

City of SeaTac

Regular Council Meeting Minutes

June 10, 2008
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Shape at 6:04 p.m.

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

FLAG SALUTE: Steve Beck, Star Fire Owner/Vice President of Operations, led the Council, audience and staff in the Pledge of Allegiance.

ADMINISTRATIVE STAFF: City Manager Craig Ward, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Assistant City Manager (ACM) Todd Cutts, Public Works (PW) Director Dale Schroeder, Finance Director Mike McCarty, Human Resources (HR) Director Steve Mahaffey, Human Services (HS) Coordinator Colleen Brandt-Schluter, Assistant Fire Chief Brian Wiwel, and Chief of Police Services Jim Graddon.

PUBLIC COMMENTS: Steve Pinto had the following questions: (1) at the May 27 Regular Council Meeting (RCM), an agenda bill related to an Ad Hoc Sidewalk Committee was presented and approved. He questioned whether City Engineer Tom Gut is the leading proponent of this agenda bill and committee. He stated he would like to talk with Mr. Gut; (2) he questioned whether the City can install sidewalks and retroactively activate a local improvement district to require pertinent property owners to pay for improvements; and (3) regarding the tree retention, he questioned if the City can regulate the trees that are impacting an adjacent property.

PRESENTATION:

● **YWCA (Young Women’s Christian Association)**

YWCA South King County (SKC) Regional Director June Wiley thanked the City for money they receive for Transitional Housing and Emergency Housing Programs. She stated the YWCA mission is to advance the quality of life for women of all ages, races and faiths and their families. The YWCA’s vision is to create a community where every family has safe and adequate housing, every adult has the opportunity to be self sufficient, all children and youth can develop the personal qualities and competencies that they will need for a successful adulthood, and all members of our community can live in piece and dignity and free from violence.

In 2007, YWCA served five families (contracted to serve four families). All five families moved on to permanent housing. In 2008, no families have been served yet because of the housing crunch. It has been a challenge for all of the housing programs as there is an incredible lack of space across the county.

In 2007, the emergency shelter turned away 60 SeaTac residents. Already this year, 107 have been turned away. This speaks to how the economy is impacting the services.

Upon questions posed by the Council, Ms. Wiley stated the following: (1) when a resident is turned away, the YWCA works with them to find other services. While more money is always helpful, prevention is key; (2) the YWCA has an employment program service to assist with finding work; and (3) the turn away rate is a good example of the needs in SeaTac.

DISCUSSION ITEM:

● **Summary of \$5,000 - \$25,000 Purchase Requests for the period ended June 6, 2008**

City Manager Ward reviewed the following requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Angle Lake Water Lily Treatment	Parks & Recreation (P&R)	\$8,000	\$8,000	\$11,059
		will absorb within existing budget		
Membership in the Cascade Agenda Cities Program	Non-Departmental	\$0	\$0	\$5,000
		will absorb within existing budget		
Services of Highline Small Business Development Center (SBDC)	City Manager's Office (CMO)	\$10,000	\$10,000	\$10,000

DISCUSSION ITEM (Continued):

Summary of \$5,000 - \$25,000 Purchase Requests for the period ended June 6, 2008 (Continued):

Mr. Ward stated the Administration & Finance (A&F) Committee requested the membership in the Cascade Agenda Cities Program be removed until it is presented to the full Council for discussion.

Council consensus: Referred to the 06/10/08 RCM Consent Agenda with removal of the membership in the Cascade Agenda Cities Program

AGENDA BILL PRESENTATIONS:

Agenda Bill #2958 – A Motion approving the low bidders for Steel Erection, Masonry and Roofing/Metal Wall Siding for New Fire Station 46

Summary: This Motion requests approval of the lowest responsive bids for the selected items and allows the City Manager to enter into contracts to perform the work.

Advertisements for bids were posted in the Seattle Times the weeks of April 28 and May 6. The bid opening was held Thursday, May 15. The bid tabulations for the selected categories are as follows:

Masonry:	Budget Amount (\$158,000.00)	Bid Amount
Arndt Masonry		\$117,391.00
Keystone Masonry		\$168,700.00
Ward's Masonry		\$142,105.00
R&D Masonry		\$139,800.00
Ingroup LTD		\$124,795.00
Dibella CMC		\$158,076.25

Metal Roofing/Siding:	Budget Amount (\$302,000)	
Kenco Construction		\$596,326.00
Advanced Metal Systems		\$431,800.00
Meyer Bros. Roofing		\$698,000.00
Architectural Sheet Metal		\$510,398.00

Steel Erection:	Budget Amount (125,000.00)	
Evergreen Erectors		\$142,800.00
Kipper & Sons		\$151,700.00
American Steel Erectors		\$162,480.00

The lowest bidder for Metal Roofing/Wall Siding is Advanced Metal Systems. However, their bid was rejected as non-responsive since they did not bid the entire category. Architectural Sheet Metal was the lowest responsive bidder for that item.

The 2008 Budget for new Fire Station 46 has \$4,488,036 for construction of the new fire station.

Facilities Director Patterson reviewed the above summary.

DM Fisher stated the A&F Committee recommended this item for approval.

Council consensus: Referred to the 06/10/08 RCM Consent Agenda

Agenda Bill #2950 – A Motion authorizing the City Manager to enter into a contract with Archer Construction, Inc. for construction of the Westside Trail Project, South 134th Street to South 156th Street

Summary: The Westside Trail Project was advertised for bids May 7, 2008. The bid opening was held on May 30, with five bids received. The Engineer's estimate was \$1,573,010. Archer Construction, Inc. submitted the low bid at \$1,398,710. Staff has checked references for Archer Construction Inc. and found them to be positive.

The Westside Trail project consists of clearing and grubbing, excavation and grading, paving of approximately 6,950 lineal feet of new 10-foot (ft.) wide shared use trail, striping and pavement markings, drainage improvements, erosion control, retaining walls, fencing, and improvements to the World War I Memorial including planting 24 disease resistant, hybrid, American Elm Trees.

It is recommended that Council authorize the City Manager to execute a contract with Archer Construction, Inc. in the amount of \$1,398,710 and authorize a 10% contingency of \$139,871 for a total contract budget of \$1,538,581.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2950 (Continued): The total construction cost, including construction contract, contingency, material testing, and inspection overtime, is \$1,400,813. The project is to be funded by a Federal Aid Grant and City funds (parking tax). The project cost and funding breakdown are as follows:

<u>Expenditure Estimate:</u>		<u>Revenue Estimate:</u>	
Construction Contract	\$ 1,398,710	Federal Aid Grant	\$ 737,000
Contingency (10%)	\$ 139,871	City Fund 307 (Parking Tax)	<u>\$ 826,581</u>
Materials Testing	\$ 15,000	Total	\$1,563,581
Inspection Overtime	<u>\$ 10,000</u>		
Total	\$ 1,563,581		

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

DM Fisher stated the A&F Committee recommended this item for approval.

Council consensus: Referred to the 06/10/08 RCM Consent Agenda

Agenda Bill #2959 – An Ordinance amending the 2008 Annual City Budget for corrections to the 2007 carryovers

Summary: Ordinance #08-1012, adopted on March 11, 2008, amended the 2008 Budget and carried over appropriations included in the 2007 Budget that were not completed in 2007. Ordinance #08-1016, adopted May 13, amended the 2008 Budget to correct the South 188th Street sidewalk repair project that was inadvertently left off the list of carryovers. Three additional items detailed below have been identified as also having been inadvertently left off the list of carryovers. This budget amendment is necessary to increase the 2008 amount in the appropriate line items to provide the necessary appropriation authority in the 2008 Budget for these items.

The three proposed corrections are as follows:

1. Professional Services in Transit Planning Fund #106. This request is to carry over the remaining \$84,923 from the 2007 Budget to pay for services by Heartland, LLC, in working with the City to reach out to property owners adjacent to both light rail stations in order to achieve the redevelopment objectives of the Station Area Action Plan. Heartland LLC has engaged in site analysis and financial modeling as part of this contract.
2. Fire Grant Equipment in General Fund #001. This request is to carry over the remaining \$9,732 from the 2007 Budget to pay for completion of the MobileRMS modification and update work that Asentus Consulting Groups, Ltd. was under contract for.
3. City Hall Historical Displays in Hotel/Motel (H/M) Tax Fund #107. This request is to carry over the remaining \$3,232 from the 2007 Budget to pay the Highline Historical Society (HHS) for the 2008 historical presentations in the display cases outside the City Hall Council Chambers. Only \$1,768 of the \$5,000 appropriated in the 2007 Budget was actually spent last year, and no funding was included in the 2008 Budget for these displays.

This Ordinance increases the appropriations in the General Fund #001 by \$9,732, the Transit Planning Fund #106 by \$84,923, and the H/M Tax Fund #107 by \$3,232, for a total budget increase of \$97,887 for the three funds, but will have no effect on the year-end fund balance for 2008. These expenditures were included in the calculation of the January 1, 2008, fund balance projections when the 2008 Budget was being developed. Therefore, this amendment simply allows these expenditures to occur in the current fiscal year instead of 2007.

Finance Director McCarty reviewed the above summary.

DM Fisher stated the A&F Committee recommended this item for approval.

CM T. Anderson recused herself from voting on this item due to her position as the HHS President.

Council consensus: Referred to the 06/10/08 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2960 – An Ordinance amending the 2008 Annual City Budget for miscellaneous items

Summary: This Ordinance increases expenditures to provide additional 2008 appropriation authority in the HR and Planning Department budgets in the General Fund. The two items included in this amendment are as follows:

1. The Planning Department provided a request to the Position Vacancy Review Board (PVRB) to fill their vacant part-time (PT) Permit Technician 1 position on a full-time (FT) basis instead of PT due to increasing

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2960 (Continued): workload and to provide additional coverage of the permit counter. The PVRB recommendation was reviewed by the A&F Committee, which concurred with this request, subject to a budget amendment to increase appropriations in the Planning Department's budget to cover this increase in salary and benefits. The total estimated additional cost for the remainder of 2008 is \$11,590.

2. The HR Department has experienced a high number of employee selection processes during the first five months of 2008, and is already close to depleting their entire 2008 advertising budget. This is partially due to some very expensive ads that ran in the Seattle Times this year. With concurrence from the City Manager, the HR Department is requesting an additional \$20,000 appropriation to their budget for employment advertising.

This Ordinance provides additional appropriation authority in the General Fund in the amount of \$31,590.

Finance Director McCarty reviewed the above summary.

DM Fisher stated the A&F Committee recommended this item for approval. However, the committee discussed having the HR department review options about combining advertising with other cities in order to share costs. Mr. Mahaffey was requested to develop a plan.

Council consensus: Referred to the 06/10/08 RCM Consent Agenda

Agenda Bill #2961 – An Ordinance establishing a new Light Rail Station Areas Capital Improvement Program (CIP) Fund (Fund #308)

Summary: The City has included light rail station area capital needs in its Citywide CIP. A Light Rail Station Areas CIP Fund will allow for the segregation of revenue and expenditures related to the two light rail station areas from other capital projects in the City. The potential magnitude of the revenues and expenditures associated with this work justifies the creation of a separate City fund to track and record these transactions. Two distinct cost centers within this new fund will separately track the revenues and expenditures for each of the two defined light rail station areas, identified as the South 154th Street and the South 176th Street Station Areas. State law requires the City Council to adopt an Ordinance to create a new City fund.

Finance Director McCarty reviewed the above summary.

DM Fisher stated the A&F Committee recommended this item for approval.

Upon a question posed by CM Wythe, Mr. McCarty stated staff is preparing a plan to review new revenue sources to pay for improvements as built or as a source to pay off bonds used to pay for improvements. This will be reviewed during the 2009 budget process.

Council consensus: Referred to the 06/10/08 RCM Consent Agenda

Agenda Bill #2963 – A Resolution stating the intention to designate the South 154th Street Station Area and SeaTac/Airport Station Area as Residential Targeted Areas for the purpose of a multi-family housing tax exemption Ordinance, and fixing the date and time for a Public Hearing (PH) and Council action for the designation

Summary: Staff is in the process of bringing forward a proposed multi-family housing tax exemption Ordinance for Council consideration. When this Ordinance is presented in July, staff will propose that any multi-family housing tax exemption apply to development of residential units in the South 154th Street and SeaTac/Airport Station Areas. However, before such an Ordinance can be considered by the City Council, State law requires that the area in which the tax exemption would apply (referred to as the "residential targeted area") be designated by the governing body. Furthermore, State law requires that the City Council state its intent to designate a residential targeted area by Resolution and conduct a PH prior to such designation.

Pursuant to State law, the following criteria must be met before designating an area as a residential targeted area:

- (a) The area must be within an urban center, as determined by the governing authority;
- (b) The area must lack, as determined by the governing authority, sufficient available, desirable, and convenient residential housing, including affordable housing, to meet the needs of the public who would be likely to live in the urban center, if the affordable, desirable, attractive, and livable places to live were available; and
- (c) The providing of additional housing opportunity, including affordable housing in the area, as determined by the governing authority, will assist in achieving one or more of the stated purposes of the multi-family tax exemption law.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2963 (Continued): Staff believes that the City should encourage housing in the two station areas, as there is insufficient housing in these two areas. Further, it is believed that providing a tax exemption in these areas will help facilitate growth in the station areas, which is one of the goals of the Station Area Action Plans.

Passage of this Resolution does not bind the Council to adopt a multi-family housing tax exemption Ordinance. Rather, this Resolution simply designates the Council's intent to specify the area in which the tax exemption would apply should the Council decide to adopt such an Ordinance. A PH, as required by law, would be set for the July 8, 2008 Regular Council Meeting (RCM) at 6 p.m., and staff will request that the City Council designate the two station areas as residential targeted areas at that time. Furthermore, staff will also present a proposed multi-family tax exemption Ordinance on July 8 for Council consideration.

ACM Cutts reviewed the above summary.

CM Wythe stated the Land Use & Parks (LUP) Committee recommended this item for approval.

DM Fisher stated the A&F Committee recommended this item for approval.

Council consensus: Referred to the 06/10/08 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 80513 - 80693) in the amount of \$1,378,113.84 for the period ended June 5, 2008.
- **Approval of payroll vouchers** (check nos. 46771 - 46810) in the amount of \$362,720.35 for the period ended May 31, 2008.
- **Approval of payroll electronic fund transfers** (check nos. 55363 - 55543) in the amount of \$321,720.08 for the period ended May 31, 2008.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$63,005.67 for the period ended May 31, 2008.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended June 6, 2008.

Approval of Council Meeting Minutes:

- **Land Use & Parks Committee Meeting** held April 23, 2008.
- **Public Safety & Justice Committee Meeting** held May 13, 2008.
- **Transportation and Public Works Committee Meeting** held May 27, 2008.

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

Agenda Bill #2958; Motion approving the low bidders for Steel Erection, Masonry and Roofing/Metal Wall Siding for New Fire Station 46

Agenda Bill #2950; Motion authorizing the City Manager to enter into a contract with Archer Construction, Inc. for construction of the Westside Trail Project, South 134th Street to South 156th Street

Agenda Bill #2959; Ordinance #08-1018 amending the 2008 Annual City Budget for corrections to the 2007 carryovers

Agenda Bill #2960; Ordinance #08-1019 amending the 2008 Annual City Budget for miscellaneous items

Agenda Bill #2961; Ordinance #08-1020 establishing a new Light Rail Station Areas Capital Improvement Program Fund

Agenda Bill #2963; Resolution #08-013 stating the intention to designate the South 154th Street Station Area and SeaTac/Airport Station Area as Residential Targeted Areas for the purpose of a multi-family housing tax exemption Ordinance, and fixing the date and time for a Public Hearing and Council action for the designation

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

CONSENT AGENDA (Continued):

PUBLIC COMMENTS (related to the Consent Agenda): Earl Gipson, regarding Agenda Bill #2963, questioned the duration proposed for the tax exemption.

Mr. Cutts explained that it would be development specific. If it is a market rate project, it would be eight years of tax exemption. If it has an affordable component, 20% or more affordable units, it would be a 12 year tax exemption. A presentation will be made at the July 8 RCM.

*MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS (related to the following 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 comments: (1) June 11 - open house at the SeaTac Community Center regarding the rezoning of areas around the South 154th Street Station Area; (2) June 15 – 11 a.m., Farmer’s Market at Angle Lake Park; (3) June 10 Public Safety & Justice (PS&J) Committee meeting was rescheduled to June 24 at 3 p.m.; (4) June 27 – International Festival; (5) the Military Road paving has been delayed due to the weather; and (6) fire investigators determined the fire at the Angle Lake School to be arson. CM T. Anderson acknowledged all of the surrounding departments that responded to the fire.

COUNCIL COMMENTS:

DM Fisher expressed disappointment that the June 24 Council Workshop regarding tree retention is scheduled prior to the RCM and won't be videotaped. He further indicated that the Planning Commission (PC) is a sounding board to the citizens. He stated there are times when the PC and staff disagree and the Council tends to choose the staff's side because the PC isn't given the time to state their case. He stated an agenda bill will be brought to the next A&F Committee meeting that will allow the PC to have equal time to state their issues during the RCM any time there is disagreement between staff and the PC. DM Fisher expressed concern that the Council is asked to make policy decisions without all of the facts.

CM Gregerson stated she participated in the American Cancer Society Relay for Life June 7. There was a great turnout. CM T. Anderson, Mayor Shape and she also participated in the fourth Entertainment District Tour, which included Kansas City and Denver.

Mayor Shape had the following items: (1) the November 11 RCM was previously changed to a Special Council Meeting (SCM) on November 10 due to the Veterans' Day Holiday and some of the CMs will be attending the National League of Cities (NLC) Conference beginning November 12. Some of the CMs attending the NLC conference have requested the November 10 meeting be changed to November 4 to allow time before the conference to visit an additional entertainment district. Council concurred to move the meeting to November 4; (2) he attended the Hainan Airlines inaugural flight to Beijing June 9 where he spoke with representatives from the Seattle Chinese Chamber of Commerce about a sister City. He requested the Council consider it. The chamber wants to meet with the Council; and (3) clarified that the last staff report regarding tree retention was also held prior to the RCM and was not videotaped.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY WYTHE, SECONDED BY FISHER TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 6:53 P.M.

MOTION CARRIED UNANIMOUSLY.

Ralph Shape, Mayor

Kristina Gregg, City Clerk