballot proposition if certain mandatory procedural steps are taken, including providing notice that the Council will discuss taking a collective position regarding the ballot measure, and providing an opportunity for public comment prior to Council action. Therefore, public comments have been solicited for the Council Meeting of October 10, 2006, by notice published in the October 10, 2006 City Council Agenda. Furthermore, Dan Wood, Government Relations Director of the Washington Farm Bureau, a known proponent of Initiative 933, and Joseph Tovar, President-elect of the Washington Chapter of the American Planning Association, a known opponent of I-933, have been specifically advised that the Council will be considering a Resolution regarding this Initiative at the October 10, 2006, and that they will have an opportunity to comment prior to Council action. After public comments are received, the Council may render its decision whether to adopt the proposed Resolution.

Senior Assistant City Attorney Johnsen stated at the September 13 Land Use & Parks (LUP) Committee Meeting, the committee requested this Resolution of opposition to I-933 be brought to the Full Council for consideration.

MOVED BY SHAPE, SECONDED BY BRENNAN TO PASS RESOLUTION NO. 06-022.*

Mr. Johnsen stated a letter was submitted to the City today from the proponents of the I-933. Copies of the letter were submitted to Council prior to this RCM.

CM DeHan stated while he is sympathetic to the underlined reason for this measure, he feels it is ill-crafted and not in the public's interest for this bill to be passed.

CM A. Anderson stated he is supportive of property rights. However, at AWC Meeting, the measure was debated and he could not find any redeeming value in the way this measure is written. He is fearful of a public's lack of knowledge of the impact to them in passing this bill. He opposes the initiative.

CM T. Anderson stated she was also at the AWC Meeting and after listening to the debate, was also in opposition to the measure as written.

CM Wythe stated I-933 represents a danger to the development of the City. Zoning is a tool for turning Cities around and changing the face of a City over time. This measure will remove the City's ability to plan and shape the City's future. He strongly urged citizens to vote against I-933.

Mayor Fisher stated his support to this opposition. Businesses have been over-regulated for years.

PUBLIC COMMENTS: (On Resolution No. 06-022) There were no public comments.

*MOTION CARRIED UNANIMOUSLY.

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

UNFINISHED BUSINESS: There were no unfinished business items.

NEW BUSINESS: There were no new business items.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) tomorrow night, October 11 at 6:00 p.m., Chinook Middle School is hosting a Town Meeting to discuss the students' scores on standardized achievement tests; 2) the City was approached by a person who would like SeaTac to establish a relationship with a District of the Capital City of Mongolia. He will be meeting with this individual tomorrow morning to find out more on this request; 3) On Saturday, November 11 at 2:30 p.m. at the Sunnydale School Plaza, there will be a dedication of the Des Moines Memorial Drive (DMMD) project which involves recognition of its historic significance to the City of SeaTac and other surrounding Cities; and 4) He stated he is proud to announce that United Way of KC awarded the City of SeaTac an outstanding employees campaign award for 2005-6. Administrative Assistant II Marcia Rugg was the staff person coordinating the campaign as she has done for several years. All the generous contributions of the City employees made it happen.

COUNCIL COMMENTS: CM A. Anderson stated regarding the November 11 DMMD Dedication, it reminded him of when he lived in Northern France and worked down the street of well-manicured homes and for the longest time he did not know what was behind the houses. There was a WWI Cemetery in the back yard. A small trail between two houses was the only entrance to the cemetery. There were at least 100 headstones of British, Canadian and American soldiers who had died in the area during the war. Basically, the communities made cemeteries where there was a field hospital, the location where many soldiers died. He added he will be at the DMMD Dedication and urged other Councilmembers and the public to attend.

CM T. Anderson stated the Highline Historical Society members worked hard on the DMMD project and she also wished to convey a special thanks to Parks & Recreation Director Ledbetter for his hard work on this dedication.

DM Shape stated the Council has been faced with a lot of Initiative decisions tonight and they got on the ballot because people in shopping malls and grocery stores sign these petitions. People do not always read what they are signing on these petitions. Secondly, the SCA annual selection of City representatives of regional committees is underway. He encouraged Council to apply for positions on the committees.

CM T. Anderson, Administration & Finance (A&F) Committee Chair, asked City Attorney Mirante Bartolo to review the committee's recommendation to fill three employee positions deemed appropriate by the Position Vacancy Review Board (PVRB): Fire Inspector, Public Works Maintenance Worker 1, and Planning's new half-time Permit Technician.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:08 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

October 10, 2006
5:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Gene Fisher at 5:09 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan, and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Judith Cary, and Senior Assistant City Attorney Mark Johnsen.

RECESSED: Mayor Fisher recessed the Special Meeting to an Executive Session on Litigation for 30 minutes at 5:10.p.m.

EXECUTIVE SESSION: Litigation (30 minutes) [RCW 42.30.110(1)(i)]

RECONVENED: Mayor Fisher reconvened the Special Meeting at 5:40 p.m.

ADJOURNMENT: Mayor Fisher adjourned the Special Meeting of the SeaTac City Council at 5:41 p.m.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

October 24, 2006
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Deputy Mayor Ralph Shape at 6:03 p.m.

COUNCIL PRESENT: Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson (arrived at 6:23 p.m.), Chris Wythe, Joe Brennan, and Don DeHan. Excused absence: Mayor Gene Fisher and Councilmember Terry Anderson.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, Senior Assistant City Attorney Mark Johnsen, City Clerk Judith Cary, Human Services Coordinator Colleen Brandt-Schluter, Fire Chief Bob Meyer, and Chief of Police Services Greg Dymerski.

FLAG SALUTE: Fire Chief Meyer led the Council, audience and staff in the Pledge of Allegiance.

PUBLIC COMMENTS: Janelle McCray, 15807 33rd Avenue South, requested City assistance with a neighborhood vehicle problem and while Code Enforcement had police drive by the area, it has not had any effect on the situation. The vehicles are blocking 33rd Avenue South and drivers and passengers shout obscenities and/or continue to block the street when asked to move so residents can get by.

Deputy Mayor (DM) Shape requested Police Chief Dymerski speak with Ms. McCray regarding this situation.

James Magar, 16805 33rd Avenue South, spoke in agreement with Ms. McCray's comments stating this is a helpless situation for the neighborhood.

PRESENTATIONS:

●Port of Seattle (POS) Briefing on the Consolidated Rental Car Facility

Assistant City Manager Rogers introduced CH2M HILL Principal Project Manager Kathy Cox-Czosnyka and Lead Project Manager for the Consolidated Rental Car Facility for the POS and [Airport Operations Development Manager](#) Heather Bornhorst. Ms. Rogers stated this presentation has been to the Transportation and Public Works (T&PW) and Land Use & Parks (LUP) Committees.

Ms. Boornhorst briefed Council on the project, stating the purpose of the project is to develop a consolidated rental car facility in a remote location with a consolidated bus connection to the airport terminal that will reduce traffic in the terminal area and help with parking needs. The estimated cost is in the range of \$305 million to \$336 million. This area will be the 16th largest market in the nation but there is a high cost for the project just through the nature of the Seattle area. The project is funded mainly through customer facility charges at \$4 per transaction in February 2007 and the fee will be increased on opening day to \$5.

Ms. Cox-Czosnyka stated they are proposing to build a five-floor facility, four will be for ready-return activities for the rental cars and the fifth will be a customer service building or lobby with a bus plaza for transporting passengers via a consolidated bus operation to and from the terminal. Also, being built will be a fairly extensive onsite roadway system to handle rental car traffic. Each of the four ready-return floors will have an adjacent quick turn around (QTA) facility for preparing the rental cars for turn around in two to four hours. In addition, a bus maintenance facility will be built at a location yet to be determined. The offsite roadway project would be to reconstruct the off ramp from westbound SR 518 to southbound SR 99 and reconfigure it adding a lane from that point across the bridge and to the current High Occupancy Vehicle (HOV) lane in front of the Bai Tong Restaurant near South 160th Street. The driveway into the facility will be just north of what is currently South 158th Street. South 160th Street will be re-channeled with a ramp to SR-518.

The project schedule is as follow: site construction in 2007, facility construction in 2008-10 with tenant improvements and finishing in 2011 for opening of the facility. The roadwork and the bus maintenance facility will be done in 2008-9.

Lead Project Architect John Taylor from Callison Architecture, Inc. explained the design concept and gave the design project overview. He stated the project sits on 21 acres and the footprint is about 10 acres. The facility sits on the site in a way that it touches at South 160th Street and International Boulevard (IB) at their corners. There is about 300 feet (ft) by 500 ft for the landscaping around the facility. With all the elements, they are concentrating on the 120 ft diameter helices (Helices are cylindrical structures that vehicles use to go from one level to another). There are two on the consolidated rental car facility; one at each end of the structure visible from IB), which they plan to cover with a stainless steel wrap. He detailed the structures on the site, i.e. restaurants, parking garage,

PRESENTATIONS (Continued):

POS Briefing on the Consolidated Rental Car Facility (Continued): rental car facility, as well as the landscaping surrounding the site. A landscape buffer with retaining wall is for the drives in front where the return cars go in/out of the facility. At the corner of South 160th Street and IB, the facility will be 10 ft below the lowest level of the buffer, leaving little exposure of the south wall. There will be a five ft sidewalk on the site with a 10 ft buffer on South 160th Street and IB.

Councilmember (CM) Wythe stated his concern that the helices be within viewing range as this element of the project is a major point that will be impressive to travelers coming off the light rail, by bus, and in vehicles. Ms. Cox-Czosnyka answered his concern as to sidewalk width and vegetation along the streets being consistent with the City's IB street and sidewalks.

CM DeHan stated the T&PW Committee reviewed this project today and one of the issues that was brought to the committee's attention was the fact that there will be an option exit/entry for vehicles leaving/entering the facility from the City streets. Primary traffic will be routed from SR 518 directly in and out of the facility onto the on ramp to SR-518 from the airport. The POS is trying to minimize the traffic impact to the City.

CM Wythe added that this issue offers the City the opportunity for the retaining wall to be considered for artwork.

DM Shape inquired about the vegetation surrounding the site to which Mr. Taylor stated the landscape will cover all sides of the site with more vegetation at the major points.

RECESSED: DM Shape recessed the meeting at 6:23 p.m. for five minutes to view the project model and discuss the concept with the representatives.

RECONVENED: DM Shape reconvened the meeting at 6:33 p.m.

PRESENTATIONS (Continued):

•Human Services Advisory Committee Annual Update

Human Services Coordinator Brandt-Schluter introduced committee member Rick Forschler who presented the update. The committee is made up of five residents and/or business owners in SeaTac, who are appointed by the Mayor and confirmed by the City Council. Mr. Forschler stated he has been with this committee for approximately two years and this will be the first full budget period he has been a part of. He stated his appreciation for working with this committee and the excellent staff. The committee work is very time consuming and is a tool to the City Council, evaluating community needs, priorities for human services, recommending plans and policies, reviewing funding requests and helping to establish funding plans. The committee's mission is to: 1) identify human services needs; 2) select projects of value and visibility to the community; 3) represent the values and concerns of the citizens; 4) locate funds to ensure successful and accountable delivery of human services; and 5) maintain and enhance the quality of life for all community members.

The committee has four priorities: 1) prevent hunger and homelessness; 2) prevent crises and provide stabilization services; 3) provide a platform for building success and mobility; and 4) develop community cohesion and identity.

In 2005, the City of SeaTac received \$255,645 in Community Development Block Grant (CDBG) monies from the Department of Housing and Urban Development (HUD) to provide for capital projects and public services to benefit the City's low and moderate income population. The following allocations were made by City Council from the General Fund as follows: one and a half percent of expenditures totaling \$302,212 in fund programs designed to meet human services needs in SeaTac; \$190,881 was allocated to agencies for the 2005-2006 two-year funding cycle, \$53,922 to City administered programs, and Reinvesting in Youth program for \$5,000. In the Reserve Fund Allocations, Council approved the following funds for emerging needs for 2005-6 in the amount of \$27,000. Mr. Forschler outlined the contracted providers – agencies funded for the two-year cycle to provide information referrals, support and self-sufficiency, positive and healthy family relationships, and safety-net urgent basic needs.

The committee has reviewed the 2006-7 agency applications and a report will be given at the November 28 RCM.

Mrs. Brandt-Schluter answered CM A. Anderson's question as to a crisis clinic in this area. She replied that there is not one; the Seattle Crisis Clinic provides free services throughout King County (KC).

CM DeHan stated Council appreciates the invaluable services the Human Services Committee does for the City.

PRESENTATIONS (Continued):

Human Services Advisory Committee Annual Update (Continued): CM Brennan agreed with CM DeHan and asked that Council's appreciation be conveyed to the rest of the committee. He echoed CM DeHan's comment and added that making tough decisions and denying funding to agencies is part of the committee's task as the needs are so great.

DM Shape inquired as to the amount of agencies that applied for funding. Mr. Forschler replied that the committee reviewed 46 applications with two that did not make the review round. The applications are used by all KC Cities, making the process more efficient. DM Shape reiterated the other Councilmembers' comments regarding the good work done by this valuable committee.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended October 20, 2006

City Manager Craig Ward presented the summary of the purchase requests as follows:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Additional Transportation Analysis for Station Area Plans	Planning	\$15,000	\$30,000	\$14,380

Council consensus: Referred to the 10/24/06 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2719 – A Motion authorizing the City Manager to enter into an Interlocal Agreement (ILA) with the City of Tukwila and City of Des Moines for planning, funding, and implementation of a Joint Minor Home Repair Program

Summary: Under this ILA, the Cities of Tukwila, SeaTac and Des Moines will make joint application for CDBG funding and will work together in the planning and implementation of a Minor Home Repair program. The City of Tukwila has offered to provide fiscal and administrative support for the joint program in 2007. The program will provide minor electrical, plumbing, carpentry, and disability access repairs for SeaTac's elderly, younger disabled, and low-income families to help them maintain their homes in a decent, livable, and safe condition.

Under the 2005 reorganization of the CDBG program, KC no longer contracts with individual Cities for smaller funding amounts. The Cities of SeaTac and Tukwila were funded in 2006 for \$40,000 (SeaTac at \$22,000 and Tukwila at \$18,000) and joined together with Des Moines to make their 2007 application more competitive; improving their overall chances of being funded. They made joint application to KC for \$57,000. The application received highest ratings and was approved instead at \$65,000 (SeaTac at \$24,666, Tukwila at \$22,668 and Des Moines at \$17,666). The joint application requires one fiscal agent to administer the grant, Tukwila being the agent again for 2007. SeaTac will use its \$24,666 to provide minor home repairs that meet the criteria of the CDBG program. SeaTac will pay contractor invoices for work performed for the benefit of SeaTac's eligible homeowners. Tukwila will submit invoices from all three Cities to KC for reimbursement and will remit reimbursement to SeaTac. Neither City will use more funds than have been agreed upon. There are no other responsibilities for this ILA.

Human Services Coordinator Brandt-Schluter reviewed the above summary with Council, adding that to date this year, 75 percent of the funds have been spent on 24 residents. It has been a very successful program and the recipients are thankful to the City for the repairs received so that they may remain up to Code and stay in their homes. Projects that the City is unable to fund are passed on to KC's Major Home Repair program.

CM DeHan gave credit to staff for obtaining application jointly with Tukwila and Des Moines to be able to fund more competitively.

Council consensus: Referred to the 10/24/06 RCM Consent Agenda

Agenda Bill #2647 – A Resolution authorizing the City of SeaTac Fire Chief to adopt and periodically review and amend a written statement of SeaTac Fire Department Performance Measures, as required by Revised Code of Washington (RCW) 35A.92.030

Summary: House Bill (HB) 1756, that was enacted by the Legislature in 2005 (and codified as RCW 35A.92), requires municipalities to adopt a written policy statement that addresses several issues related to performance measures of their Fire Department. Among issues to be addressed in this policy statement, as required by State law, include: 1) the existence of a fire department; 2) services that the fire department is required to provide; 3) the basic organizational structure of the fire department; 4) the expected number of fire department employees; 5)

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2647 (Continued): functions that fire department employees are expected to perform; and 6) specific response time objectives for fire suppression and emergency medical services.

This Resolution authorizes the Fire Chief to adopt a written statement of Fire Department performance measures that complies with RCW 35A.92. Furthermore, the Fire Chief would be authorized to periodically review and amend the statement as necessary.

Fire Chief Meyer stated that this item went before the last Public Safety & Justice (PS&J) Committee Meeting and the last Council Retreat to develop response standards. Chief Meyer mentioned that the 2005-06 standards have been met. He stated the response times as being 6 minutes, 35 seconds. These performance measures are unfunded mandates from the State.

Council consensus: Referred to the 10/24/06 RCM Consent Agenda

Agenda Bill #2724 – A Motion authorizing the City Manager to execute a contract with Redflex Traffic System to provide automated red light and school zone enforcement services to the City

Summary: The Washington State Legislature has enabled municipalities to enforce red light running at any two-arterial intersection with camera technology. Further, local jurisdictions are also able to enforce school zone speed violations automatically using camera and speed-sensing technology. Jurisdictions can only capture rear license plate images and the resulting civil infraction citation is directed to the registered owner of the vehicle. Once the image is captured and handled by the company, it is then forwarded to City Police for final citation issuance. Redflex Traffic Systems will provide a turnkey system. Monthly fees have been negotiated, and the City will retain revenue above the negotiated fee. Redflex offers the cameras and controls in one box, and is an industry leader with local ties (Auburn and Lakewood). The contract is a medium term three-year contract with added termination for cause and termination for convenience clauses. It is guaranteed cost neutral. Redflex will work with Police and Public Works to study and construct systems at high accident locations, with all costs to be covered by Redflex.

Chief of Police Services Dymerski stated this item was discussed at the T&PW Committee Meeting today. In July, Redflex presented a film on this traffic system and staff was given the Council concurrence to draft a contract with Redflex. This traffic system will help the City address traffic safety. SeaTac is one of the preeminent Cities in the Nation once the program is started.

CM Wythe stated this traffic system should control traffic, generate revenue, and hopefully, prevent accidents. Police Chief Dymerski replied that the system is new in Washington State. It has been established internationally in such Countries as England and Germany, as well as several other Cities in Europe. Everywhere that this system has been installed, there has been a decrease in accidents, especially at intersections with accidents which are more often traumatic injury involved. There also has been a dramatic decrease in speed coming up to intersections due to the system as well as signs warning drivers to slow down and not run red lights.

CM Brennan recommended this item go to the consent agenda as it has been to all concerned committees. CM A. Anderson stated this item went before the PS&J Committee and was endorsed for Council approval.

Council consensus: Referred to the 10/24/06 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of payroll vouchers** (check nos. 45262 - 45301) in the amount of \$163,724.84 for the period ended October 15, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 48478 - 48647) in the amount of \$292,142.43 for the period ended October 15, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$56,908.19 for the period ended October 15, 2006.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended October 20, 2006.

Approval of Council Meeting Minutes:

- **Regular Council Meeting** held September 26, 2006.
- **Council Budget Workshop 3** held October 9, 2006
- **Administration & Finance Committee Meeting** held October 10, 2006.
- **Joint Public Safety & Justice and Administration & Finance Committee Meeting** held October 10, 2006.
- **Special Council Meeting** held October 10, 2006.

CONSENT AGENDA (Continued):

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

Agenda Bill #2719

A Motion authorizing the City Manager to enter into an Interlocal Agreement with the City of Tukwila and City of Des Moines for planning, funding, and implementation of a Joint Minor Home Repair Program

Agenda Bill #2647; Resolution #06-023

A Resolution authorizing the City of SeaTac Fire Chief to adopt and periodically review and amend a written statement of SeaTac Fire Department Performance Measures, as required by RCW 35A.92.030

Agenda Bill #2724

A Motion authorizing the City Manager to execute a contract with Redflex Traffic System to provide automated red light and school zone enforcement services to the City

MOVED BY DEHAN, SECONDED BY BRENNAN 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 following Unfinished and New Business): There were no public comments.

UNFINISHED BUSINESS: There were no unfinished business items.

NEW BUSINESS: There were no new business items.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) October 30, the lower airport drive will be closed at 4:00 p.m. for construction for 3.5 days. There will be detour routes and free short-term parking during this time; 2) October 30, the SeaTac Volunteer Appreciation Luncheon will be held at the SeaTac Park Community Center (SPCC) at 12:00 Noon; 3) November 1, Puget Sound Regional Council (PSRC) Annual Prosperity Partnership Fall Luncheon will be held at 12:00 Noon-1:30 p.m. at the Westin Hotel in Seattle; 4) November 2, the South King County Chamber of Commerce (SKCCC) will be holding their Chamber Achievements Community & Excellence (ACE) Awards Reception at the Hilton Seattle Airport & Conference Center; 4) November 9, the Tyee Campus Health Center Open House will be held from 8:00-10:00 a.m.; 5) November 11, the Des Moines Memorial Drive Ceremony is scheduled for 2:30 p.m. at Sunnysdale Plaza in Des Moines; and 6) staff can now listen to the Council Meetings from their desks via telephone one-way communication.

COUNCIL COMMENTS: DM Shape report that on Saturday, October 21, Mayor Fisher, CM T. Anderson and he attended the Sustainability of Cities Meeting sponsored by the Suburban Cities Association (SCA) at the Mercer Island Community Center. One of the facts not so favorable was that nearly 70 percent of General Fund monies goes toward the Criminal Justice System (CJS). KC County Executive Ron Sims presented to the KC Council that 71 percent of KC funds are going to the CJS. DM Shape added that if this money were to go to education, there may not be a need for CJS funding.

RECESSED: Deputy Mayor Shape recessed the Regular Council Meeting to an Executive Session on Property Acquisition for 20 minutes at 7:10 p.m. DM Shape extended the session for 10 minutes. There were no people in the Council Chambers at that time.

EXECUTIVE SESSION: Property Acquisition (20 minutes) [RCW 42.30.110(1)(b)]

RECONVENED: Deputy Mayor Shape reconvened the Regular Council Meeting at 7:40 p.m.

ADJOURNMENT: MOVED BY DEHAN, SECONDED BY WYTHE TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:41 P.M.

MOTION CARRIED UNANIMOUSLY.

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

November 14, 2006
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:17 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson (left at 7:50 p.m.), Joe Brennan, and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Judith Cary, City Clerk's Office Administrative Assistant II Marcia Rugg, Planning Director Steve Butler, Principal Planner Jack Dodge, Senior Planner Mike Scarey, Human Services Coordinator Colleen Brandt-Schluter, Finance Director Mike McCarty, Assistant City Attorney Julia Yoon, Police Administrations Captain Annette Louie, Senior Assistant City Attorney Mark Johnsen, Human Resources Director Steve Mahaffey, Public Works City Engineer Tom Gut, Fire Chief Bob Meyer, and Assistant Fire Chief Brian Wiwel.

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

PUBLIC COMMENTS: There were no public comments.

MAYORAL APPOINTMENTS:

•Council Consideration of Mayoral Selection of the Appointment of Darleene Thompson as a voting member to the Human Services Advisory Committee

Mayor Gene Fisher stated his selection of Darleene Thompson for this committee. Council concurred.

Council consensus: Referred to the 11/28/06 RCM Confirmation of Appointments

PRESENTATIONS:

•Library Advisory Committee Annual Update

City Clerk's Office Administrative Assistant II Rugg, Committee Liaison, introduced Library Advisory Committee Chair Mel McDonald, Vice Chair Marion Henry, committee members Jacqueline Krutz, Donna Chaves, and Peter Kiewit IV (was unable to attend), as well as King County Library System (KCLS) Managing Librarian Bruce Greeley, and Senior Managing Librarian Karen Hardiman at Valley View (VV) Library.

Mr. McDonald presented the committee's 2005 annual report: 1) participated in the Annual International Festival Parade; 2) October 14, worked on-site with the Friends of the Library group's Annual Book Sale bringing in \$900 to help with children and teen programs at the library; 3) supported the Library Connection by VV staff; 4) made available demonstrations and/or displays of library materials to local civic groups; 5) continued with development of an integration of programs and services with the program, New Futures group at the Windsor Heights apartment complex; 6) assisted the library in promoting its activities and events; and 7) attended area meetings of interest and concern to KCLS and to the VV Library.

Mr. McDonald stated the VV Library 2005 checkout of materials totaling 151,390 indicates an increase growth in library use, as well as throughout the entire KCLS. The Southcenter Mall KC Library Annex reported 186,762 people visited in 2005 with SeaTac's citizens using both branches.

The entire KCLS had a "Ready to Read" day of programs and speakers with 3,000 people in attendance at the Southcenter Mall branch. The VV Library also successfully participated in this event.

Mr. McDonald stated the 2005 operating funds for VV Library were \$1,028,655 with \$126,000 spent on materials. During the last rainstorm, the roof leaked and is being repaired.

Mr. McDonald finished his report by stating 2006 has been a good year for the committee which is proud to be a liaison between City and library.

Councilmember (CM) T. Anderson asked if KC is planning on increasing the size or moving the VV Library to a better location to which Ms. Hardiman replied that currently a new VV Library is not projected under the recently passed bond measure. However, the library is scheduled to receive new lighting and parking lot improvements. Mr. McDonald added the Library Advisory Committee will do their part to rally for a new library in SeaTac.

CM DeHan stated the VV Library budget shows approximately \$1 million in operating costs. He questioned how much revenue is generated for the library system through property tax in SeaTac.

PRESENTATIONS (Continued):

Library Advisory Committee Annual Update (Continued): Finance Director McCarty replied the Library District's 2006 levy amount is \$0.53424 per \$1,000 assessed value. Based on SeaTac's 2006 assessed value of \$3,585,486,735, the Library District would receive approximately \$1,915,510 from SeaTac taxpayers.

•Final Docket of Comprehensive Plan (CP) Amendments

Planning Director Butler outlined the City's Annual CP process. Council, working with staff, established the Final CP Docket in July and staff and Planning Commission (PC) have been working on the details since that time. There are 10 Land Use Map Amendments, two of which were proposed by the Port of Seattle (POS), seven proposed by the City (five Station Area-related) and four other Map Amendments (informational only maps) and some Text Amendments. Staff reviewed the Map Amendments:

- No. 1 designates the two station areas using specific boundaries, rather than generalized circles,
- No. 2 changes the urban centerline to correspond with the boundaries of the South 154th Street Station Area,
- Nos. 3, 4, and 5 all relate to suggested changes to the Station Area Plan,
- No. 6 is a POS proposal to deal with the rental car facility property,
- No. 7 is a POS generated amendment which deals with property acquisition related to the third runway lights,
- No. 8 deals with a piece of property off South 188th Street making the CP consistent with the current zoning,
- No. 9 is a proposal in the southern part of the City along International Boulevard (IB), and
- No. 10 deals primarily with a piece of property that is to the west of the South 154th Street Station Area and to the east to the southern part of the L Shape parcel. Mr. Butler stated there are two alternatives for this property: Alternative No.1, the PC is proposing and Alternative No. 2, staff is bringing forward.

The proposed Final Docket is schedule to go before the PC with a public hearing (PH) on November 27 with their recommendation then or in early December. Staff could make another presentation at the November 28 RCM of any or all parts of the CP Amendments if Council so desires. Council action is scheduled for December 12 RCM for after the PH and related agenda bill.

Deputy Mayor (DM) Shape stated Map Amendment No. 6 contains a City right of way (ROW). Senior Planner Scarey stated that is correct. It is a small piece of ROW that does not go through but provides access to the existing businesses, which will be moved out with the POS's acquisition of the property.

Mr. Scarey explained that Map Amendment No. 10 was first proposed by the PC to look at the area between the Station Area to its east and the POS's "L-shaped" property to the west. The CP has designated this area as medium density residential since the CP was first adopted in 1994, although it is mostly zoned for, and used as, single-family residential. The bottom of the subject area (south of South 154th Street) is designated low density/commercial and the zoning is Neighborhood Business, which is consistent with the CP. It is currently used as a construction storage yard. The PC's alternative for the subject area designates the area on the south side of South 152nd Street as Townhouse, consistent with the Station Area Plan in the area adjacent on the east, but at a lower density [18 dwelling units per acre (Du/Ac) vs. 24 Du/Ac in the station area]. The townhouse building type is visually more compatible with the single-family neighborhood across South 152nd Street to the north. Mr. Butler interjected that the PC and staff are in complete agreement with the area between South 152nd and 154th Streets.

Mr. Scarey continued to describe the section of the subject area South of 154th Street, which is a fairly steep hill that runs down to SR 518. This area has views. The PC preliminary recommendation is for office/commercial/medium density, which would run east across the Station Area to the existing commercial area along IB. The staff Alternative 2, for the area south of South 154th Street and west of Station Area Boundary, is to carry the high density/residential in the Station Area Plan west into the area that is currently low-density/commercial.

DM Shape stated it appears that the purpose of the staff's recommendation is to stack as many people near the Station Area as possible. Mr. Butler replied that is right and another reason is to focus a lot of the commercial/mixed use in the eastern part of the Station Area, closest to the station.

CM DeHan stated it appears that the difference between the PC and staff recommendations is for the area south of South 154th Street and the PC and staff agree on what is north of South 154th Street. He requested staff draft a pro/con list on each position.

Mayor Fisher stated the topography slopes down the high-density area and he is concerned that this will block views from the residential areas. Mr. Butler stated that the challenge is to strike a balance between allowing future

PRESENTATIONS (Continued):

Final Docket of CP Amendments (Continued): high-density development to take advantage of the views, and having new medium density development adjacent to the existing single-family area north of South 152nd Street that is more compatible with the existing development. By allowing the higher density development in the southern part of the area, some of the buildings may block some of the higher views, but the concern is the compatibility between the single-family and the future development. With both stations, they are trying to create the sense of community by being pedestrian and family oriented.

CM T. Anderson agreed with Mayor Fisher. Mr. Butler stated the reverse concept (allowing the taller buildings farther up hill and having the density decrease as the land slopes down) is an option, and further explained the topography. He will attempt to show this area’s topography in three-dimensional layout for the next RCM.

●Station Area Plans

Planning Director Butler stated this presentation would focus on the SeaTac/Airport Station Area. On November 28, the focus will be on the South 154th Street Station Area. He briefed on the local Station Areas. The Tukwila Station will open in July 2009 and the SeaTac/Airport extension is scheduled to open in December 2009. The process was very involved with Stakeholder Workshops as well as discussions at both the PC and Land Use and Parks Committee. The schedule is as follows: November 27 - a PC Open House and two PHs on the CP Amendments and the two Station Area Plans, November 28 – City Council review of the South 154th Street Station Area, and December 12 – City Council Action.

The SeaTac/Airport Station Area Plan goals are to make it pedestrian-friendly, transit-friendly, encourage mix of uses, have high quality design, and create a focal point for SeaTac “downtown” to recreate, work, and play. This Station Area has two basic areas, the major section north of South 176th Street, and a section south of South 176th Street. There will be policies and plans with an emphasis on general implementation tools. Through this process, the focus will be on adoption of the plans this year and the early 2007, the plan is to focus on make changes where appropriate to zoning and help achieve the implementation of what is in the action plans. There will be more reviewing and decision-making about infrastructure investment, foster public/private partnerships. The major thrust in potential City Actions are to employ strong standards for parking garages, create façade to disguise parking uses, do not allow ground-level garage frontage on designated pedestrian streets and provide design treatments to enhance the pedestrian environment. Other potential City actions are to create new pedestrian-friendly roadways, such as improving 30th Avenue South, a place where people can congregate. That will connect to a new road, South 173rd Street north of Holiday Inn to a tree-lined boulevard allowing for great access for in/out of vehicles and a great pedestrian environment. The ideal is to encourage public open spaces (parks, plaza, etc.). The goal is to provide a real signature development at the corner of South 176th Street and IB.

DISCUSSION ITEM:

●Summary of \$5,000 - \$25,000 Purchase Requests for the period ended November 9, 2006

City Manager Ward reported on the following purchase requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Highline Historical Society 2006 Membership	Non-Department	\$0	\$0	\$5,000
			will absorb within existing budget	
Digitize Impervious Areas for SWM fees	Finance & Systems	\$3,000 \$32,980	\$3,000 \$32,980	\$3,000 \$3,500

Council consensus: Referred to the 11/14/06 RCM Consent Agenda

SUSPENSION OF THE RULES:

MOVED BY BRENNAN, SECONDED BY DEHAN TO SUSPEND THE RULES TO BRING FORWARD AGENDA ITEM NO. 12 TO THIS POINT IN THE MEETING TO ACCOMMODATE THE INVOLVED LAND OWNERS AND MEMBERS OF THE PUBLIC PRESENT.

MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS:

Agenda Bill #2718; Ordinance #06-1024

An Ordinance approving the Final Plat of the development commonly known as Traditions at Angle Lake, and authorizing the City Manager or designee to sign the final plat subject to compliance with all preliminary plat conditions

Summary: The applicant is requesting Final Plat approval for the Traditions at Angle Lake. The subdivision contains 16 lots and three tracts; (two open space tracts and one stormwater detention facility). Under RCW 58.17 and Title 14 of the SeaTac Municipal Code (SMC), Final Plats are ministerially approved by the City Council. There is no PH required for Final Plat approval.

The applicant applied for the preliminary plat on May 17, 2004. The Hearing Examiner (HE) approved the Preliminary Plat on May 10, 2005. Under SMC 1.20.090, the HE's decision regarding a preliminary subdivision is final unless appealed to City Council. There were no appeals of the HE's decision to City Council.

There were 42 conditions of approval of the preliminary plat (including SEPA and shoreline conditions), with 19 conditions to be completed prior to Final Plat approval. The applicant has substantially conformed to the approved conditions. The remaining conditions pertained to conditions related to clearing and grading activities, the demolition and removal of existing homes and oil storage tanks, and storm drainage. The applicant has conformed to those conditions.

The Summary of Conditions to be completed prior to Building Permits is: 1) Traffic mitigations fees shall be paid; and 2) A "Landscape Maintenance" bond of 30 percent of the estimated cost of the street trees shall be submitted.

The Summary of Conditions to be Completed Prior to Occupancy is: all storm drains shall be stenciled "Dump no Waste, Drains to Lake", before occupancy of any new homes in the subdivision.

It is recommended that the City Council approve the Final Plat for the Traditions at Angle Lake and authorize the City Manager to sign the Final Plat mylar(s) subject to the following conditions: 1) The applicant complies with all conditions of the preliminary plat, and 2) The location of all trees required to be saved, shall be shown on the site plan for the Building Permits for all new homes within the subdivision pursuant to the Tree Retention Plan which shall be filed with the Final Plat.

Planning Director Butler and Principal Planner Dodge briefed on the above summary.

DM Shape complimented the developers on working diligently to follow the rules, adding he feels it will become an attractive housing development.

Upon a question posed by CM T. Anderson, Mr. Butler stated the easement access is to utility lines.

MOVED BY A. ANDERSON, SECONDED BY DEHAN TO ADOPT ORDINANCE NO. 06-1024.*

PUBLIC COMMENTS (related to Agenda Bill #2718): There were no public comments.

*MOTION CARRIED UNANIMOUSLY.

AGENDA BILL PRESENTATIONS:

Agenda Bill #2722 - A Motion authorizing the City Manager to enter into contracts with the selected Human Services (HS) Agencies for funding in 2007-2008

Summary: This Motion authorizes entry into contracts with selected HS agencies for funding programs at the annual levels totaling \$277,200. The Council's authorization is contingent upon approval of the 2007 General Fund budget allocating at least \$317,270 to HS programs.

Every two years, the City of SeaTac solicits grant applications from HS services agencies for funding from the City's General Fund. This year, the City received 46 applications requesting a total of \$533,251. Based on the results and strategies the committee endorsed as funding criteria, the HS Advisory Committee recommended the funding package that maintains 2006 funding levels for six contracted agencies that are meeting their performance goals; increases funding for 13 contracted agencies that have demonstrated an increased demand for services and exceeded performance goals; and, funds seven new requests to fill a gap in services.

This recommendation is based on the proposed 2007 budget that shows \$317,270, which is 1½ percent of the General Fund budget, allocated for HS programs. Funding to HS agencies at this level would leave \$30,000 in

AGENDA BILL PRESENTATIONS (CONTINUED):

Agenda Bill #2722 (Continued): reserve for emerging needs identified in 2007 if the Council also approves the decision card to fund the \$10,000 Parks & Recreation Sliding Fee Program.

Contracts with agencies will cover the 2007 and 2008 calendar years with the condition that 2008 funding levels are contingent upon future Council actions allocating adequate funding in the 2008 City budget.

This would leave a balance of \$40,000 to be held in reserve or allocated through approval of 2007 decision cards. Requests to allocate from the reserve balance will be forwarded to the Council following review by the HS Advisory Committee.

HS Coordinator Brandt-Schluter introduced members of the HS Advisory Committee, Chair Karen Kuever, Richard Forschler, Mark Manuel, Mel McDonald, Bruce Tonks, and Darleene Thompson and then briefed on the above summary. Mrs. Brandt-Schluter highlighted the committee's recommendations for the 2007-2008 agency funding after 48 hours of reading the applications requests. The HS needs outweighs the funding.

CM T. Anderson, Chair of the Administration & Finance (A&F) Committee, stated the committee discussed this item thoroughly and recommended for Council passage.

CM DeHan thanked Mrs. Brandt-Schluter and the HS Committee for their excellent work.

Council consensus: Referred to the 11/14/06 RCM Consent Agenda

Agenda Bill #2711 – An Ordinance establishing the 2007 Annual City Budget

Summary: The City Council and staff have been working on preparation of the 2007 Annual Budget since July 2006. Four Council Budget Workshops have been conducted and the 2007 Preliminary Budget document, detailing funding recommendations for the 2007 Annual City Budget, was filed with the SeaTac City Clerk on November 2, 2006. Copies of the 2007 Preliminary Budget were also distributed to the Council in the Friday packet on November 10, 2006. A PH is scheduled for November 28, and adoption of the 2007 Annual City Budget by the Council is anticipated following the PH.

The 2007 Preliminary Budget documents the decisions made by the City Council in its detailed budget review during the fall of 2006, presenting the City's resources as well as its programs and priorities in allocating those resources. These programs are necessary to protect the community's physical security and enhance the quality of life for all its citizens. It is designed to enhance the level of City services that support a healthy, secure, safe and livable community, while at the same time, protecting the fiscal integrity of the City.

The proposed 2007 Preliminary Budget provides revenue exceeding expenditures in the General Fund by \$55,731. This budget recommends no significant reduction in service levels or staffing and no new taxes. General Fund operations continue to be supported by a property tax rate well below the statutory limit and without the implementation of several revenue sources available to Washington Cities, such as an employee head tax, a local Business and Occupation (B&O) Tax and utility taxes. The City Council's General Fund target fund balance of four months of operating expenditures will be preserved with this budget, as the projected \$13.7 million General Fund ending fund balance at December 31, 2007 will exceed the Council's target fund balance of \$8.6 million by approximately \$5.1 million. The fund balance of the City's 23 funds at December 31, 2007 is projected to total \$50.7 million.

The 2007 Preliminary Budget anticipates a few increases in service levels for General Fund operations. Staffing changes in the 2007 Budget include increasing a part-time (P/T) Municipal Court Office Technician to full-time (F/T), hiring a F/T Operations Worker in the Parks & Recreation Department to replace two P/T Seasonal Workers, increasing a P/T Engineering Technician III to F/T, and additional seasonal help in the Public Works Department during the summer/fall months. A major initiative begun in 2006, a Facility Repair & Replacement Program to provide for ongoing renovation and major maintenance of City buildings/facilities continues in the 2007 Budget. The maintenance component of the program is funded through the General Fund, and for 2007 the amount necessary to complete the planned work is \$182,995. These maintenance-related expenditures are appropriated in the Facility Repair & Replacement Fund (Fund 110). Also funded in the Municipal Capital Improvement Program (CIP) (Fund 301) is \$220,693 for the capital component of the program, for a grand total of \$403,688 in repair & replacement program expenditures for 2007.

AGENDA BILL PRESENTATIONS (CONTINUED):

Agenda Bill #2711 (Continued): The 2007 Preliminary Budget proposes total Citywide expenditures of \$58.9 million, of which \$21.5 million represents capital expenditures funded from one-time or dedicated revenue sources. Improvements slated for 2007 include construction of a new fire station, sports field improvements at Valley Ridge Park, construction of a recreation room for City programs in a joint project with the Highline School District at Bow Lake Elementary School, installation of a concert band shell over the existing performance stage at Angle Lake Park, transportation improvements, surface water management (SWM) projects, and equipment & vehicle replacements.

Capital programs continue to be funded without significant debt. Transportation improvements on Military Road South and other major arterials will be funded from grant revenue and the City's parking tax. \$3.8 million of the projected 2007 capital costs are for projects related to the Des Moines Creek Restoration, for which the City is acting as Treasurer. Revenue received from the POS, the Washington State Department of Transportation (WSDOT) and the City of Des Moines will pay for most of the expenditures for these projects.

Preparation of a six-year CIP is integrated in the annual budget preparation process, ensuring that attention is given to the long-term capital needs of the City. A copy of the 2007 – 2012 CIP has been included in the 2007 Preliminary Budget document.

The proposed budget for 2007 provides for total City revenues of \$48,340,117 and expenditures totaling \$58,873,464, resulting in projected fund balances at December 31, 2007, in the amount of \$50,687,574.

The City is required to adopt a 2007 Budget by December 31, 2006. Amendments may be made to the proposed budget prior to adoption.

Finance Director McCarty briefed with Council the process of preparing the 2007 Budget: July 17 – Budget preparation packets distributed to departments; August 18 – Departments submit budget requests; September/October – Four Council budget workshops held November 2 – Preliminary Budget filed with City Clerk; November 14 – Presentation of Preliminary Budget/City Manager recommendations at City Council Meeting; and November 28 – Pubic Hearing on 2007 Annual Budget and Adoption of 2007 Annual Budget.

Council consensus: Referred to the 11/28/06 RCM PH & New Business

(CM T. Anderson excused herself from the meeting at 7:50 p.m.)

Mr. McCarty explained an increase in the budget of \$55,000 for televising the Council Meetings.

CM Brennan stated his disappointment that the three firefighters and aid car for 24/7 service to the City was not approved in the 2007 budget, adding he will have to vote no on the budget for the first time due to what he feels is not in the best interest of the health and safety of the citizens.

The following agenda item was removed from the agenda and was sent back to the Public Safety & Justice (PS&J) Committee for further editing and tentatively schedule the item for the December 12, 2006 RCM.

Agenda Bill #2730 - A Resolution transmitting the fireworks initiative to the King County (KC) Records and Elections Division and requesting that a Special Municipal election be held on February 6, 2007 at which time the initiative be placed upon the ballot for the qualified voters of SeaTac to approve or reject

Agenda Bill #2731 – An Ordinance relating to automated safety cameras, authorizing the use of these cameras to detect stoplight infractions and school speed zone infractions and creating a new Chapter 9.35 of the SeaTac Municipal Code (SMC), relating to the automated traffic safety cameras

Summary: In 2005, the Washington State Legislature enabled the legislative authorities of Municipalities to enforce red light running at any two-arterial intersection and school speed zone violations with video and camera technology. The Revised Code of Washington (RCW) requires the City to adopt an Ordinance allowing for the use of automated traffic safety cameras to detect such violations. At a minimum, the Ordinance must contain the restrictions described in the State statute, RCW 46.63.170, and provide for public notice and signage of the locations where the automated traffic safety cameras will be used.

Additional restrictions placed upon the City's use of such automated traffic safety cameras by state law are: 1) the traffic safety cameras may only capture rear license plate images, 2) the picture must not reveal the face of the driver or passenger, 3) the resulting civil infraction citation is directed to the registered owner of the vehicle, 4) compensation paid to the vendor may only be based upon the value of equipment and services provided or

AGENDA BILL PRESENTATIONS (CONTINUED):

Agenda Bill #2731 (Continued): rendered in support of the system, 5) infractions detected through the use of the traffic safety cameras are not part of the registered owners driving record, rather they shall be processed in the same manner as a parking infraction (non-moving violation), and 6) the amount of the fine issued for an infraction generated through the use of an automated traffic safety camera shall not exceed the amount of a fine issued for other parking infractions within the jurisdiction.

The vendor, Redflex, was selected by the City based on a competitive process. At the October 24, 2006 RCM, Agenda Bill No. 2724, a Motion authorizing the City Manager to execute a contract with Redflex Traffic System to provide automated red light and school zone enforcement services to the City, was carried and became effective October 24, 2006.

Assistant City Attorney Yoon and KC Police Administrations Captain Louie briefed on the above summary. The Reflex System will begin December 1, with a 30-day grace period and will start violation enforcement on January 1, 2007.

Council discussion ensued with staff on portions of the Ordinance to which Mrs. Yoon addressed.

DM Shape added that the \$101 violation fine would also have administration and ticketing fees.

CM A. Anderson, PS&J Committee Chair, stated this item was brought before the committee and was recommended for Council adoption.

Council consensus: Referred to the 11/14/06 RCM Consent Agenda

Agenda Bill #2726 – A Motion adding Text Amendment No. 7, an amendment to Comprehensive Plan (CP) Policy 5.3G, to the 2006 Final Docket of Proposed CP Amendments

Summary: The City is currently involved in litigation with T-Mobile regarding the validity of the City's Wireless Communication Facilities (WCF) Ordinance (SMC 15.31A). Specifically, T-Mobile asserts that the siting hierarchy set forth in SMC 15.31A.032 violates the Federal Telecommunications Act.

At the direction of Council, Staff is currently reviewing the provisions of SMC 15.31A, and recommendations regarding modification to the Code in light of the current litigation will be brought forward for Council consideration in January 2007. However, any changes to the WCF Ordinance must be consistent with the CP. Therefore, Staff recommends that Text Amendment No. 7, which is the proposed change to CP Policy 5.3G, be considered by the Council at this time, so any changes to the WCF Ordinance can occur in 2007.

This Motion places Text Amendment No. 7 to amend the CP on the Final Docket of CP amendments. The Final Docket amendments will be subjected to State Environmental Policy Act (SEPA) review and public notice requirements, and considered in a PH to be held by the PC, tentatively scheduled for November 27, 2006. The City Council is tentatively scheduled to act upon the Final Docket on December 12, 2006.

Senior Assistant City Attorney Johnsen briefed Council on the above summary.

CM Wythe, Land Use & Parks (LUP) Committee Chair, stated due to timing, this item was not discussed at committee level. However, with the (above) summary & discussion, it is obvious this was their intention and was necessary.

Council consensus: Referred to the 11/14/06 RCM Consent Agenda

Agenda Bill #2720 – An Ordinance increasing the monthly contribution to the City's Voluntary Employee Beneficiary Association (VEBA) Fund

Summary: This Ordinance increases the City's contribution to the VEBA medical, dental and vision expense plan for City Councilmembers from \$867 to \$910 per month. Because the City's contribution to VEBA is considered compensation, any increase cannot take effect until after the next election for each Council position. The increase shall be effective on January 1, 2008 for Council positions Nos.1, 3, 5 and 7 and effective on January 1, 2010 for Council positions Nos. 2, 4, and 6.

The VEBA plan is a medical savings plan provided to City Councilmembers in lieu of health care insurance that is provided to other employees of the City. In 1996, Council determined that the City contribution to VEBA would be a flat monthly sum equivalent to the premium paid by the City for the Association of Washington Cities (AWC) Plan B medical coverage for an employee and spouse, together with the premium paid for full family dental and

AGENDA BILL PRESENTATIONS (CONTINUED):

Agenda Bill #2720 (Continued): vision coverage. In October 2005, the City contribution was raised from the existing amount of \$577 to the current amount of \$867 per month. At that time, Council asked that the VEBA contribution be reviewed on a bi-annual basis.

The budget impact of the proposed VEBA increase for the years 2008 and 2009 is approximately \$2,064 per year. The budget impact for 2010 and beyond is approximately an additional \$1,548 per year.

Human Resources Director Mahaffey reviewed with Council the above summary

CM DeHan, A&F Committee member, stated the committee recommended this item for Council adoption.

Council consensus: Referred to the 11/14/06 RCM Consent Agenda

Agenda Bill #2728 – A Motion to proceed with the final design of the Military Road South Project including the conversion of lower voltage aerial utilities to underground utilities

Summary: Staff presented the current construction cost estimate and requested direction on whether to proceed with the project as designed. A cost saving option of eliminating the conversion of the aerial utilities to underground utilities was also presented for the Council's consideration.

The current engineer's estimate of the construction cost of the project is \$6,131,500. There are several reasons why the current estimate has risen:

- The estimate includes utility work that will be done for the Highline Water District and Comcast for which the City will be reimbursed.
- Construction price escalation has been rampant over the last few years. Prices have escalated approximately 25 percent over the last year. Increases have been particularly high for bid items such as asphalt, concrete and steel.
- Final design has refined the bid items needed and the quantities.

Staff and Perteet Engineering have considered cost saving options, and the item that would provide the most significant savings would be the deletion of the conversion of aerial utilities (power distribution lines, telephone, and cable television) to underground utilities. It is estimated that deleting the conversion would produce a savings to the City of approximately \$1,000,000. The following is a list of the impacts of either converting the utilities or leaving them overhead:

Impacts of proceeding with the current design including conversion of the utilities:

- Project would stay consistent with what has been presented to the public. Staff has been coordinating with adjacent residents on the conversion of their service lines to underground.
- Would be consistent with the City's policy to underground aerial utilities in conjunction with roadway projects on arterial streets.
- Would be consistent with past City projects.
- Would positively impact the aesthetics of the neighborhood by reducing the number of power poles and eliminating all but the transmission overhead wiring.

Impacts of eliminating the conversion and relocating overhead:

- Relocation of the aerial utilities to new overhead locations would be necessary if they are not converted underground. There would be schedule impacts related to the utilities redesigning for overhead-to-overhead relocations rather than overhead to underground conversions.
- Would decrease the City's construction costs by approximately \$1,000,000.
- The overhead-to-overhead relocations would be franchise relocations at no cost to the City.
- Would reduce the duration of the construction schedule.
- Street lighting design would have to be revised to eliminate conflicts with the overhead power distribution lines.
- Number of utility poles would remain approximately the same as the current number.
- Would eliminate the risk of claims related to the conversion work and conflicts with other utilities.

The City's construction cost for the project will be approximately \$3,575,000 after grant funding and reimbursements are considered. If the conversion is deleted, the City's construction cost for the project will be approximately \$2,575,000 after grant funding and reimbursements are considered. The City's match would be paid from the Transportation CIP Fund (307).

AGENDA BILL PRESENTATIONS (CONTINUED):

Agenda Bill #2728 (Continued): A total of \$253,714 in Federal Grants and \$2,179,416 in Transportation Improvement Board Grants are available for the construction costs for a total of \$2,433,130. Staff has submitted applications for both a Federal Safe Routes to Schools Grant requesting \$1,500,000 and for a Federal Bicycle & Pedestrian Safety Grant requesting \$1,200,000. The selection process is currently underway for those grants with a list of recommended projects to be published by December 15, 2006.

City Engineer Gut briefed the Council on the above summary. The Transportation & Public Works (T&PW) Committee was supportive of this Motion with conversion of the lines; however, they felt it should go before whole Council for approval. The project could go out for bidding as early as December, Council approval of award of the project is anticipated for January or February 2007, begin construction in March or April 2007 and anticipate complete construction by summer 2008.

CM DeHan, Chair of the T&PW Committee, stated the committee recommended to keep the utilities underground for aesthetics and continue to keep this practice going into the future. He suggested that staff research value engineering and any new technological innovations that would reduce costs in the future

Council discussion ensued as to the reasons for and against spending \$1 million for undergrounding the lines. Aesthetics and safety issues were considered.

Council concurred they would rather spend the money to put the lines underground for the reasons discussed.

Council consensus: Referred to the 11/14/06 RCM Consent Agenda

Agenda Bill #2721 – An Ordinance amending the City’s Sign Code to extend the amortization period for nonconforming signs

Summary: The City adopted its original Sign Code in 1992 through an Ordinance, which included an amortization period of nine years for nonconforming signs. The original Sign Code also provided that a sign inventory would be conducted throughout the City and sign owners and property owners would be notified which of their signs were nonconforming. Due to the fact that those sign inventories were not conducted and tabulated until 1994, the amortization deadline was determined to be October 2003. In August 2003, the City Council passed Ordinance 02-1023, which extended the amortization period until December 15, 2006.

A recent court decision determined that local jurisdictions along primary State highways and interstates are subject to the Scenic Vistas Act, Chapter 47.42 RCW. That statute provides that jurisdictions must compensate a sign owner or property owner upon the requirement of the removal of any sign, including nonconforming signs. Due to the large number of nonconforming signs within the City along IB, a primary State highway, this court decision has significant financial implications upon enforcement of the amortization period. Therefore, staff recommended that the Council extend the amortization period for an additional four years, through December 31, 2010. This will allow time to fully assess the potential financial and programmatic impacts and to explore other options.

Senior Assistant City Attorney Johnsen reviewed with Council the above summary.

Council consensus: Referred to the 11/14/06 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 73200 - 73393) in the amount of \$1,828,127.87 for the period ended October 20, 2006.
- **Approval of claims vouchers** (check nos. 73394 - 73402) in the amount of \$278,927.47 for the period ended October 27, 2006.
- **Approval of claims vouchers** (check nos. 73403 - 73607) in the amount of \$427,559.79 for the period ended November 3, 2006.
- **Approval of payroll vouchers** (check nos. 45302 - 45346) in the amount of \$317,996.25 for the period ended October 31, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 48648 - 48821) in the amount of \$263,583.15 for the period ended October 31, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$51,056.01 for the period ended October 31, 2006.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended November 9, 2006.

CONSENT AGENDA (Continued):

Approval of Council Meeting Minutes:

- **Land Use & Parks Committee Meeting** held October 12, 2006.
- **Transportation & Public Works Committee Meeting** held October 24, 2006.
- **Regular Council Meeting** held October 24, 2006.

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

Agenda Bill #2722

A Motion authorizing the City Manager to enter into contracts with the selected Human Services Agencies for funding in 2007-2008

Agenda Bill #2731; Ordinance #06-1025

An Ordinance relating to automated safety cameras, authorizing the use of these cameras to detect stoplight infractions and school speed zone infractions and creating a new Chapter 9.35 of the SeaTac Municipal Code (SWC), relating to the automated traffic safety cameras

Agenda Bill #2726

A Motion adding Text Amendment No. 7, an amendment to Comprehensive Plan Policy 5.3G, to the 2006 Final Docket of Proposed Comprehensive Plan Amendments

Agenda Bill #2720; Ordinance #06-1026

An Ordinance increasing the monthly contribution to the City's VEBA Fund

Agenda Bill #2728

A Motion to proceed with the final design of the Military Road South Project including the conversion of lower voltage aerial utilities to underground utilities

Agenda Bill #2721; Ordinance #06-1027

An Ordinance amending the City's Sign Code to extend the amortization period for nonconforming signs

MOVED BY DEHAN, SECONDED BY SHAPE 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 following Unfinished and New Business): There were no public comments.

UNFINISHED BUSINESS: There were no unfinished business items.

NEW BUSINESS: There were no new business items.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) no serious damage was reported from the recent rainstorms. The City Hall building had some minor leaks and some City storm drains needed to be cleared; 2) The City of Burien has selected Mike Martin, formally the City Manager of Kent, as its new City Manager; 3) notice has been given that the North Star Casino is in bankruptcy, owing the City \$196,000 in gambling taxes. The City will pursue this issue; 4) City facilities will be closed on November 23 and 24 for the Thanksgiving holiday; 5) the Position Vacancy Review Board (PVRB) and the A&F Committee approved filling the Municipal Court Clerk position vacancy and discussed whether or not the filling of new positions that might be approved in the final 2007 budget would be required to go back through the PVRB and A&F Committee process. The opinion of the A&F Committee was that would not be necessary.

COUNCIL COMMENTS:

CM Brennan stated today he attended the Ribbon Cutting ceremony today at the new Master Park parking garage on IB. It will be officially opened next week. It will bring approximately 200 employee positions to the City.

DM Shape stated regarding the recent rainstorms, yesterday he noticed a tree fell across Military Road by City Hall. Staff immediately removed the debris. He also mentioned November 11, Veterans' Day was celebrated with numerous events throughout the region. He thanked the Mayor for representing the City in some of the local events. He hoped that the citizens would now honor all veterans of current and past wars for their bravery and sacrifices.

COUNCIL COMMENTS (Continued):

CM Brennan also thanked Mayor Fisher for his representation of the City in the recent events.

CM A. Anderson also thanked the Mayor for his representation at the Des Moines Memorial Drive (DMMD) Dedication.

Mayor Fisher reported on the Emmetsburg, MD earthquake and recovery training exercise he attended along with other City staff. The session showed the damage after some earthquakes and most could have suffered less damage and cost if the buildings were repaired beforehand. He suggested Council think about the City Hall building, a \$15-20,000 investment and the biggest investment being the City employees, plus City records, computers and associated equipment and consider investing in upgrading the City Hall building.

ADJOURNMENT:

MOVED BY SHAPE, SECONDED BY DEHAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:31 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

November 14, 2006
5:00 – 5:45 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Gene Fisher at 5:04 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe (*arrived at 5:22 p.m.*), Terry Anderson, Joe Brennan, and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Judith Cary, Fire Chief Bob Meyer.

PRESENTATION:

● **Regional Fire Service Authority (RFPSA)**

Mayor Fisher opened the presentation with background on this issue. Since the Levy Lid Lift failed, he has been approached as to where to go from here. It makes no difference whether it failed by 40 or 4,000 votes, the citizens sent a message that the City needs to rethink the City's fire services. The world changed after 911 and the City also needs to change. Since then, the concept of public protection for both fire and police has changed towards a regional approach. Even the mandatory concept of training and grant money is now geared to the unification of all responders. The City has three fire stations and three jurisdictions within 2.4 miles of one another in the north end of SeaTac. Tukwila has even better access to the north end of SeaTac via South 144th Street, than SeaTac's station on South 152nd Street and they are only about half a mile apart.

Emergency Services Consulting Inc. (ESCI) Washington (WA) Coordinator Bob Merritt introduced ESCI President Jack Snook.

Mr. Merritt stated ESCI has been asked to replay a "Exploring Fire Department Cooperative Efforts" presentation that was made at the 2006 Association of Washington (AWC) Annual Conference. ESCI is working with the AWC, WA Fire Chiefs, and WA Fire Commissioners, through a number of programs to review cooperative efforts and ways to try and help organizations work together and regionalize.

Mr. Merritt reviewed the following: (1) cooperative fire services opportunities; (2) cooperative fire service options; (3) cooperative study methodology; and (4) keys to success.

Fire service throughout WA State has the same demands pulling them in many directions: rapid growth, demands for services, involvement in special hazards and special operations, staffing and deployment, workload, soaring costs, unfunded mandates, and labor issues. Mr. Merritt stated ESCI has put together a program of finding the best solution through cooperative opportunities.

He outlined the various options in WA State: (1) cooperation, (2) consolidation, and (3) integration. He reviewed WA State projects that relate to these options.

Mr. Merritt discussed the Regional Fire Authority (RFA). This was a piece of legislature targeted for cities. A RFA was first approached in 2002 and failed. In February 2006, it was rewritten to be very workable and conducive to cities. RCW 52.26 passed in February and enacted in July 2006. The first RFA has already gone to the voters with a 72% approval rate. The RFA goals are to provide regionalization, eliminate duplication, shift costs of emergency services, and provide services that are not available to certain individual jurisdictions.

Mr. Merritt reviewed the process for forming and implementing a RFA.

Linda Snider, citizen, stated before SeaTac incorporated, the fire services were provided by the fire district. She feels this is a step backwards with the driving force being finances. Upon incorporation, the City chose to take on its own Fire Department so that the City would have control of how, when, and why the department operates. Currently, the City is working with a term called mutual aid which is with the surrounding jurisdictions.

Deputy Mayor (DM) Shape stated he is skeptical but willing to listen and keep an open mind. Upon a question posed by DM Shape, Mr. Merritt stated that the City of Algona has contracted fire service from Auburn for a number of years. The City of Pacific has its own Fire Department with career and volunteer Firefighters. Mr. Merritt stated Auburn will save \$9 million from the fact that the funding of the RFA is no longer the responsibility of the City of Auburn. Some portion of what they are currently paying to run their Fire Department, they get to keep. The RFA becomes its own entity. Mr. Merritt detailed the costs savings for Auburn and how the RFA is being funded.

PRESENTATION (Continued):

RFPSA (Continued): Normandy Park Mayor pro tem George Hadley stated the Auburn, Algona, and Pacific tax payers will end up with higher payments to government. Mr. Merritt stated taxes paid by the average household will increase by less than \$60 per year. Mr. Hadley questioned whether the Port of Seattle (POS) was invited to participate in this study with SeaTac. Mayor Fisher stated they were.

Councilmember (CM) Wythe stated he has reservations about creating another taxing district. The City now supports its own fire services. If another taxing entity is created, SeaTac will not necessarily lower its taxes. Based on Mr. Merritt's presentation, CM Wythe stated his understanding that SeaTac does not need to create another fire tax or district, but can explore how to work more efficiently with other jurisdictions to share resources. He stated he is in favor of moving ahead to explore the options if other jurisdictions are interested.

Joe Dixon, SeaTac resident, stated he favors exploring the options.

POS Fire Chief Mike Mendella applauded Mayor Fisher for the progressive thinking for exploratory purposes. Upon a question posed by Mr. Mendella, Mr. Merritt stated when the plan was put together for the Auburn, Pacific and Algona RFA, the elected officials said for 2007 the level of service (LOS) would stay as is with a strategic plan to look at standards of coverage. In 2008, a process will begin to meet the LOS identified in the strategic plan.

CM DeHan stated he previously served as the Civil Service Commission Chair. It was remarked that the regional provision of services for public safety and fire was the best way to go. SeaTac has done that with police, but not with fire. He does not know yet if he is convinced this is the right thing to do, but he does believe it is a good idea to research this and not have duplication.

Mr. Snook stated ESCI does not have a bias in this. ESCI does a lot of cooperative effort work throughout the United States (US). The observations and questions stated tonight are valid. Of the 40 or 50 cooperative service studies ESCI has conducted, all of them to some degree have been successful. He stated if SeaTac elects to move forward, having a third party review the City's organization will help the Fire Department, Fire Chief, administration and community to take that information and come up with some type of strategy for the future, even if SeaTac were to stay independent. He stated he is confident based on his experience that more cooperative effort opportunities will be discovered for these agencies.

Upon a question posed by CM Wythe, Mr. Merritt stated ESCI's total bill to Auburn was \$42,000. ESCI was hired as a facilitator only.

ADJOURNMENT:

MAYOR FISHER ADJOURNED THE SPECIAL MEETING OF THE SEATAC COUNCIL AT 6:05 P.M.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

After the meeting adjourned, discussion continued in the courtroom with ESCI and Fire Department personnel.

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

November 30, 2006
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Gene Fisher at 6:35 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan, and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Judith Cary, Finance Director Mike McCarty, Recreation Services Coordinator Marlon Olson, Assistant Parks & Recreation Director Lawrence Ellis, Human Resources Director Steve Mahaffey, Public Works Director Dale Schroeder, Assistant City Attorney Julia Yoon, Senior Assistant City Attorney Mark Johnsen, Assistant Fire Chief Brian Wiwel, and Administration Captain Annette Louie.

FLAG SALUTE: Councilmember (CM) T. Anderson led the Council, audience and staff in the Pledge of Allegiance.

PUBLIC COMMENTS: Cathy Boysen Heiberg, General Manager of Boysen & Boysen LLC, 810 58th Avenue Northeast, Tacoma, spoke on behalf of Larry E. Heiberg, Chris F. Boysen, and Ine Boysen, all of whom were in attendance, regarding the Station Area Action Plan. She stated since 1941, the Boysen family has lived on, farmed and responsibly developed 40 contiguous acres of land on Highway 99 (International Boulevard [IB]) across from Sea-Tac International Airport. In 1959, the Hilton Hotel was their first commercial development. Other tenants include Wally Park Commercial Park and Fly, three Kilroy Office buildings (KOB), Radisson Hotel and Red Lion Hotel. All these businesses are committed to long-term ground leases. The family's goal is to maintain ownership. They request direct and open communications with the City and the Port of Seattle (POS) when developing altering plans regarding their property and tenants. The Boysens and current tenants are opposed to: 1) the 64-foot wide street grid system that dissects their property, 2) Wally Park being eliminated from the plans and replaced by office space combined with the KOB, 3) the residential component on the high rise commercial KOB site, and 4) public access through their private property to private Bow Lake.

Babs Armstrong, 15051 29th Avenue South, stated her opposition to the townhouses proposed to be developed across the street from her neighborhood. She feels they would be greatly affected by the increase in people and traffic. She stated this is a conflict of interest because the Mayor owns property in the subject area. If the townhouses are to be built, there should be a wall separating the complex on South 152nd Street from the neighborhood.

Concerning the above public comments, City Manager Ward stated the Boysen property would be discussed at this meeting during the 2006 Comprehensive Plan (CP) amendments and the draft Station Area Plans presentations, which is in the area related to public comments.

PRESENTATIONS:

- **Certificate of Appreciation to Karen Kuever for her service on the Human Services Advisory Committee**
Mayor Gene Fisher stated Ms. Kuever was unable to attend this meeting. Her certificate will be sent to her. He added that her service to this committee and the City is greatly appreciated.

MAYORAL APPOINTMENT:

- **Council Confirmation of Appointment of Darleene Thompson as a voting member to the Human Services Advisory Committee**

MOVED BY BRENNAN, SECONDED BY DEHAN TO APPROVE THE APPOINTMENT OF DARLEENE THOMPSON AS A VOTING MEMBER TO THE HUMAN SERVICES ADVISORY COMMITTEE.

MOTION CARRIED UNANIMOUSLY.

Mayor Fisher read and presented the Certificate of Appointment to Mrs. Thompson, thanking her for volunteering to be a member of this committee.

PRESENTATIONS (Continued):

- **Final Docket of Comprehensive Plan (CP) Amendments**

City Attorney Mirante Bartolo stated for the record that Mayor Fisher expressed publicly at the November 14 Regular Council Meeting (RCM) that he has a conflict of interest in the proposed CP Map Amendments No. 10 and would not be participating in this discussion or voting on this matter. On December 12, this matter will come

PRESENTATIONS (Continued):

Final Docket of CP Amendments (Continued): before the Council for a vote. Mayor Fisher turned the gavel over to Deputy Mayor (DM) Shape at this point in the meeting.

Planning Director Butler stated the Planning Commission (PC) and Planning staff were in agreement in their recommendations, except in the case of Map Amendment No. 10. Staff gave an overview at the November 14 RCM. At this meeting, staff focused on the South 154th Street Station Area, following up on Council comments at the last RCM, information on Map Amendment No. 10, including comments made at the PC's Public Hearing (PH). One comment made was on Amendment No. 8, the rezone of property on South 188th Street to commercial. It was the speaker's belief that the current zoning was single-family and was going to remain as that. The response is this amendment has had no changes in the zoning designation, office commercial mixed-use (OCMU), adopted in 1999. A few years ago, a request was to change it back to single-family. The property has since been sold and the current owners want to develop the property as multi-family and commercial mixed-use. That would be in keeping with the current zoning category. This will allow the CP designation to be the same as the zoning designation. The next comment was on Map Amendment No. 10, which relates to the South 154th Street Station Area. The comment was new development would negatively impact existing single-family residential neighborhoods. The response was the intent of the Map Amendment No. 10 is to focus on the highest density uses along IB and South 154th Street, tiering down the development intensity, including height, as it approaches the single-family neighborhoods. Staff has proposed that the CP designation be changed from multi-family use to a designation that would require any future rezones to be townhouse in nature, more compatible in design and scale with the residential properties to the north. Another comment made was about the circulation system, traffic and a need for pedestrian improvements. These issues are covered in the draft Station Area Plan. The City is working with the Washington State Department of Transportation (WSDOT) and the POS to address the SR 518 improvements in terms of access. The City is also working with Sound Transit in a program to construct improvement along IB and South 154th Street close to where the light rail station will be operating. Regarding comments on the parking issues at the November 27 PC meeting, staff and the PC will be working on new regulations, and in early 2007, will address the parking issues in more detail.

PC Chair Linda Snider added information from the PH on the CP difference from the zoning. The CP states there is a potential of developing into a higher density use but does not necessarily mean that it will happen right away. It is up to the property owner. The PC approved the CP as a recommendation to the Council, 3-1 with Alternative No. 1. The opposing vote was in Map Amendment No. 10, the Aviation Business Center (ABC) area, which butts up against the POS-owned L-shaped property. One commissioner felt the City should not be encouraging any type of residential use, that it should be commercial.

Staff addressed concerns posed by the Council at the November 14 RCM using an elevation model of the South 154th Street Station Area. Senior Planner Scarey explained the topography and potential blockage of views caused by building heights and the differences between the PC and staff recommendations. The elevation decreases as it heads east and southeast to the City Center.

Council discussion ensued with staff regarding development around the stations. Council will act on all the CP Amendments at the December 12 RCM.

●Station Area Plans

Planning Director Butler stated this presentation would brief on the background of the Station Area Plans, the schedule, focus on South 154th Street Station Area, and the comments from the PC PH. There have been a number of stakeholder workshops on both South 176th and 54th Street Station Areas. The South 154th Street workshop results were to improve pedestrian environment, vehicular access and encourage mixed-use and multi-family development. The next step will be Council Action on adoption of the two Station Area Action Plans.

The South 154th Street Station Area Action Plan goals are: 1) pedestrian friendly, 2) transit-friendly, 3) a mix of uses, 4) high quality design, and 5) to build on strengths of cultural diversity to enhance the community.

Plan features are: 1) strong residential focus, 2) mixed-use with a neighborhood-oriented aspect in the eastern sector, 3) access improvements, 4) increased density, 5) transit access, 6) a central parking structure, and 7) public open spaces.

Potential City actions are: 1) improve streetscapes along South 152nd and 154th Streets and IB, 2) improve intersections on IB, 3) close Military Road South south of South 152nd Street, 4) encourage public open spaces, 5)

PRESENTATIONS (Continued):

Station Area Plans (Continued): rezone areas to comply with plan, 6) construct parking garage to support neighborhood demand, or enter into public/private partnership, 7) coordinate with WSDOT to improve access from SR 518, 8) foster partnerships, and 9) consider other development incentives with State Environmental Policy Act (SEPA) assistance.

Mr. Butler stated Council and staff met with the City of Tukwila Community Affairs & Parks Committee and there was good discussion on how the two Cities could join forces and coordinate on the plaza and pedestrian connections at South 152nd Street. Also discussed was the idea for the Station Area having a neighborhood park and a joint City farmers' market. This issue was discussed at the Land Use & Parks (LUP) Committee Meeting prior to this SCM.

Staff addressed responses to the public comments from the PC PH on the South 154th Street and SeaTac/Airport Station Area.

CM Wythe commented on the issue of street parking to which Mr. Butler explained. CM Wythe stated the CP has good general policies. The citizens, through the Council, need to take a more active part in helping to shape the City and make it a more livable area.

DM Shape inquired about potential bike lanes to which Mr. Scarey illustrated a section of South 154th Street west of the Riverton Post Office showing bike lanes on both sides. The lanes continue around the north end of the new runway. Secondly, DM Shape questioned the building height stated in the plans. Mr. Butler explained the debate as to the building heights in the commercial and residential areas. More discussion will take place after the adoption of the plans in developing the final standards.

CM DeHan stated he felt the economical market would drive what the minimum height is. If this is a valuable area, it would seem that developers would tend to build more than a one-story building concept. Mr. Butler replied that it is a reasonable assumption and will be addressed through further discussions.

Mr. Butler stated there were two major comments made at the PC PH: 1) there has not been enough public outreach. The response was there were/are numerous opportunities for public comments. He outlined the major public meetings that have been held, and 2) the new requirement for public streets being imposed, particularly for south of South 176th Street. The response was the intent of the plan has no change from the City Center Plan on the Boysen property, and streets would be private unless redevelopment triggers change in property owner preference. The last few comments regarded images displayed on the concept plan in the South 176th Street area. The response was these images are just illustrations of what could happen in the future.

Mrs. Snider stated the majority of the PC rejected both subarea plans and refused to elaborate on their reasoning. They felt there were not adequate public opportunities for public input. She had asked the commissioners to vote on the subarea plans separately and they refused. She stated her personal preference. She would not have voted down the South 154th Street Area Plan. She felt staff has worked with the developers and landowners and the plan is reasonable. However, she stated she wished the Station Area Plan could be called "North of South 176th Street" and "South of South 176th Street." Her reasoning is that staff is vigorously working with the property owners (Boysens) to incorporate the family's requests and that of the City. The Boysens do not foresee any changes in the use of their property long term.

DM Shape stated his appreciation of Mrs. Snider and PC's diligent work on the CP and zoning. Mrs. Snider added the PC works very hard and she felt it was unfair to Mr. Butler and staff that the commissioners were not willing to explain their reasons for their opposing vote.

CM Brennan added his appreciation for the PCs hard work on the CP and zoning. He stated the Boysens have developed a well-laid out plan between South 176th and 188th Streets on the east side of IB and have been an important contributor to the development of the City.

CM DeHan stated he felt the plan should be adopted as it stands.

Mr. Butler stated it is not the Planning staff's perceptive that the Station Area Plan has the same weaknesses and strengths as the CP. The Council can do no more or less based on the CP than it can with the Station Area Plan. The City Center Plan was adopted in 1994 and revised in 1999 and now the focus is on the Station Area Plans.

PRESENTATIONS (Continued):

Station Area Plans (Continued): CM Wythe agreed that there is no direct plan to change south of South 176th Street on the east side. The roadways are to support the property owners and businesses.

City Manager Ward added for further clarity, staff would amend the graphics in the final version of the plan. The CP is not simply a dream but a vision. The regulations to be adopted must be consistent with the CP according to law.

CM DeHan added that the CP does not state what the growth is going to be. It is an outline or limit of growth and it is up to the individual property owners to request a zoning change up to and including the limits.

CM T. Anderson stated that the Boysen Heiberg family could make changes on their property in the future if they choose to.

Mr. Butler summarized the two options discussed: 1) everything south of South 176th Street is in the City Center Plan and not in the Station Area Plan would be deleted from the language in the plan, or 2) encourage development of new street network.

DM Shape agreed that the plan is a circle around the station and the City should do what is necessary to make the plan more palatable to the property owners.

City Manager Ward clarified, based on Council direction today, that staff will prepare some additional language to address the points made and the revised version will specify that the plan has no affect south of South 176th Street.

With no further discussion, DM Shape turned the gavel back over to Mayor Fisher.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended November 22, 2006

City Manager Craig Ward reported on the following purchase request.

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Mobile Report Management System Modification and Update to Existing Software	Fire	\$22,789	\$22,789	\$22,800

Council consensus: Referred to the 11/30/06 SCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2729 - A Motion accepting the Building Design for the new Fire Station 46

Summary: This Motion accepts the building design for Fire Station 46 as presented by David Clark Architects. Using information from the Fire Ad Hoc Committee 2003 study and from interviews with Fire staff, David Clark Architects has developed a fire station design based on suggested criteria. It meets a minimum 50-year sustainability and future services needs. The design and construction will also meet qualifications for Leadership in Energy and Environmental Design (LEED) certification at the silver level. The City will be eligible for a \$15,000 grant from King County (KC) to offset the cost of the LEED certification. Given acceptance of the design will allow for an updated cost estimate to be presented at the December 12 RCM. Construction is scheduled to begin around the first of the year.

The 2006 Budget for the new Fire Station 46 has \$800,000 to pay for the architect fees and associated costs.

Facilities Director Patterson and Mr. Clark reviewed with Council the new Fire Station 46 plans. Due to a survey showing a 13-foot drop in the land elevation on the north side of the property, 8,000 more square feet (sf) will be an addition to the structure. The project is to design a building with life cycle material to last 50 years. Mr. Clark detailed the interior design and designated usage of the rooms.

CM A. Anderson, Chair of the Public Safety & Justice (PS&J) Committee, stated this item was presented to the committee and was recommended for Council approval.

Upon a question posed by CM Wythe, Mr. Patterson stated the architect has been approved by Council and this design is being brought to Council tonight for action. He added the firefighters and Citizens Committee were involved in the design. Mr. Patterson stated, with the building size going from 16,000 sf to 24,000, the cost was originally estimated at approximately \$4.9 million and with the additional sf, the cost has increased to \$5.5 million

AGENDA BILL PRESENTATIONS:

Agenda Bill #2729 (Continued): but will not exceed \$5.7 million. \$3,382,000 is to build the structure, and \$1,086,000 is for property acquisition. Mr. Patterson listed the items and cost of each element of this project. The furnishing will be from the existing along with new items as needed, adding they will be as frugal as possible.

CM Brennan questioned the amount of space for Fire personnel to which Mr. Patterson replied that the direction given was to look into the future and build with that in mind.

Council consensus: Referred to the 11/30/06 SCM New Business

Agenda Bill #2738 - A Motion approving the low bidder for Surveyor Work for new Fire Station 46

Summary: Three surveyors from the Small Works Roster were contacted and asked to give quotes for work required for the new Fire Station 46 design: 1) CenterPointe Surveying Inc. at \$7,500; 2) Dowl Engineers LLC at \$13,000; and 3) DHA & Associates Inc at \$16,700. It is recommended that the City Council approve CenterPointe Surveying Inc. for the required survey work.

The 2006 Budget has allotted \$800,000 for New Fire Station 46 for the architect fees and associated costs.

Mr. Patterson discussed with Council the above summary.

Council consensus: Referred to the 11/30/06 SCM New Business

Agenda Bill #2741 - A Motion approving a revision to the Guardsmark Lease

Summary: This Motion allows for a change to the Guardsmark Lease approved at the June 13, 2006 RCM. Although an agreement for renewing the lease for 3030 sf. had been reached with the local Guardsmark tenant, the home office requested revisiting the terms in lieu of the current sf. costs as advertised. The current asking price for space in City Hall is \$18.00/sf. The revision is as follows:

Months 1-12	\$23.00 per sf.	\$5,807.50 per month
Months 13-24	\$23.25 per sf.	\$5,870.63 per month
Months 25-36	\$23.50 per sf.	\$5,933.75 per month

In essence, the City lowered the yearly increase from \$.50 to \$.25 with no other changes.

Fiscal Impact:

Accumulated rent for three years	\$ 211,342.50
Custodial services for three years	\$ -21,816.00
Utilities for three years	\$ -27,270.00
Total	\$ 162,256.50

Council consensus: Referred to the 11/30/06 SCM Consent Agenda

Agenda Bill #2730 - A Resolution transmitting the Fireworks Initiative to the King County (KC) Records and Elections Division and requesting that a Special Municipal Election be held on February 6, 2007 at which time the initiative be placed upon the ballot for the qualified voters of SeaTac to approve or reject

Summary: This Resolution provides for a Fireworks Initiative Petition (which hereinafter shall be designated as Proposition No. 1 to be transmitted to and filed with the KC Records and Elections Division in accordance with State law. This Resolution calls for a Special Municipal Election to be held on February 6, 2007, whereby Proposition No. 1 would be placed upon the ballot for the qualified electors of the City to approve or reject. If passed by the voters, the current fireworks ban would be repealed and replaced with an Ordinance that authorizes the sale and discharge of fireworks on certain days and times.

On October 10, 2006, during the RCM, in accordance with State law and SeaTac Municipal Code (SMC) 1.10.220, the City Council considered the Fireworks Initiative Petition submitted to the City Clerk's Office on November 1, 2005. Ordinance No. 06-1023 proposing a new Fireworks Ordinance and repealing the existing Ordinance per an Initiative Petition proposed by voters through the Initiative and Referendum Powers granted to voters by SMC 1.10.040 was rejected. Council requested the initiative be placed upon the ballot at the next municipal election for the qualified electors of the City of SeaTac to approve or reject. State law requires the City to call a special election by filing a Resolution no later than 52 days prior to the election date. The Revised Code of Washington (RCW) 29A.04.330 currently requires the Resolution to be filed no later than 45 days prior to the election.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2730 (Continued): However, effective January 1, 2007, the statute will be amended to require the Resolution be filed no later than 52 days prior to the election.

On November 14, 2006 at the PS&J Committee Meeting, staff raised the option of including information in a local voters pamphlet. The approximate cost to the City for a local voters pamphlet is \$8,000. If the City wishes to have information regarding the proposed initiative included in a local voters pamphlet, the City Council must adopt an Ordinance authorizing the KC Elections Division to produce, publish and distribute a local voters' pamphlet no later than 40 days before the election date (no later than December 28, 2006). At the PS&J meeting on November 14, 2006, the direction of the committee was to forgo the option of a local voters pamphlet.

Senior Assistant City Attorney Johnsen reviewed with Council the above summary.

CM DeHan, Chair of the Transportation & Public Works (T&PW) Committee, stated this item was discussed by the committee and recommended Council chose either:

- A) to have a ballot title list the dates and times the fireworks can be sold and discharged; or
- B) to have the ballot title list the dates only that fireworks can be sold and discharged. The times for sales and discharge are listed in the Initiative.

CM DeHan stated the Council could take action tonight or if more discussion is needed, delay the whole agenda bill until December 12 for Council action. He stated he preferred option B.

Mr. Johnsen replied that the initiative to go to the voters would repeal the fireworks ban and allow fireworks sales from June 28 through July 5 and discharge of fireworks on July 4 and 5 and allow sales from December 27 through 31 and allow discharge of fireworks December 31 through January 1. This initiative was submitted to the City and Council rejected the initiative and therefore it will be sent to the voters as it was presented to the City.

City Attorney Mirante Bartolo stated KC needs to be notified by December 28, 2006 if a voters' pamphlet is to be published.

City Manager Ward indicated that an agenda bill would be prepared to authorize staff to write a voters guide and would be referred to the December PS&J Committee Meeting.

Council consensus: Referred to the 11/30/06 SCM New Business

Agenda Bill #2733 - An Ordinance confirming the appointment of Paul J. Codd as the Municipal Court Judge, affixing the compensation of the Municipal Court Judge and Judge Pro-Tem, and authorizing entry of a Professional Services Contract

Summary: RCW 35A.13.080 (2) requires the City Manager to appoint a Judge of the SeaTac Municipal Court, subject to confirmation by the Council, to a four-year term. Paul J. Codd was appointed and confirmed as Municipal Court Judge for four-year terms in 1991, 1995, 1999, and 2003 and has served admirably in that capacity. The City Manager has appointed Paul J. Codd as Municipal Court Judge to the four-year judicial term from January 1, 2007 through December 31, 2011, subject to Council confirmation. Judge Codd has stated that he may retire at the end of the year 2007. If that retirement does occur, it will be necessary to appoint and confirm a new Municipal Court Judge for the remainder of the judicial term.

RCW 3.50.080 and RCW 3.50.090 also provide that the salaries of Municipal Court Judges and Judges Pro-Tem be fixed by Ordinance. Therefore, this Ordinance also sets the compensation of the Municipal Court Judge and Judges Pro-Tem at \$65.00 per hour.

City Manager Craig Ward briefed on the above summary and also stated this is a continuation of the City's existing contract with Judge Codd, at the same fee. The City will continue to fill his position when he is not available with pro-tem judges at the same rate. Some language was added to the contract that also obligates the judge lead the interdepartmental performance standards for the Municipal Court and modifications to the Court's organizational staffing in order to maintain or exceed those standards based upon the projected work load for the upcoming two calendar years. The City has the ability in the contract to terminate it for good cause at any time without advance notice and Judge Codd may terminate the contract by providing 180 days written notice.

Council consensus: Referred to the 11/30/06 SCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2732 - A Motion authorizing the City Manager to enter into a Settlement Agreement with T-Mobile West Corporation and T-Mobile USA (collectively referred to as T-Mobile)

Summary: On June 13, 2006, T-Mobile filed a lawsuit against the City of SeaTac in Federal Court, alleging that a portion of the City's Wireless Communications Facilities (WCF) Ordinance violates the Federal Telecommunications Act. This lawsuit stems from the City's denial of a building permit requested by T-Mobile that would have allowed T-Mobile to install cellular antennas on the Highline Water District's water tower located on South 176th Street. The City denied the permit application because the City's WCF Ordinance establishes a siting hierarchy that gives a preference to locating WCFs on City property. In this case, the City determined that T-Mobile's antennas could be located on City property.

T-Mobile and staff have tentatively reached a settlement in this lawsuit, pending approval by the City Council. This Motion would authorize the City Manager to enter into the proposed settlement agreement. This agreement stays the pending lawsuit for six months. Additionally, the agreement authorizes City staff to process T-Mobile's building permit application without regard to the siting hierarchy in the WCF Ordinance. Furthermore, the City agrees to amend the WCF Ordinance with respect to the siting hierarchy to address T-Mobile's concerns. T-Mobile agrees that once the City amends the WCF Ordinance to address their concerns, the lawsuit will be dismissed. However, if the City does not amend the WCF Ordinance to address the concerns of T-Mobile, then T-Mobile will be able to lift the stay and continue their lawsuit.

Senior Assistant City Attorney Johnsen reviewed with Council the above summary.

Council consensus: Referred to the 11/30/06 SCM Consent Agenda

Agenda Bill #2712 - An Ordinance establishing the 2007 Property Tax Levy

Summary: This Ordinance establishes the 2007 property tax levy and rate, based on the assessed valuation of property in the City, as certified by the KC Assessor's Office.

Initiative 747, approved by the voters on November 6, 2001, limits annual property tax increases to the lower of one percent or inflation, defined by the implicit price deflator (IPD). The IPD for 2007 is 1.0342 percent, resulting in all regular property tax levies being limited to an increase of one percent over the previous year, excluding new construction and state-assessed property valuation increases. The 2007 Preliminary Budget is based on a property tax revenue estimate in conformance with the provisions of I-747.

Prior to I-747, Council approved reductions in the property tax levy rate, forgoing additional revenues that would have resulted if the rate had been maintained at the statutory maximum, as done by many other Washington Cities.

On November 29, 2006, the City received certification of 2007 assessed valuations from the KC Assessor's Office. The total valuation of the City of SeaTac for 2007, as certified by the KC Assessor, is \$4,077,974,305. This amount represents an increase of approximately 13.74 percent as compared to the 2006 assessed valuation total.

This Ordinance provides for a 2007 tax levy of \$10,638,145, the maximum allowable levy as determined by the KC Assessor's Office. The resulting levy rate of \$2.61 per \$1,000 of assessed valuation would be the lowest rate levied in the City's existence. The rate would decrease by sixteen cents from the 2006 levy rate of \$2.77.

Finance Director McCarty briefed Council on the above summary.

CM DeHan stated this assessment allows for a one percent growth on existing property.

Council consensus: Referred to the 11/30/06 SCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 73608 - 73804) in the amount of \$1,344,152.34 for the period ended November 20, 2006.
- **Approval of payroll vouchers** (check nos. 45347 - 45386) in the amount of \$151,433.05 for the period ended November 15, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 48822 - 48992) in the amount of \$269,388.27 for the period ended November 15, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$51,832.96 for the period ended November 15, 2006.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended November 22, 2006.

CONSENT AGENDA (Continued):

Approval of Council Meeting Minutes:

- **Administration & Finance Committee Meeting** held November 14, 2006.
- **Regular Council Meeting** held November 14, 2006.
- **Land Use & Parks Committee Meeting** held November 16, 2006.

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

Agenda Bill #2741

A Motion approving a revision to the Guardsmark Lease

Agenda Bill #2733; Ordinance #06-1028

An Ordinance confirming the appointment of Paul J. Codd as the Municipal Court Judge, affixing the compensation of the Municipal Court Judge and Judge Pro-Tem, and authorizing entry of a Professional Services Contract

Agenda Bill #2732

A Motion authorizing the City Manager to enter into a Settlement Agreement with T-Mobile West Corporation and T-Mobile USA

Agenda Bill #2712; Ordinance #06-1029

An Ordinance establishing the 2007 Property Tax Levy

MOVED BY SHAPE, SECONDED BY DEHAN TO ACCEPT THE CONSENT AGENDA AS PRESENTED.*

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

*MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING:

● **2007 Annual City Budget - Finance**

Mayor Fisher opened the public hearing (PH) at 10:12 p.m.

Finance Director McCarty presented the summary under Agenda Bill No. 2711. Mr. McCarty stated this budget was reviewed with Council at the November 14, 2006 Council Meeting. He displayed the Budget Preparation Calendar, which culminated with this PH and Council action on the Ordinance establishing the 2007 Annual City Budget. In addition to the summary, Mr. McCarty detailed the salary and benefit costs. American Federation of State, County and Municipal Employees (AFSCME) represented positions would be increased by 4.37 percent, which is 95 percent of the CPI. The International Association of Firefighters (IAFF) labor contract expires the end of 2006, and staff is still in negotiations with the labor group. Non-represented employees will be receiving the same 2007 cost of living adjustment as the AFSCME employee group. Medical insurance premiums have increased by an average of 6 percent in 2007.

CM T. Anderson stated she is disappointed that an aid car is not being provided for the citizens. She will vote yes on the 2007 Budget only if Council agrees to let this be the first item at Council Retreat. She requested a spreadsheet be supplied for Council to see exactly how much it would cost to fill this obligation to the citizens.

With no further comments made, Mayor Fisher closed the PH at 10:21 p.m.

NEW BUSINESS:

Agenda Bill #2711

An Ordinance establishing the 2007 Annual City Budget

Summary: City Council and staff have been working on preparation of the 2007 Annual Budget since July. Four Council Budget Workshops have been conducted and the 2007 Preliminary Budget document, detailing funding recommendations for the 2007 Annual City Budget, was filed with the City Clerk on November 2, 2006. Copies of the 2007 Preliminary Budget were also distributed to the Council in the Friday packet on November 10, 2006.

The 2007 Preliminary Budget documents the decisions made by the City Council in its detailed budget review during the fall of 2006, presenting the City's resources as well as its programs and priorities in allocating those resources. These programs are necessary to protect the community's physical security and enhance the quality of

NEW BUSINESS (Continued):

Agenda Bill #2711 (Continued): life for all its citizens. It is designed to enhance the level of City services that support a healthy, secure, safe and livable community, while at the same time protecting the fiscal integrity of the City.

The proposed 2007 Preliminary Budget provides revenue exceeding expenditures in the General Fund by \$55,731. This budget recommends no significant reduction in service levels or staffing and no new taxes. General Fund operations continue to be supported by a property tax rate well below the statutory limit and without the implementation of several revenue sources available to Washington Cities, such as an employee head tax, a local Business & Occupation Tax and utility taxes. The City Council's General Fund target fund balance of four months of operating expenditures will be preserved with this budget, as the projected \$13.7 million General Fund ending fund balance at December 31, 2007 will exceed the Council's target fund balance of \$8.6 million by approximately \$5.1 million. The fund balance of the City's 23 funds at December 31, 2007 is projected to total \$50.6 million.

The 2007 Preliminary Budget anticipates a few increases in service levels for General Fund operations. Staffing changes in the 2007 Budget include increasing a part-time (P/T) Municipal Court Office Technician to full-time (F/T), hiring a F/T Operations Worker in the Parks & Recreation Department to replace two P/T Seasonal Workers, increasing a P/T Senior Engineering Technician to F/T in Public Works, increasing a half-time Custodial Aide to a 32-hours per week Custodian position in Facilities, and additional seasonal help in the Street Maintenance Fund during the summer and fall months. A major initiative begun in 2006, a Facility Repair and Replacement Program to provide for ongoing renovation and major maintenance of City buildings and facilities, continues in the 2007 Budget. The maintenance component of the program is funded through the General Fund, and for 2007 the amount necessary to complete the planned work is \$182,995. These maintenance-related expenditures are appropriated in the Facility Repair & Replacement Fund (Fund 110). \$220,693 has also been funded in the Municipal Capital Improvement Plan (CIP) (Fund 301) for the capital component of the program, for a grand total of \$403,688 in repair and replacement program expenditures for 2007. One change from the 2007 Budget presentation at the November 14 Council Meeting was the addition of \$560,000 for changes to the Military Road South project for conversion of lower voltage aerial utilities to underground utilities. \$560,000 was added to the budget for the Transportation and CIP (Fund 307) to cover this cost.

The 2007 Preliminary Budget proposes total Citywide expenditures of \$59.4 million, of which \$22.1 million represents capital expenditures funded from one-time or dedicated revenue sources. Improvements slated for 2007 include construction of a new fire station, sports field improvements at Valley Ridge Park, construction of a recreation room for City programs in a joint project with the Highline School District at Bow Lake Elementary School, installation of a concert band shell over the existing performance stage at Angle Lake Park, transportation improvements, surface water management projects, and equipment and vehicle replacements.

Capital programs continue to be funded without significant debt. Transportation improvements on Military Road South and other major arterials will be funded from grant revenue and the City's parking tax. \$3.8 million of the projected 2007 capital costs are for projects related to the Des Moines Creek Restoration, for which the City is acting as Treasurer. Revenue received from the POS, the WSDOT and the City of Des Moines will pay for most of the expenditures for these projects.

Preparation of a six-year CIP is integrated in the annual budget preparation process, ensuring that attention is given to the long-term capital needs of the City. A copy of the 2007-2012 CIP has been included in the 2007 Preliminary Budget document.

The proposed budget for 2007 provides for total City revenues of \$48,340,117 and expenditures totaling \$59,433,311, resulting in projected fund balances at December 31, 2007, in the amount of \$50,606,727.

Finance Director McCarty reviewed the above summary during the PH.

MOVED BY BRENNAN, SECONDED BY DEHAN TO ADOPT AGENDA BILL NO. 2711.*

MOVED BY BRENNAN, SECONDED BY T. ANDERSON TO AMEND THE ORDINANCE TO INCLUDE THE DECISION CARD REQUESTING THREE ADDITIONAL FIREFIGHTERS TO STAFF THE AID CAR 24/7.*

CM DeHan stated at this time, the City has a balanced budget that shows a \$50,000 surplus from revenues. If Council adopts this amendment at a \$260,000 expense, it will total \$210,000 in the red. Expenditures for 2007 and

NEW BUSINESS (Continued):

Agenda Bill #2711 (Continued): in the following years would exceed revenues. He stated he is opposed to any budget where expenditures exceed revenues.

Mayor Fisher agreed with CM DeHan, stating he would not vote for a budget that did not break even. He added he is not in favor of the amendment. He would like to discuss this issue at the upcoming Council Retreat. The Budget can be amended anytime if it is agreeable with Council.

CM Brennan stated he would like to take the money allotted to the ball fields or a new fire station that can man more firefighters than the City has and hire the three firefighters.

DM Shape stated he agreed with CM DeHan that the ongoing expense would cause the City to continually operate in the red. It is probably the No. 1 item on all CMs' desires to eventually have this manning but it has to be within the budget.

***COUNCILMEMBER BRENNAN WITHDREW HIS AMENDMENT AND REQUESTED THIS AGENDA BILL BE PLACED ON THE DECEMBER 12, 2006 COUNCIL MEETING.**

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

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS (Continued):

Agenda Bill #2729

A Motion accepting the Building Design for the new Fire Station 46

MOVED BY DEHAN, SECONDED BY SHAPE TO PASS AGENDA NO. 2729.*

CM DeHan stated this issue has been discussed many times by the Ad Hoc Committee and the idea was to build the station to serve the City's needs into the future without any future expansion and populate it as the City grows.

Mayor Fisher stated he has been an advocate of rebuilding the fire stations but now he is not sure it is at the right location.

CM A. Anderson stated he agreed with Mayor Fisher and had voted no on it some time ago and was defeated 6-1. He stated he is not sure it is in the right location but will go along with the Council majority.

Mrs. Snider, 18700 36th Avenue South, addressed Agenda Bill No. 2729. She stated she was asked to sit on the Fire Ad Hoc Committee by the Fire Chief because of her pride in the City's firefighters and by the Mayor because he knew she would watch the money carefully. She attended every meeting with the firefighters and visited four other Cities' Fire Station with the committee, and she stated she feels the plan is beautiful. It does not have luxury furnishings. She felt the firefighters' requests were for a basic fire station to better serve the residents of SeaTac. She urged the Council to support this agenda bill.

***MOTION CARRIED WITH A. ANDERSON, WYTHE, T. ANDERSON, SHAPE, AND DEHAN VOTING YES AND BRENNAN AND FISHER VOTING NO.**

Agenda Bill #2738

A Motion approving the low bidder for Surveyor Work for new Fire Station 46

MOVED BY DEHAN, SECONDED BY SHAPE TO ACCEPT AGENDA BILL No. 2738.

MOTION CARRIED WITH BRENNAN VOTING NO.

Agenda Bill #2730; Resolution #06-024

A Resolution transmitting the Fireworks Initiative to the King County (KC) Records and Elections Division and requesting that a Special Municipal Election be held on February 6, 2007 at which time the initiative be placed upon the ballot for the qualified voters of SeaTac to approve or reject

MOVED BY WYTHE, SECONDED BY DEHAN TO PASS RESOLUTION NO. 06-024.*

MOVED BY SHAPE, SECONDED BY DEHAN TO AMEND RESOLUTION NO. 06-024 TO INCLUDE DATES OF FIREWORKS SELLING AND DISCHARGING IN THE BALLOT TITLE.

AMENDMENT CARRIED UNANIMOUSLY

***MOTION AS AMENDED CARRIED UNANIMOUSLY.**

CITY MANAGER'S COMMENTS: City Manager Ward had one item of business: He reminded Council of the Employees' Annual Awards Banquet to be held Friday, December 1, at 6:30, at the SeaTac Community Center.

COUNCIL COMMENTS: CM DeHan stated the South County Area Transportation Board (SCATBD) Meeting and the cost estimate for SR 509 that was \$900,080 million has come back in at \$1.4 billion. The board is trying to get the figure down to a manageable amount so the WSDOT is examining phasing in the project. It is still alive and they are discussing ways to eliminate new bridges and make the project more palpable. There has been a request to the Governor for the POS to help with SR 509 and the Port of Tacoma to help with SR 167. Also there is a request to the Governor to not allow the increased SR 520 cost to come from other Regional Transportation Improvement District (RTID) funds.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY T. ANDERSON, SECONDED BY BRENNAN TO ADJOURN THE SPECIAL MEETING OF THE SEATAC CITY COUNCIL AT 10:45 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

December 12, 2006
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:00 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan, and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, Deputy City Clerk Kristina Gregg, Finance Director Mike McCarty, Public Works Director Dale Schroeder, Code Enforcement Administrative Assistant II Toni Azzola, Facilities Director Pat Patterson, Parks & Recreation Director Kit Ledbetter, Assistant Parks & Recreation Director Lawrence Ellis, Planning Director Steve Butler, Senior Planner Mike Scarey, Human Resources Director Steve Mahaffey, Senior Assistant City Attorney Mark Johnsen, Assistant City Attorney Julia Yoon, Fire Chief Bob Meyer, and Chief of Police Services Greg Dymerski.

FLAG SALUTE: Chief of Police Services Dymerski led the Council, audience and staff in the Pledge of Allegiance.

MOMENT OF SILENCE: Mayor Fisher requested a moment of silence to honor King County Police Deputy Steve Cox, who was killed on December 2, 2006 while on duty.

PUBLIC COMMENTS: Linda Snider, 18700 36th Avenue South, stated there was a public comment made at the November 30 Council Meeting in reference to Mayor Fisher owning property in the area being considered for the Comprehensive Plan (CP) and Station Area. She stated she has attended many meetings with Council and has never heard one of them inappropriately engage in conversation. Mayor Fisher has removed himself from these discussions for this reason. She stated her appreciation of the Council.

Cathy Boysen Heiberg, 810 58th Avenue Northeast, Tacoma, thanked Council for the information and discussion that occurred at the November 30 Council meeting on the Station Area Plan. She also thanked City Manager Craig Ward, Planning Commission (PC) Chair Linda Snider and the PC, and Senior Planner Mike Scarey.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended December 8, 2006

City Manager Ward reported on the following purchase requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Purchase of Earthquake Insurance	Human Resources	\$15,697	\$15,697	\$10,451*
Repair Vandalism Damage to North SeaTac Park (NSTP) Ballfield Lights	Parks & Recreation	\$0	\$0	\$13,083

*Note: Will be paid from 2007 Budget.

Council consensus: Referred to the 12/12/06 RCM Consent Agenda

Upon a question posed by Councilmember (CM) DeHan, Parks & Recreation (P&R) Director Ledbetter stated the new boxes for the NSTP Ballfield Lights will be tamper proof to prevent vandalizing the lights in the future.

SUSPENSION OF THE RULES:

MOVED BY SHAPE, SECONDED BY DEHAN TO SUSPEND THE RULES TO BRING FORWARD AGENDA BILL NO. 2727 TO ACCOMMODATE THE AWARD RECIPIENTS.

MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS:

Agenda Bill #2727

A Motion authorizing a Neighborhood Grant Award to McMicken Heights Neighborhood and authorizing the City Manager to enter into a Matching Fund Project Agreement

Summary: This Motion authorizes a Neighborhood Grant Award to McMicken Heights Neighborhood to install an entrance sign and landscaping and authorizes the City Manager to enter into a Matching Fund Project Agreement in order to administer the grant. SeaTac Resident Terry Farden will be the project coordinator for the neighborhood.

NEW BUSINESS (Continued):

Agenda Bill #2727 (Continued): The 2006 Budget includes a \$30,000 appropriation in Neighborhood Grant Funds for neighborhood projects to enhance the viability and livability of their neighborhoods. This fund has a sufficient amount to cover the request from the McMicken Heights neighborhood which will entail a five-foot by six-foot rock at the northeast corner of Military Road South and South 172nd Street. The rock will have scripted McMicken Heights in aluminum lettering, a plaque identifying the partnership between the neighborhood and the City and landscaping of the corner. The matching grant requested is \$5,784. The neighborhood group will match this amount in labor and materials.

Funding for this neighborhood project is not to exceed \$5,784 and will be drawn from the \$30,000 budget appropriation for neighborhood grant funds in 2006.

Public Works (PW) Director Schroeder stated this item has been to the Transportation & Public Works (T&PW) Committee twice in the last two months.

Code Enforcement Administrative Assistant II Azzola introduced David and Terry Farden. She then detailed the project proposal including boundaries, design, and fiscal impact.

CM Wythe congratulated the McMicken Heights neighborhood for bringing forward this project. This is a commitment between the citizens and the government. The citizens putting this marker in are the same citizens that protect their community. He recommended approval of this Motion.

CM Shape reiterated CM Wythe's comments. This is exactly what the City wants to see in the neighborhoods.

CM DeHan stated the T&PW Committee gave unanimous endorsement of this Motion.

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ACCEPT AGENDA BILL NO. 2727.

MOTION CARRIED UNANIMOUSLY.

Public Comments (related to Agenda Bill #2727): Terry Farden thanked everyone involved in this project.

PRESENTATION:

● **Neighborhood Grant Certificate of Award to the McMicken Heights Neighborhood**

Mayor Fisher read and presented the Certificate of Award to the McMicken Heights Neighborhood.

AGENDA BILL PRESENTATIONS:

Agenda Bill #2711 – An Ordinance establishing the 2007 Annual City Budget

Summary: Council and staff have been working on preparation of the 2007 Annual Budget since July. Four Council budget workshops have been conducted and the 2007 Preliminary Budget document, detailing funding recommendations for the 2007 Annual City Budget, was filed with the SeaTac City Clerk on November 2, 2006. Copies of the Budget were also distributed to the Council in the Friday packet on November 10, 2006. A public hearing (PH) was held November 30.

The 2007 Preliminary Budget documents the decisions made by the City Council in its detailed budget review during the fall of 2006, presenting the City's resources as well as its programs and priorities in allocating those resources. These programs are necessary to protect the community's physical security and enhance the quality of life for all its citizens. It is designed to enhance the level of City services that support a healthy, secure, safe and livable community, while at the same time protecting the fiscal integrity of the City.

The 2007 Preliminary Budget provides revenue exceeding expenditures in the General Fund by \$55,731. This budget recommends no significant reduction in service levels or staffing and no new taxes. General Fund operations continue to be supported by a property tax rate well below the statutory limit and without the implementation of several revenue sources available to Washington Cities, such as an employee head tax, a local Business and Occupation Tax and utility taxes. Council's General Fund target fund balance of four months of operating expenditures will be preserved with this budget, as the projected \$13.7 million General Fund ending fund balance at December 31, 2007 will exceed the Council's target fund balance of \$8.6 million by approximately \$5.1 million. The fund balance of the City's 23 funds at December 31, 2007 is projected to total \$50.6 million.

The 2007 Preliminary Budget anticipates a few increases in service levels for General Fund operations. Staffing changes in the 2007 Budget include increasing a part-time (P/T) Municipal Court Office Technician to full-time (F/T), hiring a F/T Operations Worker in the P&R Department to replace two P/T Seasonal Workers, increasing a P/T Senior Engineering Technician to F/T in PW, increasing a half-time Custodial Aide to a 32 hours per week

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2711 (Continued): Custodian position in Facilities, and additional seasonal help in the Street Maintenance Fund during the summer and fall months. A major initiative begun in 2006, a Facility Repair and Replacement Program to provide for ongoing renovation and major maintenance of City buildings and facilities, continues in the 2007 Budget. The maintenance component of the program is funded through the General Fund, and for 2007 the amount necessary to complete the planned work is \$182,995. These maintenance-related expenditures are appropriated in the Facility Repair and Replacement Fund (Fund 110). \$220,693 has also been funded in the Municipal Capital Improvement Plan (CIP) Fund (Fund 301) for the capital component of the program, for a grand total of \$403,688 in repair and replacement program expenditures for 2007.

The 2007 Preliminary Budget proposes total City-wide expenditures of \$59.4 million, of which \$22.1 million represents capital expenditures funded from one-time or dedicated revenue sources. Improvements slated for 2007 include construction of a new fire station, sports field improvements at Valley Ridge Park, construction of a recreation room for City programs in a joint project with the Highline School District at Bow Lake Elementary School, installation of a concert band shell over the existing performance stage at Angle Lake Park, transportation improvements, surface water management projects, and equipment and vehicle replacements.

Capital programs continue to be funded without significant debt. Transportation improvements on Military Road South and other major arterials will be funded from grant revenue and the City's parking tax. \$3.8 million of the projected 2007 capital costs are for projects related to the Des Moines Creek Restoration, for which the City is acting as Treasurer. Revenue received from the Port of Seattle (POS), the Washington State Department of Transportation (WSDOT) and the City of Des Moines will pay for most of the expenditures for these projects.

Preparation of a six-year CIP is integrated in the annual budget preparation process, ensuring that attention is given to the long-term capital needs of the City. A copy of the 2007 – 2012 CIP has been included in the 2007 Preliminary Budget document.

The proposed budget for 2007 provides for total City revenues of \$48,340,117 and expenditures totaling \$59,433,311, resulting in projected fund balances at December 31, 2007 in the amount of \$50,606,727.

Finance Director McCarty stated this item was reviewed by Council at the November 14 and 30 Council Meetings. He reviewed the above summary.

Council consensus: Referred to the 12/12/06 RCM New Business

Agenda Bill #2740 – An Ordinance amending the 2006 Annual City Budget for Miscellaneous Items

Summary: This Ordinance increases expenditures to provide additional 2006 appropriation authority in the Building Management Fund (Fund 108). This Ordinance is necessary to ensure that the City complies with State laws prohibiting any funds having expenditures in excess of the fiscal year appropriation authority.

Building Management (Fund 108): As part of lease agreements entered into in 2006 for space on the second floor of City Hall, the City performed tenant improvements in the areas occupied by Pan International Realty and the Federal Aviation Administration (FAA). The amount included in the 2006 Budget for tenant improvement expenditures is not sufficient to pay the total cost of the completed improvements. A budget increase for this fund in the amount of \$25,000 is recommended to offset the additional expenditures related to these tenant improvement costs incurred in 2006.

Finance Director McCarty reviewed the above summary.

Council consensus: Referred to the 12/12/06 RCM Consent Agenda

Agenda Bill #2737 – An Ordinance setting the compensation level for City Councilmembers (CMs) and the Mayor

Summary: This Ordinance increases the compensation level for CMs from \$800 to \$1,000 per month and increases the Mayor's compensation level from \$1,000 to \$1,200 per month.

The last salary increase for CMs was provided in an Ordinance effective January 1, 2002. Any change in compensation for CMs must be enacted through Ordinance. Under State law, CMs cannot be awarded an annual cost of living allowance. Therefore, from time to time, it is appropriate for the CMs to receive a salary increase. In the 2007 budget review process, Council directed staff to prepare an Ordinance increasing their salary by \$200 per month.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2737 (Continued): Under Washington State law, an increase in salary cannot take effect until after the next election for each Council position. This Ordinance authorizes the increase and shall be effective on January 1, 2008 for Council positions numbers 1, 3, 5 and 7. The increase shall be effective on January 1, 2010 for Council positions number 2, 4, and 6.

This Ordinance has no budget impact in 2007. The budget impact of the proposed salary increase for the years 2008 and 2009 is approximately \$9,600 per year. The total budget impact for 2010 and beyond is approximately an additional \$7,200 per year.

Human Resources (HR) Director Mahaffey reviewed the above summary.

CM T. Anderson stated this item was reviewed at the Administration & Finance (A&F) Committee Meeting today and it was recommended for approval.

Council consensus: Referred to the 12/12/06 RCM Consent Agenda

Agenda Bill #2739 – An Ordinance authorizing the King County (KC) Division of Records and Elections to produce, publish and distribute a Local Voters’ Pamphlet for the February 6, 2007 Election, and agreeing to pay the City’s share of the costs of such Local Voters’ Pamphlet

Summary: Revised Code of Washington (RCW) 29A.32.210 provides that at least 40 days before any special election, the legislative authority may adopt an Ordinance authorizing the publication and distribution of a local voters’ pamphlet. If this Ordinance is adopted, the pamphlet will provide information on City of SeaTac Proposition No. 1, which will be placed on the ballot for the February 6, 2007 special election as passed in Resolution 06-024 on November 30, 2006 by the City Council.

The City Clerk would, within five days of the effective date of this Ordinance, forward to the KC Elections Division the information necessary for the voters’ guide.

There is no staff recommendation as this is a Council decision.

The approximate cost of the City’s share of the voters’ pamphlet is \$8,000.

Alternatives: 1) Do not authorize the publication of a local voters’ pamphlet for the February 6, 2007 election; and/or 2) In addition to a local voters’ pamphlet, the City may publish and distribute a single, City-wide mailing that objectively and fairly presents the facts of the ballot measure; and/or 3) The City may distribute information consistent with the customary practices of the City so long as the information objectively and fairly presents the facts of the ballot measure.

Assistant City Attorney Yoon reviewed the above summary.

Deputy Mayor (DM) Shape requested this item be considered under New Business.

CM T. Anderson stated this issue was reviewed by the Public Safety & Justice (PS&J) Committee today and was recommended for Council consideration under New Business.

Council consensus: Referred to the 12/12/06 RCM New Business

Agenda Bill #2742 – A Resolution amending the City of SeaTac Schedule of License Fees, Permit Fees, and Other Fees and Charges for City Services

Summary: This Resolution amends the City’s existing fee schedule by increasing fees for P&R activities and rentals. The fees proposed are increased to meet the growing costs of salaries, supplies and utilities.

In 1999, Council adopted fees for the P&R Department. During that period, P&R proposed fees were integrated into a fee range that would be adjusted over the next several years to meet the growing salaries of instructors, supplies and utility cost. Each year, staff review fees and compare them to neighboring recreation departments to ensure the City’s fees are competitive. Fees are adjusted in small increments to make it affordable for the City residents.

Staff has formulated a fee schedule to the year of 2010 to display the slight increase for recreation activities and rentals. As in previous years, each activity and program will be reviewed and adjusted accordingly to meet the cost of the program, i.e., salary, utilities and supplies. Fees for recreation programs, i.e., camps, sports and classes, are within the fee range that was established in 1999.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2772 (Continued): The fiscal impact would be a slight increase of revenue generated by the fee increase.

Assistant P&R Director Ellis reviewed the above summary.

Council consensus: Referred to the 12/12/06 RCM Consent Agenda

Agenda Bill #2734 – A Motion approving Construction Manager Format for the Valley Ridge Park Sport Field Improvements and increasing the dollar limit for Council approval for construction contracts on said project from \$5,000 - \$50,000

Summary: City staff has successfully completed construction of City Hall, and the Senior Center addition to the Community Center using the Construction Manager format. This saves the customary 10 to 15 percent overhead a general contractor would charge to manage a construction project. Facilities Director Pat Patterson and P&R Director Kit Ledbetter would act as Construction Managers on the Valley Ridge project. If approved, the projects will be run using a Construction Manager format which will require separate contracts for grading, electrical, sports lights, concrete, fencing, bleachers, subdrainage, synthetic turf, asphalt, and landscape and irrigation contractors.

Basic Valley Ridge Project Construction Schedule:

Stage I - Grading Contractor & Electrical Sports Lights Contractor: Grading and all underground utilities including electrical and sports lights and poles.

Stage II - Concrete, Fencing and Bleacher Contractors: This will include all of the concrete work around the central area, which would include the backstops and bleachers.

Stage III - Subdrainage and Synthetic Turf Contractors: This would include subdrainage, base rock and synthetic turf fields' installation.

Stage IV - Asphalt, Landscape and Irrigation Contractors: This would include the half-mile asphalt perimeter walkway, and all irrigation and landscaping.

The timing required to present all contracts under \$5,000 to Council for approval at the regular bi-weekly Council meetings creates a burden on the project schedule. It is requested that the limit for Council approval for this project be raised as it was for the Senior Center project. The City Council will be updated on a weekly basis of ongoing bids and contractor selection that were under the \$50,000 limit.

P&R Director Ledbetter and Facilities Director Patterson reviewed the above summary.

CM T. Anderson stated this item was reviewed by the A&F Committee today and recommended for approval.

CM Wythe clarified the total bid is \$3.7 million and is included in the proposed 2007 budget.

CM A. Anderson stated that he had heard rave reviews about Mr. Patterson's performance on the Senior Center project and expects the same with this project.

Council consensus: Referred to the 12/12/06 RCM Consent Agenda

Agenda Bill #2723 – A Motion authorizing Final Acceptance of the 2006 Overlay Project and authorizing Additional Funds

Summary: The 2006 Annual Overlay Project was physically completed October 30, 2006. Staff is recommending final acceptance and closeout of the project. In addition, the staff is requesting that additional funds be authorized for additional work that was warranted due to unforeseen sub-grade conditions on South 164th Street.

On September 12, 2006, City Council awarded the 2006 Annual Overlay contract to Woodworth & Co., Inc. for a contract amount of \$394,838.70 plus a 10 percent contingency of \$39,483.87 and a materials testing service fee of \$5,000 for a total project budget of \$439,322.57. Work began at the start of October 2006 and reached substantial completion by October 30, 2006. The project included road repair and overlay of approximately 7,165 lineal feet of residential streets throughout the City. Final acceptance establishes the beginning of the 45-day lien period as required by State law.

The actual costs of the project exceeded the contract amount. An additional \$16,208.71 is requested for additional work due to unforeseen subgrade conditions.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2723 (Continued): The project expenditures were as follows:

	Award Amount	Final Cost
Construction Contract	\$394,838.70	\$394,838.70
Contingency (10 percent)	\$39,483.87	\$57,331.84
Materials Testing Services	\$5,000.00	\$3,360.74
Total	\$439,322.57	\$455,531.28

The project expenditures were from the following accounts:

	Final Expenditures	Balance (after final payment)
#102.000.11.595.30.63.086 Street Overlays	\$320,003.40	\$86,653.73
#406.000.11.595.40.63.054 Spot Drainage Improvements	\$110,705.73	\$87,671.75
#102.000.11.595.61.63.035 Pedestrian Improvement Program	\$24,822.15	\$235,177.85
Total Funding	\$455,531.28	

The additional authorized funds would be obtained from the street overlay account, which would maintain a positive balance.

PW Director Schroeder reviewed the above summary.

CM DeHan stated the T&PW Committee recommended this item for approval.

Council consensus: Referred to the 12/12/06 RCM Consent Agenda

Agenda Bill #2736 – A Motion allowing the City Manager to enter into an Interlocal Agreement (ILA) between the City of SeaTac and the Highline Water District for Cross Connection Control (CCC)

Summary: This Motion authorizes the City Manager to enter into an ILA with the Highline Water District for CCC as mandated by Section 246-290-490 of the Washington Administrative Code (WAC).

All community water systems shall comply with the CCC requirements specified in WAC 246-290-490. The purpose for establishing this agreement is to detail the responsibilities of both parties so that the public water system is protected from contamination via cross-connections. Under the provisions of WAC 246-290-490, purveyors are not responsible for eliminating or CCC within the consumer’s water system. Under Chapter 19.27 of the RCW, the responsibility for CCC within the consumer’s water system, i.e., within the property lines of the consumer’s premises, falls under the jurisdiction of the local administrative authority. The program requires that the purveyor develop and implement a CCC program that meets the requirements of this WAC but allows for establishing a more stringent program through local Ordinances, Resolutions, codes, bylaws or operating rules. Purveyors shall ensure that good engineering and public health protection practices are used in the development and implementation of CCC programs. The purveyor, Highline Water District, is required to coordinate with the City of SeaTac in all matters concerning CCC. They are required to document and describe each coordination, including delineation of responsibilities, in the written ILA. They are also required to ensure that cross-connections between the distribution system and the consumer’s water system are eliminated or controlled by the installation of an approved backflow preventer commensurate with the degree of hazard. The agreement encompasses the requirements and specifies the duties of both parties per WAC 246-290-490.

PW Director Schroeder reviewed the above summary.

CM DeHan stated the T&PW Committee recommended this item for approval. There is no fiscal impact.

Council consensus: Referred to the 12/12/06 RCM Consent Agenda

Agenda Bill #2743 – A Motion establishing an Ad Hoc Sidewalk Advisory Committee and appointing its members

Summary: Under Section 3 (B) of the Council Policies and Procedures, an Ad Hoc committee is proposed to develop recommendations for Council consideration regarding sidewalk funding, construction and future maintenance.

During the 2006 Transportation Improvement Program (TIP) annual adoption, a desire was raised to develop a comprehensive program to construct sidewalks throughout the City, particularly along local streets in residential neighborhoods. Sidewalks create recreational opportunities, safe routes to schools and other neighborhood

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2743 (Continued): amenities. There are numerous issues related to installing sidewalks throughout the City. Over 50 miles of City streets currently do not have sidewalks. Limited financial resources currently exist. Previous commitments and priorities have been placed on arterial improvements.

Development of a City-wide sidewalk program was to include input from the community on how to prioritize new sidewalk construction. Staff was requested to advertise for volunteer residents and business representatives to serve an advisory committee and make recommendations back to the Council on an ad hoc basis.

The following residents have volunteered and are recommended to serve on the committee: LW Abel, Roger G. Bigney, Richard B. Jordan, Kaija Lietuvicis and John E. Thompson.

There are no direct expenses anticipated related to establishing the temporary committee. Existing staff resources will be necessary to coordinate the Ad Hoc Committee's progress.

Depending on the policies recommended by the Ad Hoc Committee and approved by the Council, future sidewalk funding and expenditures would be budgeted accordingly. Current sidewalk installation costs average \$150 per lineal foot including drainage, curb and gutter.

PW Director Schroeder reviewed the above summary.

Council consensus: Referred to the 12/12/06 RCM Consent Agenda

Mayor Fisher turned the gavel over to DM Shape at this point in the meeting due to a conflict of interest.

Agenda Bill #2716 – An Ordinance adopting the 2006 Final Docket of Comprehensive Plan (CP) Amendments (excluding Map Amendment #10)

Summary: State law allows Cities to amend local CPs one time annually. The 2006 amendments are proposals from staff and the public, both to the text of the CP document and to the CP Land Use Map.

By Resolution No. 97-001, Council authorized the Planning Department to implement procedures for amending the CP, which provide for consideration of proposed amendments for the 2006 calendar year in two stages. The recommended amendments were evaluated according to the preliminary and final docket criteria.

The City's procedures for amending the CP include completion of environmental review [State Environmental Protection Agency (SEPA)], City Attorney review, and consideration of public testimony by the PC in a PH.

SEPA review (SEP06-00011) of the proposed CP amendments was completed November 14, 2006, with the appeal period set to expire December 8, 2006. The proposed amendments reflect consideration of public comments received at a PH held before the PC on November 27, 2006. The PC made its recommendation about the proposed amendments on November 27, 2006.

Please note that the PC and staff concur in their recommendations, except in the case of Map Amendment #10, which is being brought to Council under a separate Agenda Bill and Ordinance.

Adoption of the proposed Ordinance would have no fiscal impacts to the City beyond those identified in the Capital Facilities Element.

Planning Director Butler reviewed the above summary.

Upon a question posed by CM Wythe, Senior Planner Scarey explained the differences between the staff and PC recommendations. Staff is recommending postponing into 2007 the discussion about Fire Services Level of Service and a couple of informational maps that were not completed before this evenings meeting. Essentially, staff and the PC are in agreement.

DM Shape questioned Map Amendment No. 6 as to whether the street has been vacated to the POS and if not, is the City legally correct in changing the CP while it is still a City street.

PW Director Schroeder stated the South 158th Street right-of-way (ROW) still belongs to the City but it is identified in the 1997 POS ILA and the 2005 POS ILA as one of the streets that the City would vacate and will be brought to Council for approval in the near future.

City Attorney Mirante Bartolo stated there is no legal issue.

Council consensus: Referred to the 12/12/06 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2744 – An Ordinance adopting Map Amendment #10 of the 2006 Final Docket of Comprehensive Plan (CP) Amendments

Summary: State law allows Cities to amend local CPs one time annually. The 2006 amendments are proposals from staff and the public, both to the text of the CP document and to the CP Land Use Map.

By Resolution No. 97-001, Council authorized the Department of Planning and Community Development to implement procedures for amending the CP, which provide for consideration of proposed amendments for the 2006 calendar year in two stages. The recommended amendments were evaluated according to the preliminary and final docket criteria.

The City's procedures for amending the CP include completion of environmental review (SEPA), review by the City Attorney, and consideration of public testimony by the PC in a PH.

SEPA review (SEP06-00011) of the proposed CP amendment was completed November 14, 2006, with the appeal period set to expire December 8, 2006. The proposed amendment reflects consideration of public comments received at a PH held before the PC on November 27, 2006. The PC made its recommendation regarding the proposed amendment on November 27, 2006.

The PC and staff differ in their recommendations regarding this amendment.

Planning Director Butler stated this item has been presented to Council more than once with good discussion.

CM Wythe stated it is clear that if the City's desire is to bring additional residences into the area, Council would choose the staff alternative. He suggested this issue be approved as written.

DM Shape stated the whole process has been before many committees and Council Meetings.

Council consensus: Referred to the 12/12/06 RCM Consent Agenda

Agenda Bill #2717 – An Ordinance adopting the SeaTac/Airport Station Area Action Plan and the South 154th Street Station Area Action Plan

Summary: Sound Transit is currently constructing two light rail transit (LRT) stations that will serve the City of SeaTac starting in 2009. The SeaTac/Airport Station will be located at International Boulevard (IB) and South 176th Street, and the Tukwila IB Station will be situated at IB and South 154th Street. After a lengthy public and City Oversight Board review process, drafts of the SeaTac/Airport Station Area Action Plan and the South 154th Street Station Area Action Plan have been developed. These station area action plans offer visions for the redevelopment of the areas adjacent to the stations that integrate transit-oriented development (TOD) principles, such as higher density, mixed use development and pedestrian-friendly design. The action plans also present concept plans that feature recommendations for new vehicular and pedestrian infrastructure, along with implementation strategies meant to facilitate the redevelopment of the two areas.

It is now a widely accepted principle that the presence of LRT stations create demand for services and building/development types that support higher office, commercial, and residential densities, and increase pedestrian activity. Anticipating this demand and the increased development potential for services and facilities near the SeaTac/Airport and Tukwila IB stations that could benefit SeaTac residents and businesses, City staff developed the two station area action plans.

The SeaTac/Airport Station Area Action Plan is based on the City Center Plan and similarly seeks to create a civic focal point for the City. Like the City Center Plan, the SeaTac/Airport Station Area Action Plan describes a densely developed, mixed-use area with new residential units, pedestrian-oriented retail and a variety of public open spaces. The plan features the creation of 30th Avenue South, a new main street running north to south from South 170th Street to South 176th Street. The plan also envisions the development of an entertainment district along the new 30th Avenue South that will provide retail, restaurant and other amenities to visitors, residents and workers in the area.

The South 154th Street Station Area Action Plan outlines a vision for the creation of an urban village west of the Tukwila IB Station. The South 154th Street plan also recommends the development of higher density mixed-use and pedestrian-oriented developments with public open spaces, but at a more neighborhood-scale than the SeaTac/Airport Plan. Additionally, the South 154th Street Station Area would be more residential in character than the SeaTac/Airport Station Area and would include more neighborhood-based retail and services. The plan also recommends creation of gathering spots to help celebrate the cultural diversity of the area's populations.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2717 (Continued): The City procedures for adopting subarea plans include completion of SEPA and consideration of public testimony by the PC in a PH.

SEPA review (SEP06-00009) was completed on November 14, 2006, with the appeal period ending on December 8, 2006. The proposed amendments reflect consideration of public comments received at various public meetings, including a PH held before the PC on November 27, 2006. All proposed amendments would be consistent with and implement the CP, as amended on December 12, 2006. The PC recommended against adoption of the proposed SeaTac/Airport Station Area Action Plan and South 154th Street Station Area Action Plan on November 27, 2006. The City Council's Land Use & Planning (LUP) Committee voted for adoption of the proposed Station Area Action Plans on November 16, 2006. Staff recommends the adoption of the two plans.

Plan implementation would occur through Zoning Code revisions related to the SeaTac/Airport Station Area and South 154th Street Station Area (expected to be developed by the end of April 2007), through the Citywide Capital Facility Plan, and through other steps as described in the Station Area Action Plans.

It is anticipated that the City would be responsible for construction of new streets in the SeaTac/Airport Station Area north of South 176th Street and for some street improvements in the South 154th Street Station Area. The City would also likely be a partner in developing a parking structure in the SeaTac/Airport Station Area and possibly in the South 154th Street Station Area as well.

Planning Director Butler briefed on the process for this item and summarized document revisions since the last Council review. The revisions include: minor text revisions, additional illustrative photos, responses to comments from public, and corrections to street sections.

CM Wythe stated staff and the PC have been working well together. He stated that Bow Lake represents a City asset. He stated the lake should be included as a future area to construct public access.

CM Brennan stated that the City has considered this issue before, however, Bow Lake is privately-owned. The City has no control over this property.

Upon a question posed by DM Shape, Mr. Butler clarified the Master Park Development Agreement (DA) allows for connection to the lake, but it is further south from the SeaTac/Airport Station Area.

Council consensus: Referred to the 12/12/06 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 73805 - 73940) in the amount of \$2,459,952.76 for the period ended December 5, 2006.
- **Approval of payroll vouchers** (check nos. 45387 - 45428) in the amount of \$317,923.00 for the period ended November 30, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 48993 - 49166) in the amount of \$267,160.48 for the period ended November 30, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$50,955.98 for the period ended November 30, 2006.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended December 8, 2006.

Approval of Council Meeting Minutes:

- **Public Safety & Justice Committee Meeting** held November 14, 2006.
- **Transportation & Public Works Committee Meeting** held November 28, 2006.

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

Agenda Bill #2740; Ordinance #06-1030

An Ordinance amending the 2006 Annual City Budget for Miscellaneous Items

Agenda Bill #2737; Ordinance #06-1031

An Ordinance setting the compensation level for City Councilmembers and the Mayor

Agenda Bill #2742; Resolution #06-025

A Resolution amending the City of SeaTac Schedule of License Fees, Permit Fees, and Other Fees and Charges for City Services

CONSENT AGENDA (Continued):

Agenda Bill #2734

A Motion approving Construction Manager Format for the Valley Ridge Park Sport Field Improvements and increasing the dollar limit for Council approval for construction contracts on said project from \$5,000 - \$50,000

Agenda Bill #2723

A Motion authorizing Final Acceptance of the 2006 Overlay Project and authorizing additional funds

Agenda Bill #2736

A Motion allowing the City Manager to enter into an Interlocal Agreement between the City of SeaTac and the Highline Water District for Cross Connection Control

Agenda Bill #2743

A Motion establishing an Ad Hoc Sidewalk Advisory Committee and appointing its members

Agenda Bill #2716; Ordinance #06-1032

An Ordinance adopting the 2006 Final Docket of Comprehensive Plan Amendments (excluding Map Amendment #10)

Agenda Bill #2744; Ordinance #06-1033

An Ordinance adopting Map Amendment #10 of the 2006 Final Docket of Comprehensive Plan Amendments

Agenda Bill #2717; Ordinance #06-1034

An Ordinance adopting the SeaTac/Airport Station Area Action Plan and the South 154th Street Station Area Action Plan

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ACCEPT THE CONSENT AGENDA AS PRESENTED.*

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

*MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING:

•Readopting Section 15.38 to the SeaTac Municipal Code (SMC), regarding Interim Development Standards (IDS) to Properties Located within the South 154th Street Station Area - Planning

DM Shape opened the public hearing at 7:20 p.m.

Staff briefing: Planning Director Steve Butler reviewed the summary under Agenda Bill No. 2725.

Upon a question posed by CM DeHan, Mr. Butler stated this has no impact on the DA currently in process in the South 154th Street area.

Deputy Mayor Shape closed the public hearing at 7:22 p.m.

NEW BUSINESS (Continued):

Agenda Bill #2725; Ordinance #06-1035

An Ordinance readopting Section 15.38 to the SeaTac Municipal Code (SMC), regarding Interim Development Standards (IDS) to properties located within the South 154th Street Station Area, and entering Findings of Fact supporting the readoption of Interim Standards

Summary: Sound Transit has begun construction of the station that will serve the South 154th Street Station Area. The City is in the process of planning for TOD around this station and anticipates the adoption of the South 154th Street Station Area Plan in December, 2006, and adoption of Final Development Standards to implement the Plan, within the first three-six months of 2007.

It is now a widely accepted principle that the presence of a LRT station creates a demand for services and building/development types that support higher office, commercial, and residential densities, and increases pedestrian activity. Anticipating this demand and the increased development potential for services and facilities that could benefit SeaTac residents and businesses, the City will be developing final development standards for the South 154th Street Station Area during the first three-six months of 2007.

In 2001, the City was engaged in Station Area Planning studies, but uncertainty about the route and station locations caused that effort to be put on hold. Now that the route and station location is firmly established, the City is once again taking up this project. As part of that process, the City Council approved a moratorium on

NEW BUSINESS (Continued):

Agenda Bill #2725; Ordinance #06-1035 (Continued): development and land use actions in the South 154th Street Station Area, on February 28, 2006. This moratorium was lifted with the adoption of the interim South 154th Street Station Area standards on July 11, 2006. The interim standards include provisions suggested by interested developers to allow one of their projects to go forward while preserving the essential elements of the TOD.

Due to the extensive public input regarding the Station Area Plan, additional time was necessary for City staff and the PC to complete the Station Area Planning process (with Station Area Action Plans to be adopted on December 12, 2006). Therefore, more time is still needed to formulate permanent development standards, resulting in the need to extend the interim standards

MOVED BY DEHAN, SECONDED BY A. ANDERSON TO ADOPT AGENDA BILL NO. 2725.

MOTION CARRIED UNANIMOUSLY.

DM Shape turned the gavel back over to Mayor Fisher at this point in the meeting.

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

UNFINISHED BUSINESS: There were no unfinished business items.

NEW BUSINESS (Continued):

Agenda Bill #2711; Ordinance #06-1036

An Ordinance establishing the 2007 Annual City Budget

MOVED BY DEHAN, SECONDED BY SHAPE TO ADOPT ORDINANCE NO. 06-1036.*

MOVED BY BRENNAN, SECONDED BY T. ANDERSON TO AMEND ORDINANCE NO. 06-1036 TO INCLUDE THE DECISION CARD SUBMITTED DURING THE BUDGET PROCESS FOR THREE FIREFIGHTERS TO STAFF AN AID CAR.**

Council discussion ensued as to current aid provided to citizens, taking this issue to the next Council Retreat for further discussion and the costs related to adding the three firefighters.

Mr. McCarty stated that adding the three firefighters to the budget would add \$261,000 (\$211,000 in ongoing costs) to the 2007 budget.

CM Brennan and CM T. Anderson agreed that putting an aid car on the road is more important than building a new fire station and if the additional three firefighters are not approved, they will both vote no on the budget for the first time.

Mayor Fisher stated he will vote against the amendment and for the budget. He stated the Fire Department has better tracking response with the same amount of people so he has a hard time adding more personnel without prioritizing first.

DM Shape stated he cannot support the amendment. Everyone agrees for the need for the aid car and firefighters, but this is not the appropriate time.

****UPON A ROLL CALL VOTE, THE AMENDMENT FAILED WITH FISHER, WYTHE, SHAPE, A. ANDERSON AND DEHAN VOTING NO AND T. ANDERSON AND BRENNAN VOTING YES.**

***UPON A ROLL CALL VOTE, THE ORIGINAL MOTION CARRIED WITH FISHER, WYTHE, SHAPE, A. ANDERSON AND DEHAN VOTING YES AND T. ANDERSON AND BRENNAN VOTING NO.**

Agenda Bill #2739 ; Ordinance #06-1037

An Ordinance authorizing the King County (KC) Division of Records and Elections to produce, publish and distribute a Local Voters' Pamphlet for the February 6, 2007 Election, and agreeing to pay the City's share of the costs of such Local Voters' Pamphlet

MOVED BY DEHAN, SECONDED BY SHAPE TO ADOPT ORDINANCE NO. 06-1037.*

CM DeHan stated this item was reviewed by the PS&J Committee today and the consensus from the Committee was that Council not adopt this Ordinance and that it be handled through the normal means used by the City for disseminating information.

Council discussion ensued as to providing a voters' pamphlet or disseminating information by other means. One reason for PS&J recommending not providing the pamphlet is that the information was due to KC prior to

NEW BUSINESS (Continued):

Agenda Bill #2739; Ordinance #06-1037 (Continued): Christmas and it would be difficult meeting that deadline. Information will be placed in the next SeaTac Report and a flyer sent out stating the facts.

*UPON A ROLL CALL VOTE, THE MOTION FAILED WITH WYTHE, SHAPE, A. ANDERSON, BRENNAN AND DEHAN VOTING NO AND FISHER AND T. ANDERSON VOTING YES.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items: 1) expressed appreciation to Fire and Police Chiefs and staffs and City staff for the outstanding ceremony held for KC Police Deputy Steve Cox; 2) Fire Department Santa Run is scheduled for December 23; 3) City Facilities will be closed December 25, 2006 and January 1, 2007 for holidays; and 4) the next Council Meeting will be held January 9, 2007.

COUNCIL COMMENTS: CM A. Anderson stated this has been a tough week for KC with the death of Deputy Cox, adding a 35-year dispatcher that had been battling cancer also died.

CM Wythe thanked SeaTac staff and Tukwila City Councilmembers for the Special Joint Meeting with SeaTac LUP and Tukwila Community Affairs & Parks Committees held November 30. It was a good meeting with many issues discussed, including South 154th Street, connecting trails, and revitalization efforts.

CM. T. Anderson had the following items: 1) at the National League of Cities (NLC) Conference in Reno, Nevada, she attended a meeting on school children that do not speak English and how Cities can communicate with them to bring the language to them. She has requested the speaker come before a Joint SeaTac, Federal Way, Burien and Tukwila Human Services Meeting; and 2) City of Federal Way is developing a huge entertainment center which will be a wonderful asset for the southend of KC. They have requested SeaTac join them in discussions on what SeaTac would like presented there.

DM Shape had the following items: 1) also attended the NLC conference. NLC is the most important association the City belongs to because it is the only voice the Cities have back in Washington DC. The new president's theme is opposition to violence in the media and its effect on children, adding the next conference will be held in New Orleans; and 2) Jon and Darleene Thompson celebrated their 50th Anniversary recently.

CM Brennan stated unfortunately he became ill and was unable to attend any of the NLC conference. He thanked the Council for their kindness and consideration while in Reno.

Mayor Fisher had the following items: 1) he a member of the Public Safety and Crime Prevention Policy Board and has applied for the Steering Committee; and 2) researching Clear Wire which is a wireless communication. A lot of people that do not speak English are using laptops wireless and teaching their kids. They can check out laptops just like books. He is going to talk to the schools about getting Clear Wire to assist the students.

The Council wished everyone Happy Holidays.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:05 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Kristina Gregg, Deputy City Clerk