

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

July 24, 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 6:06 p.m.

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

FLAG SALUTE: Councilmember (CM) A. Anderson led the Council, audience and staff in the Pledge of Allegiance.

ADMINISTRATIVE STAFF: City Manager Craig Ward, City Attorney Mary Mirante Bartolo, Assistant City Attorney Mark Johnsen, Finance Director Mike McCarty, City Clerk Kristina Gregg, Deputy City Clerk Marcia Rugg, Planning Director Steve Butler, Senior Planner Mike Scarey, Parks & Recreation Director Kit Ledbetter, Recreation Services Coordinator Marlon Olson, Public Works Director Dale Schroeder, Facilities Director Pat Patterson, Economic Development Manager Todd Cutts, Management Intern Stephanie Chu, Human Services Coordinator Colleen Brandt-Schluter, Assistant Fire Chief Brian Wiwel, Fire Captain John Gallup, Fire Chief Bob Meyer, and Chief of Police Services Jim Graddon.

PRESENTATION:

•Lifesaving Awards

Fire Chief Meyer stated that the lifeguards are real heroes. They saved a life at Angle Lake because of their due diligence. This shows what a great partnership the City has internally between the Fire Department, Parks and Recreation Department (P&R) and lifeguards. Mr. Olson recounted the events that led up to saving an eight year old girl who drown and was resuscitated by the lifeguards on July 5, 2007. Chief Meyer presented three Unit Citation awards to those who worked together. Mr. Olson presented the Lifesaving Awards to Thomas Hathaway, Justin Moser, and the Unit Citations to Maria Rice, Scott Rice, and Doug Djang.

CM Brennan complimented the lifesaving group. He commented that many other Cities do not fund lifeguards.

Mayor Fisher moved the Public Comments forward on the agenda to accommodate the speaker.

PUBLIC COMMENTS:

Masterpark Managing Partner Roger McCracken discussed Agenda Bill #2828. He stated his support for the bill, but discussed the land owners needs and concerns with the proposal. Mr. McCracken supports bringing the right kind of development to the City. The location and timing of any new road accesses requires a joint agreement with the City and the land owners. Roads put on a conceptual plan basis, rather than serving the needs of the building, could hinder development and make property less usable on certain types of developments. An actual development should drive the creation of these roads. It is especially important when the City enters into development agreements (DA) with land owners that govern future development, and it is important to be honored by both sides.

SUSPENSION OF THE RULES:

MOVED BY SHAPE AND SECONDED BY DEHAN TO SUSPEND THE RULES TO BRING FORWARD THE PUBLIC HEARING AND COUNCIL ACTION RELATED TO AGENDA BILL #2662.

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING (PH):

•Development Agreement (DA) between the City and SeaTac Airport Parking, LLC; L&R Investment Company; and 18613 International, LLC – Planning / Legal

Mayor Fisher opened the PH at 6:22 p.m.

Planning Director Butler reviewed the summary below for Agenda Bill #2662.

L&R Investment Principal John Day summarized that there was a DA in place to develop a parking structure and retail space associated with the structure on International Boulevard (IB). It contemplated the demolition of the Airport Plaza Hotel and for quick construction of the project. It required pulling their permits by December 15, 2005 when they learned Sound Transit was going to take over a substantial portion of the property. It created deliberations with Sound Transit until the end of last year when they were able to determine the exact block of space that Sound Transit was going to be taking. At that point, discussions were held with Mr. Butler, staff, Council, the Planning Commission (PC) and the Land Use and Parks (LUP) Committee. Mr. Day highlighted the retail component and how L&R intends to make a significant commitment to be an active and vibrant retail center.

PH (Continued):

Development Agreement (Continued): There are 14,000 square feet (s.f.) fronting along IB and another 3,000 s.f. within the structure itself. Rowland Jones, from Kidder Mathews is an expert in the leasing of these types of spaces for tenants. L&R incorporated Mr. Jones' ideas in having enough transit parking spaces to support the needs and having a drive through space that would allow for the attraction for the tenant occupancy. Additionally, the façade will create a parking structure unparalleled in the City in and around the surrounding areas. Architectural elements will set this project apart to create an open space used by the community.

International Parking Design Architect Don Marks reviewed the overall site plan for the project fronting IB; the retail spaces, open space and parking area. Mr. Marks described in detail the facades inside and outside of the building site and signage. He also detailed the landscaping, signage, awnings, glazing character for the stair towers, and the screen character from the front and rear sides of the building. He introduced SVR Design and Landscape Consultant Bill MaGurkt who has knowledge about the design of the open space and Wally Park National Chief Operating Officer Charles Bassett.

Mr. Jones evaluated the retail areas of the offices. He addressed the kind of retail property as a neighborhood center. The customers included local office buildings, tenants, hotels and commuters and residents within a mile. The location becomes a convenience for those who will be in that market. There will be a series of ten to twelve tenants. CM DeHan inquired about the pedestrian access off of IB and how it would be open to the various businesses around the adjacent hotels and restaurant. Mr. Jones agreed that it was a goal to eliminate pedestrian safety issues.

Upon a question posed by Deputy Mayor (DM) Shape, Mr. Marks summarized that the parking would be a combination valet/self-park. Mr. Bassett detailed the garage components.

Mayor Fisher closed the PH at 6:45 p.m.

NEW BUSINESS:

Agenda Bill #2662; Resolution #07-013 amending and restating the Development Agreement (DA) between the City and SeaTac Airport Parking, LLC; L&R Investment Company; and 18613 International, LLC

Summary: This Resolution amends and restates an existing DA the City and SeaTac Airport Parking, LLC; L & R Investment Company; and 18613 International, LLC (hereinafter "Developer") related to property located at 18445, 18601, and 18613 IB. The amended and restated DA is being proposed as a result of a large portion of the Developer's property being acquired by Sound Transit for Light Rail.

Resolution #05-009, passed by Council on June 28, 2005, approved an amended and restated DA between the City and the Developer. Since that DA was approved, Sound Transit notified the Developer that it would acquire, by condemnation, a significant portion of the Developer's property bordering 28th Avenue South for expansion of light rail. As a result of the condemnation by Sound Transit, the Developer was required to redesign their project, which necessitates amending the current DA. Despite the condemnation by Sound Transit, the Developer has demolished the former Airport Plaza Hotel in accordance with the existing DA.

Highlights of the proposed amended and restated DA include:

- A parking garage containing approximately 1,678 parking spaces, including spaces used for on-site retail parking.
- Approximately 16,480 s.f. of retail space. The retail space will consist of approximately 13,800 s.f. of space fronting IB, with the remaining space contained inside of the proposed parking garage.
- Approximately 28,932 s.f. of proposed open space along the northern edge of the property.
- A commitment from the Developer that parking lot operations and any auto service uses will not be contained in the retail space fronting IB.

In addition, the proposed amended DA maintains short timelines for plan submittal and construction of the project. The DA provides that plans be submitted no later than February 15, 2008, with construction to commence within one year of the issuance of building and grading permits. Completion will be required within two years after commencement of construction. The DA also provides that the Developer can maintain their existing surface parking lot, as well as utilize the parking area to the back of the former Airport Plaza site (222 grandfathered parking stalls). However, the parking on the former Airport Plaza Hotel site must be discontinued by June 15, 2008 unless the parking area is brought into conformance with existing landscaping, circulation, and storm water

NEW BUSINESS (Continued):

Agenda Bill #2662; Resolution #07-013 (Continued): requirements of the SeaTac Municipal Code (SMC). Finally, the proposed amended DA maintains a penalty of \$1,000,000 should the Developer default on their obligations.

The adoption of the amended DA will not have any direct fiscal impact. However, the City will receive additional tax revenue from the additional parking and mixed use development that will occur on the site.

MOVED BY T. ANDERSON, SECONDED BY SHAPE TO ACCEPT RESOLUTION # 07-013.

MOTION CARRIED UNANIMOUSLY.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended July 20, 2007

City Manager Ward reviewed the following purchase request:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Soccer Goals for the Valley Ridge Sport Park Project	P&R	\$13,800	\$13,800	\$12,883

Council consensus: Referred to 07/24/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2830 – A Motion authorizing execution of the Entertainment District Implementation Plan Contract with Heartland, LLC

Summary: The City issued request for proposals (RFP) and interviewed two qualified consultants to assist the City in developing an overarching entertainment district implementation plan. Heartland, LLC was selected as the Entertainment District Implementation Plan consultant. The goal of this plan is to provide City staff with the tools to create a sense of place in the City Center thus increasing occupancy rates in the City's 5,200 hotel rooms by enhancing entertainment and dining options in the City and creating an entertainment destination for the City's residents and employees. The implementation plan is expected to:

- Research successful models of similar nationwide jurisdictions that have created vibrant entertainment destinations without the benefit of an existing downtown or retail base
- Take findings from study to create a plan developing opportunities and identifying infrastructure needed to implement the vision and remove obstacles in the critical path to developing an entertainment district
- Identify the critical elements needed to implement a successful entertainment district and prioritize the elements for public investment
- Expand on previous business recruitment efforts in marketing local and national brands that are likely candidates based on existing city residential and visitor demographics
- Provide input to 30th Avenue Southeast right-of-way (ROW) design and engineering process

The consultant will furnish a nationwide list of cities and jurisdictions appropriate for potential tours to provide the City Council and key staff members with a clear image of successfully built entertainment districts.

The consultant will develop a comprehensive work plan for the realization of the City's entertainment district on 30th Avenue Southeast that overall will address themes, business attraction strategies, design elements and regulatory needs. Utilizing findings taken from cities and jurisdictions that have successfully created vibrant entertainment districts, the consultant will specifically discuss information including but not limited to: an approach to branding the district and street, new business incentivization, potential entertainment venues and tenants, public uses of space, design elements ranging from parking and accessibility to art components and lighting, and regulatory needs that will address zoning issues, public safety and operational costs. On an as needed basis, the consultant will provide input to the consultant team working concurrently on the preliminary design and engineering of 30th Avenue Southeast.

An addendum to this study is also proposed to include the evaluation of the "atrium" concept as part of the entertainment district. Examples will be researched to understand the effectiveness of this concept and the potential relationship to the entertainment district.

This study, funded by the Hotel/Motel (HM) Tax Fund, will not exceed \$25,000. The addendum for the study of the "atrium" concept would not exceed an additional \$7,500.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2830 (Continued): Economic Development (ED) Manager Cutts reviewed the above summary. He introduced Heartland, LLC Managing Director Jim Reinhardtsen. Mr. Cutts stated Heartland was selected based on their experience working with Cities in creating similar development strategies for a wide range of projects. He reviewed the contract scope by detailing each task goals and budget.

Mayor Fisher commented on the benefit of an entertainment district.

CM DeHan requested from Heartland if they view the proximity to the airport as a plus or a negative in putting in an entertainment center. Mr. Reinhardtsen stated the proximity has to be worked with as a positive and built up from there. However, it is not the City's only source of profit. The City needs to be able to create a place that will be sustainable as a place that allows travelers to decide to stay longer. Many elements go into creating that kind of place.

Mr. Cutts added that the hospitality market benefits from keeping guests in SeaTac. The City has support from the hospitality market.

CM A. Anderson inquired about boundaries of the entertainment district. Mr. Cutts stated it was loosely defined as South 170th Street, 32nd Avenue to 176th Street and over to IB.

Council consensus: Referred to 07/24/07 RCM Consent Agenda

Agenda Bill 2831 – A Motion authorizing execution of the Contract for the Redevelopment Coordination Program with Heartland, LLC

Summary: The City issued a Request for Qualifications (RFQ) for the Redevelopment Coordination Program and the consulting team of Heartland, LLC and Mithun was selected by staff due to their relevant experience and market knowledge.

In order to realize the vision of both the South 154th Street and SeaTac/Airport Station Area Plans and consequently add amenities for residents, employees and visitors in SeaTac, private property owners must be assured that redevelopment in accordance with the Station Area Action Plan creates more value for the owner than maintaining the existing use of the property. To understand highest and best use, site analysis and financial modeling must be completed.

The City issued an RFQ to locate a consultant team to provide architectural/land use services as well as development feasibility analyses. The consulting team will provide technical expertise to these property owners in order to help them realize and execute the highest and best use of the property within the parameters set forth by the Station Area Plan and existing regulations. The consulting team's expertise includes knowledge of existing market demands and assumptions, thereby creating development scenarios that can be marketed to the development community, and ultimately achieved.

The consulting team will work with the City and local property owners on an on-call, as-needed basis. Properties within the station areas will be prioritized by factors related to the preliminary feasibility of redevelopment as detailed in the Station Area Plan. Staff will give priority consideration to properties impacted by forthcoming infrastructure improvements within the station areas. City staff will meet with owners of these properties, in priority order, to explain the assistance which is being offered. Consultants will be directed by City staff to work with those property owners who express interest in redevelopment.

The Scope of Services defines certain services with a not-to-exceed cost that staff is seeking authorization on at this time. Tasks 1-4 are not-to-exceed \$87,500.

Additional task 5, as defined in the scope, will be subject to authorization at a later date through \$5,000-\$25,000 Purchase Requests to the City Council.

The following funding sources have been determined: \$60,000 H/M Tax Fund (Fund 107) and \$100,000 from the Transit Planning Fund (Fund 106). City staff will monitor the expenditures to ensure that the project remains within the budgeted amounts.

Mr. Cutts reviewed the above summary. The City is requesting technical expertise in working with property owners to help them realize the highest and best use of their properties while keeping the filter on of what the City would like to see as the station area plan. The RFQ was reviewed by the Administration and Finance (A&F)

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill 2831 (Continued): Committee on April 10 and Land and Parks (LUP) Committee on April 25. There were three responses to the RFQ. The team of Heartland is a development economist consultant and Mithun is the architectural consultant. They were selected based on their experience in working with public and private sector entities. He detailed the contract scope by task. The budget for this is: Task 1 – not to exceed \$7,500; Task 2 - 10,000; Task 3 - \$10,000 to Heartland and \$10,000 to Mithun; Task 4 - \$50,000. Task 5 could be a future project at \$15,000 combined maximum for Heartland and Mithun. Each assessment would require Council approval. DM Shape inquired about overlapping the two projects. Mr. Reinhardsen and Mr. Cutts discussed the differences in the projects.

Council consensus: Referred to 07/24/07 RCM Consent Agenda

Agenda Bill #2828 – A Motion authorizing the City Manager to execute a Consultant Agreement with KPG, Inc., for the SeaTac/Airport Station Area Improvements

Summary: The SeaTac/Airport Station Area Improvements project is identified in the City's Transportation Improvement Program (TIP). The project area is bounded on the west by IB (SR 99), on the east by 32nd Avenue South, on the north by South 170th Street, and on the south by South 176th Street. Staff is requesting approval of a contract with a consultant who will provide professional services including preparation of a conceptual design study report for a roadway grid covering the entire station area described above, and preliminary plans for a preferred Phase I alignment (30th Avenue South from South 173rd to 176th Streets, and South 173rd and 174th Streets from IB to 30th Avenue South).

A RFQ was advertised in April 2007. Five firms submitted proposals. City staff interviewed KPG and David Evans and Associates. KPG, Inc. was selected as the best qualified firm due to their experience on projects that involved public/private partnerships and solving complex urban design problems in commercial districts or downtown urban centers. Staff then negotiated the scope and fees with HNTB. The scope of work includes stakeholder involvement, preparation of detailed analysis of roadway alternative locations within the station area, preparation of a conceptual design study which includes these analyses and recommends a preferred alternative, and preliminary drawings of the preferred alternative. The Washington State Department of Transportation (WSDOT) standard consultant services agreement form required by the Local Agency Guidelines manual will be used.

The City seeks to evaluate a number of possible roadway networks to select a preferred alignment that provides flexibility in accommodating development, while protecting the existing commercial uses. This scope of work will take Phase I of the project to the preliminary design level to include identifying ROW needs and estimating project costs. In accordance with the RFQ, the City reserves the right to amend this contract for final design and construction services. Final design, ROW acquisition, further stakeholder and public involvement, and environmental review would be deferred until the final design. The agreement requires the work to be complete by the end of April of 2008.

The amount paid is not to exceed \$537,139.28 unless authorized by the City. The cost of the project will be paid from the Transportation Capital Improvement Plan (CIP) Fund (307) which has a current budget balance of \$500,000 for this line item. The budget will be adjusted accordingly in the 2008 budget cycle. The City has the option to amend this contract in the future for final design and construction services. The amount of those amendments would be negotiated when the scope of those efforts can be more accurately determined.

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

CM DeHan stated that several years ago, the City embarked on a downtown urban study and reviewed the Main Street concept. When putting down a conceptual design for Main Street, the development ran through the Bow Lake Mobile Home Park, which caused problems with the property owners and the neighbors. CM DeHan requested that there be a review of the requirements for access, egress and internal circulation and not be too stringent when laying out a course of traffic through the property where there are specified requirements.

CM Wythe commented about thrusting these roads upon the businesses, especially for those who live in a residential area. The property owner is benefiting by the construction of these roadways. These areas must be developed in cooperation with owners and businesses.

CM Brennan stated the City must proceed with caution in putting roads through as remarked by CM DeHan.

Council consensus: Referred to 07/24/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2821 – An Ordinance amending Section 2.05.010 of the SeaTac Municipal Code (SMC) relating to Public Official Bonds

Summary: Currently, Resolution #89-007 and SMC 2.05.010 provide that the City Manager, City Clerk, Senior Accountant/Treasurer, and Court Administrator have bonds furnished for the performance of their respective duties. The current amount of these bonds is \$25,000 each.

Revised Code of Washington (RCW) 35A.13.070 provides that a bond shall be provided for the City Manager at an amount to be determined by the City Council. RCW 35A.12.080 provides that the City Clerk and City Treasurer shall be required to furnish an official bond. State law also allows for the City Council to determine the amounts of these performance bonds and whether any additional City Officials should have performance bonds. Furthermore, RCW 42.24.180 requires that if checks are issued prior to Council approval, the auditing officer or officer designated to sign the checks (which is the City's Finance Director), shall furnish an official bond in an amount not less than \$50,000.

This Ordinance amends SMC 2.05.010 by providing that a bond be furnished for the Finance Director in the amount of \$50,000, as required by RCW 42.24.180. Second, the proposed Ordinance renames the position of Senior Accountant/Treasurer to Accounting Supervisor. Third, the proposed Ordinance raises the bond amount for the Accounting Supervisor to \$50,000. The bond amounts for the City Manager, City Clerk, and Court Administrator remain set at \$25,000. Staff has reviewed these amounts with the City's insurance broker and believes these amounts are appropriate.

Senior Assistant City Attorney Johnsen reviewed the above summary. Mr. Johnsen stated that other Cities follow this protocol.

Council discussion ensued regarding the scope of this type of service and the coverage of bonding in the absence of the City Manager.

Council consensus: Referred to 07/24/07 RCM Consent Agenda

Agenda Bill #2822 – A Resolution authorizing the Director of Finance to issue and sign checks for payment of Claims before the City Council has had the opportunity to approve said Claims, so long as the requirements of Revised Code of Washington (RCW) 42.24.180 are met

Summary: In general, the City Council must approve the payment of claims prior to checks being issued by the City. However, due to the schedule for processing of claims and payroll, having Council approval before the checks are issued is not always possible. However, checks that have been issued are always approved by the Council at the next meeting after issuance.

During the current audit by the State Auditor's Office, it was suggested that a Resolution be passed by Council authorizing payment of claims prior to Council approval, so that the City's practice conforms with RCW 42.24.180. That statute provides that the City Council may authorize the issuance of checks prior to Council approval if the auditing officer (in this case, the City's Finance Director) meets certain requirements. These requirements include: (1) the auditing officer obtains a bond in an amount not less than \$50,000; (2) the Council adopt contracting, hiring, purchasing, and disbursing policies that implement effective internal controls; (3) the Council approve claims paid at the next regularly scheduled meeting; and (4) if the Council disapproves a claim, any amount paid becomes a receivable to the City.

This Resolution was reviewed by one of the State Auditors, and the Resolution should bring the City into compliance with RCW 42.24.180.

Assistant City Attorney Mr. Johnsen reviewed the above summary.

Council consensus: Referred to 07/24/07 RCM Consent Agenda

Agenda Bill #2808 – A Motion approving the purchase of a Generator for City Hall from Pacific Power Generation

Summary: On March 27, 2007, the City Council authorized the purchase and installation of an emergency generator for City Hall. A request for bids was advertised in the Seattle Times the weeks of July 1 and July 8. No bids were submitted. Quotes were solicited from Cummins Northwest and Pacific Power Generation. Cummins Northwest quoted a price of \$198,998.14. Pacific Power Generation quoted \$159,950.00. Both quotes were based on specifications provided by AWA Engineering (an electrical engineer) and City requirements. Pacific Power

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2808 (Continued): Generation has a favorable track record with the City. It has previously provided generators for the Maintenance Facility, Fire Station 45, and also the Police Department.

Subsection F of Section 3.30.050 of the SMC titled "Exceptions to competitive sealed bid procedures" states, "when no bids are received in response to an invitation to bid or request for proposals, the City Purchasing Agent is authorized to procure the required item or service through direct negotiations with a vendor." Staff directly negotiated with Pacific Power Generation in this situation, pursuant to SMC 3.30.050(F).

The 2007 Budget has \$190,000.00 for purchase and installation of a generator for City Hall.

Facilities Director Patterson reviewed the above summary.

Council consensus: Referred to 07/24/07 RCM Consent Agenda

Agenda Bill #2829 – A Motion approving Lakeside Industries for the Asphalt work, Seawest Construction for the Fencing work and Mid Pack Construction for the Surfacing at the Tennis Court Renovations at Valley Ridge Park (VRP) and Tye High School, contingent upon the City receiving a written agreement from the Highline School District (HSD) that they approve of the bid amounts for the Tennis Courts at Tye High School, and that they agree to pay for any and all costs associated with the construction of their Tennis Courts

Summary: Bids were opened on July 18, 2007. The results below only indicates the portion of the total bid that will be paid for by the City, for reconstruction of the tennis courts at Valley Ridge.

<u>Asphalt Company</u>	<u>Bid Amount</u>	<u>Bid plus 8.9% tax and 5% Contingency</u>
Lakeside Industries	\$44,500	\$50,884
Emerald Paving	\$59,790	\$60,367
<u>Fence Company</u>		
SeaWest	\$35,100	\$40,135
Quality Fence Builders	\$71,209	\$81,424
<u>Surfacing Company</u>		
Mid Pack	\$12,300	\$14,064

The City bid asphalt, fencing, and surfacing work for three tennis courts at VRP and two tennis courts at Tye High School. In addition, the City asked for an additional bid for two additional tennis courts at Tye High School. The HSD has agreed to pay for all of the costs for the Tye High School tennis courts. The City bid the VRP and Tye High School courts together in order to receive the best bid prices and to have the same standards (black vinyl chain link net post, etc.). The P&R Department will manage the project for all of the tennis court renovations and hopes to complete them by the VRP Dedication on September 8, 2007.

The total impact of this request is \$105,083 including sales tax and 5% contingency. The approved 2007 budget for construction of this project is \$101,142.

P&R Director Ledbetter reviewed the above summary.

Mr. Ledbetter addressed the Councilmembers inquiries regarding the process of color coating, the progress of completing field number one, the positive cooperation with the HSD, the fencing components, and the materials used for the courts.

Council consensus: Referred to 07/24/07 RCM Consent Agenda

Agenda Bill #2823 – A Motion authorizing the City Manager to enter into a contract with SVI Trucks, Inc. for the purchase of a Air/Light/Rescue Truck

Summary: The Fire Department is in need of a replacement Air Truck. The Fire Department determined what specifications of the replacement Air Truck would best meet the needs of the Department. After extensive research, it was determined that the apparatus from SVI Trucks Inc. best meets the needs of the City. Furthermore, there are no other manufacturers that produce an Air Truck that will meet the needs of the City.

The City has received a sole source bid quote from SVI Trucks Inc. based on the City's specifications for \$343,549, not including sales tax. SVI Trucks is the most experienced manufacturer of this type of apparatus with over 35 years of experience. This Motion allows the City to purchase this Air Truck directly from the manufacturer, resulting in the City receiving the lowest possible price.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2823 (Continued): The Air Truck will replace City Apparatus 114, a 1982 Ford/Hackney. This replacement is included in the Council approved City CIP, and the Fire Departments Apparatus Replacement Plan. The existing apparatus will be surplus, and the proceeds placed in the 303 fund. The breakdown of \$381,330 is as follows: a base price of \$343,549, plus estimated sales tax of \$31,263 and auxiliary equipment costing \$6,518. \$73,898 will be paid in the 2007 budget as a chassis prepayment; and the contract balance, sales tax, and auxiliary equipment will be paid for in 2008.

Chief Meyer reviewed the above summary. He stated that the costs will pay for the chassis this year and the body next year and discussed the overall benefits of a rescue truck.

DM Shape inquired about the warranty and Chief Meyer will get back to him on this question.

Council consensus: Referred to 07/24/07 RCM Consent Agenda

Agenda Bill #2827 – A Motion authorizing the purchase of a Hydraulic Rescue Tool System

Summary: The Fire Department is in need of replacing its Hydraulic Rescue Tool System. After extensive research, it was determined that the Hurst/Centaur Hydraulic Rescue Tool best met the needs of the City. LN Curtis & Sons is the sole source vendor for Hurst/Centaur. Specifications were developed and a proposal was received from LN Curtis & Sons for \$31,863.32 including sales tax that meets all of the City's needs, and was in compliance with all of the specifications. Hurst has been a world-wide leader in Hydraulic Rescue Tool Systems for 35 years. Hurst tools were the original tools that coined the phrase "Jaws of Life".

The Hydraulic Rescue Tool System will replace the 1995 Amkus Hydraulic Rescue Tool System currently in use. The Amkus tools are limited in operation due to new car technologies and recent advancements in the rescue tool industry. This replacement is included in the Council approved City CIP, and the Fire Departments Equipment Replacement Plan. The existing tool system will be kept as a back-up rescue tool system.

Chief Meyer discussed the above summary.

Council consensus: Referred to 07/24/07 RCM Consent Agenda

Agenda Bill #2814 – A Motion accepting for further consideration the 2007 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 2007 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 Countywide Planning Policies (CPPS);
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; and
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 2007 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 PH to be held by the PC, tentatively scheduled for October 22, 2007. The City Council is tentatively scheduled to act upon the Final Docket on November 27, 2007. The City Council may elect not to adopt any of the Final Docket proposals at that stage of the process.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2814 (Continued): PC and staff concur in their recommendations regarding the following:

- All text amendments be forwarded to the Final Docket;
- All informational map amendments, except Map Amendment #6, be forwarded to the Final Docket;
- Map Amendment #2 be forwarded to the Final Docket; and
- Map Amendment #4 not be forwarded. Note that Map Amendment #4 considered re-opening the South Riverton Heights Subarea Planning Process. As the issues associated with this amendment proposal were addressed earlier this year through a series of LUP Committee and Council meetings regarding views and building heights, this amendment proposal appears to no longer be necessary.

PC and staff differ in their recommendations regarding the following:

- Map Amendment #1 (Loudon property on South 188th Street)
 - PC Recommendation – Forward to Final Docket as proposed by applicant;
 - Staff Recommendation – Do not forward to Final Docket.
- Map Amendment #3 (Apply CP and Zoning designations to ROW)
 - PC Recommendation – Forward to Final Docket;
 - Staff Recommendation – Do not forward to Final Docket.

Note: The staff recommendation has changed since the PC made their recommendation on this proposal (July 9). The new staff recommendation is based on a recent determination that the issue of uses in ROW can best be addressed through an update to the Zoning Code, making this proposal unnecessary. At the July 9 PC meeting, the PC was concurring with the staff recommendation at that time, so in fact, the PC and staff may concur on this issue. The PC will be asked to reconsider their recommendation at their July 23 meeting.

- Map Amendment #5 Potential Annexation Area (PAA): Alternative A is the proposal as submitted by CM Shape; Alternative B was recommended by the PC, and expands the PAA as follows: bounded to the west by SR 509, to the north by the Seattle City Limits, and to the east by the Tukwila City Limits.
 - PC – Forward Alternative B to the Final Docket;
 - Staff – Alternative A: No recommendation; Alternative B: Do not forward to the Final Docket.

Adoption of this Motion would have no fiscal impact to the City, except in the case of Map Amendment #5, adopting a PAA. Regarding Alternative A, in September of 2006 City staff estimated an annual gap of roughly \$564,000 between costs and revenues, plus one-time costs of approximately \$225,000 in public works projects for the PAA as proposed. The fiscal impacts of expanding the PAA as recommended by the PC (Alternative B) have not been determined, but would be larger than those estimated for Alternative A.

In addition, the City will need to conduct a more detailed study to assess the fiscal impacts of annexation, most likely through a consultant contract, if this proposal is placed on the Final Docket. The cost estimate for such a study is still being determined at this time, but may require an amendment to the 2007 Budget.

Planning Director Butler and Senior Planner Scarey reviewed the above summary.

Mayor Fisher requested a joint meeting with the PC, the staff and the Council before the PH, due to conflict between the PC and the staff recommendations either September 11 or 25.

Mr. Butler discussed that it is a two step process. Council needs to determine whether the final amendments are to be included in the Final Docket. It is recommended that all information maps go to the Final Docket, except Amendment #6. The text amendments, since the PC and staff are in agreement, are recommended to be placed on the Final Docket.

Mr. Butler reviewed in detail Map Amendments #1 and #5.

Council discussion ensued regarding PAA.

CM DeHan clarified that the actions of the Council of the PAA does not automatically mean that these areas become a part of the City. It is still up to the residents who live there to initiate a vote and then vote in the affirmative by the majority.

Council consensus: Referred to 07/24/07 RCM New Business

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 76543 - 76729) in the amount of \$3,894,810.93 for the period ended July 20, 2007.
- **Approval of payroll vouchers** (check nos. 45972 - 46010) in the amount of \$168,378.81 for the period ended July 15, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 51591 - 51770) in the amount of \$298,286.48 for the period ended July 15, 2007.

CONSENT AGENDA (Continued):

- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$56,990.75 for the period ended July 15, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended July 20, 2007.

Approval of Council Meeting Minutes:

- **Council Workshop** held June 26, 2007.
- **Administration & Finance Committee Meeting** held July 10, 2007.
- **Public Safety & Justice Committee Meeting** held July 10, 2007.
- **Regular Council Meeting** held July 10, 2007.
- **Land Use & Parks Committee Meeting** held July 12, 2007.

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

Agenda Bill #2830; Motion authorizing execution of the Entertainment District Implementation Plan Contract with Heartland, LLC

Agenda Bill 2831; Motion authorizing execution of the Contract for the Redevelopment Coordination Program with Heartland, LLC

Agenda Bill #2828; Motion authorizing the City Manager to execute a Consultant Agreement with KPG, Inc., for the SeaTac/Airport Station Area Improvements

Agenda Bill #2821; Ordinance #07-1016 amending Section 2.05.010 of the SeaTac Municipal Code relating to Public Official Bonds

Agenda Bill #2822; Resolution #07-014 authorizing the Director of Finance to issue and sign checks for payment of Claims before the City Council has had the opportunity to approve said Claims, so long as the requirements of Revised Code of Washington 42.24.180 are met

Agenda Bill #2808; Motion approving the purchase of a Generator for City Hall from Pacific Power Generation

Agenda Bill #2829; Motion approving Lakeside Industries for the Asphalt work, Seawest Construction for the Fencing work and Mid pack Construction for the Surfacing at the Tennis Court Renovations at Valley Ridge Park and Tyee High School, contingent upon the City receiving a written agreement from the Highline School District that they approve of the bid amounts for the Tennis Courts at Tyee High School, and that they agree to pay for any and all costs associated with the construction of their Tennis Courts

Agenda Bill #2823; Motion authorizing the City Manager to enter into a contract with SVI Trucks, Inc. for the purchase of a Air/Light/Rescue Truck

Agenda Bill #2827; Motion authorizing the purchase of a Hydraulic Rescue Tool System

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:

Agenda Bill #2814; Motion accepting for further consideration the 2007 Final Docket of Proposed Comprehensive Plan Amendments

MOVED BY SHAPE, SECONDED BY DEHAN TO PASS AGENDA BILL #2814.*

MOVED BY WYTHE, SECONDED BY T. ANDERSON TO REMOVE MAP AMENDMENT #1 FROM THE 2007 FINAL DOCKET OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS.

MOTION CARRIED UNANIMOUSLY.

MOVED BY WYTHE, SECONDED BY DEHAN TO FORWARD MAP AMENDMENT #2 TO THE 2007 FINAL DOCKET OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS.

MOTION CARRIED UNANIMOUSLY.

MOVED BY WYTHE, SECONDED BY T. ANDERSON TO FORWARD MAP AMENDMENT #3 TO THE 2007 FINAL DOCKET OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS.

MOTION CARRIED UNANIMOUSLY.

MOVED BY WYTHE, SECONDED BY DEHAN TO REMOVE MAP AMENDMENT #4 FROM THE 2007 FINAL DOCKET OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS.

MOTION CARRIED UNANIMOUSLY.

MOVED BY WYTHE, SECONDED BY SHAPE TO FORWARD MAP AMENDMENT #5 ALTERNATE A TO THE 2007 FINAL DOCKET OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS.

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

MOVED BY BRENNAN, SECONDED BY SHAPE TO FORWARD MAP AMENDMENT #5 ALTERNATE B TO THE 2007 FINAL DOCKET OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS.

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

MOVED BY WYTHE, SECONDED BY DEHAN TO REMOVE MAP AMENDMENT #6 FROM THE 2007 FINAL DOCKET OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS.

MOTION CARRIED UNANIMOUSLY.

MOVED BY WYTHE, SECONDED BY DEHAN TO FORWARD MAP AMENDMENT #7 TO THE 2007 FINAL DOCKET OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS.

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

MOTION CARRIED UNANIMOUSLY.

MOVED BY WYTHE, SECONDED BY DEHAN TO FORWARD MAP AMENDMENT #8 TO THE 2007 FINAL DOCKET OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS.

MOTION CARRIED UNANIMOUSLY.

MOVED BY WYTHE, SECONDED BY DEHAN TO FORWARD MAP AMENDMENT #9 TO THE 2007 FINAL DOCKET OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS.

MOTION CARRIED UNANIMOUSLY.

MOVED BY WYTHE, SECONDED BY DEHAN TO FORWARD ALL TEXT AMENDMENTS TO THE 2007 FINAL DOCKET OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS.

MOTION CARRIED UNANIMOUSLY.

*ORIGINAL MOTION CARRIED UNANIMOUSLY AS AMENDED.

NEW BUSINESS (Continued):

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

Agenda Bill #2833; Motion to authorize the City Manager to enter into a Use Agreement with the current users of the Riverton Properties, subject to the City's ownership

MOVED BY WYTHE, SECONDED BY DEHAN TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A USE AGREEMENT WITH CURRENT USERS OF THE RIVERTON PROPERTIES SUBJECT TO THE CITY'S OWNERSHIP.

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

CITY MANAGER'S COMMENTS: City Manager Ward had the following items: (1) Theatre in the Park on Friday, July 27 at 7 p.m. - The Merchant of Venice; (2) Sunday, July 29, at 5 p.m., the last presentation of Music in the Park at Angle Lake Park; (3) Sunday, July 29 at 1p.m. the championship round for the All Nations Cup Soccer Tournament at Memorial Field at 1 p.m.; (4) A Special Council Meeting is scheduled for Monday, August 6 and the next Regular Council Meeting will be September 11, 2007; (5) August 7 is National Night Out and many Councilmembers will be attending; (6) SeaTV Channel 21 on Comcast is having equipment failure and will be replaced. The Council meetings are not being aired and when it has returned, the City will be airing the most current Council schedule and then will schedule other times to display the past meetings; and (7) City Police made an arrest of an 18 year old SeaTac resident for the homicide of the taxi cab driver. There is an attempt to get a VISA for the wife and the brother to be able to attend the funeral services. Funeral arrangements have not been made.

COUNCIL COMMENTS:

CM A. Anderson complimented the City and the police for the outreach to the community.

CM T. Anderson inquired whether the City had sent a letter to the family of the deceased. City Manager Ward responded that no letter was sent, but there has been a lot of personal interaction with the extended family.

CM DeHan commented about the South County Area Transportation Board meeting and some of the data was provided to the Council including Public Disclosure Commission which is pertinent to SeaTac. CM DeHan also discussed the Regional Transportation Investment District in regards to speaking engagements in the near future.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY WYTHE, SECONDED BY DEHAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 9:06 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Marcia Rugg, Deputy City Clerk