

# City of SeaTac

## Council Study Session Minutes Synopsis

May 14, 2013  
4:00 PM

City Hall  
Council Chambers

**CALL TO ORDER:** The SeaTac City Council Study Session (CSS) was called to order by Deputy Mayor (DM) Mia Gregerson at 4:00 p.m.

**COUNCIL PRESENT:** Mayor Anthony (Tony) Anderson (*arrived at 4:14 p.m.*), DM Mia Gregerson, Councilmembers (CMs) Barry Ladenburg (*arrived at 4:04 p.m.*), Rick Forschler, Terry Anderson, Dave Bush, and Pam Fernald (*arrived at 4:06 p.m.*).

**STAFF PRESENT:** City Manager Todd Cutts, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Community and Economic Development (CED) Director Joe Scorcio, Economic Development (ED) Manager Jeff Robinson, Senior Planner Mike Scarey, Building Services Manager Gary Schenk, Facilities Manager Pat Patterson, Public Works (PW) Director Tom Gut, City Engineer Susan Sanderson, PW Maintenance Supervisor Sean Clark, Assistant City Engineer Florendo Cabudol, Stormwater Compliance Manager Don Robinett, Resource Conservation/Neighborhood Programs Coordinator Trudy Olson, Finance & Systems Director Aaron Antin, Fire Chief Jim Schneider, Police Captain Annette Louie, and Fire Marshal Jon Napier.

**PUBLIC COMMENTS (related to the agenda items listed below):** Daryl Tapio spoke regarding Agenda Bill #3517 (amending the Code related to Buildings and Construction). He stated he is concerned with the Fire Department proposed changes. He requested time to be able to discuss his concerns with staff.

*CM Ladenburg arrived at this point in the meeting.*

**This item was moved forward on the agenda:**

**Agenda Bill #3503; A Motion authorizing the purchase of the Washington State Department of Transportation (WSDOT) property currently leased for parking at City Hall**

**Summary:** When the City purchased the City Hall building it came with a WSDOT lease for roughly 21,114 square feet (sf) of land that is used for 62 parking spaces. In 2010 staff explored the concept of purchasing the property. At that time WSDOT assessed the property at nearly \$950,000. The City had an appraisal done in 2011 and it was valued at approximately one third of that amount. Shortly thereafter, the City began the process for purchasing said property. This entailed getting a release from the Federal Highway Administration since the property was originally designated for a second I-5 off ramp. It also required the state to surplus the property in order to offer it for sale. This property is now available for purchase. The property itself has no developmental possibilities other than for use in conjunction with the City Hall building.

The City currently pays WSDOT \$2,600 per month on the lease. WSDOT has accepted the City's appraisal at \$350,000. There will also be a \$76 recording fee to the King County (KC) Recorder and another \$10 processing fee to the KC Treasurer. At the current lease rate and with the expectation of increases in the rate, the City will pay for the property in less than 11 years.

There is \$400,000 in the 2013 Capital Improvement Program (CIP) budget to purchase this property.

Facilities Manager Patterson reviewed the agenda bill summary.

*CM Fernald arrived at this point in the meeting.*

Council discussion ensued regarding the property purchase.

**Council consensus:** Refer this to the 05/28/13 RCM Consent Agenda

**Agenda Bill #3517; An Ordinance amending the SeaTac Municipal Code (SMC) related to Buildings and Construction**

**Summary:** Effective July 1, 2013, all jurisdictions in the state need to adopt and enforce the following construction code editions as adopted and amended by the State of Washington: 2012 International Building Code (IBC), 2012 International Residential Code (IRC), 2012 International Mechanical Code (IMC), 2012 International Fire Code (IFC), 2012 Uniform Plumbing Code (UPC), and 2012 International Energy and Conservation Code (IECC), Commercial and Residential Editions.

This Ordinance updates certain sections of SMC Title 13, Buildings and Construction, as mandated by the state. It also repeals the Washington State Energy Code as those provisions have been replaced with the IECC, Commercial and Residential Editions, per Washington Administrative Code (WAC) 51-11, 51-11C, and 51-11R.

**Agenda Bill #3517 (Continued):** Every three years, the IBCs, the UPC, and the Washington State Energy Code are updated by the state to the most current versions. Cities must adopt these codes as mandated in the state statutes with as few local modifications as possible. The proposed changes are mostly to correct some numerical identification and insert the most recent versions of the publications. The new versions of the state codes must be enforced by all cities and counties pursuant to state law and shall become effective July 1, 2013.

This Ordinance also revises Title 13 to include other codes adopted by the City and to reflect housekeeping changes related to the reorganization of CED. The Grading Code chapter is renamed the Clearing and Grading Code and its definitions are modified to provide consistency within the chapter. Also, the exceptions are improved for clarity and a section covering soil amendments is added for consistency with the National Pollution Discharge Elimination System (NPDES) requirements. The International Existing Building Code (IEBC) and the International Property Maintenance Code (IPMC) are also being updated to the 2012 versions.

The proposed local amendments to the IFC focus on streamlining the code, standardizing requirements to help streamline reporting and inspections, clarifying access and water supply requirements, and creates additional flexibility in development regulations in the area of fire protection systems and fire lane requirements.

Building Services Manager Schenk reviewed the agenda bill summary.

*Mayor A. Anderson arrived at this point in the meeting.*

Mr. Schenk and Fire Marshall Jon Napier responded to questions regarding the proposed changes.

**Council consensus:** Refer this to the 04/21/13 PC Meeting and 05/28/13 CSS

#### **PRESENTATIONS:**

##### **•National Public Works (PW) Week Proclamation**

Mayor A. Anderson read the proclamation.

City Manager Cutts stated his appreciation for their efforts.

PW Director Gut commented on PW Week.

Mayor A. Anderson presented the certificate to staff.

##### **•Draft Corridor Action Strategies in Puget Sound Regional Council (PSRC) Growing Transit Communities (GTC) Partnership**

PSRC Senior Planner Michael Hubner stated that he provided an overview to the City Council about two months ago. Council asked him to come back to report once the task force process had concluded and a draft final report was available. Mr. Hubner stated the draft was released May 1.

Senior Planner Scarey stated that this is an informational briefing. No action is being requested.

Mr. Hubner recapped his last presentation – implementation of regional plans, regional initiative housed at PSRC, and diverse coalition to promote thriving and equitable transit communities.

The work program for 2011-2013 includes corridor-based planning, regional equity network, affordable housing tools, and demonstration projects.

He provided an overview of the GTC Strategy that was released May 1. The strategy goals are: attract residential & employment growth, provide affordable housing choices, and increase access to opportunity

The Corridor Action Strategies are organized under the three main goals but it also includes a section on foundation strategies. There are 24 strategies, each with actions. He detailed a couple of strategies and highlighted the areas in SeaTac with potential displacement risk in the future when light rail increases market values.

The Regional Transit Communities Compact is a commitment to next steps. PSRC will be asking all cities involved to endorse the compact.

Next steps: May-June 2013 – Public review of the strategy, July 2013 - oversight committee action on the strategy, August 2013-ongoing - implementation, regional compact, and workplans. Implementation by PSRC is scheduled to occur in 2014 with implementation by other partners in 2015-16.

Comments can be given at [www.psrc.org](http://www.psrc.org).

Council discussion ensued regarding the project.

**PRESENTATIONS (Continued):**

● **Click N Request Update**

PW Director Gut stated that Click N Request launched in December 2011. The purpose of Click N Request is to improve NPDES tracking, customer service, and public requests tracking.

Click N Request is a Cityworks Database System with an internal interface and is integrated with Geographic Information System (GIS). The public interface web form can be found at [ClickNrequest.cityofseatac.com](http://ClickNrequest.cityofseatac.com). The system was enhanced earlier this year with a smart phone application.

Mr. Gut reviewed the web form and the smart phone app. In 2012, the City received 551 service requests and staff averaged six days to respond. The smart phone app had a soft launch in April 2013. It's a free app.

● **Sound Transit Federal Way Transit Extension Principles**

PW Director Gut presented the Link Light Rail Extension Policy Paper. The purpose is for the cities of SeaTac and Des Moines to agree on a framework of prioritized goals and principles to guide decision making on light rail extension and station locations through our respective cities.

Mr. Gut clarified that this is the lens that both cities share to look through and determine which alignment is better.

Upon questions regarding the Federal Way extension, Mr. Gut stated that from SeaTac's perspective, where the two cities adjoin is important to be on same page.

Council supported the principles.

● **Public Safety Statistics**

Fire Chief Schneider presented the April 2013 public education events and statistics. Calls for service were about the same as last year, however last year the City had a snow storm event.

He also provided an Emergency Responder flyer for Kent Fire Department. This flyer talks about some grants they have to upgrade apparatus. All of the SeaTac apparatus have also been upgraded with these grants making the vehicles as green as possible.

Council discussion ensued with a request being made to have a fire centric flyer for SeaTac.

**RECESSED:** Mayor A. Anderson recessed the meeting to an Executive Session to review the performance of a public employee at 5:54 p.m.

**EXECUTIVE SESSION: Review the Performance of a Public Employee (20 minutes) (RCW 42.30.110 [1] [g])**

**RECONVENED:** Mayor A. Anderson reconvened the meeting at 6:13 p.m.

**ADJOURNED:** Mayor A. Anderson adjourned the Council Study Session at 6:13 p.m.