

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

May 8, 2007
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, Joe Brennan, and Don DeHan. Excused Absence: Councilmember Terry Anderson.

FLAG CEREMONY: Councilmember (CM) Chris Wythe led the Council, audience and staff in the Pledge of Allegiance.

ADMINISTRATIVE STAFF: Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Judith Cary, Human Services Coordinator Brandt-Schluter, Human Resource Director Steve Mahaffey, Finance Director Mike McCarty, Parks & Recreation Director Kit Ledbetter, Facilities Director Pat Patterson, Fire Chief Bob Meyer, and Chief of Police Services Jim Graddon.

PRESENTATIONS:

•Lifesaving Award to King County (KC) Sheriff's Office Sergeant Bryan Howard

Fire Chief Meyer read a letter of written record of the Lifesaving Award he wrote regarding KC Sheriff's Office Sergeant Howard's heroic actions on April 13, 2007. KC Sheriff Sue Rahr was also on hand to congratulate Sergeant Howard. While in the proximity of 156 block of International Boulevard (IB), Sergeant Howard heard a crash and responded by informing dispatch and proceeding to investigate. Upon approaching the scene, he saw flames coming from the engine of a vehicle, which was resting on top of a cement jersey barrier. Sergeant Howard retrieved the fire extinguisher from his trunk and attempted to put out the fire. Unable to control the fire but knocking down the flames, he rescued the unconscious driver in the midst of a vehicle fire and administered CPR.

Upon the SeaTac Fire Department's arrival, one Firefighter (FF) began giving aid to the driver and Sergeant Howard and the other FFs extinguished the now fully-involved vehicle.

Fire Chief Meyer stated the City of SeaTac Fire Department takes great pleasure in honoring Sergeant Howard for his involvement and actions during this incident. Mayor Fisher presented Sergeant Howard with a Certificate of appreciation for his quick rescue efforts, saving the man's life.

•Confirmation of Mayoral Selection of the Appointments of Roxie Chapin to the Human Relations Advisory Committee and Michael Siefkes to the Planning Commission.

MOVED BY SHAPE, SECONDED BY BRENNAN TO CONFIRM THE MAYORAL APPOINTMENTS OF ROXIE CHAPIN TO THE HUMAN RELATIONS ADVISORY COMMITTEE AND MICHAEL SIEFKES TO THE PLANNING COMMISSION.

MOTION CARRIED UNANIMOUSLY.

Mayor Fisher read and presented a Certificate of Appointment to Roxie Chapin (Michael Siefkes was unable to attend) and thanked her for volunteering to serve on this citizens' committee.

•Council Consideration of Mayoral Selection of the Appointment of Richard Forschler to the Planning Commission (PC)

Mayor Gene Fisher stated he had previously interviewed Mr. Forschler and felt he would make a good contribution to this commission. Mr. Forschler attended the last PC Meeting.

Council consensus: Referred to the 05/22/07 RCM

PUBLIC COMMENTS: There were no public comments.

PRESENTATIONS (Continued):

•Ruth Dykeman Children's Center

Human Services Coordinator Brandt-Schluter introduced Family Services Therapist Anne Krier and Vice-President Community Based Services Dianne Boyd.

Ms. Krier stated the center has a contract with the City of SeaTac, which enables her to provide in-home and in-school consulting for SeaTac children and families. This is convenient and a comfort for the families. The only eligibility for services is if the client is a SeaTac resident. A family might be low-income but not eligible for Medicaid or no insurance for mental services. There is no cost to the clients. Ms. Krier briefed on some of the

PRESENTATIONS (Continued):

Ruth Dykeman Children's Center (Continued): services she provides: family conflict, peer relations at school, mental health issues, changing family structure, and issues related to low-income. Besides providing therapy, she also makes referrals, provides information on community resources and provides advocacy for clients and parents' concerns. Some of the improvements made as a result of this service are improved behavior in school, sometimes a chance in schools to provide needed help and provide parent support so they can be better parents; and improve family functioning. She exemplified individual cases and the result of such therapy. New this year is group therapy at SeaTac schools such as Bow Lake Elementary with fifth grade girls' relation such as bullying, arguing, and social skills. She mostly collaborates with the school on this program. She thanked Council for its support of the center in helping to make a difference for children and families by offering accessible mental health services.

CM A. Anderson inquired as to group sessions. Ms. Krier stated therapy is based on identified needs through school counselors.

CM Brennan commented that Ruth Dykeman has been a terrific organization for the citizens of SeaTac. The City has School Resource Officers (SRO) in the schools to protect the students. What Ms. Krier is doing is even a step beyond that, such as preventative work.

CM Wythe stated he has some experience advocating for children within the school district. It is very intimidating for a family to sit in a room with four administrators. He added that someone such as Ms. Krier assures the parent that the child has a right to an appropriate education.

Mayor Fisher agreed and stated his appreciation of the program.

●Aviation High School (AHS)

Human Services Coordinator Brandt-Schluter introduced CEO/Principal of the AHS Reba Gilman. Ms. Brandt-Schluter stated they are here tonight as a request made by CM T. Anderson at a previous Council Meeting that a presentation on the AHS be brought before the Council.

Ms. Gilman shared what AHS is all about, why it is needed, some of the evidence of good signs of success and what the school's next steps are. AHS is a stand-alone small learning community operated by the Highline Public Schools, or steward of AHS. The students come from as far away as Tacoma, the east side, west side and some coming by ferry and bus to get to AHS. About 60 percent of the students this year are coming from the Highline School District (HSD). AHS's instructional program is built around project based learning.

Ms. Gilman stated she spent 16 years as Principal/Director of the former Sea-Tac Occupational Skills Center (OSC), currently Puget Sound Skills Center (PSSC), and it was there that the concept of AHS was formed. When youth are wrapping their hearts, heads, and hands around learning, it makes a difference. Most of the students in public schools are disinterested in what they are doing. AHS uses Best Practices in Career and Technical education and blurs the lines between what youth are doing in a vocational classroom and what parents would like to see them doing academically. AHS students are reaching for high educational standards but doing projects such as in the science classroom, creating a wing design and testing it to learn different standards of energy and efficiency. The students present their work to professionals in the field. Engineers, scientists, and people from the community are involved in the learning, as appropriate. AHS is supported by a founding board of professional directors. HSD has a 63 percent on-time graduation rate. Something has to be done about those 37 percent who are not making it. The State and Nation college completion rate is four in every 25 students are earning the college degree. Aviation definition is the application of math, science and technology and these are the premise of AHS. The local area is the birthplace of aviation and so it was felt this subject makes sense to provide relevant learning experiences in aviation, a subject youth are fascinated about. Last year, the Nations' colleges and universities turned out 75,000 graduates in engineering while the demand was 1.2 million. In its third year, AHS has close to 300 students. Last year, AHS students took the WASL and scored within the top two percent of the State.

Ms. Gilman stated AHS's goal is to build a new school at the Museum of Flight within four years. AHS is a public school and interested students only need to fill out an application. Every applicant is interviewed and visits with the parent(s) as part of the process. Parents are actively involved in AHS's program.

Mayor Fisher stated it was refreshing to hear about this successful school rather than failure of students.

DM Shape added he spent over 40 years in the aviation business and he would have wished there was a facility such as AHS to go to. He has been following AHS's progress the last three years and it is exciting to hear the school will be at the Museum on Flight.

PRESENTATIONS (Continued):

AHS (Continued): CM DeHan inquired as to the percentage of applying youths that get accepted. There are very few students that have not been accepted to AHS and most of the time it is a lack of interest or support services at this time for special education students or second language learners. AHS has lost no students since AHS's beginning except for transfers due to transportation issues and being a regional school and secondly, the student thinks it may be easier at some other school.

CM A. Anderson stated he has a son in AHS and one of the Blue Angels was at the new student orientation. Ms. Gilman has worked hard to get funding from various resources and to make AHS work. AHS is academically rigorous and the students enjoy the projects. He went to an AHS presentation last week and was really impressed with the displays the students had made on the African project and its humanitarian needs. Anyone interested in mentoring students is welcomed.

●End of Legislative Session Report

Assistant City Manager Rogers introduced Lobbyist Joe Daniels. Mr. Daniels has given the City written reports throughout the State Legislative sessions.

Mr. Daniels stated he received a draft agenda of the City identified needs. This Legislative Session was a good one overall, lasting 105 days. During the course of the session, Mayor Fisher and CM T. Anderson spent a day with him, which he appreciated. They met with all the legislators from the 33rd and 11th Districts that represent SeaTac and the representatives were very influential in the issues of interest to SeaTac.

Mr. Daniels outlined the various legislative issues of interest to the City of SeaTac. A major issue for SeaTac was the Streamlined Sales Tax, which SeaTac stands to gain \$800,000. On the Capital budget, SeaTac broke even. Money was allotted for the Des Moines Memorial Plaza in which Senator Keiser was instrumental in its passage but the West Side Trail did not get funded. The Small Business Development Centers was not in the House Budget. The Gambling Legislation did not make it but will be coming back. The Scrap Metal was a major bill throughout the entire session with a battle between the Scrap Metal Operations and the Coalition of Cities, businesses, law enforcement and other. In the end a bill passed as SB 5312. There were several eminent-domain bills introduced and the only one passed provides for notification to the property owner on the Sound Transit issue. Emerging issues for the future that were either introduced or will be coming: the Telecommunication Bill, which would severely restrict ability to franchise Cable Television. It is part of the Federal issues going on. The battlefield has shifted from the Federal level to the State level and will be coming back. The Multi-family Tax Exemption for new rehab and converted Multi-family housing, HB 1910 passed, which was for populations 30,000 and above and was lowered so SeaTac is now included.

CM A. Anderson stated a Coalition of Police and Cities on the Scrap Metal issue was created and he could not understand why it went down to the bitter end. Mr. Daniels replied scrap metal advocates spent a lot of money to oppose it. The main issue that came out of that is that all the cash transactions are no longer going to happen. The bill is not as strong as it was when it was introduced. It did provide a first step and the education that came with it; legislation will be fine-tuned and will probably come on the books next year.

DM Shape asked about the Growth Management Act (GMA), which the Governor pledged to do something about the density issues to which Mr. Daniels stated no bill on this issue passed.

Mr. Daniels added that this session was well orchestrated this year due to legislator partnering to make it so. The other emerging issue is the storm water, which will be coming later.

Mayor Fisher mentioned that Mr. Daniels is well respected in Olympia and his presence showed it.

DISCUSSION ITEMS:

●Summary of \$5,000 - \$25,000 Purchase Requests for the period ended May 4, 2007

Assistant City Manager Rogers reviewed the purchase requests:

| <u>Item Description</u> | <u>Department</u> | <u>Original Budget</u> | <u>Amended Budget</u> | <u>Estimate</u> |
|--|-----------------------|--|-----------------------|-----------------|
| Infrastructure Assets Valuation | Finance & Systems | \$0 | \$0 | \$24,000 |
| | | **will absorb within existing budget** | | |
| MapInfo-Any Site Online with Retail Modeling | City Manager's Office | \$14,395 | \$14,395 | \$14,395 |

Council consensus: Referred to the 05/08/07 RCM Consent Agenda

DISCUSSION ITEMS (Continued):

●Summary of Donations \$500 or greater for the period ended May 4, 2007

Assistant City Manager Rogers reviewed the donations:

| <u>Donor Name</u> | <u>Description</u> | <u>Amount</u> |
|----------------------|--|---------------|
| John R. Byers, Donor | 1947 Chevrolet/Howard Cooper Fire Truck (First fire truck owned by District 24 [Angle Lake] and was used in this area from about 1947 to 1974) | \$2,000 |

Council consensus: Referred to the 05/08/07 RCM Consent Agenda

CM A. Anderson saw the engine at the PSSC which students are restoring.

AGENDA BILL PRESENTATIONS:

Agenda Bill #2794 – A Resolution approving and authorizing the 2007 - 2009 Collective Bargaining Agreement between the City of SeaTac and the International Association of Fire Fighters (IAFF) Local 2919

Summary: The following are the major elements of the 2007-2009 Collective Bargaining Agreement:

Wages: Effective January 1, 2007, wage increase of 7.25 percent (95% of the Consumer Price Index-Washington [CPI-W] plus 2.88%).
Effective January 1, 2008, wage increase of 95 percent of the CPI-W + 1.0 percent; and
Effective January 1, 2009, wage increase of 95 percent of the CPI-W.

Differential for Captain and Battalion Chief Positions: The wage differential for Captain and Battalion Chief will increase over the contract from the current 112 percent over the base wage of the FF 1 classification for Captain / Company Officer; 114 percent for Training Captain and 122 percent for Battalion Chief to: 114 percent of base FF wage for Captain/Company Officer; 118 percent for Training Captain; and 128 percent for Battalion Chief.

Longevity: FF with 25 years of service will earn an additional five percent added to their base wage. This is an increase from four percent now earned at 20 years of service.

Hours Worked (Kelly Days): Beginning January 1, 2008, FF will earn 12 Kelly days (12 shifts off work each calendar year). This is an increase from the current 11 Kelly days per year.

Medical Expense Reimbursement Program (MERP): The City will contribute \$75 per month on behalf of each FF to the Washington State Council of FF MERP.

Medical Benefits: Effective January 1, 2007, FF will pay the following amount toward their medical premiums:

| Coverage | January 1, 2007 Medical premium (mo.) |
|---------------------------|--|
| Employee Only | \$41 |
| Employee & Spouse | \$91 |
| E, S + 1 Dependent | \$115 |
| E, S + 2 or > Dependents | \$135 |
| Employee and 1 Dependent | \$64 |
| Employee and 2 Dependents | \$84 |

A considerable number of non-financial and language changes have also been made from the previous collective bargaining agreement to provide clarification, to reflect actual practices and to streamline processes.

The budget impact for 2007 of the proposed cost of living adjustment (COLA) and additional financial agreements in the proposed bargaining agreement is approximately \$323,000. The budget impact on the 2008 and 2009 budget is dependent upon the CPI for the Seattle-Tacoma-Bremerton area over the next two years.

Human Resources (HR) Director Mahaffey briefed on the above summary.

Deputy Mayor (DM) Shape, Interim Chair of the Administration and Finance (A&F) Committee in the absence of CM T. Anderson, stated this item was approved by the committee. He stated his appreciation of the time and effort spent by the negotiation team.

FF John Gallup stated it was a long process in the negotiations but fortunately, with the aid of a mediator; resolution on several issues was made on both sides of the table. The FFs are pleased with the agreement.

Council consensus: Referred to the 05/08/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2799 – An Ordinance amending the 2007 Annual City Budget for the 2007 through 2009 Collective Bargaining Agreement between the City of SeaTac and the International Association of Fire Fighters (IAFF) Local 2919

Summary: This Ordinance amends the 2007 Annual City Budget to provide the necessary additional appropriation for the 2007-2009 bargaining agreement between the City and the IAFF, Local 2919.

The City and the IAFF bargaining group recently completed labor negotiations, resulting in a successor collective bargaining agreement for the period January 1, 2007 - December 31, 2009. Above Agenda Bill No. 2794 summarized the major elements of the agreement. The budget impact for 2007 of the proposed COLA and additional financial agreements in the proposed bargaining agreement is approximately \$323,000, which is \$76,000 more than the amount appropriated in the 2007 Budget. This budget amendment Ordinance provides additional appropriation authority in the General Fund to pay for this increased expenditure.

The 2007 Budget was developed and adopted in the latter part of 2006 while contract negotiations were still in progress. An amount was included in the 2007 Budget to provide an estimated appropriation for the 2007 cost of this agreement and was budgeted in the General Fund budget based on the anticipated outcome of a number of financial elements of the negotiations in progress at the time.

Finance Director McCarty briefed on the above summary.

CM DeHan mentioned ratifying the contract means the budgets need to be fixed. Over the next three years, the life and term of this contract will increase the City's cost for Fire protection an additional \$1.7 million and will assure the fire safety of the City's citizens.

Council consensus: Referred to the 05/08/07 RCM Consent Agenda

Agenda Bill #2793 – A Motion authorizing the City Manager to enter into a Contract with Gary Merlino Construction Co., Inc. for construction of the Des Moines Creek Regional Capital Improvement Plan (CIP) Bypass Pipe Installation

Summary: The Des Moines Creek Bypass Pipeline Project was advertised for bids beginning April 4, 2007. The bid opening was held on April 25, 2007, and four bids were received. The Engineer's estimate was \$1,186,148.06. Gary Merlino Construction Co., Inc. submitted the low bid at \$1,359,115.56.

The City of SeaTac is acting as Treasurer for the Des Moines Creek Basin Committee (DMCBC). As Treasurer, SeaTac approves Capital Improvement contracts on behalf of the DMCBC. The DMCBC will reimburse the City in a timely manner for the cost of the Bypass Project.

The Des Moines Creek Bypass project consists of installing storm drainage through Des Moines Creek Park and through the Midway Sewer Treatment plant site in Des Moines. The improvements include installing 2,700 lineal feet of storm drain piping, 15 manholes, removal of existing structures, clearing and grubbing, connecting to existing drainage structures, erosion and sediment control work, repaving the existing trail in Des Moines Creek park and replacing the existing paving on the Midway Sewer Treatment Plant that will be disturbed by the construction, and site restoration. Gary Merlino Construction has preformed work for the City of SeaTac in the past and their work has been acceptable.

The cost is estimated to be \$1,359,115.56 plus a 15 percent contingency for a total amount of \$1,562,982.89. All costs are currently budgeted and funded in the DMCBC Capital Plan, and the DMCBC has approved moving forward with the award.

The total construction cost, including construction contract, contingency, materials testing, and construction inspection overtime is \$1,577,982.89. All costs are already included in the DMCBC Budget. The project cost and funding breakdown are as follows:

Expenditure Estimate:

| | |
|----------------------------------|-----------------|
| Construction Contract | \$ 1,359,115.56 |
| Contingency (15%) | \$ 203,867.33 |
| Materials Testing | \$ 10,000.00 |
| Construction Inspection Overtime | \$ 5,000.00 |
| Total | \$ 1,577,982.89 |

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2793 (Continued):

Revenue Estimate:

Basin Committee Pass-through Funding \$ 1,577,982.89

Public Works (PW) Director Schroeder briefed on the above summary. He stated this is the last of four Capital projects the City has constructed in the Des Moines Creek Basin. It was done jointly with the City of Des Moines, Washington State Department of Transportation (WSDOT), KC, and the Port of Seattle (POS).

Mr. Schroeder mentioned part of this pipe already exists, which was Midway Sewer District's pipe replaced several years ago. The Sewer District has partnered with the Cities in providing that pipe they are no longer using. This examples an effective use of resources and he recognized the Sewer District for this contribution.

This item went before the Transportation & Public Works (T&PW) and A&F Committees.

CM Brennan asked what the savings to the City is by using the District's pipe, to which Mr. Schroeder stated half the length of the pipeline from the golf course to Puget Sound is the existing Sewer District's pipe. The bid would be approximately doubled if the City had to construct the entire pipeline. Without the pipeline, there would be much more runoff due to buildings and impervious surface, and there would be more runoff at a higher velocity and would erode the stream, reducing the fish habitat and putting a lot of waste material into the Sound. The project is an environmental one with quantifiable benefits to the City of SeaTac, one being qualification for a lower standard than other Cities and a cost saving to SeaTac's development community.

CM DeHan added this system is a safety valve and allows excess runoff to not deteriorate the stream but to bypass it and runoff into the Sound.

Mr. Schroeder stated this is the last portion of a nine-year project, which is to start in June 2007 and is anticipated to be complete on or before November before the rainy season.

Council consensus: Referred to the 05/08/07 RCM Consent Agenda

Agenda Bill #2801 – A Motion approving Final Design and Budget and raising the Approval Limit on Contracts to \$50,000 for New Fire Station 46

Summary: This Motion approves the final design and budget for the new Fire Station 46 project. It also raises the limit of approval for contracts by City Council from \$5,000 to \$50,000. The Council will be apprised of all contracts let on a weekly basis regardless of price.

Clark Architects have completed design and drawings for the new fire station and they will be submitted for permit pending approval of the Conditional Use Permit (CUP) going before the Examiner on May 24. The cost of property acquisition was \$1,086,000. Design and construction costs are budgeted at \$5,157,269.

The 2006 Budget for new Fire Station 46 had \$800,000 to pay for the architect fees and \$1,200,000 for land acquisition. The 2007 budget has \$3,200,000 allocated for fire station construction.

Facilities Director Patterson introduced Architect Dave Clark who outlined the design of the new Fire Station 46, which is designed in the theme of the City using in part the "Green" element pavement with a cost savings. FFs suggested to the design team to examine the layout and added areas that would save time for the FFs to respond to calls. The construction of the entire building is designed as a long-term structure.

Mr. Patterson stated the budget for this project started in June 2004 and costs have gone up nine and a half percent over the last six and a half months due to the increase in the construction environment. The current budget estimate is \$4.9 million plus a six percent contingency of \$225,000, if needed, for a total budget of \$5,157,269.

CM Brennan reiterated his thoughts that it is the wrong station in the wrong location with too much money but the project is too far underway to change it.

CM A. Anderson stated this item went before the Public Safety and Justice (PS&J) Committee and was recommended for Council approval.

DM Shape stated this item came before the A&F Committee and they concurred to accept it.

Council consensus: Referred to the 05/08/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2800 – A Motion authorizing a Lease Agreement for a Clearwire Wireless Antenna at the SeaTac Community Center (STCC)

Summary: This Motion authorizes the City Manager to enter into a Lease Agreement with Clearwire for roof antennas and a 12-foot by 20-foot equipment area at the STCC with initial rent of \$1,500 per month.

The proposed antennas would be covered with a false block front on the roof of the STCC. This proposal would provide an additional \$1,500 per month (\$18,000 annually) rental income with little noticeable visual impact. The City Attorney's Office developed a contract that will be used for this and any future wireless providers. The Parks, Facilities and Planning Departments had several meetings with Clearwire to insure that all of the City standards were met. Clearwire will still need to receive a building permit from the Building Division. The proposed design and lease have been approved by the POS.

Parks & Recreation (P&R) Director Ledbetter briefed on the above summary and stated the block work will be on all four corners of a portion of the building for four antennas.

Council consensus: Referred to the 05/08/07 RCM Consent Agenda

Agenda Bill #2798 – A Motion approving Tri-Falls Construction LLC for irrigation and landscaping work at the Valley Ridge Sport Park Project

Summary: The project bids were opened on May 3, 2007 with the results below:

| <u>Landscape & Irrigation Work Company</u> | <u>Bid Amount</u> | <u>Bid plus 8.9% tax & 10% Contingency</u> |
|--|-------------------|--|
| Tri Falls Construction, LLC | \$114,210 | \$136,812 |
| Buckley Nursery Co., Inc. | \$137,658 | \$164,900 |
| A-1 Landscape & Construction | \$249,000 | \$298,277 |

Tri Falls Construction has completed several landscapes and irrigation projects for the City and is a very good contractor. The total impact of this request is \$136,812, including sales tax and 10 percent contingency. The approved 2007 budget for construction of this project is \$3,474,929.

P&R Director Ledbetter briefed on the details of this particular bid process. He added that by breaking out the bids and staff managing the project has resulted in a cost savings to the City.

Council consensus: Referred to the 05/08/07 RCM Consent Agenda

Agenda Bill #2797 – A Motion authorizing the City Manager to execute a Purchase and Sale Agreement for the purchase of the Riverton Heights Property

Summary: In January 2006, the Council passed Resolution No. 06-004 authorizing the submittal of a proposal to the HSD to purchase the Riverton Heights School property, comprising of 7.95 acres, to be used for a fire facility, a neighborhood park, or a combination of the two.

The City had an appraisal completed by Lamb Hanson Lamb on December 15, 2005. After lengthy negotiations, the City and the HSD agreed upon terms relating to the purchase of the Riverton School site. These terms are reflected in the draft Purchase and Sale Agreement. Some of the main points include:

1. The City will deposit earnest money in the amount of \$25,000. The City previously deposited \$10,000 with its response to the HSD's Request for Proposals (RFPs). The \$10,000 will be credited towards the earnest money and the purchase price.
2. Purchase Price of \$1,955,000 includes a discount of \$120,000 to cover the costs associated with demolishing the existing structures, remediation of the asbestos and removal of the underground oil tanks currently situated on the property. The estimated cost of this work is \$240,000 to be divided equally between the two parties. The Buyer will be responsible for this work.
3. The City shall remove the two underground oil tanks after closing, at Buyer's expense. After the tanks are removed, the City shall sample the underground soil at its expense to determine the existence and/or extent of hazardous materials. If hazardous materials exist at a level required to be cleaned up pursuant to Washington law, both parties shall jointly hire an Environmental Consultant to develop a scope for remediation. The City and HSD shall divide the cost of remediation, except that HSD shall not be required to pay more than \$50,000.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2797 (Continued):

Additional costs are estimated as follows:

| | |
|---------------------------------|---------|
| Escrow | \$1,634 |
| Extended coverage title | \$1,172 |
| Document prep fee | \$ 20 |
| Deed recordation fee | \$ 19 |
| State fee in lieu of excise tax | \$ 10 |
| Alta survey | \$9,300 |

The total request is \$1,967,155, minus the \$10,000 of earnest money to purchase the former Riverton School site for a total request of \$1,957,155.

The 2007 City Budget has \$2,195,000 for the purchase and demolition of the old school buildings. The demolition will be bid and brought back to the City Council later in 2007.

P&R Director Ledbetter briefed on the above summary. To date, this agreement has been a year and a half process. The Council has been part of the negotiations and now the project is ready for demolition once the purchase has been made.

Council consensus: Referred to the 05/08/07 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 75356 - 75538) in the amount of \$743,860.50 for the period ended April 23, 2007.
- **Approval of payroll vouchers** (check nos. 45767 - 45805) in the amount of \$331,815.60 for the period ended April 30, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 50713 - 50886) in the amount of \$280,261.42 for the period ended April 30, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$55,043.28 for the period ended April 30, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended May 4, 2007.
- **Summary of Donations \$500 or greater** for the period ended May 4, 2007.

Approval of Council Meeting Minutes:

- **Transportation & Public Works Committee Meeting** held April 24, 2007.
- **Regular Council Meeting** held April 24, 2007.

Agenda Items reviewed under Agenda Bill Presentations recommended for placement on this Consent Agenda.

Agenda Bill #2794; Resolution #07-008 approving and authorizing the 2007 - 2009 Collective Bargaining Agreement between the City of SeaTac and the International Association of Fire Fighters Local 2919

Agenda Bill #2799; Ordinance #07-1010 amending the 2007 Annual City Budget for the 2007 through 2009 Collective Bargaining Agreement between the City of SeaTac and the International Association of Fire Fighters Local 2919

Agenda Bill #2793; Motion authorizing the City Manager to enter into a Contract with Gary Merlino Construction Co., Inc. for construction of the Des Moines Creek Regional Capital Improvement Plan Bypass Pipe Installation

Agenda Bill #2801; Motion approving Final Design and Budget and raising the Approval Limit on Contracts to \$50,000 for New Fire Station 46

Agenda Bill #2800; Motion authorizing a Lease Agreement for a Clearwire Wireless Antenna at the SeaTac Community Center

Agenda Bill #2798; Motion approving Tri-Falls Construction LLC for irrigation and landscaping work at the Valley Ridge Sport Park Project

Agenda Bill #2797; Motion authorizing the City Manager to execute a Purchase and Sale Agreement for the purchase of the Riverton Heights Property

CONSENT AGENDA (Continued):

MOVED BY BRENNAN, SECONDED BY A. ANDERSON 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: Regional Fire Protection Study

CM DeHan stated about a month ago, the Council authorized the City Manager to enter into a discussion with a contractor to do a study on station location. He felt that since this exercise has previously been done from a parochial standpoint and one of the things asked of the contractor was to look internally where the stations should be located. He stated he had intended that this study look from a regional standpoint where the stations should be located and consider entering a partnership with neighboring Cities for fire protection. He requested the Council reconsider having an exercise in the study to look at station locations within SeaTac unless it is looked at in the contents of having a regional fire service.

City Attorney Mirante Bartolo stated that without the agenda bill (Agenda Bill No. 2783) before her, she said that CM DeHan is referring to where it spoke about locations of stations within the City. CM DeHan would like to look at locations of stations in the regional standpoint. Ms. Mirante Bartolo explained that the easiest way to do this would be to bring back a new agenda bill outlining that you want to look at the regional aspects of the locations of the stations, and within the agenda bill, you could indicate that this now supersedes Agenda Bill No. 2783.

CM DeHan stated when the Agenda Bill No. 2783 and the Fire Chief's report are looked at, the City had done a really good job of analysis on fire and medical calls for service within the City and he felt they had all the data from a parochial standpoint as to what the City can do to serve its citizens with SeaTac's accesses. He further stated he did not feel it would behoove Council to have another consultant tell the City what was already studied. However, the City does not have the information that would look at it from a regional point of view.

Further Council discussion ensued on City verses regional study. CM Brennan avidly debated the substance and action of Agenda Bill No. 2783, stating what was passed was to look at the location which he felt was a waste as the City just spent \$2 million tonight buying a piece of property to locate a fire station.

Mayor Fisher stated it was just agreed to rescind Agenda Bill No. 2783 and come back with a new agenda bill outlining CM DeHan's proposal.

Ms. Mirante Bartolo clarified that Agenda Bill No. 2783 is still active until another agenda bill supersede it and gets passed. That is CM DeHan's proposal and his point tonight was that he said there has not been a study done at a regional level and that is what he wanted the City to look at.

Mayor Fisher concluded that public safety is an important issue and if spending adequate funds to look at a regional concept is needed when an earthquake will be regional or any terrorism attack occur very well may be regional, having a study for a regional approach is worth looking at.

CM Brennan agreed that public safety is important and that is why he wanted the City to hire three more FFs and an aid car active 24/7 during the 2007 Budget Workshops. That is a basic request and it was denied.

CITY MANAGER'S COMMENTS: Assistant City Manager Rogers had the following items: 1) reminder that City Manager Craig Ward is on vacation through May 17 allowing him one day on the job before the Council Retreat on May 18 at 4:00 p.m. through May 20 at Ocean Shores; 2) May 11, the Southwest KC Chamber of Commerce will have its annual State of the Cities address at its business luncheon meeting. Mayor Fisher and neighboring Mayors will be presenting their reports; and 3) May 15, the City Manager's Office and SeaTac Police Department will be hosting a meeting for SeaTac businesses, specifically hotels and parking lot operators to address the issue of car crime.

COUNCIL COMMENTS: DM Shape reported on the A&F Committee agenda. The Position Vacancy Review Board recommended replacement hiring: Public Works - Assistant Building Official, Neighborhood Coordinator, and Code Enforcement Officer; Legal – Associate City Attorney / Prosecutor; and City Clerk’s Office – Deputy City Clerk. The committee approved the hiring of these positions. CM DeHan added that in the past, SeaTac loaned Code Enforcement Officer Donna Locher to the City of Renton to assist them. She was given a letter of appreciation from the City of Renton and now Renton has hired her.

CM A. Anderson commended the Council for supporting the new Medical Clinic on South 188th Street. He added this action was done before he came on the Council. He was given a tour of the medical facilities by the attending physician and was thanked adamantly for the support by her and others that continue the tour of the facilities, which they are so proud to have in SeaTac.

CM Wythe stated he emailed the POS Commissioners regarding their Comprehensive Development Plan (CDP). He is arranging a meeting with the Commissioners, which all Council and interested staff are invited to share their input on the recent Joint Airport Coalition (JAC) Meeting discussion. Secondly, he stated he had the honor of finishing the Community Emergency Response Team (CERT) Training.

DM Shape reported that tomorrow evening, May 9 is set for the Suburban Cities Association (SCA) Public Issues Committee Meeting. Among the items to be discussed is Transit Now at 6:00 p.m. with the regular meeting commencing at 7:00 p.m. The major item for discussion is deciding on support for the Emergency Medical Services (EMS) Levy. Also to be discussed are the two Parks Levies the KC Council has put on the ballot; and as a follow up to CM Wythe’s idea about the airport, which Council discussed at the last RCM; and Monday, May 7 at the JAC Meeting, the issue was again discussed thoroughly. He stated the airport is aware of Council’s objections to their plan. Hopefully, there will be some resolution.

CM DeHan stated last week there was a meeting of the I-5 / SR 509 Executive Committee and they are still in the process of scrubbing the scope of work and getting one to bring in at the budgeted level that is proposed by the Regional Transportation Improvement District (RTID). He will keep the Council posted on developments.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY SHAPE TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:49 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk