

City of SeaTac

Special Council Study Session Minutes Synopsis

May 27, 2014
4:30 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Special Council Study Session (SCSS) was called to order by Mayor Mia Gregerson at 4:29 p.m.

COUNCIL PRESENT: Mayor Mia Gregerson, Deputy Mayor (DM) Anthony (Tony) Anderson, Councilmembers (CMs) Barry Ladenburg, Kathryn Campbell, Terry Anderson, Dave Bush, and Pam Fernald.

STAFF PRESENT: City Manager Todd Cutts, City Attorney Mary Mirante Bartolo, Deputy City Clerk Zenetta Young, Assistant City Manager (ACM) Gwen Voelpel, Community and Economic Development (CED) Director Joe Scorcio, Public Works (PW) Director Tom Gut, Parks and Recreations (P&R) Director Kit Ledbetter, Planning Manager Steve Pilcher, City Engineer Susan Sanderson, Senior Planner Kate Kaehny, Finance and Systems Director Aaron Antin, Economic Development (ED) Manager Jeff Robinson, Human Services (HS) Program Manager Colleen Brandt-Schluter, and Civil Engineer 2 Toli Khlevnoy.

PUBLIC COMMENTS: There were no public comments

Agenda Bill #3616; A Motion authorizing the City Manager to renew the Interlocal Cooperation Agreement with King County (KC) regarding the Community Development (CDBG/HOME/RHAP) funds

Summary: This Motion authorizes the City Manager to renew an Interlocal Cooperation Agreement between the City of SeaTac and KC. The agreement covers the Community Development Block Grant (CDBG) funds, the HOME Investments Partnership Program and the Regional Affordable Housing Program. All agreements address the general distribution of housing and community development funds for the benefit of low to moderate income households. The agreement also outlines the use of funds, responsibilities and powers of the parties, general terms and the establishment and functions of the interjurisdictional Joint Recommendations Committee (JRC). The JRC makes recommendations to the KC Council as to how these funds should be spent.

The Interlocal Agreement establishes the framework for how jurisdictions share in the distribution and administration of funds made available from Housing and Urban Development (HUD) and Regional Affordable Housing Program (RAHP) Funds (document recording fees). City representatives and KC staff have negotiated some minor amendments for the new agreement period of 2015-2017. These are outlined in both the transmittal letter to KC Chair Larry Phillips, and the bolded and underlined parts of the Interlocal Agreement. If the City of SeaTac is to continue to be eligible to apply for and receive CDBG funds, and the benefits of the other funds, the City must agree to continue to participate in the Consortium and authorize the City Manager to renew the agreement.

Council discussion ensued regarding CDBG funds.

Council consensus: Refer this to the 06/10/14 RCM Consent Agenda

Agenda Bill #3618; A Resolution authorizing investment of City funds in the Local Government Investment Pool (LGIP)

Summary: The three objectives of the investment portfolio are safety, liquidity, and yield. The LGIP is one of the tools used to accomplish those investment objectives.

The Washington State Treasury Department requires this resolution be authorized and submitted to the State by June 30, 2014 to continue investment of city monies in the LGIP.

SeaTac Municipal Code (SMC) 3.40.210, regarding the LGIP already states that the city may place excess or inactive funds in the LGIP with the State Treasury in accordance with Revised Code of Washington (RCW) 43.250. The State Treasury Department has notified cities and other governmental entities that invest in the LGIP, that as a result of recent changes in the Washington Administrative Code (WAC), a signed resolution is required prior to June 30, 2014 to avoid suspension from on-going participation in the LGIP.

Their Resolution requires a specific designation of individual(s) that the City Council is authorizing to make contributions and withdrawals from the LGIP. The resolution being considered designates the City Manager and the Finance & Systems Director as authorized to perform this function on behalf of the City.

Finance and Systems Director Antin reviewed the agenda bill summary.

Council discussion ensued regarding the LGIP.

Council consensus: Refer this to the 06/10/14 RCM Consent Agenda

Agenda Bill #3599; A Motion authorizing the City Manager to execute a construction contract and authorizing expenditures for the South 179th Street Sidewalk Project

Summary: This Motion awards the South 179th Street Sidewalk Project construction contract to Hoffman Construction Inc., and authorizes total construction expenditures.

The South 179th Street Sidewalk Project includes new sidewalks on both sides of the road, curb and gutter, asphalt overlay, storm drainage facilities and replacement of Highline Water District's water main. The project limits are between 42nd Avenue South and Military Road South. This project will construct 0.70 miles of new sidewalk and will provide a pedestrian connection between Bow Lake Elementary and the Valley View Library.

The South 179th Street Sidewalk Project was advertised for bids on May 6. Six bids were received and opened on May 20, 2014. Hoffman Construction, Inc. was the apparent low bidder with a bid of \$1,382,354.98 which was 17% below the Engineer's Estimate and 2.5% below the next bid.

The total construction cost is estimated to be \$1,530,590.48, which includes \$429,831.85 that will be reimbursed to the City by Highline Water District for the water main replacement work in the project. The project is funded by the City 307 Transportation fund. The current balance for this project's budget is \$1,169,012.69.

Expenditure Authorization

Construction Contract	\$ 1,382,354.98
Contingency (10%)	\$ 138,235.50
Materials Testing (KC)	\$ 5,000.00
Inspection Overtime	<u>\$ 5,000.00</u>
Total	\$ 1,530,590.48

Funding

City Fund 307 (Transportation Capital Improvement Program)	\$ 1,100,758.63
Highline Water District Reimbursement	<u>\$ 429,831.85</u>
Total	\$ 1,530,590.48

Civil Engineer Khlevnoy reviewed the agenda bill summary.

Council discussion ensued regarding the South 179th Street Sidewalk Project.

Council consensus: Refer this to the 06/10/14 RCM Consent Agenda

Agenda Bill #3610; A Resolution adopting the Ten-Year Transportation Improvement Program (TIP) for 2015-2024

Summary: The proposed Resolution adopts the ten-year TIP for 2015-2024. The appropriate applications for State and Federal grant funding will be made for the projects included in the TIP.

The City is required by State law to review its Transportation Improvement Program annually. This review is to include a public hearing (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, prior to July 1 each year. The Growth Management Act (GMA), RCW 36.70A.070(6), requires the City to adopt a Comprehensive Plan (CP) transportation element, including a ten-year forecast of system and capacity needs. At this time, the funding distribution and scheduling of projects beyond the first two years is tentative.

Adoption of the TIP does not obligate the City to expend any money. There are a number of sources for financing TIP projects, including local tax and mitigation fees, state gas tax, and state and federal grants. Staff will make the appropriate applications for state and federal grant funding for the projects included in the TIP.

City Engineer Sanderson reviewed the agenda bill summary and current and future projects and possible grant opportunities.

Council discussion ensued regarding the 2015 – 2024 TIP.

Council consensus: Refer this to the 06/24/14 RCM agenda as an action item

PRESENTATIONS:

● **Angle Lake Station Sub-Area Plan Project Update**

Mr. Pilcher reminded Council that there is a public workshop May 29 at Madrona Elementary school regarding the station area planning process and invited everyone to attend.

Senior Planner Kaehny introduced guest speakers from Global Connections High School; Lilly Robert a Senior and 2 year resident of SeaTac, Ruslan Kurich a Junior and 15 year resident of SeaTac, Hector Dominquez a Junior, Kelvin Hernandez a Junior and a 4 year resident of SeaTac, Chris Parsell a Junior and 18 year resident of SeaTac, and Global Connections High School teacher Alana Vinther who is the teacher of advanced marketing and the DECCA club leader.

The students were asked in March to help the city do some station planning activities that covered five key topics: Rebranding, Infographics, Way Finding, Charrettes, and a survey seeking the perspective of young adults on what is missing or needed in the Angle Lake neighborhood. They briefed on the topics.

Council expressed how impressed they were with the students presentations and detailed descriptions of what they want to see in their city. They were encouraged to compete in the state competition. Ms. Alana Vinther was praised for her work with the students and encouraged to keep up the good work.

RECESSED: Mayor Gregerson recessed the meeting to an Executive Session for Potential Litigation at 5:33 pm

EXECUTIVE SESSION: Potential litigation (15 minutes) (RCW 42.30.110 [1] [i])

Deputy City Clerk Young announced that Council requested an additional 10 minutes at 5:51 p.m.

RECONVENED: Mayor Gregerson reconvened the SCSS at 6:03 p.m.

ADJOURNED: Mayor Gregerson adjourned the SCSS at 6:03 p.m.