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SEATAC CITY COUNCIL REGULAR MEETING MINUTES

January 9, 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 6:04 p.m.

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

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, Senior Assistant City Attorney Mark Johnsen, City Clerk Judith Cary, Deputy City Clerk Kristina Gregg, Finance Director Mike McCarty, Public Works Director Dale Schroeder, Fire Chief Bob Meyer, Chief of Police Services Greg Dymerski, Administration Captain Annette Louie, and Battalion Chief John Madsen.

FLAG CEREMONY: Boy Scouts of America SeaTac Fire Explorers Post No. 24 performed the Flag Ceremony and led the Council, audience and staff in the Pledge of Alliance.

PUBLIC COMMENTS: There were no comments at this time.

MAYORAL APPOINTMENT:

•Confirmation of Mayoral Appointment of Doubletree Hotel General Manager Frank Welton and Marriott Hotel General Manager Jeff Hart to the Hotel/Motel (H/M) Tax Advisory Committee

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ACCEPT THE MAYORAL APPOINTMENTS OF DOUBLETREE HOTEL GENERAL MANAGER FRANK WELTON AND MARIOTT HOTEL GENERAL MANAGER JEFF HART TO THE HOTEL/MOTEL (H/M) TAX ADVISORY COMMITTEE.

MOTION CARRIED UNANIMOUSLY.

Mayor Fisher read and presented the Certificate of Appointment to Frank Welton. Jeff Hart was unable to attend the meeting and therefore, his certificate will be sent to him.

Councilmember (CM) Brennan, H/M Committee Chair, gave business-related background on the two new appointees to the H/M Tax Advisory Committee. He added that he was pleased to have these new members who will bring a lot of experience to the committee.

PRESENTATION:

•Suburban Cities Association (SCA) Update

SCA Executive Director Karen Goroski stated she had visited each of the 27 SCA member Cities in 2006 and plans to do the same in 2007. She is bringing the Cities up-to-date on SCA business issues and hearing what is happening on the Cities. In 2004, the SCA rewrote the bylaws and organizational chart. The SCA provides networking and education opportunities for its members. One of SCA's strengths is that they have recommended appointing authority for 101 positions on County and regional boards and committees to the King County (KC) Executive. As of December 2006, the Board of Directors (BOD), of which CM T. Anderson is a member, decided to appoint four representatives, of which both CM T. Anderson and Deputy Mayor Shape were appointed, to the King Conservation District Reconstituted Advisory Council. This advisory council will affect policy on both the County and Regional level. At the January 2006 SCA Retreat, the BOD decided that the SCA would focus on regional policy and deal with State legislation as needed.

Ms. Goroski outlined SCA's Long Range Goals through 2010: Regional Organization and Governance, Education, Public Policy Leadership, and Public Benefit. Ms. Goroski continued with the achievements of 2005-2006, the creation of SCA Education Committee of which CM T. Anderson is a member. SCA was able to obtain \$50,000 from the State for buildable land. One of the major changes in 2006 was the endorsement of "One City, One vote" on SCA issues and with that, participation is expected to increase dramatically. Ms. Goroski finished with the goals for 2007: transportation issues and the Puget Sound Regional Council (PSRC) Vision 2020+20 on growth targets.

CM T. Anderson questioned whether the Levy Lid Lift, "Medic One", has been discussed as it is going Countywide. Ms. Goroski responded that the Regional Policy Committee may be looking at the Lid Lift but any City can bring any issue to the Public Issues Committee (PIC).

Mayor Fisher thanked Ms. Goroski for the informative update.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended January 3, 2007

City Manager Craig Ward reviewed the purchase requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Recording Equipment for Executive Conference Room	City Clerk	\$0	\$0	\$5,845 **will absorb within existing budget**
Fence Repairs at Angle Lake Park due to December Wind Storm	Parks & Recreation	\$0	\$0	\$6,879 **will absorb within existing budget**
Fit Testing Machine (2007 Decision Card)	Fire	\$12,000	\$12,000	\$11,065
Code Red Software (2007 Decision Card)	Fire	\$10,000	\$10,000	\$10,000
Association of Washington Cities 2007 Service Fee	Non-Departmental	\$15,565	\$15,565	\$15,570 **will absorb within existing budget**
Puget Sound Clean Air Agency 2007 Assessment	Non-Departmental	\$12,790	\$12,790	\$12,783
Suburban Cities Association 2007 Dues Assessment	Non-Departmental	\$12,260	\$12,260	\$12,256
City of Des Moines 2007 Mt. Rainier Pool Contribution	City Manager	\$25,000	\$25,000	\$17,200
SWKC Chamber 2007 Contract	City Manager	\$5,000 \$15,000	\$5,000 \$15,000	\$5,000 \$15,000
State Lobbyist Services	City Manager	\$16,000	\$16,000	\$16,000

Upon a question posed by Deputy Mayor (DM) Shape regarding Puget Sound Clean Air Agency 2007 Assessment, City Manager Ward stated this is an assessment made to all jurisdictions dealing with monitoring the reduction of clean air standards.

CM DeHan stated some of these purchasing requests are within the existing budget and some have no designation. Finance Director McCarty replied by recapping each purchase request as to being in the budget or requested as to needs after the budget process. This was brought to the Administration & Finance (A&F) Committee and recommended for Council approval.

Council consensus: Referred to the 01/09/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2709 – A Motion authorizing the City Manager to execute a three-year Contract for Audio/Visual (A/V) Equipment Maintenance and Support with Delta A/V Systems, Inc.

Summary: This Motion authorizes the City Manager to execute a contract to continue maintenance and support of the City’s A/V equipment in the Council Chambers, Court Room, Lobby, and Executive Conference Room.

In 2002, the City purchased an A/V system from Delta A/V Systems, Inc. in conjunction with the move to the new City Hall Facility. The initial purchase of the system included a one-year maintenance contract, which expired November 20, 2003. November 12, 2003, Council authorized a three-year contract to provide continued maintenance and support of the equipment. That contract expired December 31, 2006.

In December 2006, City Manager Ward signed a one-month extension of the original three-year contract approving the new three-year contract to be postponed until January due to the lengthy December Council Meeting agenda. The proposed contract is retroactive to January 1, 2007.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2709 (Continued): The City Clerk's Office has explored various options to continue providing critical technical support for the system. After discussion with the City's IS staff, it has been determined that the three-year complete coverage contract provides the best protection for the City's investment, ensuring that the equipment operates efficiently on a continuous basis.

The complete coverage contract includes preventive maintenance, priority service, labor for service calls, and the parts and other costs to repair or replace failed equipment. New for 2007 - 2009 is the inclusion of projector lamps at no cost (approximate cost is \$400 each), and FTR software fixes and service packs, as needed.

Since the FTR recording system was purchased for the Council Chambers and Courtroom in 2003, Efficiency Inc. has been maintaining those systems \$1,693 yearly. With the addition of the proposed FTR recording system in the Executive Conference Room, the contract would increase to \$1,985. However, Delta A/V has agreed to maintain the three FTR systems for \$1,540 per year (\$445 yearly savings).

Delta A/V has also agreed to include in the maintenance contract the additional equipment for the Executive Conference Room at no additional cost to the City.

It is recommended that Council authorize the City Manager to execute a three-year complete coverage contract with Delta A/V to provide maintenance and support of the City's A/V Equipment in the Council Chambers, Court Room, Lobby, and Executive Conference Room for \$9,595 per year, and terminate the Efficiency Inc. Contract.

The proposed Delta A/V contract provides for a ten-percent discount yearly if the City enters into a three-year contract, totaling a savings of \$3,168 over the three-year period.

The cost for each year is \$9,595 for a total of \$28,785 for three years. The necessary appropriation has been included in the 2007 Annual City Budget, and will be included in the 2008 and 2009 budgets when those budgets are developed. Upon approval of this contract, Delta will issue a credit in the amount of \$895 for the one-month extension to the existing contract which was implemented to cover the period of January 1 – January 31, 2007. This credit will be applied against the invoice for the remainder of the year, allowing the discounted three-year rate to be retroactively applied to include the month of January 2007.

Deputy City Clerk Gregg presented the above summary. CM T. Anderson stated this was brought before the A&F Committee and recommended for Council approval.

Council consensus: Referred to the 01/09/07 RCM Consent Agenda

Agenda Bill #2710 – A Motion authorizing the City Manager to execute a three-year Contract with Imagenet, LLC for Electronic Document Management Services (EDMS)

Summary: January 10, 2006, the City Council authorized the City Manager to execute an EDMS contract. This was a one-year contract that expires January 31, 2007. Prior to adoption of the 2006 Budget, the City Clerk's Office contacted five firms for estimates and options offered. The two main options were: 1) purchase software and hardware and maintain the system in-house; or 2) pay to have a firm scan the documents and pay a small monthly fee to have the documents hosted on the internet. After review, it was determined that Option 2 would serve the City best. Of the five firms, only two provide this service and only Imagenet has large format capability which is necessary for scanning in large plans. Imagenet provides services that allow access to records over the internet. Confidential records will be protected.

Because the City Clerk's Office has requested additional search options, the Imagenet system is still in the implementation stages. Currently, the following documents have been included in the system: Ordinances, Resolutions, Regular and Special Council Meeting Minutes, Council Committee Meeting Minutes (A&F, LUP, PS&J, T&PW); Governing Committee Meeting Minutes (Civil Service, Planning Commission, LEOFF I, Volunteer Firefighter Pension Board), Annual City Budgets, Comprehensive Annual Financial Reports, General Ledger Detail Reports, Expenditure Detail Reports, Revenue Detail Reports, Council Meeting Audience Participation Sign-in Sheets, Town Meeting Minutes, Timesheets, Planning Case Files, Building Permits, and Building Plans.

In 2007, staff is proposing to include the following documents into the system, including continue with those already in the system: Agreements, Motions, various Financial Ledgers, Planning Plans, Employee Medical Files (confidential), and Engineering documents yet to be determined.

Providing easier access to these documents will save staff time in researching and locating these documents.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2710 (Continued): Staff recommends the Council authorize the City Manager to execute a contract with Imagenet, LLC., not to exceed \$52,000 in the 1st year and \$55,000 for the 2nd and 3rd year.

During the 2007 Budget process, \$52,000 was requested for these services. The necessary appropriation will be included in the 2008 and 2009 Budgets.

Deputy City Clerk Gregg presented the above summary. CM T. Anderson stated this was brought before the A&F Committee and recommended for Council approval.

Council consensus: Referred to the 01/09/07 RCM Consent Agenda

Agenda Bill #2735 – A Motion authorizing the purchase of Vehicles and Equipment for 2007

Summary: The 2007 Annual Budget includes a \$166,500 appropriation in the Equipment Rental Fund for 2007 scheduled vehicle and equipment replacements. This fund has accumulated sufficient funds from the user departments over the useful life of the equipment listed below to finance their replacement. The trucks will be covered by a three-year / 36,000 mile, whichever comes first, warranty. All equipment listed below is scheduled replacements of existing equipment and will be purchased within budget limitations.

<u>Department</u>	<u>Description</u>	<u>Replacement/Decision Card</u>	<u>Cost</u>
PW	2007 Dodge Pickup	Replacement	\$30,000
Parks	2007 Dodge Pickup	Replacement	\$30,000
Parks	2007 Dodge Pickup	Replacement	\$40,000
Engineering	2007 Dodge Pickup	Replacement	\$30,000
Engineering	2007 Dodge Pickup	Replacement	\$30,000
PW	2007 Arrowboard Trailer	Replacement	\$6,500
		TOTAL	\$166,500

By surplusing vehicles on a routine basis, the City has been recovering roughly 1/3 of the original cost of the vehicles when they are sent to auction. The City has established the current replacement cycle of seven years for light duty vehicles. These vehicles and Arrowboard trailer will be purchased from the State contract and will be received in 2007. The vehicles and equipment listed above can be purchased through the Washington State Contract for 2006 as a subscriber to the State Purchasing Cooperative or through the competitive bid process.

The possibility of purchasing diesel equipment has been discussed and still may be an option. However, because the equipment has a short-distance, light duty application, and considering the higher costs of maintenance and operation of diesel, staff is not recommending a change to diesel pickups at this time

Public Works Director Schroeder presented the above summary.

CM T. Anderson stated this item was brought before the A&F Committee and recommended for Council approval.

Council consensus: Referred to the 01/09/07 RCM Consent Agenda

Agenda Bill #2745 – A Motion authorizing the City Manager to enter into a Local Hazardous Waste Management Grant Program (LHWMP) Agreement with the Seattle-King County (KC) Department of Public Health for Continued Funding of the City’s Waste Reduction and Recycling (WR/R) Programs

Summary: The City is eligible to receive \$9,339.68 from the Seattle-KC Department of Public Health’s LHWMP grant for continued funding of the City’s WR/R programs for 2007. The grant will further the development and/or enhancement of local WR/R projects including residential and commercial WR/R education programs, business assistance programs and Special Recycling Events. SeaTac has entered into similar agreements with the Seattle-KC Department of Public Health since 1997. These funds will provide the revenue that was projected as part of the budget process for the programs and staff salaries from January 1 through December 31, 2007.

Entering into this Agreement with Seattle-KC Department of Public Health would provide an additional \$9,339.68 of funding over a one-year period to support the City’s WR/R Programs. The Special Recycling Events are 100 percent funded by the Seattle-KC Department of Public Health, Coordinated Prevention Grant and/or KC Solid Waste Division grants to the City. The City would not incur any additional costs by accepting this grant.

Public Works Director Schroeder presented the above summary.

CM T. Anderson stated this was brought before the A&F Committee and recommended for Council approval.

Council consensus: Referred to the 01/09/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2749 – A Resolution ratifying the Proclamation of Emergency dated December 15, 2006, and ratifying the decision to let a Contract with Allied Waste for Curbside Storm Debris Removal

Summary: This Resolution ratifies the Proclamation of Emergency dated December 15, 2006 as a result of the December 14-15 windstorm. Furthermore, this Resolution ratifies the decision to let a contract with Allied Waste for curbside storm debris removal.

The proclamation specifically authorized City Departments to enter into contracts and incur obligations as necessary to combat the effects of the windstorm and to protect and provide emergency assistance to victims of such emergency. Furthermore, the City Departments were authorized to enter into such contracts without the bidding requirements set forth in the SeaTac Municipal Code (SMC), including seeking Council authorization prior to letting these contracts.

SMC 2.75.070 provides that the Disaster Coordinator (City Manager) may request the Mayor to proclaim the existence of a disaster. Such a proclamation must be ratified by the City Council as soon as practicable. To date, there is one contract that ordinarily would have required Council approval, which was let prior to staff seeking Council approval. This contract was with Allied Waste for curbside storm debris removal that will occur throughout the City January 8 through January 19, 2007. It was necessary to let this contract prior to seeking Council approval in order to assist the SeaTac citizens with clean up as soon as possible.

The Proclamation of Emergency has no direct fiscal impact. However, any contracts let in accordance with the provisions of the Proclamation will have a fiscal impact. It is estimated that the cost of storm debris cleanup, as provided by Allied Waste, will cost \$30,000.

Senior Assistant City Attorney Johnsen presented the above summary.

Public Works Director Schroeder stated Allied, using normal routes, will go into private driveways where recycling and waste is left. Council discussion ensued with staff as to the particulars of the pickup of the storm debris.

Council consensus: Referred to the 01/09/07 RCM Consent Agenda

Agenda Bill #2753 – An Ordinance authorizing the City Manager to enter into a Professional Services Contract with Stewart Beall MacNichols & Harmell Inc. P.S. for Public Defense Services and with Stirbis & Sadler L.L.P. for Jail Public Defense Services, and amending the City's 2007 Annual City Budget for Indigent Defense Services cohorts

Summary: The United States Constitution and the Constitution of the State of Washington, laws and court rules require that indigent defendants charged with a crime, for which a jail penalty may be imposed, are entitled to legal representation by a public defender. The City, through its Municipal Court Budget, has contracted with L. Stephen Rochon for public defender services since 1993. Mr. Rochon notified the City that he no longer wanted to continue providing public defense services for the City. Therefore, the City issued a request for proposals (RFP) in December 2006 for public defense services. The City received three proposals and Judge Codd chose the law firm of Stewart Beall MacNichols & Harmell, Inc. P.S. to serve as the City's public defender. Although the estimated cost of the services provided by Stewart Beall MacNichols & Harmell, Inc. P.S. will increase substantially in 2007, this increase will bring the cost of public defense services in line with the market rate for these services. A portion of the increased cost occurs because the Public Defender will now appear at arraignment hearings, which has not been past practice. This additional cost is the result of upcoming changes to the Court Rules that will mandate that a Public Defender appear at arraignment hearings.

The contract with the law firm of Stewart Beall MacNichols & Harmell, Inc. P.S. for public defender services has a two-year term, with the option to extend the contract up to two additional years upon mutual agreement.

Additionally, the City currently contracts with the law firm of Stirbis & Sadler L.L.P. for jail public defense services at the Regional Justice Center for defendants that are arrested and booked into jail. By contracting for public defense services for the jail video calendar, the City is able to conduct court appearances through the video system, rather than transport defendants to Court at a considerable expense. The contract has a two-year term, with one automatic renewal period of an additional year.

This Ordinance amends the City's 2007 Annual Budget for Indigent Defense Services. The estimated expenditures in the 2007 Budget are \$59,600. The Ordinance increases the Municipal Court budget by \$50,000 to cover the anticipated increase in providing public defense services.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2753 (Continued): The contract with Stewart Beall MacNichols & Harmell Inc. P.S. specifies that the City will pay the following for public defense services: \$195 per appointment for all phases of representation except for jury trials; \$360 for each jury trial; \$500 for each appeal to Superior Court; \$95 for review or sentencing hearings only; and \$300 per arraignment calendar.

The Contract with Stirbis & Sadler L.L.P. specifies that the compensation will be a flat fee of \$1,300 per month.

The proposed budget amendment will increase the General Fund budget by \$50,000.

Senior Assistant City Attorney Johnson presented the above summary.

Council consensus: Referred to the 01/09/07 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 73941 – 74136) in the amount of \$1,568,078.73 for the period ended December 21, 2006.
- **Approval of claims vouchers** (check nos. 74137 - 74210) in the amount of \$95,100.23 for the period ended December 29, 2006.
- **Approval of payroll vouchers** (check nos. 45429 - 45465) in the amount of \$155,282.22 for the period ended December 15, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 49167 - 49337) in the amount of \$274,910.18 for the period ended December 15, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$53,609.54 for the period ended December 15, 2006.
- **Approval of payroll vouchers** (check nos. 45466 - 45508) in the amount of \$388,747.30 for the period ended December 31, 2006.
- **Approval of payroll electronic fund transfers** (check nos. 49338 - 49510) in the amount of \$269,886.51 for the period ended December 31, 2006.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$52,546.05 for the period ended December 31, 2006.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended January 3, 2007.

Approval of Council Meeting Minutes:

- **Special Council Meeting** held September 26, 2006.
- **Special Council Meeting** held November 30, 2006.
- **Administration & Finance Committee Meeting** held December 12, 2006.
- **Public Safety & Justice Committee Meeting** held December 12, 2006.
- **Regular Council Meeting** held December 12, 2006.
- **Land Use & Parks Committee Meeting** held December 14, 2006.

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

Agenda Bill #2709

A Motion authorizing the City Manager to execute a three-year Contract for Audio/Visual Equipment Maintenance and Support with Delta A/V Systems, Inc.

Agenda Bill #2710

A Motion authorizing the City Manager to execute a three-year Contract with Imagenet, LLC for Electronic Document Management Services

Agenda Bill #2735

A Motion authorizing the purchase of Vehicles and Equipment for 2007

Agenda Bill #2745

A Motion authorizing the City Manager to enter into a Local Hazardous Waste Management Grant Program Agreement with the Seattle-King County Department of Public Health for Continued Funding of the City's Waste Reduction and Recycling Programs

CONSENT AGENDA (Continued):

Agenda Bill #2749; Resolution #07-001

A Resolution ratifying the Proclamation of Emergency dated December 15, 2006, and ratifying the decision to let a Contract with Allied Waste for Curbside Storm Debris Removal

Agenda Bill #2753; Ordinance #07-1001

An Ordinance authorizing the City Manager to enter into a Professional Services Contract with Stewart Beall MacNichols & Harmell Inc. P.S. for Public Defense Services and with Stirbis & Sadler L.L.P. for Jail Public Defense Services, and amending the City's 2007 Annual City Budget for Indigent Defense Services

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

PUBLIC COMMENTS (related to the Consent Agenda): There were no public comments.

*MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING:

•Development Agreement (DA) with Dollar Development Co. Inc. and Scandia LLC – City Manager

Mayor Fisher opened the public hearing (PH) at 6:53 p.m.

Staff briefing: Assistant City Manager Rogers presented the Agenda Bill No. 2748 summary as written below.

Public Input: Mike Huseby, Scandia LLC, 14016 111th Avenue East, Puyallup, stated the Cassans have leased this property for approximately 27 years and they are losing their land to Sound Transit. Mr. Huseby added they are not changing the use of their property. They have been working with the City for months on this DA. This is going to be interim use to allow this parking operation to continue and they are doing their good faith effort to create a development plan that will work for the property.

James Cassan, Dollar Development, 2737 78th Avenue South East, Mercer Island, stated he felt staff has outlined the DA well. He added at least 15, out of 25-30 employees, citizens of SeaTac are employed in the business. He urged Council to consider this DA, for which considerable dollars have been spent redeveloping the property.

Council Comments: CM T. Anderson thanked Mr. Cassan for hiring local teenagers (her son once worked for the company), adding Mr. Cassan has done a lot for the community.

CM Wythe stated this issue has been before the Land Use & Parks (LUP) Committee which recommended it for Council consideration. He added this DA will end after six years (2012) and at that point, if the parking lot is still in operation, the City will be left with an improved site with reduced signage and improved fencing. However, landscaping may be an issue in the future to which Mr. Cassan stated the galvanized fence and the signage will be removed and replaced with a new black sign. The City is planting trees and bushes which will remain in front of the parking area.

CM DeHan stated discussion ensued at the A&F Committee Meeting today that development or redevelopment of that property would be market driven and would have to support itself.

DM Shape stated he expressed concern at the A&F Committee Meeting about the DA that after six years, the public benefit ends. He added he could support the DA as long as there is good faith by all parties'. Eventually the property will be developed. The main interest is to keep this business in operation and the DA does just that. He congratulated staff and the property owners for their hard work and cooperation in finalizing the DA.

Mayor Fisher closed the PH at 7:14 p.m.

NEW BUSINESS:

Agenda Bill #2748; Resolution #07-002

A Resolution authorizing the City Manager to enter into a Development Agreement (DA) between the City of SeaTac and Dollar Development Co. and Scandia LLC

Summary: This Resolution authorizes the City Manager to enter into a DA with Dollar Development Co. and Scandia LLC related to property located at 17400 International Boulevard (IB). The proposed DA allows for certain improvements to the property including relocation of a canopy and two signs, construction of a new office, restriping, and new driveway curb cut on IB and requires construction of new fence, removal of seven signs and provisions for future lease of a portion of the property to the City for the interim public parking area near to the SeaTac/Airport light rail station (Kiss and Ride).

NEW BUSINESS (Continued):

Agenda Bill #2748; Resolution #07-002 (Continued): Background: Dollar Development Co. and Scandia LLC applied for a DA on November 8, 2006. Staff entered into negotiations with the applicants. A site plan of the applicants' proposed improvements to the property was presented to the Land Use & Parks (LUP) Committee on November 16, 2006. A summary of the proposed DA was presented at the December 14, 2006 LUP Committee Meeting and the proposed DA was presented to the A&F Committee on January 9, 2007. State Environmental Protection Agency (SEPA) review has been conducted and the City issued a Determination of Non-Significance (DNS) on December 14, 2006. The comment period on the DNS ended on December 28, 2006 and the appeal period ends on January 8, 2007. A PH on the proposed DA is scheduled prior to Council consideration.

Dollar Development operates Dollar Park and Fly and Dollar Car Rental on property owned by James and Doris Cassan and Scandia LLC using access located on South 176th Street. Sound Transit has condemned and will take Possession and Use of a portion of the property on February 15, 2007 eliminating the South 176th Street access to the property. Dollar Development wishes to continue to operate the business and needs to develop an alternative access point, move a canopy, construct a new office, restripe, and relocate signage. The surface parking lot is a legal, nonconforming use in the City Center CBC zone. However, it is not permissible to construct a new structure to support the legal nonconforming use absent a DA.

Development Provisions and Applicable Standards: The proposed DA allows for construction of a new access on IB and a new office building, relocation of the existing canopy, restriping and relocation of two nonconforming signs deviating from certain development and zoning code regulations in exchange for public benefit.

Public Benefit: The primary public benefit in the proposed DA is the City receiving an option to lease space for use as an interim short term parking facility if necessary to serve the SeaTac/Airport light rail station. The lease rate will be based on the average gross revenue per marked stall over the past calendar year times the number of marked stalls that are taken out of service by Dollar to accommodate the City's use and allowing for annual adjustments. The obligation to lease to the City lasts for the duration of the agreement unless construction begins on the re-development of the property to a permanent mixed use development.

Public benefit is also derived from tax revenue generated by the continued operation of the commercial park and fly business on the property, from the applicant's agreement to remove seven of the nine signs currently displayed on the business site, and from the replacement of existing galvanized chain link and concertina wire fence with black vinyl coated chain link fence along IB. Additional public benefit is derived from the applicants' agreement to use reasonable, good faith efforts to re-develop the surface parking lot on the property with a permanent mixed use development, subject to market conditions. If at the end of the DA the property is still being used as a surface parking lot, the applicant agrees to bring all signage on the property into conformance with the current Sign Code or the Sign Code that is in existence at that expiration of the DA, whichever is less restrictive.

Term of the Agreement: The duration of the proposed DA is six years. At the end of this time, the City's right to lease a portion of the property for an interim short term public parking facility will end. The new office building will be allowed to remain in its current location and the legal nonconforming use will be allowed to continue except that all signage on the property will be brought into conformance with the Sign Code.

MOVED BY DEHAN, SECONDED BY BRENNAN TO PASS AGENDA BILL NO. 2748.

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 items of business: 1) he stated the December windstorm has been discussed extensively and more discussion will follow. He felt the Council and staff worked very hard to make sure the public were protected and recovery was completed as quickly as possible; 2) A Special Council Meeting (SCM) regarding televising Council Meetings was held this evening prior to the RCM. The Council's direction to staff is to proceed with the understanding that the plans for televising were on a tape delayed basis. During the next two Council Meetings, two different vendors will tape the meetings and produce them in a form that the Council and staff can review and judge the value of the two vendors before a commitment is made and proceed with recording the meetings to present a presentation and airing the meetings a week after the

CITY MANAGER'S COMMENTS (Continued): meeting on Channel 21, Comcast cable; 3) City facilities will be closed for the Martin Luther King, Jr. holiday, Monday, January 15; and 4) he reminded the Council of the Chamber of Commerce Membership Luncheon to be held on Friday, January 12 at 11:30 a.m. at the Embassy Suites in Tukwila.

COUNCIL COMMENTS: CM DeHan inquired as to whether a replacement of a tree, along with a permit, is needed to fall a tree on personal property and whether there is some dispensation for weather-related falling of trees. City Manager Ward replied that he will check with staff on this matter.

CM Brennan expressed his concern for his wife, Betty, who will be undergoing brain surgery on Tuesday, January 16 at Virginia Mason Hospital. He asked for prayers for her safe outcome.

DM Shape stated his appreciation of SCA Director Goroski speaking to Council at this meeting. He added that Ms. Goroski has been the driving force behind the SCA. She mention the change of making one vote for each City which is extremely important in getting City representatives to work cooperatively from a regional standpoint. This has been extremely affective in influencing County policy.

CM T. Anderson echoed DM Shape's comment on Ms. Goroski. She stted she has been a member of SCA since 1989. She added that SCA has never run as well as it is now. Secondly, during the windstorm, communication was difficult between the people who could give service and the people who needed service. Many SeaTac citizens had no way to communicate due to the down power lines. She requested the City prepare an emergency check list and have it mailed out to people such as incapable or infirmed citizens.

Mayor Fisher stated he has tried to get the Block Watch system in place for five years. Secondly, he mentioned that on Christmas Eve, his daughter, Robin was called for duty in San Diego. She is a Crew Chief on one of two 737 short take off/landing planes. They fly Navy crews (SEALS) and Special Forces into Africa.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY BRENNAN, SECONDED BY DEHAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:25 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

January 9, 2007
5:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Gene Fisher at 5:04 p.m.

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

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, Senior Assistant City Attorney Mark Johnsen, City Clerk Judith Cary, Senior Project Coordinator Soraya Lowry, Assistant Fire Chief Brian Wiwel, and Chief of Police Services Greg Dymerski and Police Administration Captain Annette Louie. Several Department Heads and staff were also in attendance.

PRESENTATION:

•Televising Council Meetings

Senior Programs Coordinator Lowry introduced City of Sammamish Communications Manager Tim Larson and stated he was asked to review with Council and staff tips on how to look, feel, and sound best on TV. He has ushered the City of Sammamish through the same process; televising and re-broadcasting Council Meetings. Ms. Lowry briefed on the process of televising Regular Council Meetings (RCM). The goal is to start re-broadcasting RCMs in March. They will not be aired live. There will be a video crew in the chambers capturing the footage. The crew will then have several days to provide minor editing, such as adding logos, identifying speakers, and shortening up any superfluous breaks. The footage will be aired on SeaTV. At the January 23 RCM, Impact Studio Pros will video (dry run) the meeting and at the February 13 RCM, Puget Sound Access will do the same. DVDs will be provided to Council and Department Directors to review. By the end of February, policies & procedures will be completed and one of the vendors will be selected to air SeaTac RCMs.

Mr. Larson stated he has had substantial background in TV broadcasting. Three years ago, he started airing the City of Sammamish TV Channel. Shortly thereafter, their Council started broadcasting meetings on TV. The process went smoothly. There was some anxiety on the part of the City that there might be some difficulties such as speakers being too precise or unnatural. That did not happen. Within the first 30 minutes of the first meeting, people ignored the cameras. He then explained the tips for speakers regarding clothing, microphone usage, posturing, and presentation.

Council questions ensued to which Mrs. Lowry and Mr. Larson answered. Mrs. Lowry stated the plan is to try televising on a one-year basis with a selected vendor that will bring all the needed equipment. During this period, the City will not invest in securing anything to the Council Chamber infrastructure. If, through the 2008 budget process, Council wants to continue and make the investment, then staff would review automated technology.

Mr. Larson stated there have not been any significant problems in televising Sammamish Council Meetings and no change in public attendance. Council recognition will increase. Sammamish has not gone live yet but will very soon. He added that they do not edit their meetings. When editing for content, that can be a problem as to where to draw the line.

City Manager Ward stated the Council each have monitors at the dais. The projector screen behind the Council is mainly for the audience's benefit as are the two monitors on each side of the Chamber. The presentation images could probably be inputted directly into the record so the cameras would not have to project the images. Also the screen can be raised between presentations.

The Mayor and Council thanked Mr. Larson for his helpful input from his years of experience in the field of televising.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY BRENNAN TO ADJOURN THE SPECIAL MEETING OF THE SEATAC CITY COUNCIL AT 5: 40 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

January 23, 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, Terry Anderson, Joe Brennan, and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante, Deputy City Clerk Kristina Gregg, Fire Chief Bob Meyer, and Chief of Police Services Greg Dymerski.

FLAG CEREMONY: Cal Hoggard, former SeaTac City Manager led the Council, audience and staff in the Pledge of Allegiance.

MAYORAL RE-APPOINTMENTS:

•Council consideration of Mayoral Re-appointments of Margaret Gray to the Senior Citizen Advisory Committee and Mel McDonald to the Human Services Advisory Committee

Mayor Fisher stated his selection of re-appointment of Margaret Gray and Mel McDonald.

Council consensus: Referred to the 02/13/07 RCM Mayoral Appointments

PRESENTATIONS:

•Distributive Education Club of America (DECA) Proclamation

Deputy Mayor (DM) Shape read the proclamation and Mayor Fisher presented it to the DECA members in attendance: Jacob Lee, Jennifer Hulings, and Lou Vargas.

PUBLIC COMMENTS: There were no public comments.

PRESENTATIONS (Continued):

•Comprehensive Development Plan (CDP) for Sea-Tac International Airport

Assistant City Manager Rogers stated this is the first of two presentations regarding this issue. The second presentation will be held in February. She introduced Port of Seattle (POS) Planner 1 Tom Hooper.

Mr. Hooper briefed Council on the sequence of events leading up to the CDP: Airport Master Plan Update - 1997, North End Airport Terminal (NEAT) Planning - 2001, Airport Development Strategy (ADS) - 2002, and CDP - 2003-2005. He reviewed in detail the NEAT and CDP concepts explaining the planning drivers (changes in airline ticketing and gate operations, growth in passenger demand and utilization of existing airport capacity), planning goals (cost control; balance airfield, terminal and landside capacity; trigger driven/incremental facility expansion; and user friendly facilities), and findings and assumptions. He also reviewed the one-terminal solution of the CDP; integration with Sound Transit Light Rail; regional highway access (SR 518, SR 509 and South Access roadway); and local vehicle access at the south end of the airport (South 182nd Street entrance closed), South 170th Street, and South 160th Street. The following projects are scheduled between the years 2006 and 2011: South 160th Street recirculation loop (2006-2007); northbound expressway relocation (2006-2008); Sound Transit Light Rail (end of 2009); POS warehouse relocation (2007-2008); POS maintenance facility relocation (2007-2009); United States Postal Service (USPS) Remain Overnight (RON) Parking (2007-2008); upper drive fifth lane and recirculation ramp in (2008-2010); North Cargo Complex Bridge and site development (2007-2010); and renal car facility (2007-2011).

Mr. Hooper stated that four milestones have been met or are soon anticipated to be met: draft report released in September 2005; environmental review in 2005-2007; Airport Layout Plan (ALP) update in March 2007; and Record of Decision (ROD) anticipated in June 2007.

Council discussion ensued as to the traffic flow for the proposed use of the Christian Faith building for cargo; and rental cars. Councilmember (CM) DeHan clarified that cargo vehicles can travel SR 509 to SR 518 to the airport. Ms. Rogers explained the travel route for rental cars and shuttle vans. There will no longer be an exit off the airport drives at South 160th Street, but there will be direct access from the airport drives to the rental car facility coming in from the west end of that site and there will be a direct on ramp to SR 518 from the rental car facility. Vans leaving the rental car facility to the airport will be able to access the airport by using South 160th Street. A map showing the access points for the rental car facility will be included in the Council packets for review.

PRESENTATIONS (Continued):

CDP for Sea-Tac International Airport (Continued): Upon a question posed by DM Shape, Mr. Hooper stated that the annual airport operations (550,000) is one set of take off and landings, calculated on the anticipation that the mid-day peak will reach a certain level and then spread naturally.

DM Shape insisted that the pedestrian access at South 182nd Street be maintained. Mr. Hooper stated that it is cost prohibitive to maintain that access. There will be a new bridge at South 176th Street going through the Light Rail Station directly to the terminal.

Upon a question posed by CM A. Anderson regarding the recirculation ramp, Mr. Hooper stated there are cell phone waiting lots to accommodate vehicles that do not want to make the continuous loop and more spaces are planned to be constructed in the parking garage.

CM Wythe asked what improvements are planned for access between SR 518 and the L-shape parcel. Mr. Hooper stated a ramp will be constructed to replace the current onramp to SR 518 westbound at South 154th Street. He stated that the POS is currently working with the City on the North Arterial Roadway Project that will provide for those improvements, including the new ramp.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended January 17, 2007

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>
Neighborhood Litter Control Program	Public Works	\$17,400	\$17,400	\$17,400
Climbing Wall for Neighborhood Park	Parks & Recreation	\$597,000	\$597,000	\$23,000

Council consensus: Referred to the 01/23/07 RCM Consent Agenda

CONSENT AGENDA:

•Approval of payroll vouchers (check nos. 45509 - 45542) in the amount of \$151,710.20 for the period ended January 15, 2007.

•Approval of payroll electronic fund transfers (check nos. 49511 - 49681) in the amount of \$275,988.13 for the period ended January 15, 2007.

•Approval of payroll wire transfer (Medicare and Federal Withholding Tax) in the amount of \$52,293.16 for the period ended January 15, 2007.

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended January 17, 2007.

Approval of Council Meeting Minutes:

•Administration & Finance Committee Meeting held January 9, 2007.

•Public Safety & Justice Committee Meeting held January 9, 2007.

•Special Council Meeting held January 9, 2007.

•Regular Council Meeting held January 9, 2007.

MOVED BY DEHAN, SECONDED BY SHAPE 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 was no unfinished business.

NEW BUSINESS: There was no new business.

CITY MANAGER'S COMMENTS: City Manager Ward had no comments.

COUNCIL COMMENTS:

CM T. Anderson requested a presentation from the Aviation High School at Tyee Campus at future Council Meeting.

DM Shape stated he attended the Regional Transportation Committee meeting and the following items were discussed: establishment of a new six-year plan (2008-2013); monitoring progress of Transit Now; bus tunnel will reopen in September 2007; South Lake Union Street Car will begin operating by the end of 2007; smart card is in

COUNCIL COMMENTS (Continued): test phase now and is scheduled to launch in the first quarter of 2008; and contracts for the new buses are to be let in May 2007. Lastly, he wished a Happy Anniversary to his wife Judy of 48 years.

CM Brennan thanked everyone who prayed for his wife during her recent illness.

CM DeHan stated the Transportation & Public Works (T&PW) Committee Meeting was held today and discussed the South 178th Street overpass that suffered damage when an over height vehicle struck it. Currently, fixing this bridge is scheduled to take approximately two years. The Public Works Director has been requested to talk with the Washington State Department of Transportation (WSDOT) to see if this job can be completed quicker.

RECESSED: Mayor Fisher recessed the Regular Council Meeting to an Executive Session to evaluate the qualifications of applicants for public employment (Police Chief Candidates) at 6:51 p.m.

EXECUTIVE SESSION: Evaluate the qualifications of applicants for public employment (Police Chief Candidates) (20 minutes) (RCW 42.30.110 [1] [g])

RECONVENED: Mayor Fisher reconvened the Regular Council Meeting at 7:29 p.m.

ADJOURNMENT:

MOVED BY A. ANDERSON, SECONDED BY DEHAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:30 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Kristina Gregg, Deputy City Clerk

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

January 23, 2007
5:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Gene Fisher at 5:08 p.m.

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

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, Deputy City Clerk Kristina Gregg, City Engineer Tom Gut, Fire Chief Bob Meyer, and Chief of Police Services Greg Dymerski. Several Department Heads and staff were also in attendance.

PRESENTATION:

•International Boulevard (IB) Dedication Ceremony

City Engineer Tom Gut briefed on the four phases of the IB project. Mr. Gut introduced Transportation Improvement Board (TIB) Executive Director Stevan Gorcester stating TIB has been the City's most significant project funding partner with approximately \$14 million in grant contributions.

Mr. Gorcester recognized the City and the completion of the IB project by presenting Mayor Fisher with an award of completion.

Mr. Gut briefed on the awards to be presented. The awards are shaped as a sail, reminiscent of the region's maritime history and also as a tail wing from representing the City's connection with Sea-Tac International Airport.

One of the project's objectives was to improve Regional mobility. The City also created a movement of its own by meeting local needs. This movement has grown both north and south as other communities improve the 99 corridor following SeaTac's lead.

Mayor Fisher presented awards to the following people for their contribution to this project:

Department/Company

CH2M Hill
SeaTac Legal Department
SeaTac Public Works (PW) Maintenance Division
SeaTac PW Engineering Division
SeaTac PW Department

SeaTac City Manager
SeaTac City Council

Presented to

Roger Mason
City Attorney Mary Mirante
Supervisor Sean Clark
Inspector Supervisor David Carnes
current PW Director Dale Schroeder (Phase IV),
former PW Director Don Monaghan (Phases III/IV),
and former PW Director and former City
Manager Bruce Rayburn (Phases I/II)
City Manager Craig Ward,
Councilmember Joe Brennan

Council finalized the completion of the IB project by cutting the dedication ribbon.

Mayor Fisher recognized Burien Deputy Mayor Rose Clark and former SeaTac City Manager Cal Hoggard as being in attendance.

ADJOURNMENT:

MAYOR FISHER ADJOURNED THE SPECIAL MEETING OF THE SEATAC CITY COUNCIL AT 5:24 P.M.

Gene Fisher, Mayor

Kristina Gregg, Deputy City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

February 13, 2007
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Deputy Mayor Ralph Shape at 6:03 p.m.

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

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Judith Cary, Senior Assistant City Attorney Mark Johnsen, Facilities Director Pat Patterson, Parks & Recreation Director Kit Ledbetter, Assistant Parks & Recreation Director Lawrence Ellis, Public Works Director Dale Schroeder, Planning Director Steve Butler, Principal Planner Jack Dodge, Fire Chief Bob Meyer, Chief of Police Services Greg Dymerski and incoming Chief of Police Services James Graddon.

FLAG CEREMONY: John Thompson, SeaTac resident, led the Council, audience and staff in the Pledge of Allegiance.

INTRODUCTIONS:

•**Introduction of new City Employees: Chief of Police Services James Graddon, Municipal Court Office Technician Ruth Lepule, Facilities Custodian Phuoc Pham, Planning Permit Technician I Zenetta Young, and Parks Operations Worker Jennifer Martinez. Not in attendance: Municipal Court Office Technician Tamera Meeks and Parks Maintenance Worker Thomas Otto**

City Manager Ward introduced the following new employees:

Incoming Chief of Police Services James Graddon was raised in Burien, attended Kennedy High School, and received an AAS Administration of Justice degree from Highline Community College. He was employed by the Seattle Police Department in civilian positions for four years before becoming a King County (KC) Sheriff's Deputy in 1978, where he has served in a variety of operational and administrative assignments for the past 28 years. He spent the majority of his patrol time in the Southwest Precinct and was the first administrative sergeant assigned to the new City of SeaTac from 1991 to 1994. He served as the last Green River Task Force Commander through the arrest of and plea agreement process. Mr. Graddon lives in Northeast Tacoma.

Municipal Court Office Technician Ruth Lepule is a recent addition to the SeaTac Municipal Court. She graduated May 2006 from Washington State University (WSU) with a Bachelor degree in Criminal Justice and Sociology. Prior to attending WSU, she was a student at Highline Community College as a running start student from Mt. Rainier High School. Ruth's passion is Polynesian dancing which she has done since childhood. Her current ambition is to become an attorney. She plans to learn as much as she can with her position in the Municipal Court.

Facilities Custodian Phuoc Minh Pham and his family came to the United States in 2004 as legal immigrants from Vietnam. He was a high school teacher at Binh-Long High School from 1980 to 1990. In 1990, he resigned from the teaching position and opened his own business. After the business job venture, he became a custodian for Xuan-Loc High School from the year 2000 until migrating to the USA. He then took a custodial training course and worked for the Summit Building Maintenance Company in Shoreline. Mr. Pham has been taking English as a Second Language (ESL) evening classes at Renton Technical College to improve his English. He and his family live in Renton. His wife works as a manicurist in Kirkland. His oldest son is 21 years old and a college student at Bellevue Community College. His other son is seven years old and in the second grade at Beacon Hill Elementary school.

Planning Department part-time Permit Technician I Zenetta Young was born and raised in Seattle. She attended Garfield High School, Morris Brown College in Atlanta, and the University of Washington with studies focusing in Architecture. She has over 10 years of business administration experience. Her previous employer was S.K.Y. Associates, a Leadership & Development Consulting firm, where she worked as the Administrative Specialist/Desktop Publisher. Her work experience includes working for an architectural firm, and a private student loan servicing company. Ms. Young is very active in her church, especially within their youth department. She also enjoys, within her local church community, being an event planner. She is very artistic and enjoys painting, drawing, designing clothing, and carpentry in her spare time. She has successfully participated in several local bazaars selling her creations. MS. Young is currently working on patents for some of her designs, and hopes to one day own her own business.

INTRODUCTIONS (Continued):

- **Introduction of new City Employees:** Parks Operation Worker Jennifer Martinez brings with her three years of parks maintenance experience. She has worked for the Cities of Mercer Island, Bellevue and Redmond. Ms. Martinez enjoys playing organized sports and participating in outdoor recreational activities in her spare time.

PRESENTATIONS:

- **Key to the City to outgoing SeaTac Chief of Police Services Greg Dymerski**

Deputy Mayor (DM) Shape presented Chief Dymerski with a key to the City, wishing him future career success. DM Shape added that Chief Dymerski has served as an outstanding and well-liked Police Chief and will be missed by the Council, staff and citizens of the City.

- **Lifesaving Award to SeaTac Police Officer Todd Miller**

Fire Chief Meyer reported that Police Officer Todd Miller is being honored for his brave involvement and actions at a January 25, 2007 vehicle (SUV)/power pole accident at which he responded to the accident. Officer Miller observed that the pole had been shirred off in the collision and the live pole wires were down on the street and around the SUV. Bravely maneuvering through the wires, he began extinguishing the flames while trying to get the unconscious driver out of the vehicle. The fire was closing in on the car's windshield. Due to the damage to the car, the driver's door would not open so Officer Miller grabbed the now conscious driver by his jacket and cut the seat belt, freeing him through the window at which time the driver aided in freeing himself out of the SUV. When the Firefighters arrived on the scene, and while they administered aid to the driver, other Firefighters worked to extinguish the fire to the now fully engulfed SUV.

MAYORAL RE-APPOINTMENTS:

- **Council Confirmation of Mayoral Re-appointments of Margaret Gray to the Senior Citizen Advisory Committee and Mel McDonald to the Human Services Advisory Committee**

MOVED BY DEHAN, SECONDED BY T. ANDERSON TO CONFIRM THE MAYORAL RE-APPOINTMENTS OF MARGARET GRAY TO THE SENIOR CITIZEN ADVISORY COMMITTEE AND MEL MCDONALD TO THE HUMAN SERVICES ADVISORY COMMITTEE.

MOTION CARRIED UNANIMOUSLY.

DM Shape presented the Certificate of Re-appointment to Margaret Gray, thanking her for her continued service on this committee. Mel McDonald was unable to attend this meeting and his certificate will be delivered to him. Mr. McDonald also serves on the Library Advisory Committee.

PUBLIC COMMENTS: There were no public comments.

PRESENTATION:

- **March 13, 2007 Highline School District (HSD) Proposition No. 1**

HSD Boardmember Phyllis Byers briefed on the upcoming March 13 Highline Public School Levy which pays for one-fifth of the school district's revenues: 95 teachers, 170 support staff, athletic programs, music education, textbooks and bus transportation. Levy failure will mean devastating cuts to the schools, limiting services to the students. This proposition is not a new tax, but rather a replacement levy to keep current funding from expiring. The 2003 School Levy failed and it is important to note that this proposition is a replacement levy, not a new one. The State does not fully fund the cost of educating students. The HSD appreciates all the support the City of SeaTac gives the schools. The cost of the levy per \$1,000 assessed property tax in 2008 will be \$2.56 a month.

Upon a question posed by CM DeHan, Ms. Byers replied that the School Levy rate for 2007 is \$2.49, so it will be increased \$.07. If the assessed rate goes up, the levy rate goes down.

CM A. Anderson complimented Ms. Byers for the extreme effort she has put forth to solicit support for this important school levy. This levy will improve the quality of life in the local area.

Councilmember (CM) DeHan asked about the levy and maintenance. Ms. Byers replied that a majority of the levy dollars go directly to education programs. Most maintenance comes out of capital funds, either from the School Bond or part of the basic education dollars from the State.

SUSPENSION OF THE RULES TO BRING FORWARD THE FOLLOWING PUBLIC COMMENTS AND AGENDA BILL NO. 2767 RELATED TO THE ABOVE PRESENTATION:

MOVED BY DEHAN, SECONDED BY T. ANDERSON TO SUSPEND THE RULES TO BRING FORWARD THE PUBLIC COMMENTS AND AGENDA BILL NO. 2767 RELATED TO THE ABOVE PRESENTATION.

MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS (related to Agenda Bill No. 2767): There were no public comments.

NEW BUSINESS:

Agenda Bill #2767; Resolution #07-003

A Resolution expressing the City Council's support for the Highline School District (HSD) Proposition No. 1 Programs and Operations Levy, to be presented to the electorate at the Special Election on March 13, 2007

Summary: On March 13, 2007, the HSD will hold a special election for a Programs and Operations Levy. The Council has been asked to pass a Resolution of support of this proposition. An information sheet regarding the levy measure was provided to the City.

Revised Code of Washington (RCW) 42.17.130 prohibits the use of City facilities to assist in promotion of or opposition to any ballot proposition, such as a school bond measure. However, RCW 42.17.130(1) allows the Council to adopt a Resolution in support of a ballot proposition if certain mandatory procedural steps are taken. This statute states: "Action taken at an open public meeting by members of an elected legislative body to express a collective decision, or to actually vote upon a motion, proposal, Resolution, order, or Ordinance, or to support or oppose a ballot proposition so long as (a) any required notice of the meeting includes the title and number of the ballot proposition, and (b) members of the legislative body or members of the public are afforded an approximately equal opportunity for the expression of an opposing view."

To validate the collective expression of the Council's position on the HSD bond measure, public comments have been solicited for the February 13, 2007 Regular Council Meeting (RCM) by notice published in the February 13 City Council Agenda. The Council shall, at that time, hear and receive comments for and against the measure and may then render its final decision as to support, neutrality, or opposition.

Senior Assistant City Attorney Johnsen briefed on the above summary.

MOVED BY BRENNAN, SECONDED BY T. ANDERSON TO PASS RESOLUTION NO. 07-003.

MOTION CARRIED UNANIMOUSLY.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended February 7, 2007

City Manager Ward reviewed the following purchase requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Angle Lake Water Quality Monitoring	Public Works	\$7,500	\$7,500	\$6,190
Fee adjustment for design work related to the SeaTac Neighborhood Park project due to increase in scope of work with addition of a basketball court and sensory garden	Parks & Recreation	\$247,000	\$247,000	\$15,584

Council consensus: Referred to the 02/13/07 RCM Consent Agenda

Parks & Recreation Director Ledbetter explained the sensory garden as taking in all four senses (sight, smell, hearing, and touch) in the makeup of the garden.

AGENDA BILL PRESENTATIONS:

Agenda Bill #2757 – A Motion authorizing the City Manager to enter into a Contract to purchase WebEOC® Software from ESi Corporation

Summary: This Motion authorizes the City Manager to enter into a contract with ESi for the purchase, installation and training of City staff on WebEOC® software for tracking purposes in the City's Emergency Coordinations Center (ECC).

This software, an approved decision card in the 2007 budget, allows the ECC to keep track of incidents, resources and personnel in the event of a major disaster or emergency. The software is compatible with KC ECC, local area

AGENDA BILL PRESENTATIONS:

Agenda Bill #2757 (Continued): ECC's, and the State of Washington's Emergency Management Division. This software not only tracks incidents but resources and status of resources ordering in mutual aid situations. It gives the City the availability to track resource requests up through the State, as needed.

The decision card approved by the City Council was for \$53,000. In further conversations with the vendor, and an additional module for the program, the cost rose to \$63,000. The additional cost will be absorbed in the 301 fund due to other requests having been lower than anticipated and additional savings existing in the fund.

Fire Chief Meyer briefed on the above summary. CM T. Anderson, Chair of the Administration & Finance (A&F) Committee, stated the committee recommended Council approval.

Council consensus: Referred to the 02/13/07 RCM Consent Agenda

Agenda Bill #2762 – A Motion authorizing the City Manager to enter into a Lease Agreement with Mortgage Brokerage Services, Inc. and Angle Lake Escrow for office space on the City Hall second floor

Summary: Mortgage Brokers Services and Angle Lake Escrow, both owned and operated by the same entity, are interested in leasing approximately 3,800 square feet (sf) of the second floor space in the southeast corner of the City Hall building. The lease term is four years and rent is outlined as follows:

Lease Year	Square Footage	Base Monthly Rent Amount	Plus 5% Commission
Year 1	\$17.50 per sq.	\$5,541.67 x 12 = \$ 66,500.04	\$ 3,325.00
Year 2	\$18.00 per sq.	\$5,700.00 x 12 = \$ 68,400.00	\$ 3,420.00
Year 3	\$18.50 per sq.	\$5,857.83 x 12 = \$ 70,293.96	\$ 3,514.70
Year 4	\$19.00 per sq.	\$6,016.67 x 12 = \$ 72,200.04	<u>\$ 3,610.00</u>
Total		\$277,394.04	\$13,869.70

FISCAL IMPACT:	Accumulated rent for 4 years	\$277,394.04
	Custodial services for 4 years	\$ -18,000.00
	Utilities for 3 years	\$ -45,600.00
	Commission to Windermere	\$ -13,869.70
	Tenant improvements	<u>\$ -15,000.00</u>
	Total	\$184,924.34

Facilities Director Patterson briefed on the above summary. CM T. Anderson stated the A&F Committee recommended Council approval.

Council consensus: Referred to the 02/13/07 RCM Consent Agenda

Agenda Bill #2761 – A Motion authorizing the purchase of Playground Equipment for the SeaTac Community Center Neighborhood Park Project

Summary: This Motion approves the purchase of playground equipment for the SeaTac Community Center Neighborhood Park Project from Cascade Recreation, Inc.

John Barker Landscape Architects, the project's landscape architect firm, sent out specifications to reputable playground vendors to meet the needs and design of the park project. On receiving the three proposals, Big Toy's Playground Equipment from Cascade Recreation, Inc., submitted the lowest bid.

The bid results are as follows:

Cascade Recreation, Inc.	
Playground Equipment for ages 5-12	\$41,317.00
Playground Equipment for ages 2-5	\$9,830.00
Total amount including shipping and	
Sales tax @ 8.8%	\$56,246.00

Play Creation	
Playground Equipment for ages 5-12	\$38,615.00
Playground Equipment for ages 2-5	\$16,310.00
Total amount including shipping and	
Sales tax @ 8.8%	\$60,356.00

Playworld (eliminated due to not meeting specifications)

AGENDA BILL PRESENTATIONS:

Agenda Bill #2761 (Continued): The purchase of the equipment includes playground equipment for two different age groups, 2-5 and 5-12 years. It will provide a variety of age appropriate activities for the children and will be one of the main attractions in the park.

The Parks & Recreation Department has an approved budget of \$594,000 from the General Fund in the budget year 2007 for SeaTac Community Center Neighborhood Park Project. The total impact of the request is \$56,246.

Assistant Parks & Recreation Director Ellis briefed on the above summary. CM T. Anderson, Chair of the A&F Committee stated this item is an essential request for the City. Council agreed. The park is at the corner of South 136th Avenue and the new entry to the SeaTac Community Center. CM T. Anderson stated an article should be written in the SeaTac Report as to a grand opening.

Council consensus: Referred to the 02/13/07 RCM Consent Agenda

Agenda Bill #2758 – A Motion authorizing the City Manager to amend the Contract to employ a Landscape Architect for the Valley Ridge Sports Park Project

Summary: This Motion amends the contract with the landscape architectural firm of Bruce Dees & Associates Landscape Architects, LLC., to complete the Valley Ridge Sports Park Project.

At the March 14, 2006 RCM, Council approved a contract with Bruce Dees & Associates Landscape Architects, LLC for the Valley Ridge Sports Park Project not to exceed \$280,000. The fees for services are based on the Washington State Fees of 9.12 percent of the maximum allowable construction costs (MACC). MACC increased the scope of the project with the incorporation of synthetic turf and sports lights on all three fields. The new MACC is \$3,474,929 and 9.12 percent fee is \$316,913.52. The difference is \$36,913.52 with a five percent contingency for a total request of \$38,759.20. The 2006 Budget for Valley Ridge Sports Park Project has \$300,000 to pay for the landscape architect fees.

Parks & Recreation Director Ledbetter briefed on the above summary. CM Wythe, the Land Use & Parks (LUP) Committee Chair, stated the committee recommended Council approval to increase the budget to allow for the project.

Council consensus: Referred to the 02/13/07 RCM Consent Agenda

Agenda Bill #2750 – A Motion approving A-1 Landscaping and Construction, Inc. for the Site Work and Zink Commercial Contractors, Inc. for the Electrical Work at the Valley Ridge Sport Park Project

Summary: This Motion approves A-1 Landscaping and Construction, Inc. for the site work and Zink Commercial Contractors, Inc. for the electrical work at the Valley Ridge Sport Park Project.

The project was bid from January 17 to February 6, 2007. Bids were opened on February 6, 2007 with the results below:

<u>Site Work Company</u>	<u>Bid Amount</u>	<u>Bid plus 8.9% tax and 10% Contingency</u>
A-1 Landscaping and Construction, Inc.	\$792,000	\$948,736
Precision Earthworks, Inc.	\$1,067,450	\$1,278,698
 <u>Electrical Work Company</u>		
Zinc Commercial, Inc.	\$199,500	\$238,981
Betschart Electric Co., Inc.	\$213,700	\$255,991
A-1 Landscaping & Construction, Inc.	\$230,900	\$276,595

The estimated cost for the work was \$795,000 site work, \$202,356 electrical work, before tax and contingency. It is recommended that the City Council approve A-1 Landscaping and Construction, Inc. for the site work and Zink Commercial Contractors, Inc. for the electrical work related to the Valley Ridge Sport Park Project.

The total impact of this request is \$1,187,717, including sales tax and 10 percent contingency. The approved 2007 budget for construction of this project is \$3,474,929.

Parks & Recreation Director Ledbetter briefed on the above summary.

CM Brennan commented on the rash of theft of copper electrical wiring, not only in SeaTac but in other jurisdictions. He asked if anything is being done to curtail the theft to which Mr. Ledbetter replied that different wiring vault boxes have been installed to add more security. It is estimated \$17,000 worth of copper has been

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2750 (Continued): stolen from the City parks in the form of electrical wiring and metal artwork. The thieves sell the copper for only a small percent of its worth. He added that video cameras are also being installed. Lastly, CM Brennan inquired as to when the Splash Park will be built. Mr. Ledbetter replied it is scheduled for 2008.

Council consensus: Referred to the 02/13/07 RCM Consent Agenda

Agenda Bill #2760 – A Motion authorizing an appeal of the National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Stormwater Permit in conjunction with other municipalities, authorizing the City Manager to sign an Interlocal Agreement (ILA) for legal services, and authorizing the expenditure of funds to pay for the City’s share of appeal costs

Summary: This Motion authorizes the City to pursue an appeal of the NPDES Phase II Municipal Stormwater Permit that was issued by the Department of Ecology (DOE) on January 17, 2007. This appeal will be carried out in conjunction with a coalition of other municipalities. This Motion also authorizes the City Manager to sign an ILA for legal services, and authorizes the expenditure of up to \$15,000 for the City’s cost of the appeal.

On January 17, 2007, the DOE issued the NPDES Phase II Municipal Stormwater Permit, in which the City will be required to comply. While most of the compliance terms of the permit will not be overly burdensome for the City, there are several items in which the terms of the permit are unreasonable or will not be possible to meet. Specifically, some of these items include:

- The storm drainage design standards contained in the permit are overly burdensome and costly, which will increase costs substantially for both public and private development. Redevelopment may not be viable as a result of the permit conditions.
- The permit holds the City responsible for all stormwater discharges in the City, including any stormwater discharge by the Port of Seattle (POS). However, there is no mechanism in the permit for the City to enforce the stormwater discharge from another agency.
- The permit makes the City responsible to find and correct “any illicit discharge” in the City. This is an impossible standard, as drainage systems are open systems in which anyone has access to the system. It would be impossible to find and control every potential violator.

The Association of Washington Cities (AWC) has helped form a Coalition of Municipalities to pursue an appeal of the NPDES Permit. The Cities and AWC have worked collaboratively with DOE for several years to craft a permit that works for the Cities of Washington State. Unfortunately, issues important to the Cities were not adequately addressed. While the Cities are prepared to do what is reasonably practicable to improve the quality of stormwater, it is believed that this permit imposes requirements that go further than necessary to achieve this objective. And, it is the opinion of staff that the City should not accept permit conditions in which the City cannot comply, and thus will allow third parties to sue the City for violations.

Currently, there are over 20 Cities that have informed AWC of their participation in this appeal. There are also approximately 20 other Cities that have indicated an interest in appealing, pending approval from their City Councils. It has been determined, after a discussion with attorneys and Public Works officials from interested Cities, that the law firm of Foster Pepper, PLLC would be the best firm to represent the municipalities. It is estimated that the cost of an appeal to the Pollution Controls Hearings Board (PCHB) will cost approximately \$275,000, which would be divided equally amongst the participating Cities. This cost estimate does not include any appeals beyond the PCHB.

In addition, this Motion authorizes the City Manager to sign an ILA for legal services to pursue this appeal. Additional Cities will be added prior to execution of the agreement which will reduce SeaTac’s cost. This ILA sets forth the parameters for financing the cost of this appeal, including the hiring of outside counsel to represent all participating Cities. Any money contributed that is not spent on legal fees will be refunded to the City once the appeal is complete.

Staff is seeking authorization to spend a maximum of \$15,000 to pursue this appeal. However, it is anticipated that the cost will be less. Actual cost will depend on several factors, including the number of Cities that join the appeal and the number of other parties that may appeal the permit. The interested municipalities are mindful of costs and will seek to keep the total as low as possible without jeopardizing the municipalities’ legal positions.

Public Works Director Schroeder briefed on the above summary, explaining the Cities’ concerns with the subject permit, basically the permit is inflexible.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2760 (Continued): Senior Assistant City Attorney Johnsen stated the Coalition of Cities received a letter from the AWC to bring this issue to the different jurisdictions. The appeal is estimated to cost \$275,000 total. The ILA will divide that up amongst the 30 appealing Cities. The Cities and AWC have been working diligently with the DOE to deal with these issues before the permit was issued. Unfortunately, the issues were not adequately addressed; therefore, the appeal was felt necessary.

CM DeHan, Chair of the Transportation & Public Works (T&PW) Committee, stated this item went before the committee in January and the appeal was supported and recommended for Council approval.

Mr. Schroeder stated, the South 176th Street Station area has already been approved by the DOE and would not be affected by this permit. The South 154th Street Station area would be under the requirements of the permit.

Council consensus: Referred to the 02/13/07 RCM Consent Agenda

Agenda Bill #2759 – A Motion authorizing the City Manager to sign a Contract Extension with the Construction Coordinator and Basin Coordinator, on behalf of the Des Moines Creek Basin Committee (DMCBC)

Summary: Contracts for the two positions, funded through the DMCBC, will terminate the end of February 2007. Both contracts allow for extensions, if needed. The contracts need to be extended in order to complete the Des Moines Creek Basin Capital Projects. Since SeaTac is acting as Treasurer for the committee, all financial commitments, including contracts, are formalized by SeaTac on behalf of the committee.

The City of SeaTac, per the DMCBC ILA, contracts on behalf of the Basin Committee any contractual services that cannot be provided by in-house personnel. All of the services performed, both contractual and in-house, are reimbursed by the Basin budget funds. At this time, the Basin Committee has recommended the Construction Coordinator and Basin Coordinator positions be extended 12 months and six months respectively. It is anticipated that capital improvements within the Basin will be completed by the end of the year and the positions will not be necessary thereafter.

There is no direct fiscal impact to SeaTac at this time. The positions were budgeted and fully funded per the Des Moines Creek Basin ILA, and there are enough funds remaining in the ILA budget to carry both contract extensions for recommended extension time. All funding is a “pass through” from Basin Committee funds; SeaTac is simply acting as Treasurer.

CM DeHan, Chair of the T&PW Committee, stated this item went before the committee in January and it was recommended for Council approval.

Council consensus: Referred to the 02/13/07 RCM Consent Agenda

Agenda Bill #2765 – An Ordinance amending the Zoning Code to allow Kennels/Catteries in the Industrial Zone

Summary: Kennels/Catteries are currently allowed only in the Neighborhood Business (NB) and Community Business (CB) zones. The proposed zone change would allow kennel/catteries in the I zone.

The proposed change to the Zoning Code is an outgrowth of a request to locate a kennel/cattery in the Industrial zone located along the west side of Des Moines Memorial Drive. The kennel/cattery would be located in a portion of a warehouse building. The applicant, “Airpet”, proposed a facility to provide service to customers who fly out of Sea-Tac International Airport, who needed a facility close to the airport for their pets. The facility would also be utilized by the airlines for temporary housing for animals that have not connected with their owners. The applicant indicated that a similar facility near the Portland International Airport in Oregon has been well received by both the public and the airlines.

Staff reviewed the Zoning Code and found that a “kennel/cattery” use would be compatible with the allowed uses in the I zone.

Planning Director Butler briefed on the above summary. This item went before the Planning Commission (PC) and the LUP Committee and received their recommendation for Council approval.

Council consensus: Referred to the 02/13/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2747 – A Motion authorizing the City Manager to sign a Contract with Management Partners, Inc. for Consulting Services to assist the City of SeaTac in examining and making improvements to Development Permitting and Inspection Processes

Summary: Approved in the 2006 budget was \$24,000 for permit streamlining in the Planning Department Budget. This work item was assigned to the Assistant City Manager to provide a multi-departmental approach to the effort. In an effort to most effectively use the budgeted resources. Initial work would need to be done by City staff, before hiring a consultant. The goals of the project were identified as:

- Streamline review processes to improve turnaround time to applicants and handle increases in permit volumes with same staffing level.
- Improve predictability of development process for returning and new applicants.
- Maintain a high level of customer service.
- Market the City's improved processes to enhance the City's image for economic development.

All staff working in development review participated in an effort to identify and prioritize the improvements. A request for proposals for consultant assistance was issued with a deadline of November 9, 2006. Five consulting firms responded and four were interviewed by a multi-departmental panel of staff, supervisors, and managers on December 1, 2006. Management Partners, Inc. was selected because of their approach to our work and the experience they have with similar work in jurisdictions of similar size to SeaTac. Steve Burkett, former City Manager at Shoreline, will be the project manager operating from his Edmonds home office, with support staff working on the project from the company headquarters in San Jose, California.

This project is for Phase I of the work, comprised of five activities:

- Commence project by reviewing available materials about current processes.
- Assess the current process by surveying past customers and comparing with other jurisdictions.
- Conduct operational review by mapping out current processes.
- Confirm priority improvements by developing a prioritized work plan to make the improvements.
- Interactively develop and implement process improvements by working closely with staff implementation teams.

Phase II was originally envisioned to be focused on measuring performance improvements and marketing the improved process to the development community. This contract is for Phase I work only and decisions on the scope of Phase II and the best use of the remaining budgeted funds will be made as Phase I work progresses. Additional work by Management Partners, Inc. would require an amendment to the proposed contract. Other potential uses of the remaining budgeted money could be on technology enhancements to the permit tracking software, or in coordinating marketing efforts with the overall economic development branding campaign.

Compensation for this consultant contract is based on labor and expenses not to exceed \$32,201. The time for completion of the contract is six months.

Carryover funding in the amount of \$24,000 is from the 2006 Planning Department budget and \$8,201 of the \$25,000 allocated in the 2007 City Manager's Office budget. The 2006 budget carryover will be brought to the City Council at the February 27 RCM.

Assistant City Manager Rogers stated this item was brought before the LUP Committee several times, July 11, 2006 Council Retreat and A&F Committee Meeting today.

CM Wythe, Chair of the LUP Committee, stated this item will be of great service to both residents and developers.

CM T. Anderson added that is item was brought before the A&F Committee and she requested Ms. Rogers bring this before the whole Council at this RCM.

CM Brennan stated the Hotel/Motel (H/M) Tax Advisory Committee has been working on Economic Development for four or five years and less on tourism, which relate to one another. The City can negate development if the permits are not handled efficiently.

CM DeHan stated contractors and developers that have worked in the City and who will be interviewed, are the same ones working in the City now and in the future. The survey is envisioned to be an automated email response directly to Management Partners, Inc. without that original information coming to the City.

Council consensus: Referred to the 02/13/07 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 74211 - 74396) in the amount of \$718,911.85 for the period ended January 23, 2007.
- **Approval of claims vouchers** (check nos. 74397 - 74512) in the amount of \$1,191,077.16 for the period ended January 31, 2007.
- **Approval of claims vouchers** (check nos. 74513 - 74644) in the amount of \$341,588.50 for the period ended February 6, 2007.
- **Approval of payroll vouchers** (check nos. 45544 - 45583) in the amount of \$334,165.38 for the period ended January 31, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 49682 - 49857) in the amount of \$283,805.75 for the period ended January 31, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$54,449.25 for the period ended January 31, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended February 7, 2007.

Approval of Council Meeting Minutes:

- **Council Retreat** held January 20, 2007.
- **Transportation & Public Works Committee Meeting** held January 23, 2007.
- **Special Council Meeting** held January 23, 2007.
- **Regular Council Meeting** held January 23, 2007.

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

Agenda Bill #2757 - Motion authorizing the City Manager to enter into a Contract to purchase WebEOC® Software from ESi Corporation

Agenda Bill #2762 - Motion authorizing the City Manager to enter into a Lease Agreement with Mortgage Brokerage Services, Inc. and Angle Lake Escrow for office space on the City Hall second floor

Agenda Bill #2761 - Motion authorizing the purchase of Playground Equipment for the SeaTac Community Center Neighborhood Park Project

Agenda Bill #2758 - Motion authorizing the City Manager to amend the Contract to employ a Landscape Architect for the Valley Ridge Sports Park Project

Agenda Bill #2750 - Motion approving A-1 Landscaping and Construction, Inc. for the Site Work and Zink Commercial Contractors, Inc. for the Electrical Work at the Valley Ridge Sport Park Project

Agenda Bill #2760 - Motion authorizing an appeal of the National Pollutant Discharge Elimination System Phase II Municipal Stormwater Permit in conjunction with other municipalities, authorizing the City Manager to sign an Interlocal Agreement for legal services, and authorizing the expenditure of funds to pay for the City's share of appeal costs

Agenda Bill #2759 - Motion authorizing the City Manager to sign a Contract Extension with the Construction Coordinator and Basin Coordinator, on behalf of the Des Moines Creek Basin Committee

Agenda Bill #2765 - Ordinance #07-1002 amending the Zoning Code to allow Kennels/Catteries in the Industrial Zone

Agenda Bill #2747 - Motion authorizing the City Manager to sign a Contract with Management Partners, Inc. for Consulting Services to assist the City of SeaTac in examining and making improvements to Development Permitting and Inspection Processes

MOVED BY T. ANDERSON, SECONDED BY DEHAN 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 was no unfinished business.

NEW BUSINESS: There was no new business.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) mentioned that the City is moving ahead with permitting the Redlight Camera Enforcement Program to occur. State law requires notices to be posted around the City when this program is in force with a one month grace period in which warning citations will be written; 2) Police Chief Promotion Ceremony on Friday, February 16 at 1:30 p.m. in the Council Chambers in which Caption Graddon will be promoted to Major and become the official Chief of the SeaTac Police Department and Major Dymerski will be promoted in the KC Sheriff's Department as well as other KC Police staff; 3) City Hall will be closed on Monday, February 19 for Presidents' Day Holiday; and 4) The March 13 RCM will be cancelled due to lack of quorum.

COUNCIL COMMENTS:

CM A. Anderson re-emphasized the importance of support for the Highline School Levy as the need is there and it will support the schools in a most positive way, such new schools. Secondly, he stated outgoing Police Chief Dymerski will be greatly missed. He added his congratulations to the City's incoming Police Chief Jim Graddon, who was once on the SeaTac Police Force in its beginning years. He will certainly be welcomed.

CM T. Anderson agreed with both of CM A. Anderson's remarks.

CM Brennan stated: 1) he is glad to see Police Chief Graddon back in SeaTac. He added that SeaTac has always had excellent Police Chiefs. 2) reported on the Seattle Southside Visitor Services (SSVS). Katherine Kertzman has been the Program Director for some years now. She and the staff have been a real attribute to the City's H/M Tax Advisory Committee in economic development. At the SSVS Networking Luncheon last Wednesday at the SeaTac Hilton with electives from Tukwila, Kent and Des Moines and Burien, all members of this organization. SeaTac has over 50 percent of the hotel/motel rooms in the local area. Working with the local Cities, Seattle Tourism, and Tacoma Tourism has been a joint financial benefit for all parties. The year 2006 was the best year for Seattle Southside with cruise ships added to the economy. SSVS revenue was \$175M. CM Brennan gave a report on past years' revenues and achievements. SeaTac hotels generated \$106M in revenues in 2006 with tourism looking good for 2007.

CM DeHan congratulated both Police Chiefs on their promotions.

DM Shape stated the City had an election on Fireworks in SeaTac on the February 6 KC ballot and although the result is still to be certified on February 21, the ballot measure appears to be failing and if so, the City's current Fireworks Ordinance will stay in effect. He requested outgoing Police Chief Dymerski brief incoming Police Chief Graddon on the more stringent enforcement of the City's ban on Fireworks this year.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY BRENNAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:39 P.M.

MOTION CARRIED UNANIMOUSLY.

Ralph Shape, Deputy Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

February 27, 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, Terry Anderson, Joe Brennan, and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, Deputy City Clerk Kristina Gregg, Senior Assistant City Attorney Mark Johnsen, Economic Development Manager Todd Cutts, Finance Director Mike McCarty, Human Services Coordinator Colleen Brandt-Schluter, Assistant Parks & Recreation Director Lawrence Ellis, Public Works Director Dale Schroeder, Principal Planner Jack Dodge, Fire Chief Bob Meyer, and Chief of Police Services James Graddon.

FLAG CEREMONY: Fire Chief Bob Meyer led the Council, audience and staff in the Pledge of Allegiance.

PUBLIC COMMENTS:

Chinook Middle School Family/Community Support Liaison Kim Ustanik introduced members of the Chinook Middle School Freedom Fighters: Laneisha Robinson, Nick Hawthorne, Shaffi Osman and Unai Elisara. Also in attendance were Chinook Middle School and Tyee Campus students who participate in the Drills and Skills Program sponsored by City Year. The members discussed the purpose and activities of the group. The students set goals for others, make goals for people to follow the rules, be good citizens to the school and treat others fair. This year, the students are working on a pea patch at the Lutheran Community Services Village at Angle Lake, graffiti clean-up partnering with Sherwin-Williams, and are a public voice at public meetings. In the past, the group has done storm drain protection labels and a bus stop mural at South 170th Street and Military Road. They requested the City develop a community center in the south part of the City, possibly using Valley View School or expanding the buildings on Valley Ridge Park. They also proposed an official Annual City Graffiti Clean-up Day. They are working with SeaTac Neighborhood Coordinator Toni Azzola to coordinate this day.

Steve Pinto, 3741 South 192nd Street, on behalf of Bob Stutz and himself, had the following issues regarding the Traditions at Angle Lake development: 1) concerned about stagnant water in the biofiltration pond attracting and providing an environment for mosquitoes; also concerned about West Nile Virus as a result. The pond also provides a habitat for birds and a link to the Bird Flu; and 2) inquired who is maintaining the fence. A couple of slats have disappeared and the fence is twisted. There is also water running under the fence which could undermine the asphalt.

PRESENTATIONS:

●2007 Youth Art Contest Winners

Recreation Services Coordinator Olson stated there were 22 entries from Tyee High, Seattle Christian and Christian Faith Schools. Mr. Olson read the names of the winners and honorable mentions and Mayor Fisher presented the certificates: Winners - Cherray Castro, untitled photograph, Tyee High School; Hannah Harper, "Candelabra"; and Jeff Luedeman, "Scarlet Moon", both from Seattle Christian School; Honorable Mention - Rachel Lemuik, "Geisha"; Hannah Harper, "Sunset"; and Francis Torrejon, "Sunrise", all three from Seattle Christian School.

●Highline Area Food Bank

Human Services Coordinator Brandt-Schluter stated this is the first of monthly presentations by the City's Human Service providers. She introduced Highline Area Food Bank Director Mike Werle.

Mr. Werle thanked Council for taking time to hear this presentation. The City has partnered with the Highline Area Food Bank for the last four years. Even before that, the City provided the food bank with holiday help. He thanked Council for their support. He briefed on the details of the food bank: 1) a government commodities program which receives food from Food Lifeline and Northwest Harvest; 2) provides referrals and information in addition to food; 3) partners with other food banks and human service agencies in the area; and 4) is part of the South King County Food Coalition (SKCFC). As a member of the SKCFC, they have worked together to determine minimum units of service. All agencies are encouraged to exceed these standards. These minimum standards are part of the agency's strategic planning. By following these guidelines, people needing emergency food items in the SKC area will receive a fair unit of service comparable to the other partnering agencies operating in this community.

PRESENTATIONS (Continued):

Highline Area Food Bank (Continued): Council discussion ensued regarding refrigeration, Community Development Block Grant (CDBG) funds, and minimum standards. Mr. Werle stated: 1) in 2003, the food bank put in a walk-in refrigeration unit that solved the refrigeration problems; 2) in terms of CDBG funds, there was a cut back last year but SeaTac made up the difference. In 2007, the formula has been changed, but once again SeaTac has made up the difference; and 3) the minimum standards are available once a month to those in need.

●Southwest King County Chamber of Commerce (SWKCC) Annual Report

SWKCC President / CEO Nancy Damon thanked Council for years of support. She reviewed the Chambers 2006 achievements: 1) began year two of the business outreach program with 400 visits (200 personal/200 phone) and working toward 600 visits in 2007; 2) held many events in SeaTac which brought in over \$9,000 in revenue to the businesses; 3) continued to participate in regional discussions on transportation and other Puget Sound issues; 4) In January 2006, the Chamber welcomed businesses from Des Moines and established the Des Moines Business Committee; 5) partnered again with KC for Economic Development (ED); 6) newsletter became an e-newsletter at the same time the weekly bulletin was introduced; 7) participated in a focus group at the Highline School District (HSD) on their strategic plan; 8) sponsor at the SKC Economic Engine luncheon sponsored by the Kent Chamber; 9) continued to participate in local events such as the SeaTac International Festival and ribbon cuttings; 10) continued to fulfill requirements of contracts with the Port of Seattle (POS), and the Cities of SeaTac, Tukwila and Burien, and KC with updated reports at the end of each quarter; 11) continued to partner with Renton Technical College and Renton Chamber, however, that program ended in February; 12) continued to reach out to the communities served, including participating in the Hotel/Motel (H/M) Tax Advisory Committee Meetings; and 13) represented the SWKCC and SeaTac as its partner on regional committees. In 2007, the SWKCC plans to continue its participation in regional transportation, watch projects in the region and strengthen the Chamber through increased memberships and other promotions.

DISCUSSION ITEM:

●Summary of \$5,000 - \$25,000 Purchase Requests for the period ended February 21, 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>
Completion of chain link fence repairs at Angle Lake Park	Parks & Recreation (P&R)	\$0	\$0	\$8,500
will absorb within existing budget				

Council consensus: Referred to the 02/27/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2773 – A Motion waiving the Five-acre Minimum Lot Development Standard for the Business Park (BP) to allow the Dom Warehouse Development Proposal

Summary: The BP Standards have a minimum lot size of five acres for new development proposals. The minimum lot size may be reduced, however, subject to the approval of the City Council. This Motion allows the development of Dom Warehouse, a project of 3.04 acres, located at 18420 8th Avenue South.

Dom Construction is proposing to construct two warehouses totaling approximately 57,000 square feet (sf) on the site. The development would be constructed in two phases: 1) the construction of the northern warehouse; and 2) construction of the southern warehouse. The property is currently zoned UL-7200, with a potential zone designation of BP. Under SeaTac Municipal Code (SMC) 15.13.111(E), the minimum lot size for new projects in the BP zone is five acres, unless a development on a smaller lot is approved through the following process: the proposed development is reviewed by the Planning Commission (PC); the PC makes a recommendation to the City Council to either approve or deny the proposed development; and the Council makes the decision to accept, not accept or modify the PC recommendation.

Principal Planner Dodge reviewed the above summary.

Upon a question posed by CM Wythe, Mr. Dodge stated the reason for the five acres is the larger parcel gives more flexibility to provide a better design.

CM DeHan clarified this is not a request to change the current standard but to allow for deviation from the standard for this individual project.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2773 (Continued): Upon a question posed by Deputy Mayor (DM) Shape, Mr. Dodge stated currently this warehouse will be used for storage but the BP designation allows for clean, light manufacturing.

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

Design Ark Architect/Designer Bozurka Morrison thanked Council for the opportunity to present this project and thanked the Planning Department for their hard work.

Council consensus: Referred to the 02/27/07 RCM Consent Agenda

Agenda Bill #2775 – A Motion authorizing the City Manager to execute a Contract with Hadley Green Creates to develop an Economic Development (ED) Brand and Marketing Action Plan

Summary: The City of SeaTac is contracting with Hadley Green Creates in order to assist the City in developing an overarching branding campaign and marketing action plan. The goals of this campaign are to:

- Develop an identifiable brand that is recognized throughout the Puget Sound region and the State of Washington;
- Create a brand that serves the goals and action items of the City's ED work plan, focusing attention on attraction of new businesses and additional real estate investment;
- Highlight the positive attributes of the City, while identifying areas ripe for improvement;
- Create a brand that can be used for attraction efforts for all different property types (retail, industrial, office, residential, hospitality); and
- Create a strategy to effectively communicate the brand message through a variety of different mediums.

The consultant will engage the SeaTac business community, property owners, commercial brokers, developers, regional interests (POS, enterpriseSeattle, etc.), City Council and City staff to understand the advantages and challenges of doing business in SeaTac as well as the opportunities that exist for future economic growth. In concert with this effort, the consultant will also analyze appropriate market data to validate community input. The consultant will draw on its experience and expertise in working with City staff to distill this input into an identifiable, overarching ED brand.

Utilizing community input and market data, the consultant will leverage the brand in creating a marketing action plan to execute the communication and use of the brand. This strategy should include recommendations for executing the brand in a cost efficient manner, including, but not limited to: print advertising, radio/television advertising, internet advertising, blast email templates, ED website, cable access channels, public relations, collateral materials, signage, and trade show displays. The consultant will also develop a set of metrics to determine the efficacy of the brand.

Funding for the development of the brand and the marketing action plan is \$50,000.

The consultant was selected from a field of eleven candidates and interviewed by a panel including representatives from enterpriseSeattle, POS, Seattle Southside Visitors Services, SeaTac Hilton/Doubletree Hotels and City staff.

ED Manager Cutts reviewed the above summary. He reviewed the scope of services, target completion date and cost estimate for the six steps.

CM Brennan stated the H/M Tax Advisory Committee reviewed this issue on February 14 and it was well received. Council will be asked for input over the course of the plan. He stated he is proud of staff and the plan.

Council consensus: Referred to the 02/27/07 RCM Consent Agenda

Agenda Bill #2764 – A Motion authorizing 2007 Computer Hardware Replacement and declaring Replaced Equipment as Surplus, allowing for its disposal

Summary: In the City's Six-Year Capital Improvement Plan (CIP), computer hardware is projected for replacement every three years. Approval is requested to authorize purchase of equipment based on competitive quotes obtained, as needed, throughout the year.

Computers purchased in 2007 will have the following minimum specifications: Intel Core 2 Duo E6300 1.8GHz processor, 1GB RAM, 17" monitor, 160 GB hard drive, 48X/32X DVD/CD-R/W combo, Windows XP Professional. The computers will have a three-year on-site warranty.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2764 (Continued): This Motion also declares the replaced equipment as surplus, allowing for its disposal. As previously directed by the City Council, surplus property would be disposed of in the following priority order: 1) sale by government auction; 2) donated to service agencies serving the citizens of SeaTac; 3) donated to other service agencies; and 4) donated to a refurbishing or recycling center.

Computer workstation replacement for 2007 has been included in the 2007 Budget and is estimated at \$35,000.

Finance Director McCarty reviewed the above summary.

Council consensus: Referred to the 02/27/07 RCM Consent Agenda

Agenda Bill #2754 – An Ordinance amending the 2007 Annual City Budget for 2006 Carryovers

Summary: Each year, the City Council receives requests to carry over appropriations from the prior year's budget that were not completed due to a variety of reasons. Some carryovers are legally required due to a contractual obligation or grant funding requirement.

This Ordinance increases appropriations in applicable funds, but has no effect on 2007 year-end fund balance. These expenditures were anticipated to occur in 2006, and the January 1, 2007 fund balance projections were reduced accordingly. These amendments simply allow the expenditures to occur in the current fiscal year.

Finance Director McCarty reviewed the above summary, including detailing the carryover funds.

Council discussion ensued as to the need for carryover of funds for the residential recycling program, Surface Water Management Contour Map, and the elm tree removal.

Council consensus: Referred to the 02/27/07 RCM Consent Agenda

Agenda Bill #2768 – A Resolution approving purchase of Sports Field Lights from Musco Lighting for the Valley Ridge Sport Park Project

Summary: Based upon extensive research of the sport field lighting industry by the P&R Director, one company, Musco Lighting, has a lighting product that will meet the City's specifications for Valley Ridge Sports Park. The Musco Lighting system provides significant energy savings (approximately \$242,940 over 30 years compared to the next best company), a 25-year warranty and maintenance program (including all parts and labor), and a central control system. The Musco system also has the best anti-glare and light cut-off of any sports field lighting system.

As a general rule, purchasing supplies for a public works project are required to be competitively bid. However, Revised Code of Washington (RCW) 39.04.280 provides some exceptions to the competitive bidding requirement. Specifically, competitive bidding requirements can be waived when the purchase is clearly and legitimately limited to a single source of supply, or when the purchase involves special facilities or market conditions. In the case of the sports field lighting for Valley Ridge, both of these exceptions apply. First, as described above, there is only one sports field lighting system that will meet the needs of the City, and thus the manufacturer is the sole source of supply. Second, this purchase is a special market condition because the City will receive the lowest price that is offered by the manufacturer. Therefore, competitive bidding for this lighting system would be futile.

Purchase of the lighting system directly from the manufacturer will cost \$252,400 plus tax. This price quotation reflects current Musco pricing and is the same pricing used when bidding contractors and wholesale distribution and saves the additional cost a contractor would add. The total purchase request including sales tax at 8.9 percent is \$274,863.60. The approved 2007 budget for construction of this project is \$3,474,929. The purchase is for the lighting system only and does not include installation.

Since the competitive bidding requirements would be waived based upon the information above, a Resolution is required pursuant to RCW 39.04.280.

Assistant P&R Director Ellis reviewed the above summary. This item was reviewed at the February 13 Administration & Finance (A&F) Committee meeting and recommended for Council approval.

Council discussion ensued as to spending this amount of money on a sole source item. Council requested the following information: 1) solvency of the company; 2) life expectancy of the lights; 3) how long the company has been in business; and 4) pricing for a basic lighting system without the extras.

Mayor Fisher requested this item be moved to the next Council Meeting for further review.

Council consensus: Referred to the 03/27/07 RCM

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2766 – An Ordinance amending Sections 15.31A.010 and 15.31A.032 of the SeaTac Municipal Code (SMC) related to Wireless Communications Facilities (WCF)

Summary: On June 13, 2006 T-Mobile West Corporation and T-Mobile USA (collectively referred to as “T-Mobile”) filed a lawsuit against the City of SeaTac in Federal Court, alleging that a portion of the City’s WCF Ordinance violates the Federal Telecommunications Act. This lawsuit stems from the City’s denial of a building permit requested by T-Mobile that would have allowed T-Mobile to install cellular antennas on the Highline Water District’s (HWD) water tower located on South 176th Street. The City denied the permit application because the City’s WCF Ordinance establishes a siting hierarchy that gives a preference to locating WCF’s on City property. In this case, the City determined that T-Mobile’s antennas could be located on City property.

On November 28, 2006, the Council authorized the City Manager to enter into a settlement agreement with T-Mobile. As part of that settlement, the City agreed to amend the WCF Ordinance with respect to the siting hierarchy to address T-Mobile’s concerns. Therefore, this proposed Ordinance removes the siting hierarchy that gives preference to City-owned property.

T-Mobile has reviewed the proposed Ordinance and agrees that their concerns have been addressed. Therefore, the Legal Department has been informed that T-Mobile will dismiss the pending lawsuit once the proposed Ordinance is adopted.

Senior Assistant City Attorney Johnsen reviewed the above summary. This issue was discussed at today’s Transportation & Public Works (T&PW) Committee Meeting.

Council consensus: Referred to the 02/27/07 RCM Consent Agenda

Agenda Bill #2769 – A Motion authorizing the City Manager to enter into a Trunk line and Outfall Use and Ownership Agreement with the Midway Sewer District

Summary: This Motion authorizes the City, as part of the Des Moines Creek Basin Committee (DMCBC), to enter into a Trunk Line and Outfall Use and Ownership Agreement with the Midway Sewer District.

The DMCBC is in the process of constructing a storm water bypass line that will carry excess stream flows from the regional detention basins to Puget Sound. This bypass line will allow excess stream flow to be carried through a pipeline, rather than flow down Des Moines Creek. As a result, the creek will be subject to less erosion during high peak stream flows in the winter months.

As part of this bypass system, the DMCBC has arranged for the use and ownership of a surplus trunk line and outfall currently owned by the Midway Sewer District. By using the surplus line and outfall from the Sewer District, the DMCBC will save over \$5 million, as the committee will not need to construct a new trunk line between the sewer district plant and Puget Sound.

The committee and the sewer district are still finalizing the timing of when the committee will receive ownership of the surplus trunk line. At present, the current draft agreement allows transfer of the trunk line and outfall to the committee once \$500,000 of DMCBC funds have been spent on trunk line maintenance. However, the committee is currently discussing with Midway Sewer District whether ownership can be transferred sooner. Therefore, this Motion authorizes the City Manager to enter into the final agreement once the timing issue has been resolved.

This agreement will not result in any additional cost. The associated costs will be paid by the DMCBC, in which the City is a member.

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

CM DeHan stated this is a win-win issue and the T&PW Committee recommended Council approval.

Council consensus: Referred to the 02/27/07 RCM Consent Agenda

Agenda Bill #2770 – A Motion authorizing the City Manager to enter into a Contract with Tucci & Sons, Inc. for construction of the Military Road South Project, South 176th Street to South 188th Street

Summary: The Military Road South Project was advertised for bids on January 24, 2007. The bid opening was held on February 16, 2007, and six bids were received. The Engineer’s estimate was \$6,022,120.51. Tucci & Sons, Inc. submitted the low bid at \$6,143,426.51.

The Military Road South project consists of removal of existing structures, asphalt concrete surfaces, cement concrete surfaces, sidewalk and curbs, rubblizing of existing Portland cement concrete pavements, clearing,

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2770 (Continued): grubbing, and grading as necessary to provide for the improvements; and constructing a new roadway surface, curb and gutter, bike lanes, sidewalks on each side, relocating overhead utilities underground, pole foundations for new street lighting, landscaping and landscape irrigation, new storm drainage collection and treatment systems, and a new traffic signal.

Tucci & Sons have preformed work for the City of SeaTac in the past and their work has been acceptable.

It is recommended that Council move to authorize the City Manager to execute a contract with Tucci & Sons, Inc. in the amount of \$6,143,426.51 for all Bid Schedules A through E and authorize a 10 percent contingency of \$614,342.65 for a total contract budget of \$6,757,769.16.

The total construction cost, including construction contract, contingency, material testing, signal inspection, street lighting, waterline replacement, and electric, telephone, and cable television underground conversion is \$7,400,813. The project is to be funded by a Federal Aid Grant, State Transportation Improvement Board (TIB) grant, utility reimbursements, and City funds (parking tax). The project cost and funding breakdown are as follows:

<u>Expenditure Estimate:</u>		<u>Revenue Estimate:</u>	
Construction Contract	\$ 6,143,427	Federal Aid Grant	\$ 253,714
Contingency (10 percent)	\$ 614,343	TIB Grant	\$ 2,179,416
Materials Testing	\$ 35,000	HWD Reimbursement	\$ 782,832
Signal Inspection	\$ 5,000	Comcast	\$ 78,100
Intolight Street Lighting	\$ 79,698	City Fund 307 (Parking Tax)	\$ <u>3,974,766</u>
Underground Conversion PSE	\$ <u>391,360</u>		
Total	\$ 7,268,828	Total	\$ 7,268,828

PW Director Schroeder reviewed the above summary. He stated the project is estimated to be completed in the spring of 2008.

Council consensus: Referred to the 02/27/07 RCM Consent Agenda

Agenda Bill #2771 – A Motion authorizing the City Manager to enter into an Interlocal Agreement (ILA) with the City of Tukwila to provide Electrical Plan Review and Inspection Services for the City of Tukwila

Summary: Washington State Department of Labor and Industries currently provides electrical inspection and plan review services within Tukwila. Tukwila wants SeaTac to take these responsibilities from the State in order to provide a higher degree of customer service and to better coordinate the electrical inspections with the building inspections already provided by Tukwila. The expected electrical permit revenue is enough for Tukwila to find their own electrical inspector and it is their plan to add this person to their permanent staff. In the interim, Tukwila is seeking assistance from SeaTac to provide this full-time service until they are able to fill this position and then provide part-time assistance into the future for anticipated workload exceeding the capacity of one inspector/plans examiner. Tukwila wants to use an agreement similar to that used between SeaTac and Normandy Park when SeaTac provided these same services for the Cities of Normandy Park and Burien. Under the agreement, SeaTac will be compensated according to the fee schedule less a 10 percent administrative fee. It is expected that the inspection load would average eight inspections per day and be performed by existing SeaTac staff.

It is estimated that the SeaTac’s annual electrical permit fee revenue will increase approximately \$50,000 and then taper off as Tukwila hires staff to perform the major portion of their work.

PW Director Schroeder reviewed the above summary.

CM DeHan stated the T&PW Committee recommended this item for Council approval.

CM Brennan congratulated the PW Department for working with other Cities.

Council consensus: Referred to the 02/27/07 RCM Consent Agenda

Agenda Bill #2772 – A Motion authorizing the City Manager to execute a Cooperative Purchasing Interlocal Agreement (ILA) with the City of Lynnwood

Summary: This ILA facilitates cooperative purchasing and joint use of Lynnwood’s Small Works Roster and Architects and Engineers (A&E) Rosters and will eliminate duplicative advertising between two local jurisdictions.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2772 (Continued): The City of Lynnwood has established a cooperative purchasing program for supplies, materials, equipment, services, and the Small Works Roster and A&E Roster. Over 60 agencies currently participate in the program. Lynnwood advertises for the Small Works and A&E Rosters on behalf of the participating agencies. The participating agencies may utilize the rosters and are responsible for their own compliance with State and local bid regulations. The program benefits the private sector by providing exposure to over 60 agencies via a single application. The City of SeaTac will benefit by saving money on advertising costs and selecting from a larger pool of potential contractors and A&E firms.

There is no cost to participate. There would be nominal savings by not annually advertising the rosters.

PW Director Schroeder reviewed the above summary.

CM DeHan stated the T&PW Committee recommended this item for Council approval.

Council consensus: Referred to the 02/27/07 RCM Consent Agenda

Agenda Bill #2763 – An Ordinance authorizing the City Manager to enter into an Interlocal Agreement (ILA) with Burien, Des Moines and Normandy Park for a joint Emergency Preparedness Coordinator (EPC), and amending the City’s 2007 Annual Budget for SeaTac’s share of the cost

Summary: During the City Council Retreat in January 2007, the Council asked staff to look into the possibility of SeaTac renewing its interest in the jointly shared EPC with the Cities of Burien, Des Moines, and Normandy Park. A \$35,000 Shared Emergency Planning Decision Card submitted during the 2007 Budget process was not funded by Council. Staff contacted Burien and was able to become part of the ILA. The EPC will assist all Cities in developing their Emergency Operations Plan, conducting training exercises, coordinating efforts for emergency management between the four communities, assist in training and developing community input and assistance, and assist the Cities as necessary in regional issues. Regional cooperation is necessary during an emergency and disaster. This will assure that the four Cities are working collaboratively in Emergency Preparedness.

The proposed budget amendment will increase the General Fund budget by \$30,000 for the first year share.

Fire Chief Meyer reviewed the above summary.

Upon a question posed by CM T. Anderson, Chief Meyer stated the EPC will be an individual person. The City of Burien will house this position.

CM DeHan stated this is a great approach and questioned whether Tukwila is interested in joining. Chief Meyer stated Tukwila may be interested in the future, but they are not at this time.

Council consensus: Referred to the 02/27/07 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 74645 - 74833) in the amount of \$511,188.33 for the period ended February 21, 2007.
- **Approval of payroll vouchers** (check nos. 45584 - 45617) in the amount of \$159,316.50 for the period ended February 15, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 49858 - 50026) in the amount of \$294,883.81 for the period ended February 15, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$58,570.36 for the period ended February 15, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended February 21, 2007.

Approval of Council Meeting Minutes:

- **Land Use & Parks Committee Meeting** held January 18, 2007.
- **Administration & Finance Committee Meeting** held February 13, 2007.
- **Public Safety & Justice Committee Meeting** held February 13, 2007.
- **Regular Council Meeting** held February 13, 2007.

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

Agenda Bill #2773; Motion waiving the Five-acre Minimum Lot Development Standard for the Business Park to allow the Dom Warehouse Development Proposal

CONSENT AGENDA (Continued):

Agenda Bill #2775; Motion authorizing the City Manager to execute a Contract with Hadley Green Creates to develop an Economic Development Brand and Marketing Action Plan

Agenda Bill #2764; Motion authorizing 2007 Computer Hardware Replacement and declaring Replaced Equipment as Surplus, allowing for its disposal

Agenda Bill #2754; Ordinance #07- 1003 amending the 2007 Annual City Budget for 2006 Carryovers

Agenda Bill #2766; Ordinance #07-1004 amending Sections 15.31A.010 and 15.31A.032 of the SeaTac Municipal Code related to Wireless Communications Facilities

Agenda Bill #2769; Motion authorizing the City Manager to enter into a Trunk line and Outfall Use and Ownership Agreement with the Midway Sewer District

Agenda Bill #2770; Motion authorizing the City Manager to enter into a Contract with Tucci & Sons, Inc. for construction of the Military Road South Project, South 176th Street to South 188th Street

Agenda Bill #2771; Motion authorizing the City Manager to enter into an Interlocal Agreement with the City of Tukwila to provide Electrical Plan Review and Inspection Services for the City of Tukwila

Agenda Bill #2772; Motion authorizing the City Manager to execute a Cooperative Purchasing Interlocal Agreement with the City of Lynnwood

Agenda Bill #2763; Ordinance #07-1005 authorizing the City Manager to enter into an Interlocal Agreement with Burien, Des Moines and Normandy Park for a joint Emergency Preparedness Coordinator, and amending the City's 2007 Annual Budget for SeaTac's share of the cost

MOVE BY DEHAN, SECONDED BY SHAPE 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 was no unfinished business.

NEW BUSINESS: There was no new business.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) Staff is proposing the City run the Redlight video on SeaTV beginning March 1. The installation of the Redlight Camera System at South 188th Street and International Boulevard is now underway. It will be one month from the time the system is installed before it is fully activated. Part of the rollout schedule will include the mandatory 30-days warning period which will not begin until public notification has been given, including posting signs; and 2) reminded everyone that the March 13 Council Meeting has been cancelled but the A&F and Public Safety & Justice (PS&J) Committee Meetings are still scheduled for that date.

COUNCIL COMMENTS: CM A. Anderson stated that the Emergency Coordinator position interviews will be held Friday, March 2. There are six candidates.

CM T. Anderson stated Mayor Fisher and she attended the Association of Washington Cities (AWC) Conference which was very eventful. She felt that their issues were listened too. SeaTac's Lobbyist Joe Daniels did an excellent job and the City is lucky to have him. She requested Mr. Daniels be invited to speak at a Council Meeting so the public could hear what is happening in Olympia.

Mayor Fisher stated that Assistant City Manager Tina Rogers put together a package of information for CM T. Anderson and him to take to the AWC conference.

ADDED ITEM:

●Records and Information Management Month Proclamation

Mayor Fisher read the proclamation declaring April 2007 as Records and Information Management Month in SeaTac.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MAYOR FISHER ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:10 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Kristina Gregg, Deputy City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

March 27, 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.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Judith Cary, Finance Director Mike McCarty, Human Services Coordinator Colleen Brandt-Schluter, Parks & Recreation Director Kit Ledbetter, Facilities Director Pat Patterson, Public Works Director Dale Schroeder, Fire Chief Bob Meyer, and Chief of Police Services James Graddon.

FLAG CEREMONY: Tye Campus Student Jacob Lee led the Council, audience and staff in the Pledge of Allegiance.

PRESENTATIONS:

●**City of One Proclamation**

Mayor Fisher read and presented a Certificate of Recognition to DECA Students Jacob Lee and Lou Vargas. He stated his appreciation for the students' dedication to the community.

●**Refugee Women's Alliance**

Human Services (HS) Coordinator Brandt-Schluter stated once a month one of the HS agencies will be giving the Council a briefing on their specific agency. These agencies are to be considered in the City's annual HS 1.5 percent funding. The City's HS Advisory Committee recommends agencies that meet the needs of the community for Community Development Block Grants (CDBG) and City funding.

Refugee Women's Alliance Family Support Program Director Amina Ahmed stated this program is non-profit and has been in existence for 21 years. There are nine offices and one has been in SeaTac since August 2002. The agency provides services in employment, social services, mental health, English as a Second Language (ESL) and citizenship classes. The agency is working with the City on a grant to provide social services for its citizens. Ms. Ahmed thanked Council for considering their agency for funding for its diverse community. The Federal government has made changes in employment regulations and it is going to affect the immigrants. In Tukwila, SeaTac, and Department of Social and Health Services (DSHS), as of March 15, ESL classes will not be counted as a participating class if the person is receiving welfare money. Therefore, all students need to meet their non-quota services before they actually attend ESL classes; three hours of call and on call services. It is so difficult for the families coming to America as they have limited English. Any support given by the City is appreciated.

PUBLIC COMMENTS: Joe Dixon, SeaTac resident, referenced Agenda Bill 2783, regarding the hiring of a consultant to conduct a fire station location study. He stated he felt the City needs an unbiased consultant selected from an array of qualified consultants before the selection is made.

The following SeaTac and Angle Lake residents spoke on the topic of dangerous dogs running loose in the neighborhoods and at Angle Lake Park. They requested to remain anonymous since this is a controversial subject:

1) (Anne) relayed, in May 2003, she had three separate incidents with a pit bull dog while walking her two small dogs. The dog was running loose with no collar or owner. She also had an incident with a German Sheppard that later attacked a 10-year-old boy walking his small terrier and seriously harmed the dog. She stated she reported these incidents to Code enforcement to which letters were circulated about this issue. She distributed to Council letters and a statement submitted to the SeaTac Police Department regarding residents' confrontations with dangerous dogs. The letters seemed effective until recent recurrence of more such incidents, particularly with a specific large pit bull. There are also three additional pit bulls spotted in the neighborhood. On March 1, a man reported to the police a serious incident while walking his two labradors on South 192nd Street when a chow labrador brutally attacked one of his dogs. Police confiscated the dog and put it down. She urged Council to readdress the Dangerous Dog Ordinance and make it a more serious violation. SeaTac's streets and parks are no longer safe for its citizens.

2) (Terri) stated various neighbors have relayed encounters with pit bulls She added she too was confronted with a pit bull trying to get at her dog.

PUBLIC COMMENTS (Continued): 3) (Patty) relayed an incident with a pit bull on a leash but running loose on South 194th Street (behind Angle Lake Park). The owner was trying to restrain her dog. When Patty was walking away, someone yelled at her and she turned around to see the dog coming right at her, saved by a neighbor spraying water at the dog, the dog got tangled up in the hose and the owner ran to the scene, stating the dog get loose from her. Ever since this incident, she has been afraid to walk her dog in her own neighborhood. She has sighted several pit bulls running loose without a leash or owner.

4) (Marla) relayed a serious incident in her Angle Lake neighborhood with this same dog running towards her and her dog while getting into her car. Once in the car, the dog charged at the driver's car window and frightened her. She stated she will not be walking her dog in the neighborhood unless something is done to restrict these dangerous dogs in the City.

5) Councilmember (CM) T. Anderson stated there are also other breeds of dangerous dogs running loose. A friend of hers who lives on South 194th Street, was working in her yard a month ago and a dog came up and bit her hand, which required medical attention.

CM A. Anderson stated he understood there is a measure going before the State Legislature this session on dangerous dogs and hopefully, more stringent laws will be passed. He requested staff follow up on this. He also requested this issue be brought to the Public Safety & Justice (PS&J) Committee on April 10.

City Attorney Mirante Bartolo stated the City designates this offense as a gross misdemeanor which is punishable up to \$5,000 fine and/or a year in jail for offenders of the City's dangerous dogs law.

CM A. Anderson stated he sighted two pit bull dogs loose in the McMicken Heights neighborhood on his way to work. He called the KC Animal Control. He waited for some time but had to leave before KC arrived, if they did, he is not sure.

CM Brennan agreed that the City needs to take control of this problem in its neighborhoods. KC Animal Control is not responsive. The City's Ordinance needs to be revisited. He suggested KC Animal Control be invited to the PS&J Committee Meeting.

6) (Marilyn) stated two pit bulls attacked and knocked her into the lake while she was carrying her small dog. They were on her back before the owner could rein them in. She called Animal Control but nothing was done.

DISCUSSION ITEM:

●Summary of \$5,000 - \$25,000 Purchase Requests for the period ended March 21, 2007

City Manager Craig Ward reported on the following purchase requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Highline Historical Society (HHS) 2007 Program Support Agreement w/Tyee Complex "Dollars for "Scholars"	Non-Department	\$5,000	\$5,000	\$5,000
NIMS City Tabletop ICS Training System kit	City Manager's Office	\$20,000	\$20,000	\$20,000
SeaTV Custom Video Production	Fire	\$17,301	\$17,301	\$5,157
Televising City Council Meetings	City Manager's Office	\$25,000	\$25,000	\$25,000
Global Connections High School Internship Coordinator	City Manager's Office	\$25,000	\$25,000	\$11,160
Qty: 30 digital cameras, supplies, and accessories	City Manager's Office	\$20,000	\$20,000	\$20,000
Yard Debris Collection Event-Spring 2007	Police Services	\$61,917	\$61,917	\$8,045
Yard Debris Collection Event-Fall 2007	Public Works (PW)	\$23,000	\$23,000	\$23,000
	PW	\$23,000	\$23,000	\$23,000

CM T. Anderson requested the HHS 2007 Program Support item be voted on separately since she has a conflict of interest with this purchase request due to her membership with the HHS.

CM Wythe spoke on two purchase requests: SeaTV Custom Video Production and Televising City Council Meetings. He stated this could be an opportunity to partner with the Occupational Skill Center (OSC) in SeaTac as the center has a video production facility and trained personnel. He suggested this be researched for the future.

CM DeHan inquired as to the purchases being \$125,000 under budget. City Manager Ward explained the details of the above purchases. In some cases, these are budgeted items and are elements of a larger budget. CM DeHan requested the purchase items be tagged "part of a larger budget."

Deputy Mayor (DM) Shape pointed out a correction to the Yard Debris Collections expenditures. The \$46,000 is the original budget for both the spring and fall collections budgeted at \$23,000 each. The error will be corrected.

DISCUSSION ITEM (Continued):

Summary of \$5,000 - \$25,000 Purchase Requests for the period ended March 21, 2007 (Continued):

Council consensus: Referred to the 03/27/07 RCM Consent Agenda with the removal of the HHS 2007 Program Support to be voted on separately under New Business.

AGENDA BILL PRESENTATIONS:

Agenda Bill #2778 – A Motion authorizing purchase of Microsoft Office 2007 Software

Summary: This Motion authorizes the purchase of the most current version of Microsoft Office, which was included in the 2006 Annual City Budget. Due to the timing of the release of Office 2007, this purchase was postponed and was carried over to the 2007 Annual City Budget in Ordinance No. 07-1005 adopted by Council on February 27, 2007. The City is currently using Microsoft Office XP Professional, which is now two versions back from the current release. The estimated cost of this expenditure is \$44,735.

Finance Director McCarty reviewed the above summary, adding the upgrades are for the City employees' computers.

Council consensus: Referred to the 03/27/07 RCM Consent Agenda

Agenda Bill #2783 – A Motion authorizing the City Manager to enter into a Consultant Agreement with Emergency Services Consulting Inc. (ESCI) for the purpose of conducting a Fire Station Location Study, in an amount not to exceed \$15,000

Summary: This Motion authorizes a consultant agreement with ESCI for the purpose of conducting a master fire protection study for the life cycle of all three new fire stations with acknowledgement of existing neighboring fire station locations for possible consolidation for future enhanced regional public safety. The amount of the consultant agreement would not exceed \$15,000.

It is further proposed that the study evaluate the fire station locations using five-minute response times under National Fire Protection Agency (NFPA) guidelines with past and projected dispatch data.

The study would not address the specific issues related to consolidation. Rather, it will provide information as to the proper location of fire stations based on three scenarios. Specifically, it is proposed that the consultant study concurrent separate scenarios. The first scenario studies the location of fire stations that would serve only the City of SeaTac for the lifetime of the new fire stations. The second scenario would study the location of fire stations if the City of SeaTac and the City of Tukwila were to consolidate. The third scenario would study the location of fire stations if the Cities of SeaTac, Tukwila, Burien, Des Moines, and Normandy Park consolidated fire services.

Mayor Fisher stated ESCI Consultant Bob Merritt was to speak on this issue, but had a family emergency and was unable to attend this meeting. Mayor Fisher stated he did a lot of research (both local and national levels) since the Levy Lid Lift (LLL) failing on this issue. The City's LLL was based on an in-house Fire Study and was rejected by the voters. Fire is declining to about six percent of the services, and therefore, the City should be planning for emergency management with Fire as part of the plans. The challenge is to predict where station locations, life cycles, and cost projections are for changing emergencies that include regional public safety for the next 40 years. The emphasis has changed to emergency management and public safety. The City is set to spend millions of dollars on the fire stations, which overlap services. He would like a third party to study the layout of services. He wants the consultant to map out the areas with no fire stations included with the airport being the hub of public safety and to collect data from Valley Com to look to where the stations would be in the best case scenario and compare them with the current station locations. This is a practice being researched throughout the nation. It is up to the Council to decide what should be done.

CM A. Anderson stated he would like this item set over to the April 10 Regular Council Meeting (RCM). CM T. Anderson agreed.

CM Brennan requested Fire Chief Meyer bring the 1998 Fire Station 46 Location Study to the April 10 RCM. He explained that the fire station in the north end of the City is well positioned for service to that area. It used to belong to North Highline Fire District 24 until the City incorporated and took over governance of it. Comments have been stated that it is so close to the North Highline Fire Station at South 128th Street. The fire stations are the less expense to the City; fire personnel are the big expense. With these stations closer together, it means more manpower on emergency calls. There are three types of government involved: Fire District with three commissioners, City with City Manager, and City with a strong Mayor. Mutual aid has worked exceedingly well for years.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2783 (Continued): CM DeHan stated the 1998 Fire Study also included the poor condition of SeaTac Fire Stations and they should all be replaced. He is interested in hearing the ESCI consultant but requested ESCI as a consultant be removed from the agenda bill and replace with consultant selected by City Manager.

DM Shape stated he does not understand why the ESCI consultant would have any more information than he provided in his previous presentation to Council. He agreed with CM Brennan that the City's Fire Stations are in the right locations to serve its citizens.

Mayor Fisher stated that may be true but the Federal government is looking at allocating funds into areas with inoperative ability. He feels spending \$15,000 to re-review the fire station scenario for regional public safety makes sense.

CM T. Anderson stated she has been lobbied on this agenda item, adding Councilmembers vote independently, and lobbying should stop.

CM Wythe stated he assumed, by putting this issue off to the next RCM, the study will delay the work on Fire Station 46. There will be a potential financial loss incurred by the City.

Mr. Patterson stated 90 percent of the Fire Station 46 design is completed and the costs were approximately \$530,000 and that specific design cannot be used elsewhere due to the site's topographic design needs. The City has purchased the houses (\$1.5 million) on the site and there is a risk of losing the selected contractors at this year's construction season if the project is delayed.

CM DeHan asked staff to find out what the ramifications of a delay would do to the project budget.

Fire Chief Meyer stated it is liable to be more than six weeks because of defining the contractors' scope of work and availability is very limited for the rest of the year.

DM Shape stated the Council has approved the design and construction of the fire station and nothing has been approved to stop the work.

Mr. Dixon stated Fire Chief Meyer gave recommendation of priorities to the staff to discuss before the Public Safety & Justice (PS&J) Committee. He added in the Ad Hoc Fire Study, there was no directive to replace the three stations. The seismic consultant reported Fire station 47 could be retrofitted to be safe at a cost of \$100,000. One of the reasons the LLL was defeated, was the 14 percent increase in salaries for six years. He stated he did not understand why Council is opposed \$15,000 for a further study.

Council consensus: Referred to the 04/10/07 RCM

Agenda Bill #2756 – An Ordinance amending Chapter 2.75 of the SeaTac Municipal Code (SMC) relating to Emergency Management (EM)

Summary: This Ordinance amends the SMC to clarify and redefine the roles and responsibilities for EM and Disaster Preparedness.

At the January 20, 2007 Council Retreat, Council asked staff to revise SMC Chapter 2.75 to reflect changes in the organizational structure and name the Fire Chief as the EM Director. Additional amendments included name changes for different committees and redefining roles and responsibilities during a disaster.

Mayor Fisher stated the recent windstorm was a wake up call on emergency preparedness. He stated he asked CMs Brennan and A. Anderson to prepare an "after action review" (ARR). In the meantime, he stated he reviewed the policies and procedures and found SMC Chapter 2.75 to be outdated and not in line with the new intent of Incident Command. Also, in the structural charts, there was no mention of officials on the policy board. He stated he rewrote Chapter 2.75 and gave it to Fire Chief Meyer and City Attorney Mirante Bartolo to revamp the technical and legal boundaries. He further reported that the EM was a staff function and it was not happening. At the National League of Cities (NLC) Conference, the Public Safety and Policy Board passed a proposal unanimously to make these preparedness boards with elected officials. This action is going before Congress. Fire will be in charge and this is being decided nationally. Fire Chief Meyer put in the revised Ordinance the City Manager, Assistant City Manager, Mayor and PS&J Committee Chair as part of the preparedness.

Fire Chief Meyer explained this process started out in a joint Administration & Finance (A&F) / PS&J Committee Meeting. At that time, he brought forward the related Agenda Bill No. 2756. It was requested he bring the related Ordinance to the next PS&J Committee Meeting at which CMs T. Anderson and Brennan were present. The draft

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2756 (Continued): Ordinance was confusing as to duties, responsibilities, and succession of roles. There are a few more changes to be made. There was no policy group, and therefore, the group of the seven CMs, City Manager, City Attorney and City Clerk were added as the Policy Group. In the organizational chart, the Incident Commander is in the Emergency Communication Center (ECC) and works for the Policy Group. The Ordinance states the responsibility of the EM Director is delegated to the Fire Chief. Currently, it is the City Manager. The continued line of succession was not in the draft Ordinance that is proposed to be the Mayor, Deputy Mayor, PS&J Chair, and the other five CMs. The type of emergency changes the head of command. The new Emergency Preparedness Coordinator Karen Ferreira begins on April 2 and will be part of that committee.

Mrs. Mirante Bartolo advised more discussion is needed on this issue by all CMs.

CM Shape agreed the Ordinance is poorly written and disagrees with the final results. Chief Meyer replied to a question posed by CM Shape that the Emergency Coordinator will not have any responsibility in the ECC.

Fire Chief Meyer stated the SMC Chapter 2.75 is currently in compliance. It is appropriate to have the City Manager as the Emergency Coordinator. He explained the flow chart of responsibilities.

CM A. Anderson stated the Ordinance was written pre-9-11 and much has changed since then. The organizational chart is inconsistent. The revised Ordinance is closer than it was. The Four Cities Emergency Coordinator will revise the EM but the Ordinance is an interim document until it is revised.

CM T. Anderson stated the City Manager does not live in the City and due to that, the organizational structure needs to be revisited. She urged Council to pass this item as it is written for the time being.

Mayor Fisher stated the City Manager's duty is to run City Hall and the ECC should be run by the Emergency Coordinator. The Ordinance is better than it was but definitely needs revising.

DM Shape requested this item be set over to the April 10 RCM.

Council consensus: Referred to the 04/10/07 RCM

Agenda Bill #2780 – A Motion authorizing the City Manager to enter into a Contract to install an Emergency Generator for City Hall

Summary: Currently in City Hall, only the Police area and stairwells are on backup generator power. After the last windstorm, it was determined to be beneficial for City Hall to be fully operational during times of power outages. The most efficient strategy would be to leave the existing Police generator in place and add a second one to power the remainder of the building, including the Heating, Ventilation & Air Conditioning (HVAC). The cost to provide and install the generator is estimated to be \$190,000.

CM DeHan asked if City Hall is made into the ECC, would the large generator be sufficient to run the center to which Mr. Patterson said yes and assured Council that the two generators will be powered separately.

City Manager Ward stated the City has a responsibility for the ECC, Continuity of Government and that City Hall is operational for the citizens.

Council consensus: Referred to the 03/27/07 RCM Consent Agenda

Agenda Bill #2774 – A Motion authorizing the City Manager to execute a Consultant Agreement with HNTB, Inc. for the North SeaTac Roadways Study

Summary: The North SeaTac Roadways project is identified in the City's Transportation Improvement Program (TIP). The project is also included in the Interlocal Agreement (ILA)-2. The study area is bounded on the west by SR-509, on the north by South 128th Street, on the east by Military Road South/International Boulevard (IB), and on the south by SR-518 / South 154th / 156th Streets. Staff is requesting approval of a contract with a consultant who will provide professional services including preparation of a design study report and preliminary plans for a preferred alignment alternative.

A Request for Qualifications (RFQ) was advertised in October 2006. HNTB, Inc. was selected as the best-qualified firm due to their experience on similar projects, and their previous work within the project area. Staff then negotiated the scope and fees with HNTB. The scope of work includes public involvement, preparation of detailed analysis of roadway alternative locations, preparation of a study, which includes these analyses and recommends a preferred alternative, and preliminary drawings of the preferred alternative. The City's standard consultant services agreement form will be used.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2774 (Continued): In accordance with ILA-2, the Port and the City seek to evaluate a number of possible roadway networks to select a preferred alignment that provides flexibility in accommodating development, while protecting the existing neighborhoods and local streets from traffic impacts. This scope of work would take the project to the preliminary design level. In accordance with the RFQ, the City reserves the right to amend this contract 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. Final design, further public involvement, and environmental review would be deferred until the POS has identified a developer for the 55-Acre Parcel. The agreement requires the work to be complete by the end of November of 2007.

The amount paid is not to exceed \$494,239 unless authorized by the Council. The cost of the project will be paid from the Transportation Capital Improvement Plan (CIP) Fund (307), which has a budget balance of \$500,000.

PW Director Schroeder briefed on the above summary. He outlined the project area and a scope of work. The project is a six-month effort. A preferred alternative is scheduled for August to be brought to Council and finalized in a November timeframe.

CM DeHan, Transportation & Public Works (T&PW) Committee Chair, stated the committee recommended Council approval. The principal reason for the study is to protect and safeguard the north end residential district. Major freight and transportation will be coming out of the 55-acres, the Boeing Spares Center, and the L-shaped property onto a route with as little impact as possible to the north end residential streets.

CM Wythe stated the 100-acres property is currently vacant which could become industrial and will be a considerable impact for that area but with as little as possible negative impact. He felt the Council and citizens living in that area should be involved in the study. Funds are being dedicated to public input and public hearings.

Upon a query posed by CM T. Anderson, Mr. Schroeder replied that 24th Avenue South is both residential and arterial street but as much as possible, the City would like the traffic, trucks in particular, to use the freeway and the arterial system that is not residential, being the Des Moines Memorial Drive (DMMD) and South 142nd and 146th Streets.

CM DeHan added that the T&PW Committee discussed an alternative by rerouting the traffic to the west and south side of the water tower and that way the traffic will just cross 24th Avenue South into the L-shaped property.

Council consensus: Referred to the 03/27/07 RCM Consent Agenda

Agenda Bill #2781 – A Motion authorizing the City Manager to execute an amendment to the Des Moines Creek Basin Restoration Projects Interlocal Agreement (ILA)

Summary: Additional cost estimated to complete the Des Moines Creek CIP is \$1,740,568. This amendment commits the City of SeaTac to funding 41 percent of the additional cost or \$713,633. In addition, this amendment commits the City of SeaTac to funding an amount of \$114,800 per year, which is 41 percent of the estimated cost of \$280,000 per year for replacement, monitoring, maintenance and operations within the basin.

The Cities of SeaTac and Des Moines, along with the POS, King County (KC), and the Washington State Department of Transportation (WSDOT), have been working cooperatively over the last 10 years to plan and implement capital improvements within the Des Moines Creek Drainage Basin.

An ILA adopted in June 2004 identified a number of activities jointly agreed upon by the agencies. These activities included construction of the CIP, project administration and coordination of the CIP, funding the CIP and funding long-term maintenance and operation costs.

The CIP construction contracts identified in this ILA included five capital projects: 1) construction of a regional detention facility (RDF) – completed; 2) construction of a high flow by-pass pipeline - to be constructed this year; 3) habitat enhancement and restoration along Des Moines Creek - to be constructed this year; 4) construction of the Marine View Drive culvert replacement – completed; and 5) construction of a low flow augmentation well on the golf course - delayed until water rights are granted.

The ILA is beneficial to all parties involved. These projects provide enhanced flow and function in Des Moines Creek and preserve this creek for future generations. The Cities of SeaTac and Des Moines currently are under National Pollutant Discharge Elimination System (NPDES) Phase 2 permit regulations from the Washington State Department of Ecology (WSDOE). With completion of these projects, WSDOE has approved a significant reduction of required detention for new development in the basin since regional detention is provided with the CIP.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2781 (Continued): The reduction in detention requirements will result in significant cost savings for commercial redevelopment in SeaTac. The total cost of construction was initially estimated to be \$18,300,000 and agreed to be funded as follows: WSDOT - \$9,000,000, POS - \$9,000,000, Des Moines - \$300,000, and SeaTac - \$0. (SeaTac funded preliminary design work at \$860,000, which was considered to be its fair share contribution.)

Construction began in 2004 on the Regional Detention Facility (RDF) and in 2005 on the Marine View Drive Bridge. Substantial additional costs not under control of the Basin Committee members were incurred particularly in the RDF. Cost escalation resulted from the discovery of arsenic in the RDF area, additional design and monitoring elements due to the arsenic, disposal of the contaminated soils and greatly increased construction costs because of the increase in the price of oil and other materials.

The current cost estimate for completion is now \$25,342,800. The POS subsequently committed an additional \$2,999,915 toward project completion. The Cities of SeaTac and Des Moines committed \$1,599,915 and \$702,402 respectively through a Memorandum of Understanding (MOU) in 2006. With these additional commitments, the current funding shortfall is \$1,740,568. The amendment identifies the following breakdown to fund the remainder of the project: POS (41%) - \$713,633, SeaTac (41%) - \$713,633, and Des Moines (18%) - \$313,302.

It is recommended that the City Council approve this Motion authorizing the City Manager to sign the Amendment in substantially the same form and contingent upon an agreement to the amendment by all Basin Committee members.

The projected balance at the end of 2007 will be \$3,106,226 in the Surface Water Management (SWM) construction account. SeaTac's total share of the estimated additional cost is \$713,633. Even with the additional cost, the projected year-end balance will be a healthy \$2,392,593.

PW Director Schroeder briefed on the above summary, outlining the five projects' area and the benefits to the City.

CM Wythe outlined viable benefits to the City. This project should be a model of efficiency in handling water. Any developer wanting to build in the City Center will have most of the environmental work already done.

CM DeHan stated this item went before the T&PW Committee and was recommended for Council approval. Two of the drivers in doing this project: 1) a trail to Des Moines Creek; and 2) the Endangered Species Act required making habitat for salmon.

Council consensus: Referred to the 03/27/07 RCM Consent Agenda

Agenda Bill #2784 – A Resolution fixing the date and time for a Public Hearing (PH) and Council action on a petition by the Port of Seattle (POS) to vacate portions of South 158th Street lying westerly of the West margin of International Boulevard (IB) and easterly of the West line of Section 22, Township 23 N, Range 4 East, W.M.

Summary: This Resolution fixes a PH date and Council action of April 24, 2007 for vacation of the above right-of-way (ROW), as requested by petition signed by 100 percent of the property owners abutting the above ROW. Pursuant to RCW 35.79.010, the City must set a PH for comment and final Council action on the vacation no sooner than 20 days and no later than 60 days after the passage of the Resolution. After the hearing has been conducted, the Council may choose to vacate the street and ROW subject to easements, conditions, and payment as deemed appropriate, or to reject the petition for vacation.

The POS is seeking this street vacation to consolidate parcels of land on all sides of the ROW requested to be vacated (South 158th Street as part of a proposed rental car consolidation facility).

PW Director Schroeder briefed on the above summary.

CM DeHan stated this item was brought before the T&PW Committee and was recommended for Council approval. This is a short piece of street that is the access road that runs into the car rental agency and to the Subway Shop on IB. It was not included in the ILA. The City will receive approximately \$0.5 million for vacating this area. The POS needs it to build their rental car facility

Council consensus: Referred to the 03/27/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2785 – A Resolution fixing the date and time for a Public Hearing (PH) and Council action on a petition by Boyd Dolloff and Wayne Sorensen to vacate an unimproved portion of South 179th Street lying westerly of the westerly margin of 38th Avenue South as platted by Rancho Vista Division No. 2 in Volume 55 pages 62 and 63 records of King County (KC)

Summary: This Resolution fixes a PH date and Council action of April 24, 2007 for vacation of an unopened portion of South 179th Street ROW, as requested by petition of the abutting property owners.

The ROW has never been improved by either KC or the City. The ROW was platted for the extension of South 179th Street when properties west of Rancho Vista Division No. 2 were subdivided. However, a multi-family development was constructed there and the street extension was not required. There does not appear to be a need for this unimproved ROW as the apartment complex blocks the extension of South 179th Street further to the west and has its own emergency exit/access to 38th Avenue South constructed in 1993 further to the north.

The procedures for vacating a public ROW are defined in the RCW, Chapter 35.79. A PH is to be held to consider the merits of the application to vacate the ROW. The date of the PH is set by a Resolution passed by the City Council and must not be more than 60 days nor less than 20 days after the date of passage of the Resolution. The date of April 24, 2007 has been selected as the RCM that meets these criteria.

CM DeHan stated this item came before the T&PW Committee today and was recommended for Council approval. This is a small piece of property just off 38th Avenue South that was originally in the plat that was set up there. The City is not using the ROW.

Council consensus: Referred to the 03/27/07 RCM Consent Agenda

Agenda Bill #2768 – A Resolution authorizing the purchase of Sports Field Lighting from Musco Lighting for the Valley Ridge Sport Park Project, and waiving the competitive bidding requirement due to a sole source purchase and special market conditions

Summary: The City Council raised several questions at the February 27, 2007 RCM regarding this Agenda Bill. The questions and answers are below:

How long has the company been in business? What is the solvency of the company?

Musco has been in business since 1973. Musco started with 28 employees and now has over 1000 employees worldwide. Musco is privately owned and specializes in Sports Field Lighting. Their warranty is self-funded and is supported by a team of warranty service representatives in Muscatine and Oskaloosa, Iowa and field service personnel located throughout the United States. The Musco representative is Tim Butz who works out of Portland, Oregon.

What is the life expectancy of the lights?

The Light Structure System has an estimated life of 50 years. The light bulbs last about 5,000 hours of use and based on usage is about five years.

What kind of labor and unloading charges will be added on to the quote amount? Is there an estimate of this cost?

The cost of delivery is included in the bid. The low bidder for the electrical installation (Zink Construction) included the cost of unloading the poles with their bid.

Assuming that the specifications staff wrote were for a top of the line product, what is the premium the City is paying for these “super specs” over what a basic lighting system would cost?

The cost of the Musco Light Structure Green is about 10 – 15 percent higher than a standard sports lighting system, however, the installation savings and pre-cast foundations save the contractor money during install and in many cases offset the equipment cost differences. This does not account for the system differences, warranty, energy efficiencies, spill light control and control system.

Based upon extensive research of the sport field lighting industry by the Parks & Recreation Director, one company, Musco Lighting, has a lighting product that will meet the City’s specifications for Valley Ridge. The Musco Lighting system being requested provides significant energy savings (approximately \$242,940 over 30 years compared to the next best company), a 25-year warranty and maintenance program (including all parts and labor), and a central control system. The Musco system also has the best anti-glare and light cutoff of any sports field lighting system.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2768 (Continued): As a general rule, purchasing supplies for a public works project is required to be competitively bid. However, RCW 39.04.280 provides some exceptions to the competitive bidding requirement. Specifically, competitive bidding requirements can be waived when the purchase is clearly and legitimately limited to a single source of supply, or when the purchase involves special facilities or market conditions. In the case of the sports field lighting for Valley Ridge, both of these exceptions apply. This purchase is a special market condition because the City will receive the lowest price that is offered by the manufacturer. Therefore, competitive bidding for the purchase of this lighting system would be futile.

Purchase of the lighting system directly from the manufacturer will cost \$252,400 plus tax. This price quotation reflects current Musco pricing and is the same pricing used when bidding contractors and wholesale distribution and saves the additional cost a contractor would add. The total purchase request including sales tax at 8.9 percent is \$274,863.60. The purchase is for the lighting system only and does not include installation.

Since the competitive bidding requirements would be waived based upon the information above, a Resolution is required pursuant to RCW 39.04.280.

The total impact of this request is \$274,863.60 including sales tax. The approved 2007 budget for construction of this project is \$3,474,929.

Parks & Recreation (P&R) Director Ledbetter briefed on the summary. He mentioned if the installation was added to the electrician's bid instead of the City, it saves \$25,000.

Council consensus: Referred to the 03/27/07 RCM Consent Agenda

Agenda Bill #2751 – A Motion approving GenCon Pacific, Inc. for the concrete work and Arndt Company, Inc. for the masonry work and rejecting the bid from Seawest Construction, Inc. for the fencing at the Valley Ridge Sport Park Project

Summary: The project was bid from February 14, 2007 to March 6, 2007. Bids were opened on March 6, 2007 with the results below:

<u>Concrete Work Company</u>	<u>Bid Amount</u>	<u>Bid plus 8.9% tax & 10% Contingency</u>
GenCon Pacific, Inc.	\$399,038	\$478,008
A-1 Landscaping and Construction, Inc.	\$480,000	\$574,992
<u>Fencing Work Company</u>		
Seawest Construction, Inc.	\$560,000	(Reject all bids)
<u>Masonry Work Company</u>		
Arndt Company, Inc. (No bids negotiated price)	\$94,754	\$113,506

The estimated cost for the work was \$349,864 concrete work, \$96,500 masonry work, and fence bid estimate was \$283,470 before tax and contingency. The new tax rate of 8.9 percent will go into effect during the project so the higher rate was used.

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 a request for proposals, the City Purchasing Agent is authorized to procure the required item or service through direct negotiations with a vendor." Facilities Director Patterson directly negotiated with Arndt Company, Inc., a masonry company that has done quality work for the City of SeaTac. Arndt Company's cost was under the estimate and based on the SMC, staff is recommending approving them for the masonry work.

The total impact cost is \$591,514 including sales tax and 10 percent contingency. The approved 2007 budget for construction of this project is \$3,474,929.

P&R Director Ledbetter and Facilities Director Patterson briefed on this item, adding the project is \$80,000-100,000 under budget.

Upon a query posed by DM Shape regarding the fence, Mr. Ledbetter stated the project is for the baseball/softball fields' backstop areas. Mr. Patterson stated the original landscape design was curvier, too labor intensive and over budget. The design has been scaled down and still remains functional and attractive.

Council consensus: Referred to the 03/27/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2776 – A Motion authorizing the City Manager to execute a Contract with the low bidder for the construction of the SeaTac Community Center (STCC) Neighborhood Park

Summary: This Motion approves acceptance of the low bidder for construction of the STCC Neighborhood Park and authorizes the City Manager to execute a contract with Buckley Nursery Co. Inc.

The neighborhood park project includes the installation of playground equipment and a swing set for children 12 years of age and under, two basketball half-courts, a climbing boulder, walking path, benches and tables, and construction of a sensory garden. The park is adjacent to the STCC with accessibility to the Sunset Playfields, Botanical and Japanese Gardens. This project will complete the landscaping surrounding the STCC remodel that was completed in November 2005.

The project bid opening was March 14, 2007. Bid results are as follows:

<u>Company</u>	<u>Bid Amount</u>	<u>Bid plus 8.9% sales tax & 10% contingency</u>
Buckley Nursery Co. Inc	\$551,496	\$660,637
L.W. Sundstrom Inc.	\$667,145	\$799,173
Tcm General Construction, Inc	\$732,100	\$876,983
A-1 Landscaping & Construction Inc.	\$799,147	\$957,298

A detailed bid form was used that divided the bids into three project areas: playground area, basketball court area, and the sensory garden area. The low bidder, Buckley Nursery Co. Inc., bids per area were as follows:

<u>Playground area</u>	<u>Basketball court area</u>	<u>Sensory garden area</u>	<u>Total</u>
\$313,077	\$84,958	\$153,461	\$551,496

The total project budget is \$597,000 with all costs including Landscape Architect fees, playground equipment, climbing boulder and surveying. With the low bid, the total budget for the project is \$819,010. This makes the project over-budget by \$222,010. Although the bids were good for the current bidding climate and it is likely to never be any less expensive, staff is recommending cutting the sensory garden area to bring the project closer to the budget. Cutting the sensory garden may cause a problem getting contractors to bid on such a small project in the future. Cutting the sensory garden would still make the project \$68,549 over-budget.

The total impact of this request is not to exceed \$660,637, which includes sales tax and 10 percent contingency.

P&R Director Ledbetter briefed on the summary and outlined the varied uses within the park. The project is being funded by KC - \$200,000, Open Space - \$100,000 and CDBG - \$150,000.

Upon a query posed by CM Brennan, Mr. Ledbetter stated Buckley agreed they would stay with the bid amounts even if the Sensory Garden is eliminated from the project. This would be a change order for the decrease in cost.

Council discussion ensued as to the Sensory Garden and whether it should be included in this project

CM DeHan He suggested setting this item over to the April 10 RCM with an explanation from staff as to how the \$220,000 will be funded so Council could make an informed decision as to fund or not fund the garden.

Upon a request posed by CM Brennan, Mr. Ledbetter replied a splash pond is in the Capital Fund.

City Manager Ward stated that project will be on May Retreat agenda.

Council consensus: Referred to the 04/10/07 RCM

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 74834 - 74963) in the amount of \$197,430.19 for the period ended March 5, 2007.
- **Approval of claims vouchers** (check nos. 74964 - 75148) in the amount of \$392,371.87 for the period ended March 20, 2007.
- **Approval of manual check** (check no. 45618) in the amount of \$374.07 for the period ended February 28, 2007.
- **Approval of payroll vouchers** (check nos. 45619 - 45657) in the amount of \$329,137.72 for the period ended February 28, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 50027 - 50203) in the amount of \$280,249.47 for the period ended February 28, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$53,709.87 for the period ended February 28, 2007.

CONSENT AGENDA (Continued):

- **Approval of payroll vouchers** (check nos. 45658 - 45691) in the amount of \$158,223.10 for the period ended March 15, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 50204 - 50373) in the amount of \$283,714.00 for the period ended March 15, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$55,007.79 for the period ended March 15, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended March 21, 2007.

Approval of Council Meeting Minutes:

- **Regular Council Meeting** held October 10, 2006.
- **Land Use & Parks Committee Meeting** held February 8, 2007.
- **Transportation & Public Works Committee Meeting** held February 27, 2007.
- **Regular Council Meeting** held February 27, 2007.
- **Land Use & Parks Committee Meeting** held March 8, 2007.
- **Administration & Finance Committee Meeting** held March 13, 2007.
- **Public Safety & Justice Committee Meeting** held March 13, 2007.

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

Agenda Bill #2778; Motion authorizing purchase of Microsoft Office 2007 Software

Agenda Bill #2780; Motion authorizing the City Manager to enter into a Contract to install an Emergency Generator for City Hall

Agenda Bill #2774; Motion authorizing the City Manager to execute a Consultant Agreement with HNTB, Inc. for the North SeaTac Roadways Study

Agenda Bill #2781; Motion authorizing the City Manager to execute an amendment to the Des Moines Creek Basin Restoration Projects Interlocal Agreement

Agenda Bill #2784; Resolution #07-004 fixing the date and time for a Public Hearing and Council action on a petition by the Port of Seattle to vacate portions of South 158th Street lying westerly of the West margin of International Boulevard and easterly of the West line of Section 22, Township 23 N, Range 4 East, W.M.

Agenda Bill #2785; Resolution #07-005 fixing the date and time for a Public Hearing and Council action on a petition by Boyd Dolloff and Wayne Sorensen to vacate an unimproved portion of South 179th Street lying westerly of the westerly margin of 38th Avenue South as platted by Rancho Vista Division No. 2 in Volume 55 pages 62 and 63 records of King County

Agenda Bill #2768; Resolution #07-006 authorizing the purchase of Sports Field Lighting from Musco Lighting for the Valley Ridge Sport Park Project, and waiving the competitive bidding requirement due to a sole source purchase and special market conditions

Agenda Bill #2751; Motion approving GenCon Pacific, Inc. for the concrete work and Arndt Company, Inc. for the masonry work and rejecting the bid from Seawest Construction, Inc. for the fencing at the Valley Ridge Sport Park Project

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

PUBLIC COMMENTS (related to the Consent Agenda): John Thompson, SeaTac resident, referencing Agenda Bill No. 2780, commended Mr. Patterson for stating the two generators for City Hall will be powered separately. He mentioned he is a member of the Washington State Sewer and Water Association and when the windstorm happened, there were lots of problems with generators not starting, and breaking down after running so long. He explained that the major problem was getting fuel out to the generators. Subsequent to the storm, one of the districts built a new maintenance building, setting up two tanks for their diesel and circulating it continuously. One of the problems people had was their fuel was old and their machines would not start. He suggested that be kept in mind with the City Hall generators.

*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: Highline Historical Society (HHS) 2007 Program Support was pulled from the Consent Agenda to be voted on separately due to a conflict of interest.

The City Council accepted this expenditure, with the exclusion of CM T. Anderson's vote.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) the City's annual Easter Egg Hunt will be held on April 7 at 9:00 a.m. at Angle Lake Park; 2) Council Meetings will start being video-recorded on April 10 to be televised on the following Friday on Comcast SeaTV, Channel 21 and run for 2 weeks, twice a day; 3) The Red Light traffic cameras have been running for a month with only warnings given. Ticket enforcement will begin on April 15; 4) there have been conversations with the Angle Lake Shore Club regarding a contract for the City to provide \$2,758 this year for their fireworks show; and 5) Project Manager Soraya Lowry delivered a 9 lb 7 ounce baby boy; both mom and baby are doing great.

COUNCIL COMMENTS: CM T. Anderson stated the Angle Lake Shore Club called her regarding redeveloping the land Frank Coluccio once owned. If that happens, discussion will be needed as to how to get the fireworks barge in the water. City Manager Ward replied that staff would follow up on that issue.

CM Wythe stated his appreciation of the City's citizens funding the National League of Cities (NLC) training in Washington D.C. for City CMs. He stated he was able to attend some very informative classes, one on airport noise relating to funding for the airports which may be available to surrounding jurisdictions. City Manager Ward stated he believes it is an element of the POS Comprehensive Plan. Also, the EM classes were educational. He met many other CMs across the nation and it made him appreciate the caliber of SeaTac's CMs.

DM Shape agreed with CM Wythe's comments on the NLC Conference. He thought it was extremely informative. Two items the NLC heavily lobbied the legislators were CDBG funding and the Federal Communications Commission's (FCC) interpretation of the Telecommunications Act. It could affect Cities ability to franchise and this has been strongly discussed with the legislators. He added he met with Senator Adam Smith and Senator Maria Cantwell who gave SeaTac CMs a 15-minute audience to discuss local matters. Also, they heard from several presidential candidates and many other administrative staff.

Upon a query posed by CM Brennan regarding the Red Light traffic issue, City Manager Ward stated he has asked Police Chief Graddon to bring to the PS&J Committee some examples on how the tickets are issued.

Mayor Fisher stated he also attended the NLC and thanked the citizens for the chance to attend the NLC Leadership classes for the last five years and added he received his platinum award (only 65 have been awarded nationally).

CM T. Anderson, Vice Chair of KC Joint Regional Council on Human Services, stated the issue of CDBG funding has become extremely important. The funding is just not there; most notable is the Minor Home Repairs program. She is concerned for SKC. City of Black Diamond Mayor Howard Botts is extremely concerned about CDBG funding due to the area's poverty.

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 8:58 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

April 10, 2007
5:30 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Gene Fisher at 5:30 p.m.

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

ADMINISTRATIVE STAFF: City Manager Craig Ward, Senior Assistant City Attorney Mark Johnsen, Deputy City Clerk Kristina Gregg, Finance Director Mike McCarty, Management Intern Stephanie Chu, Planning Director Steve Butler, Senior Planner Al Torrico Jr., Senior Planner Mike Scarey, Human Services Coordinator Colleen Brandt-Schluter, Assistant Parks & Recreation Director Lawrence Ellis, Facilities Director Pat Patterson, Fire Chief Bob Meyer, and Chief of Police Services James Graddon.

FLAG SALUTE: SeaTac resident Linda Snider led the Council, staff, and audience in the Pledge of Allegiance.

RECESSED: Mayor Fisher recessed the Special Council Meeting to an Executive Session on Real Estate Acquisition at 5:32 p.m.

EXECUTIVE SESSION: Real Estate Acquisition (30 minutes) (RCW 42.30.110[b])

RECONVENED: Mayor Fisher reconvened the Special Council Meeting at 6:04 p.m.

MOVED BY SHAPE, SECONDED BY T. ANDERSON TO SUSPEND THE RULES TO BRING FORWARD THE PRESENTATION ON AGENDA BILL NO. 2783.

MOTION CARRIED UNANIMOUSLY.

AGENDA BILL PRESENTATIONS:

Agenda Bill #2783 – A Motion authorizing the City Manager to select a Consultant for the purpose of conducting a Fire Station Location Study

Summary: This Motion authorizes the City Manager to select a consultant for the purpose of conducting a master fire protection study. The study is to review the life cycle of all three new fire stations with acknowledgement of existing neighboring fire station locations for possible consolidation for future enhanced regional public safety.

It is further proposed that the study evaluate the fire station locations using five-minute response times under the National Fire Protection Association (NFPA) guidelines with past and projected dispatch data.

This study would not address the specific issues related to consolidation. Rather, this study will provide information as to the proper location of fire stations based on the three scenarios described below. Specifically, it is proposed that the consultant study concurrent separate scenarios. The first scenario studies the location of fire stations that would serve only the City of SeaTac for the lifetime of the new fire stations, as currently exists today. The second scenario would study the location of fire stations if the City of SeaTac and the City of Tukwila were to consolidate. The third scenario would study the location of fire stations if the Cities of SeaTac, Tukwila, Burien, Des Moines, and Normandy Park consolidated fire services. The City Manager will make the results of the selection process available to the Council, including the scope of work and the associated costs.

Mayor Fisher stated he asked the Emergency Services Consulting Inc. (ESCI) to give a presentation to Council on fire services. Since the invention of smoke alarms and sprinkler systems, fire protection has decreased to six percent of the cost. It has been 10 years since the City conducted a good study.

Mayor Fisher introduced ESCI President/CEO Jack Snook, who then introduced Consultants Brian Mills and Keith Merritt. ESCI is willing to commit its top resources to this project.

Mr. Snook reviewed the Facility and Resource Deployment Process Steps ESCI is proposing to conduct for the City as follows: take an analytical look at SeaTac's deployment and resource needs, current resources and staffing, obtain stakeholders' input, establish community baseline, evaluate current staffing, facilities and resources, current deployment and performance, future system demand projections, standards of coverage, service levels and objectives, develop deployment options, analyze performance projections for options, economic assessment, and present strategies.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2783 (Continued): He reviewed examples of types of output (service demand analysis, distribution analysis, concentration analysis, performance analysis, and reliability analysis) and the Future System Demand Projections (population growth projections, service demand projections, and community risk analysis).

Councilmember (CM) Brennan stated Council has discussed for some time now whether the City needs a study to consolidate fire services or to stay on its own. The Fire Department prepared a report and most of the charts are the same as what ESCI can provide. While there may have been changes in the City's demographics, the three stations appear to be in good locations. It does not benefit the residents of SeaTac to spend money on this study.

Council discussion ensued as to the length of time and price for this study. Mr. Snook stated the goal is 75 to 90 days from start to finish, which is a fast track for this kind of project. An estimate of cost, depending on the scope of work, is \$35,000 - \$45,000. The scope can be narrowed and the price modified accordingly. The study will project out 15 – 20 years; consistent with the City's Comprehensive Plan (CP).

CM Wythe stated the services ECSI is prepared to deliver is very broad. SeaTac has a specific concern that needs to be addressed immediately. A fire station has been sited and now Council is pausing to make sure it is the right site. This is delaying the project, which will increase costs. He stated he could support this more if an early report was given at about 45 days.

Mr. Snook stated this a reasonable request considering the City's current situation. He reviewed the differences in two scopes he presented to the Mayor earlier today; one costing approximately \$17,000 and the other \$45,000.

Mayor Fisher clarified that this Motion authorizes the City Manager to look into the study. Then, the City Manager will bring to Council a proposal to accept or reject.

CM DeHan stated it is in the City's best interest to look at delivery of services from a regional standpoint. If this study will do that, he is in favor of it, however, he feels Fire Station 46 is in a good location and the City should continue with the station, even if the study is conducted.

Council Action: Refer to 4/10/07 Unfinished Business

PRESENTATIONS:

•Introduction of new City Employee: City Manager's Office Management Intern Stephanie Chu

City Manager Ward introduced Stephanie Chu. Ms. Chu began employment with the City in March of 2007 and most recently worked for the Superior Court in Seattle as a Court Coordinator. Ms. Chu is a lifelong resident of Washington State, born in Tacoma and raised in South King County (KC). She received her Bachelor's degree from the University of Washington in Law, Societies and Justice and spends her free time mentoring at-risk and incarcerated youth and also catches up with the latest in entertainment.

Added Item:

•Recognition of Roy Moore

CM Brennan requested everyone take a moment to recognize the passing of Roy Moore. CM Brennan detailed the work Mr. Moore did for the City. A memorial service will be held at Tyee Golf Course, Wednesday, April 11, 2007 at 1 p.m.

•Key to the City of SeaTac to Linda Snider for her volunteer service to the City

Deputy Mayor Shape and CM T. Anderson read the Certificates of Appreciation for Mrs. Snider's service to the Planning and Civil Service Commissions. Mayor Fisher presented Mrs. Snider with the Key to the City Plaque and thanked her for her outstanding and dedicated volunteer work for the City.

Mrs. Snider stated her appreciation of the Council and the various City departments for their support over the years. Mrs. Snider has been an active member of the community since 1995.

•New Futures

Human Services Coordinator Brandt-Schluter introduced New Futures Executive Director Ruth Dickey. New Futures is an apartment-based complex program for youth and families that live at Windsor Heights in SeaTac.

Ms. Dickey thanked Council for their support of the services in SeaTac. New Futures is a non-profit program that works in low-income apartment complexes in SeaTac, Burien, and White Center. New Futures opens on-site community learning centers where integrated services are provided to the children, families, and community. New Futures serves about 2,000 individuals and 400 families a year across the three sites. This program is site-based

PRESENTATIONS (Continued):

New Futures (Continued): (no need to travel to receive services), strength focused (build on what children and families know are their strengths), and the program model is integrated (New Futures does not just teach children how to read and succeed in school, but helps stabilize their families and get the parents involved in the kids' education while helping acquaint neighbors with one another to make communities safer). In SeaTac, New Futures provides services that touch 350 SeaTac residents directly, 3,500 hours of after school programming for children, including 50 home visits with families of those children and special support for 30 teens.

New Futures believes it is critical to be stewards of the resources so that partners like SeaTac invest in their work and the trust that community members give. They are rigorous in their assessment of their work and conduct pre- and post-evaluations with children and families. Children improve a grade level and a half in reading on average each year they are with New Futures, 80 percent of families are more able to meet their basic needs after one year and 68 percent of families feel that more people in their neighborhood care about them.

PUBLIC COMMENTS: Steve Pinto spoke regarding the fire station study, stating as the City grew, City Hall moved and even bought properties with the intention of building a City Hall and then finally settled on the current building. He requested Council slow the process down and work with the Fire Department to get what will work for everyone for years to come. If the fire station is built in the wrong place, it will cost additional money and cannot be taken back if it is wrong.

PRESENTATIONS (Continued):

•2007 Comprehensive Plan (CP) Amendment Process

Planning Director Butler stated the CP amendment process is a two step process: 1) Preliminary Docket made up of applicant and staff proposals; and 2) Final Docket established after screening Preliminary Docket proposals. Mr. Butler reviewed the 2007 CP amendment process as follows: application deadline - April 27; Council set Final Docket - July 24; SEPA process - September to November; Public Hearing (PH)/Open House - October 22; Planning Commission (PC) and Land Use & Parks (LUP) Committee review – ongoing; Council review – October and November; and Council action – November 27.

DISCUSSION ITEM:

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

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>
SeaTac Community Center Neighborhood Park Site Furnishings	Parks & Recreation	\$20,000	\$20,000	\$13,542
Replace 3 Mobile Data Computers for Fire Engine Companies for data collection, EMS reports and Notice of Violations included in the City's Computer Replacement Program.	Finance & Systems	\$15,000	\$15,000	\$12,925

Council Action: Refer to 4/10/07 Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2777 – An Ordinance amending Chapter 15.25 of the SeaTac Municipal Code (SMC) related to Development Standards – Aviation Operations (AVO) and Aviation Commercial (AVC) Airport Zones

Summary: SMC 15.25 outlines the types of uses that are allowed within the AVO and AVC zones within the City. It also governs the development, design, and landscape standards projects within these zones. SMC 15.25, as it exists today, has references and language that is directly related to the 1997 Interlocal Agreement (ILA) with the Port of Seattle (POS) and is not consistent with the 2005 ILA. A summary of the proposed revisions is as follows:

- Remove references to the 1997 ILA and replace with the 2005 ILA
- Amend the zone classification use chart to be consistent with the uses allowed within the 2005 ILA
- Amend the zone classification standards section to reflect the new language for setbacks, lot coverage, height restrictions, setback projections, parking and circulation, signage, illumination, transportation, and noise
- Remove the existing landscape standards and replace with the 2006 Seattle-Tacoma Airport Design Standards as described in the 2005 ILA
- Amend the design standards section to reflect the current standards as outlined in the 2005 ILA
- Revise the environmentally sensitive area standards so that it correctly references back to the 2005 ILA

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2777 (Continued): Planning Director Butler reviewed the above summary with Council.

CM Wythe, LUP Committee Chair, stated this item was presented to the committee. Technically, by approving the 2005 ILA, the City already agreed to these changes.

Upon a question posed by Deputy Mayor (DM) Shape, Mr. Butler stated that the PC recommended approval.

Council Action: Refer to 4/10/07 Consent Agenda

Agenda Bill #2791 – A Motion authorizing the City Manager to enter into a Contract with MLA Engineers to do a seismic evaluation of City Hall

Summary: In concert with the possibility of placing the emergency control center in City Hall, a request was made to determine what improvements could be made to the structure to bring it in compliance with the new seismic codes. MLA Engineering performed the seismic study for the SeaTac Fire Stations and has proposed to analyze City Hall for \$17,000. If structural improvements are needed to bring the building up to current code, they are estimated to cost \$800,000.

Facilities Director Patterson stated this issue was presented to the Public Safety & Justice (PS&J) Committee in February. He reviewed the above summary.

Council discussion ensued as to the progression of this evaluation. Mr. Patterson stated \$17,000 is for tiers 1 and 2. If improvements are recommended, there could be a tier 3. No cost estimate will be developed for tier 3 until after tiers 1 and 2 are completed and it is determined tier 3 is needed.

CM Wythe stated he does not see a pressing need for this study.

Council Action: Refer to 4/10/07 Consent Agenda

Agenda Bill #2789 – A Resolution rescinding Resolution No. 07-004 that fixed the date and time for a Public Hearing (PH) and Council action on a petition by the Port of Seattle (POS) to vacate portions of South 158th Street lying westerly of the West margin of International Boulevard (IB) and easterly of the West line of Section 22, Township 23 North, Range 4 East, W.M.

Summary: On March 27, 2007, the Council passed Resolution No. 07-004 fixing the date and time for a PH and for Council action on vacation of a portion of South 158th Street lying westerly of the West margin of IB and easterly of the West line of Section 22, Township 23 N, Range 4 East, W.M.

On March 28, 2007, it came to the City's attention that the POS did not own all abutting properties at this time. Therefore, the POS has requested that the PH scheduled for April 24, 2007, which was set by Resolution No. 07-004, be cancelled. POS staff also indicated that a request for a PH would be made at a later date.

CM DeHan stated since the POS has not acquired all of the property for this vacation, this item is premature.

Council Action: Refer to 4/10/07 Consent Agenda

Agenda Bill #2776 – A Motion authorizing the City Manager to execute a Contract with the low bidder for the construction of the SeaTac Community Center Neighborhood Park

Summary: This Motion approves acceptance of the low bidder for construction of the SeaTac Community Center Neighborhood Park and authorizes the City Manager to execute a contract with Buckley Nursery Co. Inc.

The City Council raised two questions at the March 27, 2007 City Council Meeting regarding this Agenda Bill. The questions and answers are provided below:

Where is the additional funding coming from for this project?

The additional cost will be paid from Fund 301 reserves that have been provided by sales tax revenue the City has received on capital projects at Sea-Tac International Airport. A budget amendment providing \$220,010 expenditure appropriation to the line-item in Fund 301 for the SeaTac Community Center Neighborhood Park will be presented at the April 24, 2007 Council Meeting.

Why are the bids higher than estimate?

While the total numbers for the Playground Area "A" and Basketball Area "B" are right in line with our estimate, the Sensory Garden Area "C" bid shows evidence of confusion and oddly inflated costs. The Landscape Architect's recommendation is that the City award the project to the low bidder and look for opportunities to value engineer the Sensory Garden costs to save the City money.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2776 (Continued): The neighborhood park project includes the installation of playground equipment and a swing set for children age 12 and under, two half-court basketball courts, a climbing boulder, walking path, benches and tables, and construction of a sensory garden. The park is adjacent to the SeaTac Community Center with accessibility to the Sunset Playfields, Botanical and Japanese Gardens. This project will complete the landscaping surrounding the new Community Center remodel that was completed in November of 2005.

The project bid opening was March 14, 2007. Bid results are as follows:

<u>Company</u>	<u>Bid Amount</u>	<u>Bid plus 8.9% sales tax and 10% contingency</u>
Buckley Nursery Co. Inc	\$551,496	\$660,637
L.W. Sundstrom Inc.	\$667,145	\$799,173
Tcm General Construction, Inc	\$732,100	\$876,983
A-1 Landscaping & Construction Inc.	\$799,147	\$957,298

A detailed bid form was used that broke the bids into three project areas: 1) playground, 2) basketball court, and 3) sensory garden. The low bidder, Buckley Nursery Co. Inc., bids per area were as follows:

<u>Playground area</u>	<u>Basketball court area</u>	<u>Sensory garden area</u>	<u>Total</u>
\$313,077	\$84,958	\$153,461	\$551,496

The total project budget is \$597,000, including all costs for Landscape Architect fees, playground equipment, climbing boulder and surveying. With the low bid, the total budget for the project is \$819,010. This makes the project over-budget by \$222,010. Although the bids were good for the current bidding climate and it is likely to never be any less expensive, staff recommends cutting the sensory garden area to bring the project closer to the budget. Cutting the sensory garden may cause a problem getting contractors to bid on such a small project in the future. Cutting the sensory garden would still make the project \$68,549 over budget.

The total impact of this request is not to exceed \$660,637, including sales tax and 10 percent contingency.

Assistant Parks & Recreation Director Ellis and Finance Director McCarty reviewed the above summary. Mr. Ellis stated this project is scheduled to be completed in September 2007.

Council Action: Refer to 4/10/07 Consent Agenda

Agenda Bill #2756 – An Ordinance amending Chapter 2.75 of the SeaTac Municipal Code (SMC) relating to Emergency Management

Summary: This Ordinance amends SMC Chapter 2.75 to clarify and redefine the roles and responsibilities for Emergency Management and Disaster Preparedness.

At the January 20, 2007 Council Retreat, Council asked staff to revise SMC Chapter 2.75 to reflect changes in the organizational structure and name the Fire Chief as the Emergency Management Director (EMD). Additional amendments included name changes for different committees and redefining roles and responsibilities during a disaster.

Mayor Fisher stated many changes have occurred since 9/11 as to how emergency situations are operated. This Ordinance revises Chapter 2.75 to follow the objective of incident command and emergency management. Fire and Police Chiefs' daily jobs are accomplished via many emergencies. Likewise, recovery and repair is a daily function of the Public Works Director. The City Manager's job is to manage the City, and maintain continuity of government via the policies set forth by the elected officials. One of the main objectives of the new incident command structure is to put the command in the hands of those who are qualified.

CM A. Anderson stated the City needs to move into a philosophy of incident command. This Ordinance is the first attempt at bringing the City closer to the incident command organizational structure. The new Emergency Management Coordinator will most likely present further changes for Council approval. However, it is appropriate to move forward now and then amend as changes are brought forward.

CM DeHan suggested additional changes, which will be presented as amendments to the Motion to adopt this Ordinance, under Unfinished Business.

Council Action: Refer to 4/10/07 Unfinished Business

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 75149 - 75354) in the amount of \$440,042.85 for the period ended April 5, 2007.
- **Approval of payroll vouchers** (check nos. 45692 - 45732) in the amount of \$375,953.10 for the period ended March 31, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 50374 - 50546) in the amount of \$280,992.26 for the period ended March 31, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$54,562.01 for the period ended March 31, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended April 4, 2007.

Approval of Council Meeting Minutes:

- **Transportation & Public Works Committee Meeting** held March 27, 2007.
- **Council Workshop** held March 27, 2007.

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

Agenda Bill #2777; Ordinance #07-1006 amending Chapter 15.25 of the SeaTac Municipal Code related to Development Standards – Aviation Operations and Aviation Commercial Airport Zones

Agenda Bill #2791; Motion authorizing the City Manager to enter into a Contract with MLA Engineers to do a seismic evaluation of City Hall

Agenda Bill #2789; Resolution #07-007 rescinding Resolution No. 07-004 that fixed the date and time for a Public Hearing and Council action on a petition by the Port of Seattle to vacate portions of South 158th Street lying westerly of the West margin of International Blvd and easterly of the West line of Section 22, Township 23 N, Range 4 East, W.M.

Agenda Bill #2776; Motion authorizing the City Manager to execute a Contract with the low bidder for the construction of the SeaTac Community Center Neighborhood Park

MOVED BY DEHAN, SECONDED BY SHAPE 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): Mrs. Snider urged Council to move forward with Fire Station 46. A great deal of work has gone into it. The issue of the pipeline has been addressed. The station is in the center of the City. If the study recommends the City would be better served by only a second or two faster response time with the Fire Station at a different location, it would make no sense to even consider moving it.

UNFINISHED BUSINESS:

Agenda Bill #2783; Motion authorizing the City Manager to select a Consultant for the purpose of conducting a Fire Station Location Study

CM Brennan requested this item be postponed for another two weeks. Council comments were made stating the item had already been postponed two weeks and could not be postponed again. Senior Assistant City Attorney Johnsen determined that the item could not be postponed again except by agreement of four Councilmembers.

CM DeHan clarified passing this Motion does not obligate the City to do the study. It just commissions the City Manager to find the consultant and negotiate the cost and scope of work.

MOVED BY DEHAN, SECONDED BY WYTHE TO PASS AGENDA BILL NO. 2783.

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

City Manager Ward requested clarification regarding Fire Station 46 and what direction Council wanted to take, continue with construction of Fire Station 46 or suspend work until the study has been completed.

Mayor Fisher requested Senior Assistant City Attorney develop a Motion to be voted on under New Business related to the work on Fire Station 46.

UNFINISHED BUSINESS (Continued):

Agenda Bill #2756; Ordinance #07-1007 amending Chapter 2.75 of the SeaTac Municipal Code relating to Emergency Management

Senior Assistant City Attorney Johnsen stated three scrivener's errors were found in the Ordinance and have been corrected. A new Ordinance was provided to the Council. The Motion will be to adopt the most recent version.

MOVED BY T. ANDERSON, SECONDED BY BRENNAN TO ADOPT ORDINANCE NO. 07-1007.*

MOVED BY DEHAN, SECONDED BY T. ANDERSON TO AMEND THE ORDINANCE TO REVISE CHAPTER 2.75.040, SECTION E BY ADDING THE TRANSPORTATION AND PUBLIC WORKS COMMITTEE CHAIR TO THE EMERGENCY PREPAREDNESS COMMITTEE, AND REVISE CHAPTER 2.75.070, SECTION H BY STRIKING THE PERIOD AND ADDING THE WORDS "WITH CONCURRENT NOTIFICATION TO THE CITY MANAGER OR HIS DESIGNEE."

AMENDMENT CARRIED UNANIMOUSLY.

MOVED BY SHAPE, SECONDED BY BRENNAN TO AMEND THE ORDINANCE TO REVISE CHAPTER 2.75.040 SECTION C TO READ "THE EMERGENCY MANAGEMENT DIRECTOR SHALL BE THE CITY MANAGER WHO HAS BEEN APPOINTED BY THE CITY COUNCIL" AND TO REVISE CHAPTER 2.75.040 SECTION D TO READ "THE DEPUTY EMERGENCY MANAGEMENT DIRECTOR SHALL BE THE FIRE CHIEF, THE POLICE CHIEF, OR THE PUBLIC WORKS DIRECTOR, AS DETERMINED BY THE NATURE OF THE EMERGENCY AND BY THE EMERGENCY MANAGEMENT DIRECTOR. THE DEPUTY EMERGENCY MANAGEMENT DIRECTOR SHALL EXERCISE THE POWERS AND PERFORM THE DUTIES OF THE EMERGENCY MANAGEMENT DIRECTOR DURING HIS/HER ABSENCE OR DISABILITY. **

Discussion ensued as to the positions and their duties.

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

*THE ORIGINAL MOTION PASSED AS AMENDED.

NEW BUSINESS:

Added Item:

●Fire Station 46

Council discussion ensued as to whether the City had already reached the point of no return with Fire Station 46 or if there was work that could still be done until that point.

Mr. Patterson stated the next step is the Conditional Use Permit (CUP). The houses, which have been destroyed inside due to homeowners removing everything and the Fire Department using the homes for training, cannot be demolished until after the CUP has been obtained. The next opportunity to obtain a CUP will be in May. The City is up against a deadline of July 1 when the City will accept new codes and the Fire Station design will need to be revised, costing more money and more delays.

Mr. Ward stated the City is also approaching a point of no return for this construction season.

CM DeHan stated the City should move forward with construction whether the study is conducted or not. He does not feel there is a better place in the City for Fire Station 46 that is not going to be cost prohibitive. If the consultant's report says it would be better served elsewhere, would the City move it anyway? He stated he is in favor of moving forward with Fire Station 46. It is in the right location and is designed to be built to capacity.

MOVED BY FISHER, SECONDED BY A. ANDERSON TO DIRECT THE CITY MANAGER TO POSTPONE ALL WORK ON FIRE STATION 46 UNTIL SUCH TIME AS THE COUNCIL TAKES ACTION ON AN AGENDA BILL REGARDING THE CONSULTANT SELECTION AND SCOPE OF WORK FOR A FIRE STATION LOCATION STUDY.*

DM Shape stated changing from three stations to two stations would increase the response time. That is not a service to the City.

CM A. Anderson stated his concern is whether the station is in the right location. He would rather the City did not make a 20-year mistake.

NEW BUSINESS (Continued):

Fire Station 46 (Continued): CM DeHan stated in 2001, Council commissioned an ad hoc committee to review a two station platform. Council chose to keep three stations and leave the South 200th Street and McMicken Heights stations in their current locations, but to review the possibility of moving the station at the north end of the City if that was practical at the time and not cost prohibitive. He stated, after going through studies over the years, that he is comfortable with Fire Station 46 in its current location.

Mayor Fisher stated since previously reviewed, everything has changed. There are so many items that can be factored in now, including time of day and traffic. He agreed with CM A. Anderson that he does not want the City to make a mistake that will last years.

CM Brennan stated in the beginning he was opposed to Fire Station 46 but Council insisted it go there. Now the City has spent \$2 million and is back to questioning what should be done. He urged Council to move forward and build Fire Station 46 in its current location.

***MOTION FAILED WITH WYTHE, T. ANDERSON, SHAPE, BRENNAN AND DEHAN VOTING NO AND FISHER AND A. ANDERSON VOTING YES.**

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) tonight's meeting is the first of an ongoing obligation to televise Council Meetings. The video will be prepared by Puget Sound Access with minimal editing with the intention that it will be aired on Channel 21 beginning April 13 at 8 a.m. and continue to be aired at 8 a.m. and 8 p.m. every day until the next Council Meeting is aired; 2) Red-light Camera Enforcement begins on April 15; 3) the SeaTac Hospitality Leaders Forum to discuss Economic Development will meet on April 19; 4) the April LUP Committee Meeting has been rescheduled from April 12 to April 25; and 5) he will be on vacation beginning April 20 and will miss the next two meetings. Assistant City Manager Tina Rogers will act in his absence.

COUNCIL COMMENTS: CM A. Anderson stated that during his day job at the POS, he is working on a continuity of government plan in the event the bird flu makes its way to Washington. The POS is reviewing how much business can be conducted from home. The Municipal Research and Services Center (MRSC) news states that the City of Snoqualmie has been conducting Council Meetings electronically. In the event of an epidemic, that may be the way to continue meetings.

CM Wythe stated he is attending the Community Emergency Response Team (CERT) classes and recommends citizens, interested in taking an active role in disaster recovery, take the classes.

CM T. Anderson reminded Council that the Public Disclosure Commission Personal Financial Affairs Statements need to be turned in by April 15.

CM Brennan stated over the years, Council has had less contact with the staff. He hopes the City does not have to conduct an electronic meeting anytime in the near future.

CM DeHan had the following items: 1) the Council received a letter from the Mayor of Renton. They had requested SeaTac's assistance with an onsite inspection. Code Enforcement Officer Donna Locher assisted and Renton thanked her for her good work. CM DeHan extended Council's appreciation to the Code Enforcement division; and 2) he attended a SR-509 Committee meeting. Originally, the cost of the SR-509 project was \$870 million. Now, the cost has risen to \$1.3 billion. The committee is trying to scale back to the \$870 million price. They will be meeting again in two weeks to discuss options.

Mayor Fisher had the following items: 1) agreed with CM Wythe that CERT is a great program; 2) Midwest Airlines is a new airline in SeaTac with 2,000 employees; 3) threw out the ball for the opening Little League game. He read their motto, "From the rank of youngsters who stand now in the morning side of the hill, will come the leaders, the future strength and characters of the nation." and 4) attended a Puget Sound Regional Council (PSRC) Meeting. They conducted a roll call of all of the Cities and it was impressive how many Cities attended.

City Manager Ward stated at the Administration & Finance (A&F) Committee Meeting today, Ms. Brandt-Schluter notified the committee that KC needs notification that SeaTac, Tukwila and Des Moines are partnered on the Home Repair Program and plan to submit an application for the next biennial period.

CM T. Anderson stated by the Cities joining together, the numbers are greater so more money is allocated.

COUNCIL COMMENTS (Continued): CM A. Anderson, PS&J Committee Chair, stated it was the consensus of the committee to enforce laws the City currently has in place regarding dangerous dogs. SeaTac's laws are more strict than KC's laws. Mr. Ward will seek out ways to get enhanced services in the City from KC Animal Control.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY WYTHER TO ADJOURN THE SPECIAL COUNCIL MEETING OF THE SEATAC CITY COUNCIL AT 9:44 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Kristina Gregg, Deputy City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

April 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 6:03 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 CEREMONY: Councilmember (CM) T. Anderson 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, Code Enforcement Officer Donna Locher, Human Services Coordinator Brandt-Schluter, Parks & Recreation Director Kit Ledbetter, Assistant Parks & Recreation Director Lawrence Ellis, Planning Director Steve Butler, Finance Director Mike McCarty, Facilities Director Pat Patterson, Fire Chief Bob Meyer, and Chief of Police Services Jim Graddon.

PRESENTATIONS:

•Municipal Clerks Week (April 29 – May 5, 2007) Proclamation

Mayor Fisher read the proclamation and presented it to City Clerk Cary.

•City Manager Re-appointment of Art Thompson to the Civil Service Commission

Assistant City Manager Rogers read and presented the Certificate of Re-appointment to Art Thompson and thanked him for his continued service on this commission and to the City.

•Confirmation of Mayoral Appointment of Comfort Inn General Manager Carl Anderson to the Hotel/Motel (H/M) Tax Advisory Committee

MOVED BY BRENNAN, SECONDED BY DEHAN TO CONFIRM THE MAYORAL APPOINTMENT OF CARL ANDERSON TO THE HOTEL/MOTEL TAX ADVISORY COMMITTEE.

MOTION CARRIED UNANIMOUSLY.

Mayor Fisher read and presented Mr. Anderson with a Certificate of Appointment to the H/M Tax Advisory Committee and thanked him for volunteering to serve on this committee.

•Council Consideration of Mayoral Selection of the Appointment of Roxie Chapin to the Human Relations Advisory Committee and Michael Siefkes to the Planning Commission

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

PUBLIC COMMENTS: Doris Mole, SeaTac (McMicken Heights) resident, asked for clarification on Fire Station No. 46 and the expense of a study and the purchase of homes on the site for the fire station. Mayor Fisher stated the Council voted for construction of a new fire station (No. 46) in McMicken Heights. The study has nothing to do with that issue.

PRESENTATIONS (Continued):

•Neighborhood Grant Program Proposal

Code Enforcement Officer Locher introduced Chinook Middle School Family and Community Support Center AmeriCorps member Breanna Shell, Chinook Middle School Student Leadership Club members Claudia Dickinson (works at the new Lutheran Alliance to Create Housing [LATCH] Community Center Day Care), Sarah Darbro, and Angle Lake Court seniors Norma Knott and Margaret Gulling. Ms. Locher stated the group wanted to present to Council a program where the students and seniors are working together for the community.

Ms. Shell presented the program goals. She stated they have a close relationship with Chinook Middle School and Lutheran Community Services (LCS) Village at Angle Lake. Their goal is to build this relationship even stronger through a joint community garden where the students, seniors and other partners are working together to plant a garden and to harvest the food and take the produce to local food banks to continue the outreach.

Ms. Darbro stated there are two garden spaces. The upper garden is 51 by 11 feet and the lower garden is 24 by 21 feet. They have started seeds in the Chinook Middle School greenhouse and are also designing a layout for the garden spaces.

PRESENTATIONS (Continued):

Neighborhood Grant Program Proposal (Continued): CM DeHan stated this item went before the Transportation & Public Works (T&PW) Committee and they supported the grant for \$700. The committee suggested \$800 and that the group create a sign showing the participants in the project and its goal.

Ms. Knott and Ms. Gulling spoke on the program, stating they are looking forward to growing the gardens with the students and hope more seniors will come forth and join the joint venture.

● **Community Health Centers of King County (KC)**

Human Services (HS) Coordinator Brandt-Schluter stated, as part of the monthly series of HS presentations, Community Health Centers of KC Grants Manager Faith Bean would share with Council information about the new medical/dental center coming to SeaTac with funding from the City's 1½ percent for HS.

Ms. Bean stated KC Community Health Centers have been in existence for 35 years in South KC. Their mission is to get medical treatment and dental health care to those in need regardless of their ability to pay. The services are offered in 12 locations in suburban KC. The clinics are incorporated into two different programs, primary medical and primary dental programs with smaller programs within the two major subsets. The clinics in Kent and Renton have been treating SeaTac patients. A community profile identified a need for health care in SeaTac. The City, public health, and LCS are working together to build a health center in the City, which is slated to open in May with an open house on June 6, 4:00 to 6:00 PM. There is a great need for services in the City for low- and moderate-income people with 30 percent of the City being below 200 percent of the poverty level and 22 percent without health insurance. Ms. Bean further detailed the particular indicators of need. In 2005-2006, Community Services partnered with LCS to co-locate their clinic in the Lutheran Community Center.

Council questions ensued as to the indicators on how the national poverty level is arrived at, which Ms. Bean answered.

CM Brennan stated there are no medical doctors practicing in SeaTac. The City has a large immigrant population, which drives poverty statistics to a low level. Transportation is also an issue for individuals in SKC to get to a medical center. For many years, the City has requested KC provide bus service to a local medical facility but this service has never been addressed. Ms. Bean replied that this issue is in her funding report.

● **Band Shell Design Update**

Assistant Parks & Recreation (P&R) Director Ellis stated the concept and design of the project was presented and approved by the Land Use & Parks (LUP) and Administration & Finance (A&F) Committees. The engineer phase of the project is completed. The City will be working with Rainier Industries to bring together the specifications for the construction of the project.

Mr. Ellis introduced Rainier Industries, Ltd. Design & Sales Consultant Michael Fuhrman who detailed the design concept of the band shell for the existing stage at Angle Lake Park.

Mr. Fuhrman stated he examined the stage at the park and presented the concept for the band shell to Council. Staff's requirements were shelter from the sun and rain, aesthetically pleasing, acoustically sound and would fit in with the nautical theme of Puget Sound and Angle Lake with Mt. Rainier in the background. The concept is a permanent pencil structure, wind and seismic resistant and has a 15-year guarantee on the fabric. The columns are steel pipes, 18 inches in diameter and 40 feet apart with footings buried underground. P&R Director Kit Ledbetter and Facilities Director Pat Patterson have approved the concept. The structure was also approved by the architectural engineer.

CM DeHan asked if the design could be fashioned to overhang on the southwest side of the shell to allow for weather conditions. Mr. Ellis replied if the weather were a driving rain from the southwest, the program would be cancelled. The stage would get wet. Mr. Fuhrman added that a temporary shade could be installed.

Deputy Mayor (DM) Shape noted there were no guide wires. Mr. Fuhrman stated that is correct. The design was created in line with the park's Douglas fir trees, adding a tensile structure is designed to be permanent and fixed in place. The engineering fee is estimated to be \$15,000 and another \$70,000 estimate for the construction. If the City subcontracts the footings, which is not in the estimate, that would lower the total cost.

Mr. Ellis explained the project was budgeted at \$95,000 in which the KC Arts Facilities subsidized the project with grant funding.

PRESENTATIONS (Continued):

Band Shell Design Update (Continued): CM A. Anderson questioned the sturdiness of the nine-foot cover if someone decides to jump on the fabric and cause a safety issue. However, he felt the structure was aesthetically attractive. Mr. Fuhrman stated the installers walk on them and the tarp is strong enough

CM Wythe asked the cost to replace the fabric to which Mr. Fuhrman replied \$15,000. The fabric is cleanable with a mild soap and water and meant to be permanent. It is guaranteed for 15 years but will last more than 15 years.

•Comprehensive Development Plan (CDP) for Sea-Tac International Airport, Draft Environmental Impact Statement (DEIS)

Port of Seattle (POS) Aviation Environmental Programs Manager Elizabeth Leavitt introduced David McCraney, EIS Manager, Airport Planning Department Staff members Tom Hooper, and Peter Lindsey and Consultant Mary Vigilante who were on hand to answer questions.

Ms. Leavitt gave an overview of the Sea-Tac Airport's CDP and EIS, which is now undergoing public review. The POS will be taking comments on the plan for the next two weeks.

Project Overview: Two categories of demand-driven projects - 1) 61 projects with 12 near-term projects under construction by 2010: Airfield – circulation and aircraft parking; Landside - roadway and parking; Cargo – north freight cargo complex and truck bridge across SR-518; Support facilities in South Aviation Development Area; and 2) 49 long-term projects to meet airfield capacity of 45 million annual passengers, expected to occur by 2023-2024: Airfield - aircraft parking and hold pads, circulation taxiways, ground run-up enclosure, Master Plan Update runway extension; Terminal – expansion and renovation; Landside - access and circulation roadways, parking; Cargo facilities in South Aviation Development Area, and Other - convert Port land to community commercial uses (includes the 55 Acres).

Mr. McCraney detailed the Environmental Review. A public hearing (PH) will be held on Thursday, April 26, in the City Hall Council Chambers and comments will be taken until May 11. The project needs to be reviewed under both the National (NEPA) and State (SEPA) Environmental Policy Acts. An environmental assessment is being prepared under the NEPA and will be adopted.

CM Wythe was concerned that the Des Moines Creek Park would be used for the plan. The park is an important part of the community and should be protected. Mr. McCraney replied it would be a relatively small portion, if any.

CM Brennan asked that this portion of the park be taken out of the long-term plan. Too much work has been done to clean up the creek basin habitat to have it used in this plan. The POS has gone against their word to the City before. The City had plans for economic improvement on 28th Avenue South. At that time, the POS was discussing putting Alaska Airlines maintenance facility at the south end of the airport. They promised they would not come closer than 600 feet of 28th Avenue South. Now the POS owns that street to South 200th Street.

Mr. McCraney stated they are required by law to disclose this possibility. Ms. Leavitt added that the extension of the runway has been ongoing for years and this must be disclosed.

CM T. Anderson stated the City did not fight the runway and people are still saying the City trusted the POS, and now look what happened. If this fact goes out in the newspaper, there will be a big impact on the City and its citizens. The POS team tried to ease Council concerns.

The South Access Road will cause the loss of pedestrian/bicycle access at South 182nd Street when the road is being constructed to connect the airport to SR-509. In exchange, the POS will incorporate pedestrian/bicycle access facilities into the South Access corridor.

DM Shape stated South 182nd Street is an important entrance to the City and should be included in the short-term projects. Mr. Hooper replied it would not be a short-term project because South Access is not being anticipated to be needed until 2013. It would be cost prohibited to do otherwise. It would be a replication of what is being provided at South 176th Street Station. Mr. Hooper added he would take this information back to the POS.

CM Brennan added the South 182nd Street access has been the lifeline for the south end and it is going to be moved to South 188th Street. But at South 188th Street, there was not going to be any access/egress for passengers all the way to South 200th Street. After having to debate with the POS, an access/egress was allowed at South 188th Street. The south end of the City is a low consideration for the POS. This was going to affect the hotel and other businesses in the south end. These issues should have been discussed jointly by the POS and City before they became projects. The team will take Council comments back to the POS.

PRESENTATIONS (Continued):

CDP for Sea-Tac International Airport, DEIS (Continued): Processing Schedule for the Environmental review for the CDP: Scoping Meeting – August 2005 to discuss the projects, a draft environmental assessment for the project was prepared and published in April 2007, Public and Agency Comment Period (30 Days) until May 11, and then the POS will prepare and issue the Final EIS in summer 2007 and a final determination is to be made in summer 2007. The next step is the April 26 PH.

CM DeHan stated the Council supports POS's consolidated maintenance facility in the north (L1) location. The City would prefer it there rather than South 200th Street with the Sound Transit Station at this location.

Mr. Lindsay stated the north end bike/pedestrian access for the airport will be preserved and enhanced.

CM Wythe stated only two projects show noise resolves in the long-term projects. The City's citizens have an interest in a ground run-up enclosure as well as a noise wall. The other concern is air quality. There does not seem to be an ongoing data collection process for air quality surrounding the airport. He recommended developing a way to gather data to see if there is any significant pollution impact in this area.

Mayor Fisher stated the projects can be discussed further at the PH on Thursday. He stated Council appreciates the POS's input.

Assistant City Manager Rogers added staff are preparing review comments to the document at the LUP meeting tomorrow as well as at follow up meetings with POS staff before the comments are issued.

● **Vision 2020 Update**

Planning Director Butler introduced Puget Sound Regional Council (PSRC) Director of Growth Management Division Norman Abbott, PhD, AICP.

Mr. Butler stated the PSRC has been working on updating its Four-County Regional Plan, which extends out 30-35 years in the future. The planning effort is now in the final phase.

Mr. Abbott detailed the 2040 draft vision which the PSRC is taking the lead with a board of voting members that are electives from other regions, Counties, Cities, Ports and Tribes. There are also non-voting members representing interest groups, business and labor. The draft document is not available until summer 2007. He distributed material on the substance of the document, which is in a pre-release public participation phase. Mr. Abbott briefed on the background of Vision 2020, which was previously presented to Council. He explained portions of the current vision are not changing, such as the 1995 Vision Regional Agreement. The main issue that drives the vision is growth with the years 2000-2040, another 1.7 million people and 1.2 million jobs are expected. The vision is to arrive at a plan to best accommodate that growth. The planning is its third phase, the supplemental EIS (SEIS) and the draft Vision document. The document, which will be available on July 16 for review, describes the preferred growth alternative without change and the multi-County planning policies. In 2010, the Vision will be updated again. The document has three new parts, which Mr. Abbott detailed: 1) environment and growth context chapter, 2) regional growth strategy with the use of regional geographies, and 3) Multi-County policies. SeaTac is one of 10 Core Cities in KC.

The value of reviewing the draft document by Cities is: 1) a regional framework for local decision-making, 2) allows Cities to work together to bend trends, and 3) allows Cities to accomplish issues at the Regional level that are difficult to resolve at the City level.

Schedule of upcoming public meetings is as follows: August 1, a Regional Meeting at the Seattle Center will be held. Also in August will be open houses in the four Counties. The comment period for the Supplemental SEIS and the draft document will be July 16 through September 7. In the fall, review and editing of public comments and preparing the final document. In winter 2007, the Policy Boards and Executive Board will make their final decisions. In April 2008, the General Assembly will act of the document.

Council discussion ensued with Mr. Abbott regarding the expected population growth and school closures due to lack of students. The size of families is decreasing, such as in Seattle with the largest count of single-person households in the Nation, except for San Francisco. In other areas in the Region, the household size is either holding constant or increasing with SKC being one of the areas. Council agreed the Regional leadership is being farsighted and appropriate. It is important for the City to review the City's infrastructure, CP and zoning map to establish how it will need to change to accommodate the growth. Mr. Abbott added the PSRC assumes there will not be substitutive change in the growth boundary out to 2040. The growth will be redirected back into the Cities through the individual Counties working with their Cities.

DISCUSSION ITEM:

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

Assistant City Manager Rogers reviewed the following purchase requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Sponsorship of All Nations Cup (soccer tournament)	City Manager's Office	\$5,000	\$5,000	\$5,000
\$10,000 Total Contribution		\$0	\$0	\$5,000
		will absorb within existing budget		
Replace City's Postage Machine	City Manager's Office	\$0	\$0	\$6,083
		will absorb within existing budget		

Council consensus: Referred to the 04/24/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2790 – An Ordinance amending the 2007 Annual City Budget for Miscellaneous Items

Summary: This Ordinance increases expenditures to provide additional 2007 appropriation authority in the General Fund (Fund 001) and the Municipal Capital Improvements Fund (Fund 301). This Ordinance is necessary due to recent approval of expenditures not provided for in the 2007 Budget or the subsequent budget amendment for 2006 carryovers.

City Hall Generator (Fund 301): On March 27, 2007, the City Council authorized the purchase and installation of a second emergency generator for City Hall that would provide backup power for the entire building. The cost to provide and install this generator is estimated to be \$190,000. This expenditure would be paid with sales tax revenue the City has received on capital projects at Sea-Tac International Airport.

SeaTac Community Center Neighborhood Park (Fund 301): On April 10, 2007, the City Council authorized the City Manager to enter into a contract to complete the entire construction of the SeaTac Community Center Neighborhood Park. Agenda Bill 2776 presented by the P&R Department noted the low bid for the project is \$819,010, making the project cost \$222,010 over budget. This expenditure would be paid with sales tax revenue the City has received on capital projects at Sea-Tac International Airport.

City Hall Seismic Study (Fund 001): On April 10, 2007, the City Council authorized the City Manager to enter into a contract to do a seismic evaluation of City Hall. Agenda Bill 2791 presented by the Facilities Director noted the estimated cost of this evaluation is \$17,000. This expenditure would be paid with General Fund reserves.

This Ordinance will provide additional appropriation authority for the Municipal Capital Improvements Fund (Fund 301) in the amount of \$412,010 and for the General Fund (Fund 001) in the amount of \$17,000.

Finance Director McCarty reviewed the above summary, adding this item went before the A&F Committee earlier this month.

Council consensus: Referred to the 04/24/07 RCM Consent Agenda

Agenda Bill #2782 – A Motion authorizing the City Manager to enter into an Interlocal Agreement (ILA) for Waterfowl (Canada Geese) Management Program in 2007 through 2009

Summary: Due to the increase in number of Canada Geese at Angle Lake Park, staff recommends participation in the Waterfowl Management Program for 2007. The management program is administered by the Wildlife Services Program of the U.S. Department of Agriculture (USDA) and the members of the ILA are Bellevue, Kent, Kirkland, Mercer Island, Mountlake Terrace, Renton, Woodinville, Seattle and the University of Washington. The cost to the City of SeaTac in 2007 will be \$2,394. The Waterfowl Management program's purpose is to provide joint funding for an egg addling program, lethal control, population monitoring and census, mainly of Canada Geese within KC. In 2005, the USDA removed over 65 geese from Angle Lake Park and only 13 geese in 2006, but records are showing the positive regional decrease in overall goose numbers. This Motion also authorizes the City Manager to execute ILAs in substantially similar form in calendar years 2008 and 2009 for the Waterfowl Management Program so long as the cost of the program does not exceed \$4,000 in one year.

P&R Director Ledbetter reviewed the above summary.

Council consensus: Referred to the 04/24/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2752 – A Motion approving Watson Asphalt Paving Co., Inc. for the asphalt work, SeaWest Construction Inc. for the fencing work, Pro Grass LLC for the synthetic turf and rejecting the bids for irrigation and landscaping work at the Valley Ridge Sport Park Project

Summary: The project bids were opened on April 11, 2007 with the results below:

<u>Asphalt Work Company</u>	<u>Bid Amount</u>	<u>Bid plus 8.9% tax & 10% Contingency</u>
Watson Asphalt Paving	\$99,000	\$118,592
ICON Materials	\$103,412.50	\$123,878
Tucci & Sons, Inc.	\$113,200	\$135,602
Royal Construction	\$128,400	\$153,810

Fencing Work Company

SeaWest Construction Inc.	\$340,000	
Alternate #1 Dug out walls & roof	\$72,000	
Alternate #4 Painting backstops and Frames	\$23,000	
TOTAL	\$435,000	\$521,086

Landscape & Irrigation Work Company (Reject all bids due to a specification error)

Tri Falls Construction	\$83,500	
Controlled Rain, LLC.	\$119,500	
A-1 Landscape & Construction	\$241,000	

Synthetic Turf Work Company

Pro Grass LLC.	\$961,312	\$1,151,556
Mondo USA, Inc.	\$995,669	\$1,192,712
Field Turf	\$1,131,398	\$1,355,302
Sportexe	\$1,168,227	\$1,399,419
A-1 Landscape & Construction	\$1,398,000	\$1,674,664

The technical specifications had an error and listed the modular concrete retaining wall in one location and not in another location. One landscape bidder included the wall and the low bidder did not. To be fair, it was a clear mistake in the specifications, so staff would like to reject all of the landscape and irrigation bids. Staff intends to re-bid the landscape and irrigation and come back to the City Council in May.

It is recommended that the City Council approve Watson Asphalt Paving Co., Inc. for the asphalt work, SeaWest Construction Inc. for the fencing work including alternates 1 & 4, Pro Grass LLC. for the synthetic turf and reject the bids for irrigation and landscaping work at the Valley Ridge Sport Park Project.

The total impact of this request is \$1,791,234, which includes sales tax and 10 percent contingency. The approved 2007 budget for construction of this project is \$3,474,929.

P&R Director Ledbetter and Facilities Director Patterson reviewed the above summary with Council.

DM Shape inquired as to whether or not there will be a wall to hold back the bank. Mr. Ledbetter stated the bank has been graded out, soil compacted and cleaned up and it appears it does not need to be filled in. However, it will be monitored. The fence needs to be removed. There are two bid on a replacement.

Council consensus: Referred to the 04/24/07 RCM Consent Agenda

Agenda Bill #2792 – A Motion authorizing the City Manager to enter into an Agreement with King County (KC) for Habitat Restoration along Des Moines Creek and associated Storm Water Management work, in connection with the Des Moines Creek Basin Restoration Plan

Summary: This Motion authorizes the City Manager to enter into an agreement with KC for Habitat Restoration along Des Moines Creek and associated storm water management work, as part of the Des Moines Creek Basin Plan Restoration Project. The work conducted under this agreement will be done on behalf of the Des Moines Creek Basin Committee (DMCBC), and the DMCBC will reimburse the City for the costs associated with this project.

The City of SeaTac is acting as treasurer for the DMCBC. As treasurer, SeaTac approves Capital Improvement contracts on behalf of the DMCBC. The Des Moines Creek Habitat Restoration Project is one of two scheduled capital projects to be completed this summer.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2792 (Continued): This habitat restoration work will be designed and constructed by KC staff. Since the City acts as treasurer for the DMCBC, the City can be reimbursed in a timely fashion. All costs are pass-through costs, which the DMCBC pays to the treasurer so there is no net cost to the City of SeaTac.

The cost is estimated to be \$778,069 plus a 10 percent contingency for a total amount of \$855,876. All costs are currently budgeted and funded in the DMCBC Capital Plan. This agreement will be accomplished in conjunction with a 1992 ILA between the City and KC for surface water management related services. The scope and cost has been reviewed and approved by the DMCBC.

Public Works (PW) Director Schroeder briefed on the above summary, adding this item went before the T&PW Committee prior to this evening's RCM.

Council consensus: Referred to the 04/24/07 RCM Consent Agenda

Agenda Bill #2795 – A Motion authorizing final acceptance of the Des Moines Memorial Drive (DMMD) South and South 156th Street Intersection Improvement Project (ST-120)

Summary: The DMMD South and South 156th Street Improvements Project began on May 25, 2006 and was physically completed March 20, 2007. Staff is recommending final acceptance and closeout of the project and establishment of a 45-day lien period as required by State law.

On March 28, 2006, City Council awarded the DMMD South and South 156th Street Intersection Improvements Project contract to Dennis R. Craig Construction, Inc. for a contract amount of \$299,789.60 plus a 10 percent contingency of \$29,978.96 for a total project budget of \$329,768.56.

The improvements included replacing the existing span wire signal system with new poles, mast arms and upgraded electronic control system. Minor work included storm drainage, concrete curb and sidewalk at the northwest and southwest corners, a small retaining wall and some asphalt paving. The actual cost of the project was lower than the contract amount.

FISCAL IMPACT:

Expenditures	Bid Amount	Final Cost
Construction Contract	\$299,789.60	\$264,211.16
Contingency (10%)	\$29,978.96	\$ 0.00
Total	\$329,768.56	\$264,211.16

PW Director Schroeder reviewed the above summary.

Council consensus: Referred to the 04/24/07 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check no. 75355) in the amount of \$319.00 for the period ended April 5, 2007.
- **Approval of payroll vouchers** (check nos. 45733 - 45766) in the amount of \$156,683.75 for the period ended April 15, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 50547 - 50712) in the amount of \$280,053.07 for the period ended April 15, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$54,796.82 for the period ended April 15, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended April 20, 2007.

Approval of Council Meeting Minutes:

- **Regular Council Meeting** held March 27, 2007.
- **Administration & Finance Committee Meeting** held April 10, 2007.
- **Public Safety & Justice Committee Meeting** held April 10, 2007.
- **Special Council Meeting** held April 10, 2007.

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

- Agenda Bill #2790; Ordinance #07- 1008 amending the 2007 Annual City Budget for Miscellaneous Items**
- Agenda Bill #2782; Motion authorizing the City Manager to enter into an Interlocal Agreement (ILA) for Waterfowl (Canada Geese) Management Program in 2007 through 2009**

CONSENT AGENDA (Continued):

Agenda Bill #2752; Motion approving Watson Asphalt Paving Co., Inc. for the asphalt work, SeaWest Construction Inc. for the fencing work, Pro Grass LLC for the synthetic turf and rejecting the bids for irrigation and landscaping work at the Valley Ridge Sport Park Project

Agenda Bill #2792; Motion authorizing the City Manager to enter into an Agreement with King County (KC) for Habitat Restoration along Des Moines Creek and associated Storm Water Management work, in connection with the Des Moines Creek Basin Restoration Plan

Agenda Bill #2795; Motion authorizing final acceptance of the Des Moines Memorial Drive South and South 156th Street Intersection Improvement Project (ST-120)

MOVED BY DEHAN, SECONDED BY SHAPE TO ACCEPT THE CONSENT AGENDA AS PRESENTED.*

PUBLIC COMMENTS (related to the Consent Agenda): There were no public comments.

*MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING:

● **Vacating an unimproved portion of South 179th Street lying westerly of the westerly margin of 38th Avenue South as platted by Rancho Vista Division No. 2 in Volume 55 pages 62 and 63 records of King County (KC) – Public Works**

Mayor Fisher opened the Public Hearing (PH) at 8:12 p.m.

PW Director Schroeder stated the City received a petition from two citizens requesting the above stated vacation of a public right-of-way (ROW). The subject area is currently not open and is undeveloped. Mr. Schroeder further briefed on the vacation in the following Agenda Bill No. 2787.

Public Comments: There were no public comments.

Mayor Fisher closed the Public Hearing at 8:14 p.m.

CM T. Anderson requested that PHs be held at the beginning of the meetings to accommodate the audience. Council concurred.

NEW BUSINESS:

Agenda Bill #2787; Ordinance #07-1009 vacating an unimproved portion of South 179th Street lying westerly of the westerly margin of 38th Avenue South as platted by Rancho Vista Division No. 2 in Volume 55 pages 62 and 63 records of King County (KC)

Summary: This Ordinance is for vacation of an unopened portion of South 179th Street ROW as requested by petition of the abutting property owners. KC or the City has never improved the ROW in question. The ROW was platted for the extension of South 179th Street when properties west of Rancho Vista Division No. 2 were subdivided. However, a multi-family development was constructed there and the street extension was not required.

There does not appear to be a need for this unimproved ROW as the apartment complex blocks the extension of South 179th Street further to the west and has its own emergency exit/access to 38th Avenue South constructed in 1993 further to the north.

The procedures for vacating a public ROW are defined in the Revised Code of Washington (RCW), Chapter 35.79. A PH is to be held to consider the merits of the application to vacate the ROW in question. The date of the PH was set by Resolution No. 07-005 on March 27, 2007. All utilities serving this area were given notice of the vacation request. To date, no utility has responded in the affirmative that they need an easement.

The applicants will pay the City \$8,622 (appraised value of the vacated ROW), plus a \$250.00 processing fee.

PW Director Schroeder reviewed the above summary during the related PH.

MOVED BY DEHAN, SECONDED BY BRENNAN TO ADOPT ORDINANCE NO. 07-1009.

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 (Continued): There were no new business items.

CITY MANAGER'S COMMENTS: Assistant City Manager Rogers had the following business items: 1) City Manager Craig Ward is out of the office until May 17; 2) proposals to change the CP as part of the annual amendment process are due Friday, April 27; 3) Open House by KC CMs Julia Patterson and Dow Constantine set for Thursday, April 25, 6:00-7:30 p.m. at the SeaTac Community Center (STCC); 4) POS Open House on Thursday, April 26 at 6:00 p.m. in the City Hall Council Chambers on their CDP Environmental Assessment; and 5) Sunday, April 22, the State Legislative Session closed. A final report will go in the Council's mail. It was a successful session for the City's priority issues, namely the Streamline Sales Tax Initiative passed, additional funding from the State for the Small Business Development Center at Highline Community College (which the City funds), \$200,000 was provided for the Sunnydale Memorial Plaza design, and legislation was passed to deal with metal theft. Lobbyist Joe Daniels will be at the May 8 RCM to address any questions on the session.

COUNCIL COMMENTS: CM DeHan stated Council received a note from KC CM Pete von Reichbauer suggesting that the KC Council were going to start a charter memberance so that the KC Council positions would be non-partisan. CM DeHan replied in writing suggesting the KC Sheriff be part of that action. That position should be done on merit, not political party.

DM Shape reported on the Suburban Cities Association (SCA) Public Issues Committee Meeting last week. A number of items were discussed. KC CM Patterson briefed the SCA on the upcoming Regional Transportation Improvement District (RTID) Levy election and its importance to the Northwest Region. The KC Council will be asking SCA for support on this levy. There is going to be a number of levies on the ballot this year: 1) Medic One for EMS which SCA will support; and 2) KC Executive Ron Sims is asking for support on two other levies, one is maintenance and operation of parks and the other is for new acquisition for parks and Woodland Park Zoo improvements. SCA supports the first levy, contingent on a future permanent funding plan, and not the second levy in its current form. At last week's Regional Transit Committee Meeting, they received an initial briefing on Transit Now and the process made. DM Shape stated he would write a synopsis on the issue for the Council's Packet.

CM T. Anderson asked Fire Chief Meyer to comment on the Medic One Levy. He stated the 25.4 cents per \$1,000 is news as the Elected Officials Committee, chaired by KC Executive Sims and Vice Chair SeaTac CM T. Anderson, determined the levy rate should be 30 cents. DM Shape and Fire Chief Meyer do not feel KC Executive Sims will support this measure. KC CM Larry Phillips plans to present another levy. DM Shape stated the SCA changed their mind on how to do this. The 40 cents would require a 60 percent approval and it would be for a different time span. They decided to approve a six-year levy and if it is tied to the Medical Consumer Price Index (CPI), they could keep the rate down to 25.5 cents. Fire Chief Meyer stated he felt the Elective Officials and Steering Committee will meet again on this soon. Secondly, CM T. Anderson mentioned that she has asked DM Shape to chair the May 8 A&F Committee Meeting as she will not be available.

Mayor Fisher asked Ms. Rogers to report on the forum held last Thursday, April 19. She stated the City hosted a Hospitality Leaders Forum at the SeaTac Hilton Hotel Conference Center with approximately 50 attendees. CM Brennan represented the H/M Tax Advisory Committee. The City's 13 major hotel properties were represented. A panel of west coast expert discussed marketing to the leisure market, appealing to the business traveler and how to make an urban place that would be exciting for guests. Two members of the press were present from the Puget Sound Business Journal and the local South County Business Journal who will be doing articles on the forum and some about the Station Area Plan development. She felt it was a good showing for the H/M Tax Advisory Committee and the industry. It confirmed a lot of the direction the City is taking to develop the Station areas and City Center. A final report will be in the Council mail. The Hilton Hotel was a major sponsor in the event and provided the meeting space and complimentary executive level meal for the attendees. The event also had major support from the Seattle Southside in presenting information on market trends and helping organize the event. She thanked the City's Economic Development Manager Todd Cutts who orchestrated the program along with help from City Manager's Office Intern Stephanie Chu.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY WYTHE TO ADJOURN THE REGULAR COUNCIL MEETING OF THE SEATAC CITY COUNCIL AT 8:26 P.M.

MOTION CARRIED UNANIMOUSLY.

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

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

May 22, 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 6:03 p.m.

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

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, Assistant City Attorney Mark Johnsen, City Clerk Judith Cary, Planning Director Steve Butler, Human Services Coordinator Colleen Brandt-Schluter, Parks & Recreation Director Kit Ledbetter, Assistant Parks & Recreation Director Lawrence Ellis, Fire Chief Bob Meyer, and Chief of Police Services Jim Graddon.

FLAG CEREMONY: City Clerk Judith Cary led the Council, audience and staff in the Pledge of Allegiance.

PRESENTATIONS:

● **Introduction of new City Employees: Public Works - Maintenance Worker 1 Charles Barefield; Fire - Fire Inspector / Plans Examiner 1 Kevin Varao; Parks & Recreation (P&R) - Recreation Program Specialist Linda Croasdill**

City Manager Ward introduced and welcomed the new City employees:

Linda Croasdill is working with the Senior Program at the SeaTac Community Center (STCC). She graduated at Central Washington University in 1986. Linda has worked with seniors for almost 20 years in the private sector at several long-term care facilities and at a retirement home in North Seattle. Linda was born in Seattle, raised in Bellevue and has two older brothers and a twin sister and one cat. She loves to ski, bicycle and is currently training for a triathlon in August.

Charles Barefield comes to the City of SeaTac from the City of Hammond, Indiana, where he was a supervisor in the Water Department. He started here as a seasonal worker and was hired as a full-time employee in December 2006. He has a wife, five children, and a dog that keep him very busy.

Kevin Varao was born and raised in Sunnyvale California. He has an older brother who is a California Highway Patrolman and a sister who is a nurse in Port Orchard. Kevin has a four-year-old son who lives in Texas. Kevin attended college for three years and majored in Aeronautics. In 2002, he decided to change careers and attended college in Oregon majoring in Fire Science to become a Fire Inspector/Investigator. Kevin's work history includes approximately 10 years of fire alarm system design and installation/project management. He worked as a helicopter mechanic for four years at Erickson Air-Crane and at the same time was a volunteer Fire Inspector. He also worked in the City of San Mateo as a Fire Inspector for six months before being hired by the City of SeaTac. His hobbies include working on race cars and anything sports related.

● **Confirmation of Mayoral Appointment of Richard Forschler to the Planning Commission (PC)**

MOVED BY DEHAN, SECONDED BY BRENNAN TO CONFIRM THE MAYORAL APPOINTMENT OF RICHARD FORSCHLER TO THE PLANNING COMMISSION.

MOTION CARRIED UNANIMOUSLY.

Mayor Fisher read and presented Mr. Forschler with his Certificate of Appointment, adding he appreciated Mr. Forschler's willingness to serve the City on this commission.

PUBLIC COMMENTS: Roger McCracken, Master Park owner, spoke in favor of the Development Agreement (DA) between the City and SeaTac Airport Parking, LLC; L&R Investment Company and 18613 International, LLC. He added that he hopes the City requires parking garages be set back 100 feet from International Boulevard (IB) in other DAs the City entered or enters into. He would like to be assured the requirements are equal for all developers.

City Attorney Mirante Bartolo stated the subject agreement is in the process of being negotiated and will be discussed during the presentation on this agenda bill to follow.

PRESENTATIONS (Continued):

•Tyee Educational Complex Tutoring Program

Human Services Coordinator Brandt-Schluter introduced Neighborhood House Community Learning Manager Colin Sexton at Tyee Educational Complex and Notre Dame Sound Youth AmeriCorp tutors Caitlin Blomquist and Alexandra Kruse and Global Connections High School Principal Rick Harwood.

Mr. Sexton stated Neighborhood House is a social services agency serving Seattle and King County (KC) in partnership with AmeriCorp at the Tyee Complex. The success of the program depends on the schools to continue the program and the program volunteers appreciate the City of SeaTac supporting services for youths. Mr. Sexton briefed some of the major work in the program. The program is focusing first on tutoring immigrant youths. The scope of work is after-school tutoring, in-school assistance in classrooms, mentoring and coaching with individual students, leadership development by the AmeriCorp tutors, family involvement activities and summer activities with assistance from SeaTac P&R programs. The tutoring program operates four days a week for three and a half hours a day. There are periodic times that allow for field trips. The program has an enrollment of 80 to 150 students each year. The core group of students participating is 30-35 youths, 15-30 attending the after-school tutoring program with Ms. Blomquist and Ms. Kruse working with students and teachers on a consistent basis in classrooms. There are documented positive results with 50 percent of the students improving their grade average. Mr. Sexton exemplified types of difficulties the youths encounter on a daily basis. He added this is the fourth year the program has been at Tyee Campus.

Ms. Kruse stated she has been tutoring for two years in the transition schools. The students enjoy the program and the attention they need. The campus has a quiet environment conducive to learning.

Mr. Harwood stated the three smaller schools have a significant transition for those students who tended to be isolated from the other students in the comprehensive schools. They are being included in regular classes and are feeling comfortable in both environments due to the support of the tutors.

Councilmember (CM) A. Anderson stated he knows of people who are interested in the AmeriCorp program. Ms. Kruse stated she has learned a lot through this program and it has been a positive experience and through the tutoring program, she is sure she wants to be a teacher. She added AmeriCorp will help pay for graduate school. Ms. Blomquist added that she too has had a great experience tutoring and she has formed good relationships with the schools, students and teachers.

Mr. Harwood added that one of the AmeriCorp graduates is currently teaching math in the schools at Tyee Campus.

CM Brennan complimented the team for their involvement in this excellent program.

•Development Agreement (DA) between the City and SeaTac Airport Parking, LLC, L&R Investment Company, and 18613 International, LLC.

Planning Director Butler stated the DA on the subject property is referred to as the Airport Plaza property. He briefed on the background and introduced the team of L&R owner Joe Lumar, lawyers for L&R Anne Lawler and Joe Day, and International Parking Designer Don Marks, who presented the proposed site design vs. the initial design.

After Council has reviewed the proposed design, the next step will be to take it to the PC in early June and to the Land Use & Parks (LUP) Committee and recommendations will be brought back to Council at the June 26 Council Meeting for a public hearing (PH) and potential Council action on the proposed amendment to the DA.

The first amendment to the DA was completed in June 2005 which envisioned several things happening including the demolition of the Airport Plaza Hotel, construction of commercial/retail development along IB, and construction of a separate parking garage in the western (back) portion of the site. After that agreement was signed, there was uncertainty about the amount of land needed by Sound Transit to accommodate future Light Rail Transit (LRT) alignment. Sound Transit finally identified needed property on the western portion of the site, which impacted the original garage design with the end result being the need to amend the DA.

Mr. Lumar stated the LRT is going through about 50,000 feet of the proposed site, thus, a new design has been created. Through negotiations with the involved parties and with the new footprint, a new design was created with a smaller footprint and a more compact layout to include all the same elements of the original design making the plan still economically viable. Lastly, Mr. Lumar stated he is retiring, is still an owner but will not be involved in the day to day work. A new CEO will be named.

PRESENTATIONS (Continued):

DA between the City and SeaTac Airport Parking, LLC, L&R Investment Company, and 18613 International, LLC. (Continued): Mr. Marks detailed the differences between the initial and proposed amended DA as well as elements of the garage structure and current property after the Sound Transit take. He mentioned there will be short-time retail parking spaces inside the covered garage.

Senior Assistant City Attorney Johnsen stated this proposed amended DA will have the same retail, mixed-use development on the site in addition to the parking which will include the land uses, water feature, and open space. The timelines for the construction will remain the same which is construction needs to commence within 12 months of the permit issuance and completed within 24 months from commencement of construction. Because of the Sound Transit condemnation process, there has been a delay in the garage construction. The team wants to start the construction as soon as possible. Some of the differences will be removal of all the references to the Airport Plaza Demolition as it has been completed; and the other issue is removing the tolling provision as Sound Transit has identified the property that they intend to take from L&R for the light rail project.

Council discussion ensued with the design team. Upon a question posed by CM Wythe, Ms. Lawler stated the condemnation proceedings for the identified area to be taken are still ongoing. Sound Transit is purchasing the property and L&R is in active discussions with them regarding the right to use the area as open space only. The amount of open space determines the number of parking spaces within the City Center area.

Mr. Lumar stated it was part of L&R's negotiations with Sound Transit to be able to use the open space. If this area is not to be used as open space, the project will not happen because to get a viable garage, a certain number of parking spaces are necessary. Ms. Lawler stated this needs to be resolved before bringing the amended DA back to Council.

Mr. Butler stated the subject area is entirely within the City Center.

CM A. Anderson asked what the backside of the storefront, where the public parking is located, would be like. Mr. Lumar replied there would be a separation, such as a pedestrian walkway between the parking structure and the retail area, which would take the public around to the front area.

CM Brennan stated with the amended design, there is a gain of parking spaces. He hoped common sense prevails and Sound Transit is not in charge of maintaining the landscape under the LRT structure. Mr. Lumar replied it would be a mistake to allow Sound Transit to maintain the landscape under the LRT. This is a quality facility and well kept landscaping is important.

Mayor Fisher stated he can understand Mr. McCracken's reasoning regarding the DA process. It is not the developer's fault that the City does not want surface parking.

Mr. Butler concluded the discussion by saying all the amendments will be ready for the June 26 Regular Council Meeting (RCM).

SUSPENSION OF THE RULES:

MOVED BY DEHAN, SECONDED BY A. ANDERSON TO SUSPEND THE RULES TO BRING FORWARD THE PUBLIC HEARING AND COUNCIL ACTION RELATED TO AGENDA BILL NO. 2796.

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING (PH):

•Extending the Interim Development Standards (IDS) for the South 154th Street Station Area

Mayor Fisher opened the PH at 7:02 p.m.

Mr. Butler briefed on the background on the development of the South 154th Street Station Area plan. He reviewed the summary under Agenda Bill No. 2796 which explains the need for an extension of IDS on this station area. CM Wythe, LUP Committee Chair, stated the committee saw this as essentially administrative.

CM DeHan stated he was concerned as to what will happen with DAs with the passage of this continuation of IDS. Mr. Butler replied that by having the IDS in place, it allows anyone to go forward and do developments meeting the IDS. He believed CM DeHan is referring to the potential K&S Investment Group DA. It is actually a concept, a DA has not been entered into but the City has the detailed outlines of the DA. The IDS allow the design of proposed businesses, such as Starbucks, to go forward and will have no affect on this business and final standards. The DA will be in conjunction with the standards.

PUBLIC HEARING (PH) (Continued):

Extending the IDS for the South 154th Street Station Area (Continued): Mayor Fisher inquired what the parking garage height will be when completely constructed. Mr. Butler replied that the developer had wanted a nine-story structure. The IDS do not allow Park & Fly. One of the items being requested is for an exception to the prohibition. Mayor Fisher stated it is hard to stop the Park & Fly from flooding the neighborhood streets with vehicles unless the rules are changed. Mr. Butler stated there will be two options for free parking, at the station lot and street parking in the neighborhood. After a first six-month survey of parking, Sound Transit is committed to help the City alleviate the problem, as well as in Tukwila.

CM DeHan stated while it is diligent of the City to inventory the parking before and after six months on City streets, he felt the majority of the problem is on the east side of IB on Tukwila streets and in their multi-family housing area.

Deputy Mayor (DM) Shape added that this property has a bankruptcy on it and it is for lease/sale and the City is still negotiating a DA. DM Shape questioned how binding the DA is based on all the changes. Mr. Butler replied he understands that the property is for lease/sale and the casino is in bankruptcy but he does not know how much that applies to the rest of the property. At this point, unless there is Council direction otherwise, staff will continue to negotiate with the property owners, K&S Investment LLC. The end results will be brought to Council for action.

Public Input: There was no public input.

Mayor Fisher closed the PH at 7:14 p.m.

NEW BUSINESS:

Agenda Bill #2796; Ordinance #07-1011

An Ordinance readopting Section 15.38 to the SeaTac Municipal Code (SMC), regarding Interim Development Standards (IDS) to properties located within the South 154th Street Station Area, and entering Findings of Fact supporting the re-adoption of Interim Standards

Summary: Sound Transit is constructing the station that will serve the South 154th Street Station Area. The City has planned for Transit Oriented Development (TOD) around this station with the adoption of the South 154th Street Station Area Plan in December 2006. Staff anticipates that the Final Development Standards (FDS) to implement the Plan will be ready for Council review and action in October 2007.

It is now a widely accepted principle that the presence of a LRT station creates a demand for services and building/development types that support higher office, commercial, and residential densities, and increases pedestrian activity. Anticipating this demand and the increased development potential for services and facilities that could benefit SeaTac residents and businesses, the City will be creating FDS for the South 154th Street Station Area which should be ready for Council action in October 2007.

In 2001, the City was engaged in station area planning studies, but uncertainty about the route and station locations caused that effort to be put on hold. Now that the route and station location is firmly established, the City is proceeding with this project. As part of that process, the City Council approved a moratorium on development and land use actions in the South 154th Street Station Area on February 28, 2006. This moratorium was lifted with the adoption of the Interim South 154th Street Station Area Standards on July 11, 2006. The IDS were readopted on November 28, 2006 which included provisions suggested by interested developers that would allow one of their projects to go forward while preserving the essential elements of the TOD concept.

Due to the extensive public input regarding the Station Area Plan, additional time is needed for City staff to complete the FDS, resulting in the need to extend the IDS, as IDS are only valid for six months unless readopted by the Council.

The required PH was held prior to Council Action on Agenda Bill No. 2796.

MOVED BY DEHAN, SECONDED BY T. ANDERSON TO ADOPT ORDINANCE NO. 07-1011.

MOTION CARRIED UNANIMOUSLY.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended May 18, 2007

City Manager Ward reported on the following two purchase requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Commute Trip Reduction (CTR) Flex Pass	Public Works	\$5,320	\$5,320	\$5,320
CTR Metro Contract	Public Works	\$22,750	\$22,750	\$27,000

****will absorb within existing budget****

DM Shape stated the requests are limited to a maximum of \$25,000, which would disqualify the CTR Metro Contract request of \$27,000. Mr. Ward stated he will pull this item.

Council Consensus: Referred to the 5/22/07 RCM Consent Agenda with the elimination of the \$27,000 CTR request to be brought back to Council as an agenda bill item.

AGENDA BILL PRESENTATIONS:

Agenda Bill #2802 – A Motion authorizing staff to apply for the King County (KC) Youth Sports Facility Grant for Madrona Elementary School playground improvements

Summary: This Motion authorizes staff to apply for the KC Youth Sports Facility Grant, which will fund the design and construction of a walking/running path at Madrona Elementary School for the students and community. This matching grant is a collaborating partnership between the City of SeaTac and the Madrona Elementary Parent/Teachers Association.

The walking/running path will prohibit people from exercising in the mud during inclement weather. The path will be a great addition to the existing school amenities, which includes a covered basketball court, baseball field and playground equipment.

The City meets all of the requirements to be eligible for the funding by serving a low- to moderate- income community. The City may request a match reduction to \$1 for every \$4 requested. The maximum amount of the grant is \$50,000 and this project has an estimate cost of \$12,000. The only financial impact will be in-kind for professional services. The construction will not start until 2008.

Assistant P&R Director Ellis briefed Council on the above summary. The Highline School District will maintain the area.

Council Consensus: Refer to the 5/22/07 RCM Consent Agenda

Agenda Bill #2803 – A Motion authorizing staff to apply for a 2008 Community Development Block Grant (CDBG) for design and construction for renovation of Sunset Soccer Field

Summary: Funding of this grant will allow City staff to renovate the soccer field surfacing at Sunset Playfield. The surface is currently a material called Centrex, which is very abrasive. The surface has not been renovated in over 30 years. The field has been popular with many soccer organizations throughout the community and South King County (SKC) in the past, but recently, the number of rentals and users has decreased due to the current surface. In addition, a large number of new and/or refurbished soccer fields have been developed throughout the region which provides more opportunities for user groups. Installing a new surface will increase the number of rentals, create more revenue, and provide a greatly improved facility to youth organizations and user groups throughout the community. The type of surface has not been determined, but it will be a natural or synthetic turf.

If awarded, construction will not start until 2008. This agenda bill has no direct fiscal impact.

Assistant P&R Director Ellis briefed Council on the above summary. Depending on the funds the City will receive determines the type of surface: synthetic or natural grass. Mr. Ellis stated he is requesting \$323,000. If the grant funds are less, he plans to reapply for more funds for this project next year.

Council Consensus: Refer to the 5/22/07 RCM Consent Agenda

CM Wythe commended Mr. Ellis for his excellent work in obtaining grants for these past two requests as well as for the North SeaTac Park (NSTP).

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 75539 - 75746) in the amount of \$1,139,613.91 for the period ended May 7, 2007.
- **Approval of payroll vouchers** (check nos. 45813 - 45847) in the amount of \$160,807.16 for the period ended May 15, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 50887 - 51058) in the amount of \$284,004.26 for the period ended May 15, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$56,126.85 for the period ended May 15, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended May 18, 2007 as amended.

Approval of Council Meeting Minutes:

- **Administration & Finance Committee Meeting** held May 8, 2007.
- **Public Safety & Justice Committee Meeting** held May 8, 2007.
- **Regular Council Meeting** held May 8, 2007.
- **Land Use & Parks Committee Meeting** held May 10, 2007.

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

Agenda Bill #2802; A Motion authorizing staff to apply for the King County Youth Sports Facility Grant for Madrona Elementary School playground improvements

Agenda Bill #2803; A Motion authorizing staff to apply for a 2008 Community Development Block Grant for design and construction for renovation of Sunset Soccer Field

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ACCEPT THE CONSENT AGENDA WITH THE REMOVAL OF THE CTR METRO CONTRACT FUNDING UNDER THE \$5,000 TO 25,000 PURCHASE REQUESTS.*

PUBLIC COMMENTS: 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 (Continued): There were no new business items.

CITY MANAGER'S COMMENTS: Mr. Ward had the following items of business: 1) reminder that Monday, May 28, City Hall and facilities, except for the P&R facilities, will be closed for Memorial Day; 2) Monday, May 28 at 3:00 p.m., Washington Memorial Park will hold a Memorial Day Ceremony. The public is invited to attend; and 3) Upon Council request for staff to solicit Tyee Campus students to obtain on-the-job training in assisting Puget Sound Access (PSA) with videoing Council Meetings, a Puget Sound Skills Center (PSSC) Multi-Media Technology student Amanuel Shimodi has been assisting with the videoing of this evening's meeting. Mr. Ward thanked PSA staff for their generous cooperation, the PSSC for their dedication in exposing students to a professional environment, as well as everyone who saw to it that this happened. The job shadowing opportunity will end with the end of this school year at the June 12 RCM. Hopefully, job shadowing will continue next year.

COUNCIL COMMENTS: CM T. Anderson stated the May 18-20 Council Retreat was the best retreat yet with helpful discussion and good input.

DM Shape stated, two weeks ago, at the Suburban Cities Association (SCA) Public Issues Committee met. Under consideration was SCA support for the Emergency Medical Services (EMS) Levy for the 25 cent option. Most of the other officials with KC and the 30 Fire Chiefs lobbying this measure were in favor of the 30 cent levy and pending further information, it was decided to put a decision off until the June meeting. Secondly, today he had the pleasure of sitting in on an Artist Selection Committee for the artwork for the Rental Car Facility. He reported that a Seattle artist was selected, Buster Simpson.

CM T. Anderson stated she received a notice of a meeting at Renton City Hall on June 20 to discuss progress made on a Regional Jail Planning and the 2008 work plan and budget for the Jail Administration Group (JAG).

COUNCIL COMMENTS (Continued): CMs Brennan and DeHan agreed the Council Retreat was excellent and CM DeHan thanked staff and congratulated Council on a successful retreat.

Council thanked CM DeHan for facilitating the retreat agenda. Mayor Fisher mentioned that CM DeHan saved the City thousands of dollars by facilitating, adding it was a great retreat.

ADJOURNMENT:

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:30 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

June 12, 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 6:04 p.m.

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

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager (ACM) Tina Rogers, City Attorney Mary Mirante Bartolo, Senior Assistant City Attorney Mark Johnsen, City Clerk Judith Cary, Planning Director Steve Butler, Public Works (PW) Director Schroeder, Human Services Coordinator Colleen Brandt-Schluter, Parks & Recreation (P&R) Director Kit Ledbetter, Assistant P&R Director Lawrence Ellis, Fire Chief Bob Meyer, and Chief of Police Services Jim Graddon.

FLAG CEREMONY: Betty Brennan, SeaTac resident, led the Council, audience and staff in the Pledge of Allegiance.

PRESENTATIONS:

●SeaTac Fire Department Fill the Boot Day Proclamation

Mayor Fisher read the proclamation declaring Friday, June 15, 2007 as SeaTac Fire Department, Local 2919, Fill the Boot Day. The Firefighters (FFs) donate their time and energy to supporting the battle against Muscular Dystrophy by soliciting donations for this worthy cause.

●Council Consideration of Mayoral Selection of the Appointment of Cheryl Forbes as an Alternate Member to the Human Services Advisory Committee and the Re-appointment of Peter Kiewit IV to the Library Advisory Committee

Mayor Fisher requested Council approval of the two committee appointments to be confirmed on June 26, 2007.

Council consensus: Referred to the 06/26/07 RCM for Confirmation of Appointment

PUBLIC COMMENTS: John Thompson, long-time SeaTac resident, stated his appreciation of City Clerk Cary's 17 years of service to the City, adding she will be missed.

Washington State Department of Transportation (WSDOT) representative Susan Everett spoke on Agenda Bill No. 2809, thanking the City Council for their consideration of this agenda bill. The WSDOT is extremely grateful of this generous offer to contribute a portion of the sales taxes generated from the construction of the I-5 / SR-509 project to the actual construction. This project will reduce congestion on I-5, City streets and SR-167. It will provide a freight route from the Kent Valley to the Cities of SeaTac, Tacoma and Seattle. It will provide direct access to Sea-Tac International Airport from the south end and will enable future business park developments in SeaTac and Des Moines. Because it reduces trip time and distances, it will reduce air pollution and will work to improve the water quality in Des Moines Creek. SeaTac and WSDOT have been good partners on this project for many years and because of that partnership, the project has remained in the forefront in the region and is currently included on the Regional Transportation Investment District (RTID) list of projects for a total investment of \$1,051,000,000. The WSDOT considers the partnership on this project a model partnership among interagency and intergovernmental cooperation for the building of a major infrastructure. The City of SeaTac is a leader among the local Cities on this issue.

PRESENTATIONS (Continued):

●Auburn Youth Resources (AYR)

Human Services Coordinator Brandt-Schluter introduced AYR Executive Director James Blanchard.

Mr. Blanchard reported the agency's mission is as an outreach program to proactively locate and provide case management services to homeless and runaway youths, primarily along Highway 99 from SeaTac to Federal Way. Their target in SeaTac is to engage with 40 youths in the SeaTac area, which is 10-20% of the youths contacted by the agency with Federal funding from Seattle, SeaTac, Des Moines and Federal Way. There is no accurate way to count the number of youths in need in South King County (SKC). AYR recently applied for a Federal grant to increase their services and estimated at least 400-500 homeless youth. AYR is the only agency providing service of its kind in SKC. The agency has two staff members who find the youths in parks, clubs, malls and wherever else youths in need congregate. The staff distributes food and hygiene packs, and make medical and home referrals. AYR has a clothing bank provided for youths coming out of the foster care program and runaways who

PRESENTATIONS (Continued):

AYR (Continued): have no resources or services available to them. There are no homeless facilities for these youths in SKC. Most youths are referred to the Seattle area. Research has shown the closer to their natural environment a youth receives facility-based services, the more successful the youth is likely to be. AYR is part of a consortium that is researching this aspect of service to the youth. The City of SeaTac has been a supporter of the program of which Mr. Blanchard expressed appreciation of SeaTac's financial contribution as well as the City's willingness to demonstrate to the community that it has a concern for this segment of the local youth.

Council discussion ensued with Mr. Blanchard as to the various situations of the homeless youths to which he answered in detail. Mr. Blanchard stated AYR's goal is to stabilize the youth in a safe environment. The State Legislature expanded the Foster Care program this year to youth staying in school through 21 years old. The Council stated their appreciation of the agency's efforts to end homelessness in the local youth population.

Mr. Blanchard added most of the youths AYR encounters have no home, are living with inappropriate friends or relatives or may be sleeping under a bridge.

● **Harborview Medical Center (HMC)**

HMC Director Scott Barnhard, MD and Community Relations Manager Susan Gregg-Hanson updated Council on HMC's services and expansion of facilities to treat and care for more patients as the population growth continues. The hospital works in conjunction with the University of Washington (UW) School of Medicine.

Dr. Bernhard stated HMC is the only Level 1 Trauma Center in the Washington, Alaska, Montana, Idaho (WAMI) region serving over 80,000 emergency visits a year, 6,000 trauma victims and transfer in approximately 5,000 patients a year. HMC coordinates with the other medical facilities in the State as well as Medic I to achieve the highest standard of care. Most patients are from within KC. The hospital has a number of centers of strong emphasis in trauma, burns, HIV/AIDS/STD, mental illness, both orthopedics and rehabilitation medicine, and neurosciences. Dr. Bernhard briefed on each of the centers functions. With a major event, Harborview works with the KC Public Health Department to coordinate care with a disaster medical team and an international medical surgical response team based at HMC. The hospital provides care to approximately one-fourth of all insured charity care in the State. Over the last seven years, there has been a dramatic cost increase in the needs for this care as it has grown from under \$30 million to over \$100 million. Through KC Council and voters, HMC receives bond money for construction of its buildings in order to provide a higher level of charity care in KC.

Dr. Bernhard stated HMC is almost always 95-98% full. In 2008-09, a 14-story building will be under construction at 9th Avenue and Jefferson to expand to meet the demands of the community, research, and training.

Council agreed HMC's work is an excellent service as a world-class facility. Councilmember (CM) Brennan mentioned the successful program "Give Burn the Boot" in which FFs solicit donations for HMC's Burn Center. Council thanked Dr. Bernhard for the excellent presentation.

● **SeaTac BMX**

P&R Director Ledbetter introduced BMX Track Operator Dean Bond and his wife, Michelle, who have been running the SeaTac BMX track for the last few years.

Mr. Bond stated BMX racing is a team sport and is open to young and old. SeaTac's track is a world-class training ground, the best in KC.

They are marketing kids and are recruiting through the schools and charity events. Radio Disney is promoting SeaTac's BMX track by sponsoring a race. Mr. Bond thanked Council for supporting this facility in the City.

● **Valley Ridge Park (VRP) Project Update**

P&R Director Ledbetter itemized the work costs and completed projects by subcontractor for \$3,645,117. With the department being the general contractor, it is a savings of about \$390,000. The project is scheduled to be completed on time.

Facilities Director Patterson recapped the progress since mid-March.

Mr. Ledbetter stated the dedication is planned for September 8 with the project completed mid to late August.

Mr. Ledbetter stated the Highline School District (HSD) may help with funding for improvements to the VRP.

PRESENTATIONS (Continued):

VRP Project Update (Continued): Upon a question posed by Deputy Mayor (DM) Shape, Mr. Ledbetter stated the copper wiring is improved to prevent thievery and there is potential for placing cameras in the future.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended June 8, 2007

City Manager Ward reported on the purchase requests as follows:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Engineering Work for Angle Lake Band Shell Canopy	P&R	\$18,000	\$18,000	\$16,608
Replacement Fire Hose	Fire	\$8,000	\$8,000	\$6,355

Council consensus: Referred to the 06/12/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2806 – A Motion authorizing the City Manager to enter into an Agreement with King County (KC) Metro for the purpose of implementing the Commute Trip Reduction (CTR) Efficiency Act

Summary: The purpose of this agreement is to assign certain tasks to be performed by Metro on behalf of the City in implementing the CTR Efficiency Act for a two-year period from July 1, 2007 to June 30, 2009.

The Legislature passed the CTR Efficiency Act (ESSB 6566) during the 2006 session. SeaTac will be implementing the new requirements of the legislation, working with the 17 major employers to develop and implement plans to reduce vehicle miles traveled per employee and single occupant vehicle commute trips. The City can achieve cost efficiencies and administrative consistency by contracting with Metro for CTR implementation. The City and KC have entered into similar agreements since 1993.

The total cost of this contract will be \$27,000. This cost is a pass-through cost, as the City will receive \$34,274.40 per year for the same period from WSDOT.

PW Director Schroeder briefed on the above summary, adding \$7,000 is for staff time.

Council consensus: Referred to the 06/12/07 RCM Consent Agenda

Agenda Bill #2813 – A Motion approving the Low Bidder for Demolition of Fire Station No. 46

Summary: This Motion authorizes the City Manager to enter into a contract with 3 Kings Environmental, Inc. for demolition of the four houses and existing fire station for construction of new Fire Station 46.

On May 24, an advertisement for bids for demolition of Fire Station 46 was placed in the Seattle Times. The bids were opened on June 6. The three bidders are as follows:

3 Kings Environmental, Inc.	\$ 49,370
Royal Construction of Auburn	\$107,100
Puget Sound Earthworks	No bid

The engineer's estimate for the cost of this work is \$60,000. The low bid with contingency and tax is \$59,140.32.

The 2007 Budget has \$3,200,000 for construction of Fire Station 46.

Facilities Director Patterson briefed on the above summary.

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

Council consensus: Referred to the 06/12/07 RCM Consent Agenda

Agenda Bill #2807 – A Motion authorizing the City Manager to execute a Restrictive Covenant in favor of the Highline Water District (HWD) at McMicken Heights Park

Summary: The HWD will be installing a new well on their property adjacent to McMicken Heights Park. The Washington State Department of Health (WSDH) requires the HWD to ensure the area within a 100-foot (ft) radius of the new well site will be free from potential contamination. A small portion of this 100-ft radius is located in McMicken Heights Park, which requires the HWD to obtain a restrictive covenant for the portion of the 100-ft area located within the park.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2807 (Continued): The covenant will restrict the City from constructing or maintaining potential sources of contamination (such as storage of chemicals) within the area subject to the restrictive covenant. A letter from the HWD dated April 11, 2007 clarifies the restrictions. The City and the HWD have negotiated compensation of \$1,000 to the City of SeaTac for the future restrictions to our land.

P&R Director Ledbetter briefed on the above summary.

Council consensus: Referred to the 06/12/07 RCM Consent Agenda

Agenda Bill #2805 – A Motion rescinding Agenda Bill No. 2783 and authorizing the City Manager to contact the City of Tukwila, and if the City of Tukwila is willing, to jointly select a Consultant for the purpose of determining the advisability of a Consolidated Fire Service

Summary: A regional approach to the delivery of public safety has long been considered an effective and efficient alternative to the parochial approach provided by small municipalities. Where adopted, this approach has worked well in both fire safety and police services.

Of the cities surrounding SeaTac, only Tukwila has its own fire service. For the Cities of Burien, Normandy Park, and/or Des Moines to enter into this study, they would need to first annex their respective fire districts. This may be a future consideration, but is premature at this time.

This study should be jointly funded by SeaTac and Tukwila, and the consultant, the cost, and the scope of work needs to be approved by both City Councils prior to implementation. The scope of the study should include station location that will not exceed SeaTac's current response time using past and projected dispatch data; projected compared to existing costs, growth management considerations regarding projected residential and business densities, existing and recommended assets, existing and recommended staffing levels, funding options, governance options, and such other items as may be deemed necessary for successful implementation of a regional fire service.

CM DeHan briefed on the above summary.

CM Brennan stated there is no restriction on the City Manager contacting the City of Tukwila about whether this is something the cities want to jointly do. He reiterated his opinion that this action does not need an agenda bill.

DM Shape stated SeaTac's Fire Service is the best in the area. The primary concern should be public safety. No further studies are needed.

City Attorney Mirante Bartolo clarified that passing Agenda Bill #2805 deletes Agenda Bill #2783.

Council consensus: Referred to the 06/12/07 RCM New Business

Upon a question posed by CM Brennan, Fire Chief Meyer stated SeaTac gives about three times more mutual aid than it receives. SeaTac gives about nine times more to Tukwila than Tukwila gives to SeaTac.

Agenda Bill #2809 – A Resolution stating the City Council's intent to reinvest the City's share of Sales Tax Revenue generated from the I-5/SR 509 Road Project back into the Project

Summary: In November 2007, the electorate may have the opportunity to vote on the roads package put forth by the RTID, pending the County Council's approval. One component of the RTID roads package is the I-5/SR-509 Corridor Project which is estimated to cost approximately \$1 billion, including design, right-of-way (ROW) and construction. The I-5/SR509 road project has been an important project for many years, and the lack of adequate funding has resulted in it not being completed.

In order to ensure that the project will have adequate funding and formally express the City's support and commitment to the project, this Resolution states the City Council's intent to reinvest the City's share of sales tax revenue generated by the I-5/SR509 project construction back into the project. When the I-5/SR509 is constructed, the City Council would need to formally implement this intent through the budget process and a subsequent Resolution approved by the Council.

The amount of sales tax revenue the City would receive from this project is approximately \$4 million during the anticipated five to six year construction phase. This money has not been included in the City's revenue forecast and should have no fiscal impact.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2809 (Continued): CM DeHan briefed on the above summary. Since this is a regional transportation project, SeaTac's effort will be the catalyst for other cities to join in.

CM T. Anderson, Administration & Finance (A&F) Committee Chair, stated the committee recommended this item be considered for Council approval.

CM Brennan mentioned that former CM Frank Hansen and CM DeHan have diligently worked on this project for 16 years. This is an important project for the State.

CM DeHan thanked WSDOT representative Susan Everett and PW employees for their efforts.

CM T. Anderson added thanks to Tom Dantzler and Roy Moore for their efforts.

Upon a question posed by CM, CM DeHan stated it is the desire that each of the cities that will have one of these RTID projects in it will follow SeaTac's lead. Estimates are that the City will reinvest \$4-6 million back into the project.

Mayor Fisher stated his appreciation of CM DeHan's work on this.

Council consensus: Referred to the 06/12/07 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 75747 - 75930) in the amount of \$3,347,716.68 for the period ended May 21, 2007.
- **Approval of claims vouchers** (check nos. 75931 - 76168) in the amount of \$3,544,395.46 for the period ended June 5, 2007.
- **Approval of payroll vouchers** (check nos. 45848 - 45888) in the amount of \$332,646.94 for the period ended May 31, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 51059 - 51233) in the amount of \$285,039.46 for the period ended May 31, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$55,334.38 for the period ended May 31, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended June 8, 2007.

Approval of Council Meeting Minutes:

- **Transportation & Public Works Committee Meeting** held May 22, 2007.
- **Council Workshop** held May 22, 2007.
- **Regular Council Meeting** held May 22, 2007.

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

Agenda Bill #2806; Motion authorizing the City Manager to enter into an Agreement with King County Metro for the purpose of implementing the Commute Trip Reduction Efficiency Act

Agenda Bill #2813; Motion approving the Low Bidder for Demolition of Fire Station No. 46

Agenda Bill #2807; Motion authorizing the City Manager to execute a Restrictive Covenant in favor of the Highline Water District at McMicken Heights Park

Agenda Bill #2809; Resolution #07-009 stating the City Council's intent to reinvest the City's share of Sales Tax Revenue generated from the I-5/SR 509 Road Project back into the Project

MOVED BY BRENNAN, SECONDED BY DEHAN TO ACCEPT THE CONSENT AGENDA WITH THE EXCLUSION OF AGENDA BILL NO. 2805.*

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 was no unfinished business.

NEW BUSINESS:

Agenda Bill #2805; Motion rescinding Agenda Bill No. 2783 and authorizing the City Manager to contact the City of Tukwila, and if the City of Tukwila is willing, to jointly select a Consultant for the purpose of determining the advisability of a Consolidated Fire Service

Mayor Fisher stated the Levy Lid Lift failed. This was the citizens saying they did not want the City to move forward in the same pattern. SeaTac has the best fire department but there is more to it than that, and all the more reason to share services or combine them in order to act like a team and work together. He wants to see combined services as the way of the future.

CM Brennan stated that Tukwila's services to SeaTac need to be examined as to the equity between the cities. Fire Chief Meyer earlier stated that SeaTac responds to Tukwila nine times more than Tukwila responds to SeaTac. SeaTac will always provide mutual aid but he does not want additional money to be spent on this issue.

DM Shape requested this item be postponed for two weeks.

MOVED BY DEHAN, SECONDED BY FISHER TO RESCIND AGENDA BILL NO. 2783.

MOTION CARRIED UNANIMOUSLY.

CITY MANAGER'S COMMENTS: City Manager Ward had the following business items: (1) Des Moines Creek Trail will be closed from June to October; (2) Military Road will be closed from South 176th to 188th Streets during the summer; (3) International Parade and Festival - June 22- 24; (4) Volks March - June 24; and (5) Rely for Life – June 23.

COUNCIL COMMENTS: CM A. Anderson had the following items: (1) received emails from Aviation High School students. He encouraged the Council to respond to them; and (2) read an article in Time Magazine about Green Cities and what can be done for the environment. He stated he would be researching this issue further to see if there is something that the City can do.

CM Wythe stated the filing period has closed and therefore he wanted to congratulate Mayor Fisher, Deputy Mayor Shape, CM T. Anderson, and Mia Gregerson (who will replace CM DeHan after his long and productive tenure on the City Council).

CM T. Anderson thanked the public for not supporting opponents for the Council positions.

DM Shape stated the Council received a letter from a government representative from Mongolia, inviting the Council to visit.

CM Brennan mentioned the letter the City received from a District in Mongolia that would like to be a Sister City with SeaTac.

CM DeHan stated he sent the Council his summary of the May Council Retreat for Council review. Secondly, he added at the A&F Committee Meeting this afternoon the Position Vacancy Review Board (PVRB) reported their recommendation to replace the Plans Examiner position.

RECESSED: Mayor Fisher recessed the Regular Council Meeting to an Executive Session on a Potential Lease Agreement at 8:18 p.m.

EXECUTIVE SESSION: Potential Lease Agreement (15 minutes) (RCW 42.30.110[1] [c])

RECONVENED: Mayor Fisher reconvened the Regular Council Meeting 8:33 p.m.

ADJOURNMENT:

MAYOR FISHER ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:33 P.M.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

June 26, 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 6:11 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: Judith Cary, City Clerk, led the Council, audience and staff in the Pledge of Allegiance.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager (ACM) Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Judith Cary, Deputy City Clerk Kristina Gregg, Human Services Coordinator Brandt-Schluter, Community Advocate Chris Peterson, Public Works (PW) Director Dale Schroeder, City Engineer Gut, Building Official Gary Schenk, Fire Chief Bob Meyer, and Chief of Police Services Jim Graddon.

PRESENTATIONS:

● **Key to the City to retiring City Clerk Judith Cary**

Mayor Fisher presented Ms. Cary with a Key to the City in appreciation of her 17+ years of service to the City.

● **Key to the City of SeaTac to Dick Jordan for his volunteer service to the City**

Mayor Fisher presented Mr. Jordan with a Key to the City for his service on the Planning Commission (PC).

● **Council Confirmation of Mayoral Appointment of Cheryl Forbes as an Alternate Member to the Human Services Advisory Committee and the Re-appointment of Peter Kiewit IV to the Library Advisory Committee**
MOVED BY DEHAN, SECONDED BY SHAPE TO CONFIRM MAYORAL APPOINTMENT OF CHERYL FORBES AS AN ALTERNATE MEMBER TO THE HUMAN SERVICES ADVISORY COMMITTEE AND RE-APPOINTMENT OF PETER KIEWIT IV TO THE LIBRARY ADVISORY COMMITTEE.

MOTION CARRIED UNANIMOUSLY.

● **Steppin' Out Against Domestic Violence (DV) Walk-a-thon Fundraising**

Community Advocate Peterson stated the 2nd Annual Steppin' Out to Stop DV Walk-a-thon in support of children and families experiencing domestic violence in the community will be held at the Fort Dent Park in Tukwila, October 6, 2007.

South King County (SKC) Community Network Board Member and Steppin' Out to Stop Domestic Violence Project Manager Kerry Wade stated the walk was started to bring the seven DV Task Forces together. She encouraged the Council to support this event by walking or by spreading awareness for the cause.

Councilmember (CM) A. Anderson suggested the Council attend the event.

PUBLIC COMMENTS (at the beginning of the meeting): There were no public comments.

SUSPENSION OF THE RULES:

MOVED BY SHAPE, SECONDED BY DEHAN TO SUSPEND THE RULES TO BRING FORWARD THE PUBLIC HEARING AND COUNCIL ACTION RELATED TO AGENDA BILL NO. 2815.

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING (PH):

● **Ten-Year Transportation Improvement Program (TIP) for 2008 – 2017 – PW**

Mayor Fisher opened the PH at 6:26 p.m.

City Engineer Gut presented the Annual TIP. The TIP has been to the PC and the Transportation & Public Works (T&PW) Committee.

He focused on the first two years as outlined in the summary below. Funding challenges will be addressed during the 2008 Budget process.

CM DeHan commented on the TIP and the challenge to fund the projects.

Mayor Fisher closed the PH at 6:42 p.m.

NEW BUSINESS:

Agenda Bill #2815; Resolution #07-010 adopting the Ten-Year TIP for 2008 – 2017

Summary: Annually, the City is required to review its TIP. This review is to include a PH and formal adoption of the program by the City Council.

Revised Code of Washington (RCW) 35.77.010 requires the City to adopt a minimum Six-Year TIP to include arterial street construction. Also, the Growth Management Act (GMA), Chapter 36.70A RCW, similarly requires City adoption of a comprehensive TIP to include a section that lists planned arterial street construction. At this time, the funding distribution and scheduling of projects beyond the first two years is tentative.

There are a number of sources for financing TIP projects including local tax and mitigation fee, State gas tax and grants, and Federal grants. Adoption of the TIP does not obligate the City to expend any money.

The adoption of a TIP must be approved and submitted to the Washington State Department of Transportation (WSDOT) within 30 days after adoption. Failure to adopt a plan could result in gas tax revenues being withheld until a plan is submitted.

MOVED BY DEHAN, SECONDED BY SHAPE TO PASS RESOLUTION NO. 07-010.

MOTION CARRIED UNANIMOUSLY.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended June 22, 2007

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>
Southwest King County (KC) Economic Development (ED) Initiative's Business Attraction Program	City Manager's Office (CMO)	\$7,500	\$7,500	\$7,500
Pavement Rating Services	PW	\$19,000	\$19,000	\$18,835
Office Furniture	CMO	\$9,122	\$9,122	\$8,255
Para los Niños Summer Program	CMO	\$5,000	\$5,000	\$5,000
Station Area Development Incentives Consultant Contract	Planning	\$14,000	\$14,000	\$14,000

Council consensus: referred to the 06/26/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2804 – A Resolution amending the Schedule of License Fees, Permit Fees, and Other Fees and Charges for City Services

Summary: Changes in the Fee Schedule are needed periodically to reflect changes in codes and in the cost of providing services to the public.

The following changes are proposed to the City fee schedule:

- 1) **Audio / Video recordings:** Staff has researched DVD fees other cities charge for CDs/DVDs. While most cities charge less for CDs/DVDs, Puget Sound Access (PSA), who video tape the City Council Meetings, charge \$20 per DVD and Municipal Courts charge \$20 per CD. Staff felt it made sense to have all departments charge the same for CDs and DVDs. Staff is proposing \$20.00 per CD/DVD. This fee is also reflected under Geographic Information Systems (GIS) and Municipal Court.
- 2) **Planning and Community Development:**
 - a) Separate Lot Determination, minimum staff fee, is proposed to increase to \$200 from \$100 due to the staff time required for this type of review.
 - b) Site Plan Review Permit, additions or changes to paved areas or circulation, is proposed to decrease from \$400 to \$200 as this type of review does not take as much staff time.
- 3) **PW Transportation Impact Fees:** The rate per p.m. peak trips was increased from \$773 to \$1,020 per Ordinance No. 02-1041 but was never amended on the fee schedule.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2804 (Continued):

- 4) **Parks & Recreation (P&R):** Synthetic Turf Fields have been added at \$20 per hour for youth and \$65 per hour for adult.
- 5) **Housekeeping items:** Several minor items have been deleted, revised, or added to reflect current procedures.

Deputy City Clerk Gregg reviewed the above summary.

Council consensus: referred to the 06/26/07 RCM Consent Agenda

Agenda Bill #2819 – An Ordinance related to Buildings and Construction, amending Chapter 13.110 and Sections 13.160.010, 13.150.010, 13.170.010, 13.210.010, 13.220.010, and 13.230.010 of the SeaTac Municipal Code (SMC)

Summary: This Ordinance updates portions of SMC Title 13 to reflect changes made to the Washington State Building and Fire Codes whereby the latest adopted versions of the International and Uniform Codes are updated to the 2006 versions.

The International Building Codes (Building, Fire, Residential, Mechanical, Property Maintenance, Performance, Existing Building, Energy, Ventilation and Indoor Air Quality, and the Uniform Plumbing Codes) have been updated to the most current versions. The City must adopt these codes as mandated by the Washington State Building Code Council with as few local modifications as possible. The proposed changes are mostly to correct some numerical identification and insert the most recent versions of the publications. An added section under the International Residential Code mandates that crawl spaces be provided with a means for passive drainage in order to prevent the accumulation of water. Such preventative measures are much easier to plan for in the footing stage of the project than to wait until the end in order to figure out a solution to standing water in the crawl space. Other changes involving the deletion of the language of Section R105.2 was done because the code has changed to reflect the modifications which were added during the adoption of the previous code change Ordinance.

The new versions must be enforced by all cities and counties pursuant to State law and shall become effective on July 1, 2007. Ordinarily, this Ordinance would be effective five days after passage and publication, which would mean that the effective date would occur after July 1, 2007. Therefore, pursuant to RCW 35A.12.130, this Ordinance contains an emergency clause which would allow the Ordinance to be effective July 1, 2007.

PW Building Official Schenk briefed Council on the above summary, explaining the need for the various updates to correspond with the International and Uniform Codes.

Council consensus: referred to the 06/26/07 RCM Consent Agenda

Agenda Bill #2812 – A Motion authorizing the City Manager to enter into a Contract with Western Asphalt Paving Company, Inc. for construction of the 2007 Annual Overlay Project

Summary: This project was advertised from June 6 to June 20, 2007 to solicit bids. The bid opening took place on June 20 and seven bids were received. The Engineer's opinion of probable construction cost was \$400,595.00. Western Asphalt Paving Company, Inc. submitted the low bid at \$302,053.60.

This contract is for services related to pavement repair, asphalt overlay, and pavement markings of approximately 4,155 lineal feet of City streets. This contract will provide work at the following locations:

- A. South 136th Street – 24th Avenue South to Des Moines Memorial Drive (DMMD) South
- B. South 182nd Street – 39th Avenue South to 42nd Avenue South
- C. 28th Avenue South – South 188th Street to Port of Seattle (POS)south property line

This contractor has worked for the City of SeaTac previously and has performed satisfactorily.

It is recommended that City Council approve the Motion authorizing the City Manager to execute a contract to include all bid schedules with Western Asphalt Paving Company, Inc. for \$302,053.60 and authorize a 10% contingency of \$30,205.36 for a contract budget of \$332,258.96 and a total project budget of \$337,258.96.

The project expenditures will be as follows:

Overlay Contract	\$302,053.60
Contingency (10%)	\$30,205.36
Materials Testing Services (<i>estimate</i>)	<u>\$5,000.00</u>
Total Project Budget	\$337,258.96

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2812 (Continued):

This project will be funded as follows:

#102.000.11.595.30.63.086 Street Overlays	\$424,717.87
Reimbursement for Utility Adjustments	<u>\$9,680.00</u>
Total Funding Available	\$434,397.87

The current balance in BARS #102.000.11.595.30.63.086 is \$424,717.87.

PW Director Schroeder briefed Council on the above summary.

CM T. Anderson questioned the work to be done. Her concern was for the patches. Mr. Schroeder stated the square cut patching is done prior to the overlay process.

CM Wythe commented the roads in SeaTac are in good condition as compared to other Cities.

Council consensus: referred to the 06/26/07 RCM Consent Agenda

Agenda Bill #2811 – An Ordinance adopting a new Section 9.05.100 of the SeaTac Municipal Code (SMC) related to the use of Compression Brakes

Summary: The City has received complaints about the use of compression brakes on trucks that travel within the City due to the amount of noise this type of braking system creates. Staff reviewed the Municipal Codes of various KC jurisdictions, and most prohibit the use of unmuffled compression brakes within their City limits.

This Ordinance prohibits the use of unmuffled compression brakes within the City limits. Violation of this Ordinance would be a traffic infraction, with a \$175.00 penalty. However, this Ordinance does not apply to the use of compression brakes on emergency vehicles (such as fire trucks), and in emergency situations when necessary to protect persons and/or property.

The proposed effective date for this Ordinance is January 1, 2008, which would allow the PW Department to install appropriate signage prior to the Ordinance taking effect.

There will be a nominal cost to install appropriate signage.

PW Director Schroeder briefed on the above summary.

Council consensus: referred to the 06/26/07 RCM Consent Agenda

Agenda Bill #2818 – A Motion authorizing the City Manager to enter into an Agreement with Washington State Department of Transportation (WSDOT) to accept grant funding to support the City's Commute Trip Reduction (CTR) Program

Summary: The City of SeaTac is eligible to receive funding through WSDOT, continuing implementation of the City's CTR plans and programs for a two-year period from July 1, 2007 to June 30, 2009.

The Agreement provides \$34,274.40 for the first year to the City to develop Ordinances, plans and programs to reduce Vehicle Miles Traveled (VMT) and Single Occupant Vehicle (SOV) commute trips and thereby reduce vehicle-related air pollution, traffic congestion and energy use. The City and County have entered into similar agreements since 1993.

It is recommended that the Mayor and City Council move to authorize the City Manager to execute an agreement with WSDOT enabling the City to receive CTR grant funds.

Entering into this agreement with WSDOT will provide \$34,274.40 of funding to continue the City's CTR Program. This program is 65% grant funded; the remaining 35% is funded in the Arterial Street Fund (102).

PW Director Schroeder briefed on the above summary.

Council consensus: referred to the 06/26/07 RCM Consent Agenda

Agenda Bill #2805 – A Motion authorizing the City Manager to contact the City of Tukwila, and if the City of Tukwila is willing, to jointly select a Consultant for the purpose of determining the advisability of a Consolidated Fire Service

Summary: A regional approach to the delivery of public safety has long been considered an effective and efficient alternative to the parochial approach provided by small municipalities. Where adopted, this approach has worked well in both fire safety and police services.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2805 (Continued): Of the cities surrounding SeaTac, only Tukwila has its own fire service. For Burien, Normandy Park, and/or Des Moines to enter into this study, they would need to first annex their respective fire districts. This may be a future consideration, but is premature at this time.

This study should be jointly funded by SeaTac and Tukwila, and the consultant, the cost, and the scope of work need to be approved by both City Councils prior to implementation. The scope of the study should include station location that will not exceed our current response time using past and projected dispatch data, projected costs compared to existing costs, growth management considerations regarding projected residential and business densities, existing and recommended assets, existing and recommended staffing levels, funding options, governance options, and such other items as may be deemed necessary for successful implementation of a regional fire service.

There is no cost associated with this agenda bill other than staff time to select a consultant. Any future costs would be approved by the Council and shared with Tukwila.

CM DeHan briefed Council on the above summary.

CM Brennan requested this item be placed under New Business.

Council consensus: referred to the 06/26/07 RCM New Business

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 76169 – 76362) in the amount of \$1,395,365.62 for the period ended June 21, 2007.
- **Approval of payroll vouchers** (check nos. 45889 - 45925) in the amount of \$191,385.32 for the period ended June 15, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 51234 - 51406) in the amount of \$370,142.69 for the period ended June 15, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$67,209.84 for the period ended June 15, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended June 22, 2007.

Approval of Council Meeting Minutes:

- **Administration & Finance Committee Meeting** held June 12, 2007.
- **Public Safety & Justice Committee Meeting** held June 12, 2007.
- **Council Workshop** held June 12, 2007.

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

Agenda Bill #2804; Resolution #07-011 amending the Schedule of License Fees, Permit Fees, and Other Fees and Charges for City Services

Agenda Bill #2819; Ordinance #07-1012 related to Buildings and Construction, amending Chapter 13.110 and Sections 13.160.010, 13.150.010, 13.170.010, 13.210.010, 13.220.010, and 13.230.010 of the SeaTac Municipal Code

Agenda Bill #2812; Motion authorizing the City Manager to enter into a Contract with Western Asphalt Paving Company, Inc. for construction of the 2007 Annual Overlay Project

Agenda Bill #2811; Ordinance #07-1013 adopting a new Section 9.05.100 of the SeaTac Municipal Code related to the use of Compression Brakes

Agenda Bill #2818; Motion authorizing the City Manager to enter into an Agreement with Washington State Department of Transportation to accept grant funding to support the City's Commute Trip Reduction Program

MOVED BY DEHAN, SECONDED BY T. 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:

Agenda Bill #2805; Motion authorizing the City Manager to contact the City of Tukwila, and if the City of Tukwila is willing, to jointly select a Consultant for the purpose of determining the advisability of a Consolidated Fire Service

CM DeHan reiterated the agenda bill summary.

CM T. Anderson stated the cost of the project should be established before SeaTac commits to Tukwila. This item should be discussed during the 2008 Budget process.

CM A. Anderson stated a letter from the Firefighters (FFs) points out their concerns. He proposed these issues be considered when, and if, Tukwila does want to join SeaTac in this study.

DM Shape stated he opposes this issue and does not feel the City is ready for this study at this time. North Highline should also be considered. He stated he feels the City should have discussion with Tukwila before hiring a consultant.

CM DeHan stated the letter from the FFs requests the City consider many issues when looking at a consolidated regional fire service. This agenda bill proposes to answer one of the questions. If the City does not take a step, this will be debated far into the future. One answer now will help the Council with any future decisions.

CM Wythe stated there has always been discussion about closing the Riverton Heights Fire Station. However, that would mean a reduction in service to the area, including his home. He stated he intends to vote in favor of this agenda bill but will not agree to reducing service to this area.

MOVED BY DEHAN, SECONDED BY A. ANDERSON TO PASS AGENDA BILL #2805.

MOTION CARRIED WITH T. ANDERSON AND SHAPE VOTING NO.

PUBLIC COMMENTS (related to agenda bill #2805):

Scott Gogin requested clarification as to the two previous studies conducted. Fire Chief Meyer stated the studies were done in 1993 and 1997. CM DeHan stated the first study was done because there was a proposal that SeaTac take a look at a two-station delivery platform for services in the City and it was determined from that study that the three-station system was best. A Fire Facility Study was done to decide what SeaTac wanted the services to look like in the future when the City becomes more populous. Chief Meyer stated there have been two internal studies conducted also.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items: 1) June 27 at the SeaTac Community Center (STCC) - open house on the North Arterial Roadway Project; 2) June 28 - charter review meeting with KC at 6:30 p.m.; 3) June 29 - City Clerk Cary's retirement party at 3:30p.m.; 4) reminder that the City has a firework ban; 5) July 4 - City Hall closed; 6) July 4 - fireworks show at Angle Lake Park sponsored by the Angle Lake Shore and Manor Clubs and the City; 7) Sunday's in July - Music in the Park from 5:00 to 6:30 p.m. at Angle Lake Park; and 8) July 13 and July 27 - Theatre in the Park at 7 p.m. at Angle Lake Park.

COUNCIL COMMENTS: CM T. Anderson stated July 8 is the Dreamliner dedication in Everett. Mayor Shape, DM Fisher, and CMs A. Anderson, DeHan and she will be attending.

DM Shape reported on the Suburban Cities Association (SCA) Public Issues Committee Meeting held last week. They decided they did not have enough information to support the Emergency Medical Services (EMS) Levy so they postponed the issue for another month, pending KC decision. He also thanked everyone involved with the International Festival, which was a great success.

Upon a request by CM T. Anderson, Chief Meyers reported on the KC Council Meeting held June 25 regarding the EMS Levy. The KC Council postponed the item until next Monday. There are three Ordinances, two on the levy rate and one on the Financial Policies Committee. It was requested to be delayed so the Budget Committee can pass the Ordinance proposed for the financial policies.

Chief Graddon reported on a major investigation that occurred with the Cities of SeaTac and Des Moines in the area of South 216th Street from International Boulevard (IB) to I-5. It was a very successful operation with many arrests made.

Council stated their appreciation of City Clerk Cary for her years of service.

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 7:47 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

July 10, 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, Terry Anderson, Joe Brennan, and Don DeHan.

FLAG SALUTE: Judie Shape, Deputy Mayor (DM) Shape's wife, led the Council, audience and staff in the Pledge of Allegiance.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Planning Director Steve Butler, Senior Planner Mike Scarey, Principal Planner Jack Dodge, City Engineer Tom Gut, Parks & Recreation Director Kit Ledbetter, Facilities Director Pat Patterson, Assistant Fire Chief Brian Wiwel, and Police Administrations Captain Annette Louie.

PRESENTATIONS:

●West Nile Virus

City Engineer Gut stated Washington is one of the last states to see significant West Nile Virus activity. The health department has warned this could be the year for Washington to be affected. Staff from the Parks & Recreation (P&R), Public Works (PW), Facilities and Fire Departments prepared a response plan. Mr. Gut presented background on the West Nile Virus, including causes and symptoms.

Mr. Gut reviewed elements in the response plan – education, surveillance, and control. Alert levels will be issued by the King County (KC) Health Department and the response plan will be implemented accordingly. Currently, the alert level is at level 1. He reviewed in detail the responses based on the alert levels.

Staff is currently requesting bids from qualifying bidders to apply Larvicide. This will be presented to Council as a \$5,000 - \$25,000 purchase request.

Upon questions from Council, Mr. Gut stated the plan has been made available to staff. He will work with the P&R Department to provide the information to the seniors.

Upon a question by Councilmember (CM) Wythe, Mr. Gut clarified that any open water testing that the City has access to or that is on City property will occur after the Larvicide applicator is hired. There needs to be the presence of larvae before the pesticide can be applied.

There are only two qualified contractors that are permitted. It would be difficult to have them on a retainer as many public agencies are signing them up and they are looking for a commitment.

Mayor Fisher questioned whether the Port of Seattle (POS) is conducting this same process. Mr. Gut stated the POS has an applicator signed up and either are going to or already have implemented the application.

●2007 Proposed Comprehensive Plan (CP) Amendments

Planning Director Butler stated this presentation is informational only. The final version will be presented at the July 24, 2007 Regular Council Meeting (RCM) for action. He reviewed the CP amendment process, and the proposed schedule: establish Final Docket – July 24, public hearing (PH) – October 22, Planning Commission (PC) recommendation – November 5, Council review October – November, and Council action – November 27.

Mr. Butler detailed the amendments: five land use plan map amendments including two proposed by citizens and three proposed by staff and four informational map amendments, and seven text amendments including annual update to the six-year Capital Facilities Plan (CFP).

He reviewed the recommendations. PC and staff concur on the following: Informational maps and text amendments move forward to Final Docket, except map amendment 6; Land Use Plan Map – map amendments 2 and 3 forward to Final Docket; and map amendment 4 do not forward. PC and staff differ on land use plan map amendment 1: PC - forward applicant's proposal to Final Docket; staff – (a) forward only north parcel to Final Docket or (b) do not forward to Final Docket.

Senior Planner Scarey reviewed map amendment 1 including the existing and future CP and zoning.

PRESENTATIONS (Continued):

2007 Proposed CP Amendments (Continued): Council discussion ensued as to this amendment and the alternatives.

Mr. Butler clarified that this is a presentation only and that no decision needs to be made tonight. The recommendation is preliminary and a final recommendation will be presented at the July 24, RCM.

CM DeHan requested a matrix of the land uses allowed in Commercial Mixed-Use zones be provided at the July 24 presentation to Council.

Mr. Scarey reviewed the recommendation for map amendment 5. The PC recommends expanding the area to include all land east of SR 509, and staff has no recommendation as it is a Council decision whether to move forward. Council will be asked to establish the Final Docket at the July 24 RCM.

CM T. Anderson questioned the accuracy of the map. Mr. Scarey stated staff will verify the map prior to Council action.

Council discussion ensued as to the potential annexation area. If the City is to expand its boundaries, this is the only logical way. However, this would require a considerable amount of study.

Mayor Fisher moved the public comments forward on the agenda to accommodate the speakers.

PUBLIC COMMENTS: Pam Fernald presented pictures and read a letter to Council from the Neighborhood Action Committee. The group has a list of concerns relating to public safety, peace, traffic and morals. She questioned which City has responsibility for enforcing the law along Military Road South, between South 128th and 152nd Streets and who is responsible for repairing and maintaining that area. This committee would like to establish a dialogue with the Council to address concerns, share ideas for solutions, monitor progress and ensure accountability. She stated the committee would give Council a tour of the areas if so requested.

Donna Thomas presented traffic concerns relating to Military Road from South 126th to 138th Streets. She requested a review of signage and speed limits on this section of road and consideration of establishing a hospital zone for lower speeds around Highline Hospital and installation of a stationary radar sign to give feedback to drivers about their travel speed.

Cindy Lou Gailen reiterated comments made by Ms. Thomas and agreed with the suggestion of a hospital zone. She stated cars turn the corner on South 133rd Street so fast she can not safely pull out of her driveway or go for a walk. The current signs do not work.

Ms. Fernald spoke for Mary Koontz who had to leave the meeting. She requested requiring businesses in the vicinity of South 152nd Street to provide garbage cans outside their businesses as required by code.

PRESENTATIONS (Continued):

•South 154th Street Station Area Zoning Options

Planning Director Butler stated this is a follow up to discussions at the May Council Retreat. He reviewed the background of the Station Area Plan. The question now is what the City should do in terms of looking at rezoning the property in that area to make it consistent with the CP and the Station Area Plan.

Mr. Butler reviewed the rezone process options: status quo – rezones initiated at property owner discretion; City-sponsored – rezones completed by City; and hybrid approach – rezones pre-approved by City, subject to conditions, but not finalized until conditions are met.

Mr. Butler stated any direction Council could provide would allow staff to refine the approach and bring it back to Council in the fall.

CM DeHan stated the hybrid approach both safeguards the residents living in the area now and makes it easier for developers because they know the area is zoned, subject to certain conditions that are apparent.

Mr. Butler stated the PC recommended the hybrid approach. Staff needs Council input and then they will talk with the affected property owners.

Council discussion ensued as to the three options. Council concurred with the hybrid approach as long as the conditions are not so onerous that there is no possibility for a developer to come in and do something with the property.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended July 6, 2007

City Manager Ward reviewed the following purchase requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Modular Retaining Wall at Angle Lake Park	P&R	\$0	\$0	\$5,792
		will absorb within existing budget		
2007 Fire Captain Assessment Center Development and Administration	Human Resources (HR)	\$5,500	\$5,500	\$5,200
Fitness Equipment Replacements at Fire Stations	Facilities	\$21,000	\$21,000	\$19,711

Council consensus: referred to the 07/10/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2810 – A Resolution expressing the City Council’s intent for City staff and the City Council to work cooperatively with the City of Des Moines to coordinate transportation and land use planning and development efforts in the 24th/28th Avenue South, Des Moines Memorial Drive (DMMD), South 216th Street and International Boulevard (IB) / Pacific Highway South (SR 99) Corridors

Summary: Completion of SR 509 is part of the Regional Transportation Improvement District (RTID) ballot measure. If the ballot is successful, SR 509 will be completed within the next five years. This project includes an interchange at 28th/24th Avenue South which would connect that arterial to SR 509, both north and south of the new freeway. Significant improvements have been constructed on 28th/24th north of SR 509, but the section south of SR 509 has not been improved and needs to be improved to support redevelopment of the properties in SeaTac and Des Moines. Funding of the improvements is not currently decided. This Resolution gives staff the authority to require no contest Local Improvement District (LID) agreements of the properties benefiting from an improved roadway. When these improvements are constructed, the City Council would then have the option, but not be required, to implement the LID through a PH process. If utilized, it is anticipated that an LID would fund only a portion of the costs. A similar Resolution was passed by the Des Moines City Council on June 14, 2007.

There is no fiscal impact at this time. Should the 28th/24th Avenue South project be constructed in the future, an LID would reduce the expenditure of public monies in this corridor should the Council utilize this funding source.

City Engineer Gut reviewed the above summary. He clarified there is no binding language in the Resolution. Some lodging development proposals are already happening and to be prepared for that and other development, this Resolution needs to be passed.

Council consensus: referred to the 07/10/07 RCM Consent Agenda

Agenda Bill #2824 – An Ordinance amending Ordinance No. 06-1026 adjusting the effective date of the contribution to the City’s Voluntary Employee Beneficiary Association (VEBA) Expense Fund for City Councilmembers

Summary: The effective date for this increase is amended to be effective on August 1, 2007 for all City Council positions as allowed under a new State of Washington law, instead of January 1, 2008 for certain Council positions and January 1, 2010 for other Council positions as previously required.

The VEBA plan is a medical savings plan provided to City Council members in lieu of health care insurance that is provided to other employees of the City. In 1996 Council determined that the City contribution to VEBA would be a flat monthly sum equivalent to the premium paid by the City for the Association of Washington Cities (AWC) Plan B medical coverage for an employee and spouse, together with the premium paid for full family dental and vision coverage. In October 2005 the City’s contribution was raised from the then existing amount of \$577 to the current amount of \$867 per month. The City’s VEBA contribution was increased to \$910 per month on November 14, 2006 with a delayed implementation date as required by State law.

In the past the City’s contribution to VEBA was considered compensation and State law required that any increase not take effect until after the next election for each Council position. Therefore, the increase passed on November 14, 2006 was effective January 1, 2008 for Council positions numbers 1, 3, 5 and 7 and effective January 1, 2010 for Council positions number 2, 4, and 6.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2824 (Continued): The Washington State Legislature passed Senate Bill 5525 in the last session which changed the definition of compensation and does not include an increase in VEBA contributions as compensation. Therefore, it is now permissible to have an effective date for changes in the City's VEBA contribution take effect upon passage of an Ordinance instead of after election or re-election to a Council position. The new law will become effective on July 22, 2007.

The budget impact of the proposed VEBA increase for the year 2007 is approximately \$7,305. The budget impact for 2008 is approximately an additional \$3,612 per year.

HR Director Mahaffey reviewed the above summary.

Council consensus: referred to the 07/10/07 RCM Consent Agenda

Agenda Bill #2826 – A Motion approving Martin Victory Products (MVP), Inc. for the purchase and installation of the Bleachers and Dugout Benches at the Valley Ridge Sport Park Project

Summary: Bids were opened on July 3, 2007 with the following results:

<u>Company</u>	<u>Bid Amount</u>	<u>Bid plus 8.9% tax and 10% Contingency</u>
MVP, Inc.	\$82,150	\$98,407

Four companies picked up plans; however MVP, Inc. was the only bidder. The engineers estimate was \$80,000 plus tax.

The total impact of this request is \$98,407, including sales tax and 10% contingency. The approved 2007 budget for construction of this project is \$3,474,929.

P&R Director Ledbetter reviewed the above summary.

Council consensus: referred to the 07/10/07 RCM Consent Agenda

Agenda Bill #2825 – A Motion authorizing the City Manager to enter into an Interlocal Agreement (ILA) with the Highline School District (HSD) and authorize payment for construction of a City Recreation Room at the new Bow Lake School

Summary: Agenda Bill #2539 on May 10, 2005, committed the City to be part of the design process in 2005 and fund the project in 2007. The ILA includes the \$434,202.31 payment for the City Recreation Room of approximately 1,250 square feet (s.f.). The fee was based on a formula of actual bid cost of construction and soft costs per s.f. of the new Recreation Room.

Construction of Bow Lake Elementary School will be completed for the September 2007 school year. The Recreation Room will be used mainly for the before and after school childcare program that is currently located at the SeaTac Community Center. This program serves about 30 children per day and the fees pay for all costs of the program with an income of about \$10,000 per year. The P&R Department expects the number of children per day to increase and the income to increase as well. Staff anticipates the cost of the building to be paid from the program income in 20 to 30 years. The Recreation Room at Bow Lake Elementary School will cut the City's transportation costs and because of the central location, will likely increase student participation. This project provides an opportunity to cooperate with the HSD and it expands community resources.

This project has a 2007 budget of \$454,000.

P&R Director Ledbetter reviewed the above summary. He stated the entire school may not be ready for the school year, but they assured City staff the school would be open for students and the recreation room would be open and ready when school starts.

CM DeHan recapped the Administration & Finance (A&F) Committee discussion regarding this issue. He requested this item be brought back to the July 24 RCM.

Council consensus: referred to the 07/24/07 RCM

Agenda Bill #2788 – An Ordinance amending Section 15.15.180 (Single-family Maximum Off-Street Vehicle Parking Requirements) of the Zoning Code to allow Circular Driveways in the Residential Zones

Summary: Currently, circular driveways are not allowed for single-family residences. The proposed code changes would allow circular driveways and the upgrade of legal nonconforming circular driveways subject to the following: (1) Conformance to all other requirements of SMC (SeaTac Municipal Code) 15.15.180; (2)

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2788 (Continued): Conformance with SMC 11.05 – Road Standards; and (3) Conformance with SMC 11.10 – Right-of-Way (ROW) Use Standards. Circular driveways are driveways on a single lot that have two access points to a public ROW.

The proposed changes to the “Single-family Maximum Off-Street Vehicle Parking Requirements” began as an outgrowth of a code enforcement action relating to a legal nonconforming (grandfathered) circular driveway. The nonconforming driveway was a gravel driveway which the property owner converted to an asphalt driveway. The driveway was connected to the public street, however, without a ROW Use Permit. Code Enforcement action led to the following discussion points: (1) Should legal nonconforming circular driveways that are sod/grass or gravel be allowed to upgrade to a higher quality surface (gravel, asphalt, or concrete)?; and (2) Should circular driveways be allowed in residential areas?

Both the Land Use and Parks (LUP) Committee and the PC have discussed the above issues and recommend that legal nonconforming driveways be allowed to upgrade their surface and that circular driveways be allowed in the residential zones, subject to the following criteria:

Legal Nonconforming Driveways

- The location and size of the nonconforming circular driveway does not change location nor increase in size.
- Any connections to the public ROW shall conform to the standards of SMC 11.10 – ROW Use Standards.

New Circular Driveways

- Any connections to the public ROW shall conform to the standards of SMC 11.05 – Road Standards, and SMC 11.10 – ROW Use Standards.
- The driveway and parking area shall be no more than 800 s.f. or 50% of the front yard, which ever is smaller.
- The driveway/parking area shall be constructed of gravel, asphalt, or concrete.

Principal Planner Dodge reviewed the above summary.

Council discussion ensued as to enforcement and the percentage of the property used for a driveway. Code Enforcement would enforce the standards and the 800 square feet, or 50%, is to allow for some landscaping and not have front yards looking like parking lots.

Council consensus: referred to the 07/10/07 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 76363 – 76542) in the amount of \$1,413,337.66 for the period ended July 5, 2007.
- **Approval of payroll vouchers** (check nos. 45926 - 45970) in the amount of \$405,758.40 for the period ended June 30, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 51407 - 51590) in the amount of \$304,764.55 for the period ended June 30, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$59,527.98 for the period ended June 30, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended July 6, 2007.

Approval of Council Meeting Minutes:

- **Land Use & Parks Committee Meeting** held June 14, 2007.

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

Agenda Bill #2810; Resolution #07-012 expressing the City Council’s intent for City staff and the City Council to work cooperatively with the City of Des Moines to coordinate transportation and land use planning and development efforts in the 24th/28th Avenue South, Des Moines Memorial Drive, South 216th Street and International Boulevard / Pacific Highway South (SR 99) Corridors

Agenda Bill #2824; Ordinance #07-1014 amending Ordinance No. 06-1026 adjusting the effective date of the contribution to the City’s Voluntary Employee Beneficiary Association Expense Fund for City Councilmembers

Agenda Bill #2826; Motion approving Martin Victory Products, Inc. for the purchase and installation of the Bleachers and Dugout Benches at the Valley Ridge Sport Park Project

CONSENT AGENDA (Continued):

Agenda Bill #2788; Ordinance #07-1015 amending Section 15.15.180 (Single-family Maximum Off-Street Vehicle Parking Requirements) of the Zoning Code to allow Circular Driveways in the Residential Zones

MOVED BY DEHAN, SECONDED BY SHAPE 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: There were no new business items.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: 1) community center will remain open until 10:00 p.m. July 10 and 11 as a cooling center due to the heat; 2) notable public safety incidents have occurred recently and they will be responded to; 3) Angle Lake lifeguards successfully saved a girl on July 5 and will be presented certificates at a future Council meeting; 4) Music in the Park, Sunday's, 5:00 – 6:30 p.m. at Angle Lake Park; 5) Theatre in the Park, 7:00 p.m. at Angle Lake Park, Friday's, July 13 and 27; 6) Council received tickets to events as co-sponsors of the All Nations Cup; and 6) as part of the All Nations Cup, the City is hosting the showing of a play at City Hall, 7:00 p.m., July 20 in the Council Chambers. This is free to the public.

COUNCIL COMMENTS:

CM Brennan reiterated his request for a splash pool at Valley Ridge Park (VRP).

DM Shape stated he would be attending the Suburban Cities Association (SCA) meeting tomorrow where they will be voting on a Resolution to support/not support the Emergency Medical Services (EMS) Levy KC placed on the November ballot. He feels this is a mistake because it increases taxes 45% and is in direct competition with RTID on the ballot. DM Shape stated he would be voting to not support the levy. Council concurred.

CM T. Anderson stated she, along with Mayor Fisher, DM Shape, and CM DeHan attended the Boeing 787 rollout. She stated it was worth the effort.

CM Wythe stated he attended the North SeaTac Roadways Study Public Meeting regarding access to the 55 acre site. There will be considerable traffic in that community if the truck traffic is routed through it. It was originally suggested by the City that traffic would primarily be routed to DMMD. When the routes were presented, all three routes showed the traffic coming in on 24th Avenue South. He stated he will fight for the mitigation efforts and the City to uphold its word. The cost to the citizens is much higher than the benefits the City would receive.

CM A. Anderson stated he visited VRP recently to see the progress. It is going to be a center piece for the City and its young people.

Mayor Fisher had the following items of business: 1) stated at today's Joint Advisory Committee (JAC) meeting, City Manager Ward conveyed CM Wythe's concerns. The POS agreed to come back with better alternatives; and 2) regarding the City's Fireworks Ordinance, if the heat wave had occurred the week prior to July 4, his tree farm would be gone because there were rocket remains all over his yard.

EXECUTIVE SESSION: There was no Executive Session.

PUBLIC COMMENT: Scott Goggin stated he has been asked to leave the senior center because he is not a senior. He is concerned that the senior center computers have access to the internet while the ones in the community center do not.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY T. ANDERSON TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:24 P.M.

MOTION CARRIED UNANIMOUSLY.

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 WYTHER, 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, WYTHER, 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 WYTHER, 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

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

July 24, 2007
5:30 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Fisher at 5:33 p.m.

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

ADMINISTRATIVE STAFF: City Manager Craig Ward, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Deputy City Clerk Marcia Rugg, and Senior Assistant City Attorney Mark Johnsen.

RECESSED: Mayor Fisher recessed the Special Council Meeting to an Executive Session on Potential Litigation at 5:33 p.m.

EXECUTIVE SESSION: Potential Litigation (30 minutes) (RCW 42.30.110[1][i])

RECONVENED: Mayor Gene Fisher reconvened the Special Council Meeting at 6:06 p.m.

ADJOURNMENT:

MOVED BY T. ANDERSON, SECONDED BY SHAPE TO ADJOURN THE SPECIAL MEETING OF THE SEATAC CITY COUNCIL AT 6:06 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Marcia Rugg, Deputy City Clerk

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

August 6, 2007 (Monday)
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Deputy Mayor Shape at 6:03 p.m.

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

FLAG SALUTE: Building Official Gary Schenk led the Council, audience and staff in the Pledge of Allegiance.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, Senior Assistant City Attorney Mark Johnsen, Deputy City Clerk Marcia Rugg, Economic Development Manager Todd Cutts, City Engineer Tom Gut, and Building Official Gary Schenk.

PUBLIC COMMENTS: There were no public comments.

PRESENTATIONS:

•Code Enforcement Update

Building Official Gary Schenk discussed the progress of the Code Enforcement program and the Neighborhood Outreach Program. Both of these programs will be emphasized with National Night Out (NNO). A flyer for the event was previously distributed to the neighborhood groups. Mr. Schenk detailed and reviewed the Code Enforcement pamphlet which included (1) proactive and reactive complaints; (2) Operational Policy (how the City responds to complaints); (3) Code Enforcement Case Summary, July 31, 2007; and (4) a list of outstanding fines and how abatement cases are handled.

Council discussion ensued as to (1) the high costs of some of the cases – which reflects the \$100 per day fine and each day is a new violation, (2) the use of law enforcement to solve some of the cases – which the City has utilized in the past, but this is suggested as an alternative, and (3) maximum number of cars that can be parked in front of a house – Council adopted residential parking statutes that stipulated the parking surface area without restricting the number of vehicles.

•Business Attraction Branding Campaign - Presentation of Final Brand Concept

Economic Development (ED) Manager Cutts introduced the representatives from HadleyGreenCreates Managing Director John Rubino, Design Director Adam Krett, and Accounting Manager Nat Jungerberg. Mr. Cutts stated the team will be discussing the final brand concept and give a brief summary on the marketing action plan. City staff will take into account their recommendations through the marketing action plan and determine the execution of those recommendations to Council. Mr. Jungerberg reviewed the final product in developing a visual identity and an overall brand for the City for ED and business attraction. Mr. Jungerberg reviewed the background of the goals: (1) institute an identifiable brand theme; (2) establish as a brand as a business friendly leader in the Puget Sound Region; (3) unify and builds business marketing methods for successful business attraction; (4) generate awareness participation in future redevelopment plans; and (5) allow the City to thrive as transportation oriented community.

Input was taken into account from City staff, members of HadleyGreenCreates staff, Council, Hotel/Motel Tax Advisory Committee, business ambassador team and a series of individual key interviews.

Mr. Robino discussed the Brand Strategy Platform to guide the visual identity exploration. The brand values are the core of what the City brand stands for (1) shared commitment to community; (2) portal to the Puget Sound; (3) spirit of commerce; and (4) inspired momentum. In addition, there is the personality (external way of communicating with audiences) or a welcoming, connected, ambitious and flourishing. The brand positioning statement is the Portal to the Puget Sound Region, where the City is a transportation centric community perfectly positioned and highly motivated to help you succeed. This all falls into the SeaTac brand which is Portal to Opportunity. A theme line was developed to market that which represents the City - Everywhere's Possible as an inspirational idea which provides ease of access, and a state of mind which extends to business owners, organizations, and residents.

Mr. Krett described the mark which is a topography symbol coupled with a theme line. The final idea resulted in the Portal of Opportunity. It represents a starting point and return, whether it be a community, family or a business. It represents a synergy of ED and the community side. The merger is the blue which represents the

PRESENTATION (Continued):

Business Attraction Branding Campaign (Continued): business and green which reflects the community. The goal was to put the colors together to create a message and marketing materials around each facet.

Mr. Robino discussed the 2007 approved brand communication budget and how various measures would be allocated to bringing the brand to life. Some of the items were public relations, ED Web site (phase 1), print advertising, advertising creative and extension of a photography library.

Councilmember (CM) T. Anderson requested that the new logo be put on the t-shirts for the International Festival.

CM A. Anderson suggested that the spiral logo be used for the diversity poster.

CM Brennan stated how he enjoyed working with the group and the professional product that has been produced.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended August 3, 2007

City Manager Ward reviewed the following purchase requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Repair existing wiring at Valley Ridge Park (VRP)	Parks & Recreation (P&R)	\$0	\$0	\$8,485
		will absorb within existing budget		
Fence repair and replacement above VRP on 48 th Avenue South	P&R	\$0	\$0	\$12,240
		will absorb within existing budget		
Chairs for After School Program (Tables and other equipment will be purchased with remaining funds available)	P&R	\$19,997	\$19,997	\$7,213
New SeaTV Equipment	City Manager's Office	\$0	\$0	\$5,500

Council consensus: Referred to 08/06/07 SCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2816 – An Ordinance granting Puget Sound Energy (PSE), Inc., a Non-exclusive Franchise to set, erect, lay, construct, extend, support, attach, connect, maintain, repair, replace, enlarge, operate and use Facilities in, upon, over, under, along, across and through the Franchise Area to provide for the transmission, distribution and sale of Natural Gas and such other services as may be provided by such Facilities (*Public Hearing and Council Action are scheduled for the September 11, 2007 Regular Council Meeting*)

Summary: This Ordinance grants a non-exclusive natural gas franchise to PSE through certain public rights-of-way (ROW) in the City. PSE currently operates natural gas facilities in the City’s ROW. PSE previously had a franchise with King County (KC) that has expired. PSE and the City have not negotiated a franchise previously, although the PSE and the City have been operating under the terms of the expired KC gas franchise. City staff, including representatives from Public Works (PW) and Legal Departments, have held numerous meetings with PSE and have negotiated what staff believes are appropriate terms for the franchise.

The following are the specifics of the proposed franchise:

1. PSE is granted a franchise to operate its facilities in the City’s ROW.
2. The franchise is effective on October 15, 2007 and expires on December 31, 2022. The City has the ability, upon written request of PSE, to extend the franchise term an additional ten years.
3. PSE shall, except in the case of an emergency, obtain all applicable permits before performing work on its facilities subject to this franchise. In emergency situations, the PW Department will be notified of the situation, and permits will be obtained the next business day.
4. PSE shall repair any damage it causes to the ROW at its expense. When PSE facilities or their repair work cause damage to the ROW (such as causing a street to crack), PSE shall repair the ROW within 30 days or such other shorter time period as the City deems appropriate.

AGENDA BILL PRESENTATION (Continued):

Agenda Bill # 2816 (Continued):

5. PSE will relocate its facilities at its sole expense and at the City's request to accommodate a City Improvement Project. The City would be responsible for relocation costs if the facilities had been relocated within five years, and the City could have reasonably foreseen that they would have needed to be moved again. The City is not responsible for the cost of relocations at the request of third parties. Rather, private third parties would be responsible for relocation costs, and PSE would have the ability to negotiate relocation costs with public third parties.
6. PSE will indemnify the City for negligence caused by PSE, including damage caused by PSE facilities.
7. PSE will provide \$5,000,000 in liability insurance or self-insurance.

Mr. Gut reviewed the above summary.

Upon a question posed by CM Brennan, Senior Assistant City Attorney Johnsen expanded further on the liability issue stating the insurance company would be responsible for covering the costs.

Council consensus: Referred to 09/11/07 RCM Public Hearing and New Business

Agenda Bill #2832 – A Resolution affirming intent to purchase the “Community Access Point” (CAP) Property from Sound Transit

Summary: The property to be purchased from Sound Transit is located at the corner of International Boulevard (IB) and South 176th Street.

In the Development and Transit Way Agreement for the Sound Transit Central Link Light Rail Airport Link Project between the City of SeaTac and Sound Transit, dated February 16, 2006, the City has the option to purchase the CAP property from Sound Transit. This Resolution affirms the City's intent to purchase this property once the costs pertaining to the acquisition are disclosed. Once the final cost is determined, Council will need to take formal action to purchase the property.

Staff is currently in negotiations with Dollar Development on a mixed-use project that would include this property, in combination with the Dollar Development property adjacent to the north and two Holiday Inn parcels immediately to the northeast. Dollar Development is currently soliciting development partners for this project. These parties have asked for assurances that the City intends to purchase this key piece of property, thus the request to adopt this Resolution.

Assistant City Attorney Johnsen reviewed the above summary and described the intent in detail in regards to Council's concern whether this Resolution was binding.

Council consensus: Referred to 08/06/07 SCM Consent Agenda

Agenda Bill #2834 – A Resolution setting forth a process for evaluation of the City Manager

Summary: RCW 35A.13 provides that the City Manager serves at the pleasure of the City Council. In order to provide the City Manager with feedback on his job performance, it is appropriate for the City Council to evaluate the City Manager on a yearly basis.

This Resolution states that the City Council will evaluate the City Manager in July of each year. The Resolution also sets forth a process to be used by the Council to evaluate the City Manager which includes having the City Manager completing a self-evaluation form, having all Councilmembers complete an evaluation form, and having all Councilmembers and the City Manager discuss the evaluations.

CM DeHan explained that this is the first evaluation with some formality quantifying the relationship between the Council and City Manager. The changes include that the review takes place within 60 days of the City Manager's anniversary date and eliminates the process of redoing the Resolution. It also provides clarification, gives the City Manager an opportunity to complete a self-evaluation and it has been revised to read for clarification City Manager's Evaluation. It includes the Council to provide an annual review, or more frequently, and ensures the direction and will of the Council. It provides the Council the policy-making tool of the budget and sets specific goals of the budget and budget process. This is a culmination of several discussions at the retreat.

Council consensus: Referred to 08/06/07 SCM Consent Agenda

CONSENT AGENDA:

- **Approval of payroll vouchers** (check nos. 46011 - 46056) in the amount of \$347,365.01 for the period ended July 31, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 51771 - 51953) in the amount of \$306,157.27 for the period ended July 31, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$58,311.71 for the period ended July 31, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended August 3, 2007.

Approval of Council Meeting Minutes:

- **Special Council Meeting** held July 24, 2007.

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

Agenda Bill #2832; Resolution #07-015 affirming intent to purchase the "Community Access Point" (CAP) Property from Sound Transit

Agenda Bill #2834; Resolution #07-016 setting forth a process for evaluation of the City Manager

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

PUBLIC COMMENTS (related to the Consent Agenda): There were no public comments.

*MOTION CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: (1) The next Council meeting is September 11, 2007; (2) August 7 is National Night Out (NNO). Staff and Council will meet with over two dozen hosting properties; (3) expect SeaTV to be rectified in the near future; (4) September 7 at 11 a.m. is the dedication of the playground at North SeaTac Park Community Center; (5) September 8 at 10 a.m. is the dedication of the Valley Ridge Sports Park Improvements; (6) Trudy Olson has accepted the position as Neighborhood Coordinator and a new person will be replacing her; and (7) City Manager Ward will be taking vacation August 21 through 31.

COUNCIL COMMENTS: There were no Council Comments.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY SHAPE, SECONDED BY T. ANDERSON TO ADJOURN THE SPECIAL MEETING OF THE SEATAC CITY COUNCIL AT 7:05 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Marcia Rugg, Deputy City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

September 11, 2007
6:00 PM

City Hall
Council Chambers

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

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

FLAG SALUTE: Deputy City Clerk Marcia Rugg led the Council, audience and staff in the Pledge of Allegiance.

ADMINISTRATIVE STAFF: City Manager Craig Ward, City Attorney Mary Mirante Bartolo, Deputy City Clerk Marcia Rugg, Senior Assistant City Attorney Mark Johnsen, Assistant City Manager Tina Rogers, Finance Director Mike McCarty, Principal Planner Jack Dodge, Senior Planner Mike Scarey, City Engineer Tom Gut, Parks & Recreation Director Kit Ledbetter, Human Services Coordinator Colleen Brandt-Schluter, Fire Chief Bob Meyer and Police Administrative Captain Annette Louie.

MOMENT OF SILENCE:

Mayor Fisher requested a moment of silence in remembrance of the September 11, 2001 victims.

PUBLIC COMMENTS: Tommy and Dianne Ford and Bill Smith expressed concern about various criminal activities at the house at 4410 South 173rd Street. They requested additional police and code enforcement actions be taken. Mayor Fisher requested the City Manager have someone call them with the outcome of the meeting scheduled for September 12, 2007 between legal, police and code enforcement staff.

Barry Ladenburg, Angle Lake Shore Club President, thanked the City for its participation in, and support of, the Angle Lake 4th of July Fireworks Show.

Councilmember (CM) T. Anderson stated she was concerned with the amount of personal fireworks, which are illegal in the City. Mr. Landenburg stated that he did provide the information in the newsletter, but he does not have any enforcement power.

CM Brennan stated that the personal displays were greatly reduced from past years.

PRESENTATIONS:

•Salvation Army

Human Services Coordinator Brandt-Schluter introduced Salvation Army Social Service Director/Property Manager Bill Talbot.

Mr. Talbot read the Salvation Army Mission Statement and then reviewed how the SeaTac Human Services grant was spent to assist households: 168 program-wide households given utility assistance, 52 SeaTac households given utility assistance from all funding sources, 5 SeaTac households given assistance using SeaTac grant money, 80 program-wide households given rent assistance, 14 SeaTac households given rent assistance from all funding sources, and 3 SeaTac households given rent assistance using SeaTac grant money.

He described the Salvation Army Technology Center's programs for students, seniors, and everyone. All services are free of charge. The food pantry is open five days a week with no limit as to how often people can come.

CM A. Anderson inquired if the computer class students could benefit from receiving computers surplus by a private company. Mr. Talbot stated that may be a possibility but he will have to explore it further.

•Update on the Airport Rental Car Facility's Design

Assistant City Manager Rogers introduced CH2M Hill Principal Project Manager Kathryn Cox-Czosnyka and Airport Operations Development Manager Heather Bornhorst.

Ms. Bornhorst stated the rental car facility hit a major milestone with 60 percent design completion. She detailed the project purpose and location, project schedule, building and landscape concepts, art program, construction haul routes, and the bus maintenance facility.

Ms. Bornhorst stated the POS will be requesting an amendment to the current ILA with the City regarding the limitation on haul traffic which is currently limited to 6 trucks per hour. The POS will be requesting 46 truck trips per hour during mass excavation and 10 trucks per hour for the concrete delivery.

Council discussion ensued as to the art proposals and use of lighting in the project.

SUSPENSION OF THE RULES:

MOVED BY SHAPE, SECONDED BY BRENNAN TO SUSPEND THE RULES TO BRING FORWARD THE PUBLIC HEARING AND COUNCIL ACTION RELATED TO AGENDA BILL NO. 2816.

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING (PH):

●Puget Sound Energy (PSE), Inc. Franchise – Public Works / Legal

Mayor Fisher opened the PH at 6:53 p.m.

City Engineer Gut stated this item was first presented to Council at the August 6, 2007 Special Council Meeting (SCM).

Mr. Gut stated this covers all City owned right-of-way (ROW) and allows PSE a franchise to operate natural gas facilities in public ROW. Without this franchise, PSE would need to obtain a permit each time they needed to work in the City's ROW.

Mr. Gut and Senior Assistant City Attorney Johnsen agreed this is the best language for the City.

Mayor Fisher closed the PH at 7:02 p.m.

NEW BUSINESS:

Agenda Bill #2816; Ordinance #07-1017 granting Puget Sound Energy (PSE), a Non-exclusive Franchise to set, erect, lay, construct, extend, support, attach, connect, maintain, repair, replace, enlarge, operate and use Facilities in, upon, over, under, along, across and through the Franchise Area to provide for the transmission, distribution and sale of Natural Gas and such other services as may be provided by such Facilities

Summary: This Ordinance grants a non-exclusive natural gas franchise to PSE through certain public ROW in the City of SeaTac. PSE currently operates natural gas facilities in the City's ROW. PSE previously had a franchise with King County (KC) that expired. PSE and the City have not negotiated a franchise previously, although the PSE and the City have been operating under the terms of the expired KC gas franchise. City staff, including representatives from Public Works (PW) and Legal, have held numerous meetings with PSE and have negotiated what staff believes are appropriate terms for the franchise.

The specifics of the proposed franchise are as follows:

1. PSE is granted a franchise to operate its facilities in the City's ROW.
2. The franchise is effective on October 15, 2007 and expires on December 31, 2022. The City has the ability, upon written request of PSE, to extend the franchise term an additional ten years.
3. PSE shall, except in the case of an emergency, obtain all applicable permits before performing work on its facilities subject to this franchise. In emergency situations, the PW Department will be notified of the situation, and permits will be obtained the next business day.
4. PSE shall repair any damage it causes to the ROW at its expense. When PSE facilities or their repair work cause damage to the ROW (such as causing a street to crack), PSE shall repair the ROW within 30 days or such other shorter time period as the City deems appropriate.
5. PSE will relocate its facilities at its sole expense and at the City's request to accommodate a City Improvement Project. The City would be responsible for relocation costs if the facilities had been relocated within five years, and the City could have reasonably foreseen that they would have needed to be moved again. The City is not responsible for the cost of relocations at the request of third parties. Rather, private third parties would be responsible for relocation costs, and PSE would have the ability to negotiate relocation costs with public third parties.
6. PSE will indemnify the City for negligence caused by PSE, including damage caused by PSE facilities.
7. PSE will provide \$5,000,000 in liability insurance or self-insurance.

MOVED BY DEHAN, SECONDED BY SHAPE TO ADOPT ORDINANCE #07-1017.

MOTION CARRIED UNANIMOUSLY.

DISCUSSION ITEM:

•Summary of \$5,000 - \$25,000 Purchase Requests for the period ended September 7, 2007

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>
Pandemic Flu Supplies	Fire	\$30,000	\$30,000	\$23,312
Neighborhood Litter Control Program	PW	\$18,100	\$18,100	\$18,096
Professional Convention Management Association (PCMA) Sponsorship - Recommended by Hotel/Motel Tax Advisory Committee	City Manager's Office (CMO)	\$15,000	\$15,000	\$16,667
		will absorb within existing budget		
Install fiber optics for Bow Lake School Recreation Room	Parks & Recreation (P&R)	\$10,000	\$10,000	\$8,742
Riverton Heights School Oil Tank Removal	P&R	\$12,000	\$12,000	\$10,621
Riverton Heights School Asbestos Survey	P&R	\$10,000	\$10,000	\$6,492
New SeaTV Equipment	CMO	\$0	\$0	\$5,800
		will absorb within existing budget		

Council consensus: Referred to 09/11/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2836 – A Motion authorizing the City Manager to sign a Grant Agreement with the Department of Ecology (DOE) for a \$60,000 Grant to adopt an updated Shoreline Master Program for Angle Lake

Summary: The City has applied for grant funds through the DOE to update and adopt a new Shoreline Master Program for Angle Lake. The State has informed the City that a \$60,000 non-matching grant has been awarded to the City. To accept the grant, Council must authorize the City Manager to sign the grant agreement with the State.

The State requires that all cities in KC update their Shoreline Master Programs in accordance with new State Shoreline regulations under the Shoreline Management Act (RCW 90.58.130 and WAC 173-26). Cities in KC are required to update their programs by 2009. The State has appropriated funding to provide grant funding to cities that need help to upgrade their Shoreline Master Programs. The grants are 100% grants with no matching funds required by the City. The City has applied for and received a \$60,000 grant from the State. The grant funds will be used to hire a consultant to update SeaTac's Shoreline Master Program.

Principal Planner Dodge reviewed the above summary. Angle Lake is the only affected shoreline.

Council consensus: Referred to 09/11/07 RCM Consent Agenda

Agenda Bill #2844 – A Motion authorizing the City Manager to enter into a Contract with Berk and Associates for Consultant Services to conduct a Potential Annexation Area (PAA) Study

Summary: Council requested staff conduct a study of the fiscal and operational impacts to the City related to adopting a PAA. The proposed PAA is a portion of the North Highline Unincorporated Area. This Motion authorizes the City Manager to enter into a consultant services contract in an amount not to exceed \$56,000. When the Council considered the question of adopting a PAA, it was in the context of establishing the 2007 Final Docket of Comprehensive Plan (CP) Amendments at the July 24, 2007 Regular Council Meeting (RCM). If adopted as a land use policy by the City Council later this year, however, the PAA map and related policies will be contained within the City's CP. Staff published a Request for Proposals (RFP) on August 15, and received one proposal from the firm of Berk and Associates. This firm is familiar with the issues and conditions in the North Highline Unincorporated Area, having done the analysis for the most recent annexation study commissioned by the City of Burien. The proposed budget for the project is \$56,000; staff had earlier informed the Council (at the July 24 RCM) that the estimated cost of such a study would be approximately \$20,000 to \$50,000. The proposed contract, including the scope of work and budget, commits the consultant to completing the project within the City's time and budget constraints.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2844 (Continued): Senior Planner Scarey reviewed the above summary.

Council discussion ensued as to the following: the PAA process, including whether the City can be forced to annex; the cost for this study and whether it is necessary to conduct the study now when the City may not annex for years, if at all; and the proposed scope of work and the potential for adding detail, including what if the City decided to contract with Fire District 11 instead of annexing the District. These issues will be further researched.

Council consensus: Referred to 09/11/07 RCM Consent Agenda

Agenda Bill #2825 – A Motion authorizing the City Manager to enter into an Interlocal Agreement (ILA) with the Highline School District (HSD) and authorize payment for construction of a City Recreation Room at the new Bow Lake School

Summary: Staff has developed an ILA with the HSD for use and operation of the new facility. Agenda Bill #2539 on May 10, 2005 committed the City to be part of the design process in 2005 and fund the project in 2007.

At the City Council meeting on July 10, 2007 the question of depreciation value in the proposed contract was not resolved. Since that meeting, the City Finance Department worked with the P&R Director and HSD to agree on the following formula for the depreciation value: $\$434,202.31 - (\# \text{ of months occupied} / 468 \text{ months}) \times [\$434,202.31 \times 70\%]$ - $(\# \text{ of months occupied} / 120 \text{ months}) \times [\$434,202.31 \times 30\%]$.

The ILA includes the \$434,202.31 payment for the City Recreation Room of approximately 1,250 square feet (s.f.). The fee was based on a formula of actual bid cost of construction and soft costs per square foot of the new Recreation Room.

Construction of Bow Lake Elementary School will be completed for the September 2007 school year. The Recreation Room will be used mainly for the before and after school childcare program that is currently located at the SeaTac Community Center. This program serves about 30 children per day and the fees pay for all costs of the program with an income of about \$10,000 per year. The P&R Department expects the number of children per day to increase and the income to increase as well. We anticipate the cost of the building to be paid from the program income in 20 to 30 years. The Recreation Room at Bow Lake Elementary School would cut our transportation costs and, because of the central location, we may also increase student participation. This project provides a real opportunity to cooperate with the HSD and expand our community resources.

This project has a 2007 budget of \$454,000.

P&R Director Ledbetter reviewed the above summary.

Mr. Ledbetter and Finance Director McCarty reviewed in detail the depreciation value of the room.

Council consensus: Referred to 09/11/07 RCM Consent Agenda

Agenda Bill #2842 – A Resolution amending the Fee Schedule of the Synthetic Turf Sports Field

Summary: Changes in the Fee Schedule were approved June 12, 2007 by the City Council. After better analysis of other synthetic turf fields in the area the P&R Department is recommending changing the synthetic turf field fees at Valley Ridge Park (VRP) to the following:

Approved fees 6/12/07

P&R: Synthetic Turf Fields not to exceed \$20 per hour for youth and \$65 per hour for adults.

Recommended new fees 9/11/07

P&R: Synthetic Turf Fields not to exceed \$40 per hour for youth and \$65 per hour for adults. SeaTac youth leagues with at least 51% SeaTac residents not to exceed \$20 per hour.

P&R Director Ledbetter reviewed the above summary.

Council consensus: Referred to 09/11/07 RCM Consent Agenda

Agenda Bill #2817 – A Resolution declaring the December 2006 Windstorm Disaster closed

Summary: This Resolution declares the December 14-15, 2006 Windstorm Disaster closed. On January 9, 2007 Council passed Resolution #07-001 ratifying the Proclamation of an Emergency dated December 15, 2006 for the December 14-15, 2006 windstorm event. SeaTac has completed its billing request from the Federal Emergency Management Agency (FEMA) and all work is completed in the City.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2817 (Continued): The City incurred costs totaling \$72,121.21 as a result of the storm. FEMA has reimbursed the City \$52,857.97. Additionally, it is anticipated that the City should receive approximately \$10,923.98 from the State of Washington. Therefore, it is anticipated that the City will receive total reimbursements in the approximate amount of \$63,781.95. This would result in the City being responsible for \$8,339.26. Since the work has been completed and invoiced, the Windstorm Disaster should be closed.

Fire Chief Meyer reviewed the above summary.

Council consensus: Referred to 09/11/07 RCM Consent Agenda

Agenda Bill #2820 – An Ordinance authorizing the City Manager to sign Amendment No. 1 to the Port of Seattle (POS) and City of SeaTac 2005 Interlocal Agreement (ILA-2) entered into on February 16, 2006 and amending the City’s 2007 Annual Budget for transfer of funds to the POS for the SR 518 Project

Summary: ILA-2 identified the Capital Improvement Projects (CIP) to be funded by parking tax revenues based on the Joint Transportation Study (JTS) and forecasted parking tax revenues studied by Berk and Associates. Three projects on the list were identified specifically as “POS Related Projects”. These included the Westside Trail, the Ring Road and the South Access Road. ILA-2 stipulated that parking tax revenue be applied to the projects as shown in the CIP specifically dedicating 36.9% of the actual revenue to the three POS Related Projects with the remaining 63.1% being applied to all other CIP projects.

ILA-2 required that the parties develop a process that defines how, and under what criteria, the CIP will be modified and that this process be adopted as an amendment to ILA-2.

This proposed amendment would accomplish four things. First, it identifies the administrative process that will be used to add or delete projects from the CIP. This process requires a written request and an obligation for the requesting party to address any concerns raised by the other party with respect to the change. It provides for administrative approval of changes to the CIP in the form of a letter of agreement with any conditions for the change to be made to the CIP list. If agreement cannot be reached through this process it provides for use of the Dispute Resolution provisions of ILA-2.

Secondly, this proposed amendment would add SR 518 as a new project to the CIP as requested by the POS, and identifies the source and amount of the funds for this project. The City of SeaTac has been setting aside 22% of the parking tax revenue for funding of South Access Road, the only one of the three POS Related Projects not managed by the City. The proposed amendment clarifies this 22%, up to \$5 million as the source for the SR 518 project funding, thereby only affecting the revenue available for the South Access Road. The amendment clarifies that the remaining 14.9% (36.9% less 22%) for POS related projects shall be dedicated to the Westside Trail and Ring Road (North SeaTac Roadways) which are managed by the City.

Thirdly, this proposed amendment changes the name of the Ring Road project to reflect the current name of project, North SeaTac Roadways.

And finally, this proposed amendment sets forth the terms under which transfer of parking tax revenues from the City to the POS will be made for reimbursement of expenditures on the SR 518 and South Access projects, eliminating the need for future, project-specific ILAs.

This Ordinance also includes a proposed budget amendment to cover the anticipated transfer of \$1.2 million from parking tax receipts to the POS as reimbursement for their portion of funding of the SR 518 project in 2007. The source of these funds is 22% of parking tax revenues set aside for the POS’s South Access Project and shown in the budget as BARS# 102.11.316.30.00.001. Through August 30, 2007 the balance in this set aside is in excess of \$1.7 million which is estimated to grow to \$2.1 million at year end. Future transfers to the POS for reimbursement of expenses on SR 518 or South Access will be estimated and included in future budgets and will be limited by the actual funds in the 22% set aside of the parking tax revenues regardless of level of expenditure by the POS.

There is no direct fiscal impact to revenue available for City transportation projects. However, this will result in transfers of up to \$5 million in parking tax revenue set aside for the POS South Access Road as soon as it is accumulated to fund SR 518, which is earlier than anticipated for the South Access Project. The proposed budget amendment will enable a transfer of \$1.2 million from the City to the POS in 2007.

Assistant City Manager Rogers reviewed the above summary.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2820 (Continued): CM DeHan stated this came before the Transportation & Public Works (T&PW) Committee in February and June 2007. Ms. Rogers did a great job in negotiating this amendment. Prior to this agreement, the City was going to receive 63% of the collective parking tax. After this amendment, the City is still going to receive 63% of the parking tax. The T&PW Committee recommended approval.

Council consensus: Referred to 09/11/07 RCM Consent Agenda

10. CONSENT AGENDA:

- **Approval of claims vouchers** (check no. 76730) in the amount of \$115.00 for the period ended August 2, 2007.
- **Approval of claims vouchers** (check nos. 76731 – 76902) in the amount of \$861,000.72 for the period ended August 6, 2007.
- **Approval of claims vouchers** (check nos. 76903 – 77122) in the amount of \$2,308,970.09 for the period ended August 21, 2007.
- **Approval of claims vouchers** (check nos. 77123 – 77295) in the amount of \$2,144,698.34 for the period ended September 6, 2007.
- **Approval of payroll vouchers** (check nos. 46057 - 46098) in the amount of \$173,517.48 for the period ended August 15, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 51954 - 52131) in the amount of \$306,223.54 for the period ended August 15, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$61,598.81 for the period ended August 15, 2007.
- **Approval of payroll vouchers** (check nos. 46099 - 46147) in the amount of \$356,335.47 for the period ended August 31, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 52132 - 52313) in the amount of \$315,519.02 for the period ended August 31, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$62,041.98 for the period ended August 31, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended September 7, 2007.

Approval of Council Meeting Minutes:

- **Regular Council Meeting** held July 24, 2007.
- **Administration & Finance Committee Meeting** held August 6, 2007.
- **Public Safety & Justice Committee Meeting** held August 6, 2007.
- **Land Use & Parks Committee Meeting** held August 9, 2007.

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

Agenda Bill #2836; Motion authorizing the City Manager to sign a Grant Agreement with the Department of Ecology for a \$60,000 Grant to adopt an updated Shoreline Master Program for Angle Lake

Agenda Bill #2844; Motion authorizing the City Manager to enter into a Contract with Berk and Associates for Consultant Services to conduct a Potential Annexation Area Study

Agenda Bill 2825; Motion authorizing the City Manager to enter into an Interlocal Agreement with the Highline School District and authorize payment for construction of a City Recreation Room at the new Bow Lake School

Agenda Bill #2842; Resolution #07-017 amending the Fee Schedule of the Synthetic Turf Sports Field

Agenda Bill #2817; Resolution #07-018 declaring the December 2006 Windstorm Disaster Declaration

Agenda Bill #2820; Ordinance #07-1018 authorizing the City Manager to sign Amendment No. 1 to the Port of Seattle and City of SeaTac 2005 Interlocal Agreement (ILA-2) entered into on February 16, 2006 and amending the City's 2007 Annual Budget for transfer of funds to the Port of Seattle for the SR 518 Project

MOVED BY T. ANDERSON, SECONDED BY DEHAN 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: There were no new business items.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: (1) applauded staff's effort in working with HSD to open the new Bow Lake Elementary School building in time for school to begin; and (2) budget workshops are scheduled from noon to 5 p.m. on September 24, and October 8 and 22.

COUNCIL COMMENTS: Council stated their appreciation for the VRP Project, and the Neighborhood Enhancement Project at North SeaTac Park, which were both dedicated this past weekend. Both projects are quality projects completed under the direction of P&R Director Ledbetter.

CM A. Anderson stated during the summer recess, he vacationed with family in Florida which made him appreciate the Seattle weather.

CM Wythe stated this summer he re-roofed his house and dealt with Building Plans Examiner/Inspector II Basil Papahronis. He is a great person and a valued employee. His customer service is to be commended.

CM T. Anderson requested the October 22 budget workshop date be changed because she will be at FEMA training for the City during that week.

DM Shape questioned a reference to a taller chair being purchased so Council could be more visible behind the dais.

CM T. Anderson requested a tour of Bow Lake Elementary School. Mr. Ward stated that will be requested after the construction is complete.

Mayor Fisher reiterated CM T. Anderson's request for the October 22 Budget Workshop date change. Mr. Ward stated Executive Assistant Lesa Ellis will be in contact with the Council to determine the best date.

CM Brennan stated the Hotel/Motel Tax Advisory Committee Meeting is scheduled for September 12 at 3 p.m. at the West Coast Hotel.

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 8:08 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Marcia Rugg, Deputy City Clerk

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

September 11, 2007
5:30 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Fisher at 5:34 p.m.

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

ADMINISTRATIVE STAFF: City Manager Craig Ward, City Attorney Mary Bartolo-Mirante, and Deputy City Clerk Marcia Rugg.

RECESSED: Mayor Fisher recessed the Special Meeting to an Executive Session on Personnel Issues at 5:35 p.m.

EXECUTIVE SESSION: Personnel Issues (30 minutes) (RCW 42.30.110[1][g])

RECONVENED: Mayor Gene Fisher reconvened the Special Council Meeting at 6:04 p.m.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY SHAPE TO ADJOURN THE SPECIAL MEETING OF THE SEATAC CITY COUNCIL AT 6:03 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Marcia Rugg, Deputy City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

September 25, 2007
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Fisher at 6:07 p.m.

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

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager (ACM) Tina Rogers, City Attorney Mary Mirante Bartolo, Deputy City Clerk (DCC) Marcia Rugg, Human Services (HS) Coordinator Colleen Brandt-Schluter, Finance Director Mike McCarty, Planning Director Steve Butler, Principal Planner Jack Dodge, Senior Planner Mike Scarey, Senior Planner John Schelling, Associate Planner Kate Kaehny, Facilities Director Pat Patterson, Public Works (PW) Director Dale Schroeder, City Engineer Tom Gut, Economic Development (ED) Manager Todd Cutts, Systems Administrator Bart Perman, Human Resources (HR) Steve Mahaffey, Fire Chief Bob Meyer, Assistant Fire Chief Brian Wiwel and Chief of Police Services James Graddon.

FLAG SALUTE: King County (KC) CM Julia Patterson led the Council, audience and staff in the Pledge of Allegiance.

PUBLIC COMMENTS: There were no public comments.

PRESENTATIONS:

●Roads and Transit Plan

KC CM Patterson discussed the Roads and Transit Ballot Proposal going to vote November 6, 2007. She outlined the traffic problems and lack of transit service in some of the newly growing areas in and around Puget Sound. Traveling north on I-405 is one of the worst commutes in the State between Renton and Bellevue. The average speed is about 23 miles per hour and continues for five hours a day. SR 509 converges out into many neighborhoods and there are gaps in the high occupancy vehicle (HOV) lanes. The buses experience the same traffic congestion as vehicles. On many highways there are no shoulders or bike lanes. It is estimated, the population will increase over 1.2 million by the year 2025. The State has underinvested in the road and transit systems and has not raised the gas tax in 13 years. During the 1990's, there was a population explosion. This region is behind in building a high capacity transit system, which has resulted in the situation today.

The proposed ballot will allow the region to move forward and make investments. This proposal tackles congestion, fixes the worst choke points in the system, and expands light rail and express bus service. It brings roads and transit together in one ballot proposal. This is the first balanced plan to give people more choices for a single occupancy vehicle. It will build more park and ride lots, bike lanes and over 50 miles of light rail.

KC CM Patterson discussed the capital projects for South KC as detailed in Agenda Bill #2847. Commuter rail parking garages will be added and expanded in Sumner, Puyallup and Auburn.

KC CM Patterson discussed an independent review by an outside entity regarding the financial plan. This plan is supported by the business community, the mainstream environmental community, labor community and other voter groups. It is also supported by many local and State officials. Renton, Burien, Tukwila, Auburn, and Puyallup endorse this ballot.

CM Shape thanked KC CM Patterson for the work on the many committees to improve the transportation problems in the Puget Sound Region.

CM DeHan stated that all south county regions support this ballot.

DM Shape stated that cities in the Suburban Cities Association (SCA) support this ballot.

Council discussion ensued regarding the ballot issue.

SUSPENSION OF THE RULES:

MOVED BY DEHAN, SECONDED T. ANDERSON TO SUSPEND THE RULES TO BRING FORWARD THE PUBLIC COMMENTS, NEW BUSINESS ITEM AND COUNCIL ACTION RELATED TO AGENDA BILL NO. 2847.

MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS (related to Agenda Bill #2847): There were no public comments.

NEW BUSINESS:

Agenda Bill #2847; Resolution #07-019 expressing the City Council's support of Sound Transit (a Regional Transit Authority) and RTID (a Regional Transportation Investment District) Proposition #1 – Regional Roads and Transit System, to be presented to the electorate on November 6, 2007

Summary: Sound Transit and RTID Proposition #1—Regional Roads and Transit System will be presented to the electorate on November 6, 2007. The Roads & Transit Plan is a joint effort by Sound Transit and the RTID planning committee to create the first-ever integrated set of highway, bridge and transit improvements for Snohomish, King and Pierce Counties. The investments in light rail, commuter rail, HOV and general purpose lanes, park-and-rides, new highway connections, and more would connect the busiest population and job centers, providing more reliable transportation for people and goods. The Roads & Transit Plan that is on the ballot integrates the Sound Transit 2 plan for transit investments (which extends the region's light-rail system to 70 miles) and the RTID *Blueprint for Progress*, (which details investments in state highways and bridges in the three-county region).

According to RTID and Sound Transit, the following capital projects in South KC (SKC) are part of the Roads & Transit proposal:

- Extend light rail from the Airport, south to Tacoma, including a new light rail station at South 200th Street in SeaTac.
- Complete the SR 509 freeway in SeaTac from its current terminus to connect with I-5.
- Add two southbound lanes on I-5 between SR 509 and Federal Way, and one northbound lane on I-5 from Federal Way to SR 509.
- Complete the new interchange work at South 320th Street in Federal Way (Triangle Interchange).
- Improve the access-ramp configuration at SR 167/I 405 interchange.
- Increase express bus service in SKC.
- Sounder Commute Rail Station in Tukwila, and expand parking at other Sounder Stations, including a new garage at the Burien Transit Center.
- Expand Sounder (commuter rail service) in SKC.

Throughout the Puget Sound region, the new Roads & Transit capital investments create assets worth approximately \$17.8 billion in 2006 (\$10.8 billion for Sound Transit and \$7.0 billion for RTID). To fund these capital improvements, an increase in the sales tax of six-tenths of one percent (five-tenths of one percent would fund Sound Transit and one-tenth of one percent would fund the RTID improvements) and a local motor vehicle excise tax of up to eight-tenths of one percent (approximately \$80 per \$10,000 of value per vehicle) to fund the RTID improvements would be imposed.

Regional Code of Washington (RCW) 42.17.130 prohibits the use of city facilities to assist in promotion of or opposition to any ballot proposition. However, RCW 42.17.130(1) allows the Council to adopt a Resolution in support of or opposition to a ballot proposition if certain mandatory procedural steps are taken, including providing notice that the Council will discuss taking a collective position regarding the ballot measure, and providing an opportunity for public comment prior to Council action. Therefore, public comments have been solicited for the Council Meeting of September 25, 2007.

MOVED BY DEHAN, SECONDED BY T. ANDERSON TO PASS RESOLUTION #07-019.

MOTION CARRIED UNANIMOUSLY.

PRESENTATIONS (Continued):

•Distributive Education Club of America (DECA) Proclamation

Mayor Fisher read the DECA Proclamation and presented to DECA member McKinnley Bill.

•Washington Women's Employment and Education (WWE)

Human Services Coordinator Colleen Brandt-Schluter introduced WWE/Kent Site Manager Sharon Holmes. Ms. Holmes stated WWE provides training and education for low income individuals to become self-sufficient, to get off welfare and/or find employment. The program has been successful for 25 years. They have served over 12,000 individuals with an 88% rate becoming self-sufficient. A shorter version of the program was just started in SeaTac. A contract with the City will be completed by the end of this quarter. Ms. Holmes would like to work together with the Lutheran Community Center (LCC) to recruit more individuals with additional funds from SeaTac. She stated there is a need for computers as the women in this area have to travel to Kent for computer training. She requested assistance for clothing, equipment, and a way to spread the information about the program.

PRESENTATIONS (Continued):

WWE (Continued): Upon a question posed by CM A. Anderson, Ms. Holmes stated four SeaTac residents attended the last quarter. She added that at the last fair at LCC, she obtained a list of several interested people.

CM DeHan inquired if the HS Advisory Committee could be involved in the contract.

CM T. Anderson requested Systems Administrator Bart Perman to discuss the possibility to donate the City's surplus of computers.

● **Reinvesting in Youth, Dropout Prevention Project**

Supreme Court Justice Bobbie Bridge discussed the importance of the Reinvesting in Youth project. State Senator Norm Maleng and she have been working on truancy issues for 15 years in support of maintaining and sustaining State-wide funding for enforcement of truancy laws and developing interventions pertinent to at risk youth. Truancy is the first early sign indicating disengagement in education and to the community. It eventually leads to juvenile delinquency or truancy in school and other negative consequences. It has been proven that of those who do not graduate, one quarter eventually get their diploma, one quarter a GED and the other half do not earn any high school credentials. She stated other statistics: youth in State and Federal prisons, loss of earning power, wages, taxes, productivity and becoming more likely to rely on public assistance, State and Federal coffers.

Youth Director Jim Street discussed the plans for a regional partnership. SeaTac and 12 other SCA cities, and the Port of Seattle (POS) have contributed to the administrative costs of Reinvesting in Youth. The steering committee draws on a wide range of leadership including State legislators, school superintendents, police officers and chiefs, CMs and other SCA cities. The contributions made over the past five years by the City and others have encouraged other private funders. Over 2.5 million dollars was raised from eight different foundations to do the programmatic work to focus on juvenile justice issues. As the first phase of this project ended, the steering committee decided to address school dropouts. The last amount of money from this phase went into a comprehensive study to develop practices for reducing the dropout rate. The strategy of the plan is a partnership with 4 - 6 school districts in KC, particularly those with higher dropout rates. Highline School District (HSD) is a primary target as it has a higher than average dropout rate (35%), a diverse study body, and a strong current leadership with the commitment to systemic reform and change. The plan is intended to develop intensive resource materials that identify those 10 – 12 transformational target areas for an action plan which also involves changing State policy reform.

Upon a question by CM DeHan, Mr. Street stated he could not break down the exact figures of recidivism for the City. However, in KC juvenile court, from 1998 – 2004, the number of juvenile court filings was reduced by almost 42%. or double from the State as a whole. Increasing the dollars for evidence based services and increasing the quality of performance of the agencies involved, correlates in reinvesting in youth and the reduces recidivism.

CM DeHan suggested Mr. Street propose consideration of funds with the City's HS Advisory Committee.

Council discussion ensued regarding how the City can contribute toward this project. Mr. Street encouraged working as a partnership with other regional partnerships.

● **Draft Final Standards for the South 154th Street Station Area**

Planning Director Butler stated this discussion addresses the interim standards for the station area and the final stages of preparing the final standards. This briefing is one of several to occur over the next few meetings.

Senior Planner Scarey discussed the background of the development and interim standards. The goal of the final standards is to create a set of development standards to help implement the vision for the South 154th Street Station Area which was embodied in the station area plan for that as adopted in December. The station area principals include: (1) mixed use neighborhood to be pedestrian friendly; (2) transit oriented; and (3) celebrate the diversity of the neighborhood. The additional objectives are to: (1) align interim standards more closely with the adopted station area action plan goals; (2) reflect current best practices; and (3) create development incentives. The draft final standards will be presented to Council on October 9 and 23 and with final Council action in November.

Associate Planner Kaehny reviewed the changes of interim standards into final form, including the theme named the new "Urban Design Vision", use charts, site planning and building orientation. The building design issues will be adjusted bringing the standards from 1999 to 2007, such as changes to front yard set back requirements. Parking structures will change standards, as well as other buildings in the station area.

Council discussion ensued regarding ground floor uses in design with parking structures.

PRESENTATIONS (Continued):

●Significant Tree Retention in Single-Family Residential Zones

Senior Planner Schelling discussed single-family residential zones and some of the existing regulations. The City requires 12% of the significant trees and the interior of a project to be retained until approval of a tree retention or landscape plan. Some of the current issues include trees being removed by owners of a single-family property before they submit an application for a short plat, owners of new homes in these projects remove a tree as it reads as being exempt, and trees are retained in the short plat are being removed during construction because there is no building envelope associated with it.

Principal Planner Dodge discussed a series of several aerial photos of how the existing regulations before it was short platted and a view after removing significant trees pursuant to the code. The loopholes in SeaTac’s codes have been taken advantage of in the City’s tree retention requirements.

Mr. Schelling described the four categories under consideration and the proposed changes: (1) loophole closures (2) general clarifications (3) miscellaneous revisions; and (4) proposed enhancements.

Council discussion ensued regarding the loophole closure on the square footage (sf) restrictions and specific provisions of the codes.

Mr. Dodge explained the City’s tree mitigation policy.

DISCUSSION ITEM:

●Summary of \$5,000 - \$25,000 Purchase Requests for the period ended September 21, 2007

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>
Demolition work for demolition and construction of Fire Station 46	Facilities	\$60,000	\$60,000	\$6,250
Builder's Risk Insurance for Fire Station 46 Construction	HR/ Risk Management	\$0	\$0	\$12,306
			will absorb within existing budget	
Fire Records Management System (RMS) Mobile Software and RMS Sync Manager Software	Fire	\$15,000	\$15,000	\$14,113
Refresh existing City Logo	City Manager's Office (CMO)	\$0	\$0	\$6,500
			will absorb within existing budget	

Council consensus: Referred to 09/25/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2843 – A Motion authorizing the City Manager to accept the competitive price set by the State Contract with Konica Minolta Solutions for leasing photocopiers

Summary: The City currently leases 13 photocopiers from Pacific Office Automation (POA). With the copier lease expiring in November 2007, a Request for Proposals (RFP) was issued in April. Four vendors submitted proposals, representing three copier manufacturers. A staff committee attended the demonstrations of each brand of copiers. Based upon the committee’s assessment of the products demonstrated and pricing submitted by each vendor in their proposals, the City identified Konica Minolta as the brand of copier to lease.

Three vendors proposed Konica Minolta. Each of these vendors was given a list of exact models and options needed to provide a second quote. Each vendor was asked to submit a “right-sizing” proposal taking into account information obtained during the assessment as well as average usage history for each existing machine. Two of the vendors, POA and Konica Minolta Business Solutions, provided pricing based on the State contract and were considerably lower than the third, Quality Business Systems.

The proposed monthly cost for new copiers will be approximately \$2,800. This includes replacing all existing copiers plus the addition of a color copier at City Hall and a desktop copier at Fire Station 47. This is a significant savings over our current copier lease which is approximately \$4,800 per month.

After reviewing the proposals and contacting references, it was the opinion of the committee that Konica Minolta Business Solutions would provide the best service to the City.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2843 (Continued): Systems Administrator Perman reviewed the above summary.

Council consensus: Referred to 09/25/07 RCM Consent Agenda

Agenda Bill #2835 – A Motion authorizing Final Acceptance of work for the Valley Ridge Sports Park and Tennis Court renovation projects

Summary: The construction contracts for the Valley Ridge (VR) Sports Park and tennis court renovations were awarded throughout 2007 and all work was substantially completed on September 7, 2007. The final construction costs including Change Orders are listed below.

<u>Valley Ridge Sports Park Contractor</u>	<u>Approved Budget</u>	<u>Actual Cost w/Change Orders</u>
A-1 Landscape and Construction, Inc.	\$948,736	\$895,434.58
Zink Commercial Contractors	\$238,981	\$219,428.00
Arndt Company, Inc.	\$113,506	\$103,187.10
GenCon Pacific, Inc.	\$478,008	\$442,131.30
SeaWest Construction, Inc.	\$521,086	\$479,268.90
ProGrass, LLC.	\$1,151,556	\$1,035,978.77
Watson Asphalt Paving Co., Inc.	\$118,592	\$107,811.00
Tri-Falls Construction, Inc.	\$136,812	\$128,319.59
MVP/ Outdoor Aluminum, Inc.	\$98,407	\$89,788.05

<u>Valley Ridge Tennis Courts Contractor</u>	<u>Approved Budget</u>	<u>Actual Cost w/Change Orders</u>
Lakeside Industries, Inc.	\$50,884	\$51,183.00
SeaWest Construction, Inc.	\$40,135	\$39,189.84
MidPac Construction, Inc.	\$14,064	\$13,394.70

Facilities Director Patterson reviewed the above summary.

Council consensus: Referred to 09/25/07 RCM Consent Agenda

Agenda Bill #2846 – A Motion authorizing the City Manager to execute a Contract with HadleyGreenCreates to execute the Marketing Action Plan (MAP) for 2007

Summary: This Motion authorizes implementing the MAP items recommended for 2007 and facilitate the execution of the marketing action plan that HadleyGreenCreates developed in conjunction with the City's economic development brand concept. This comprehensive marketing effort will target the recruitment of business, development and new investment into the community and has been endorsed by the Hotel/Motel (HM) Tax Advisory Committee. The following components are included in the 2007 scope of services: public relations, ED website, Email blast templates, advertising creative development, capacity folder design and production, capacity folder production, and photography library.

Economic Development Manager Cutts introduced HadleyGreenCreates Project Manager Nat Jungerberg.

Mr. Cutts reviewed the above summary and detailed the scope of work for execution of the SeaTac MAP.

Mr. Cutts stated staff will return to Council in 2008 for approval of expenditure of additional funds in 2008 for this effort.

Council consensus: Referred to 09/25/07 RCM Consent Agenda

Agenda Bill #2602 – An Ordinance related to Development Regulations; amending SeaTac Municipal Code (SMC) Sections 15.10.340, 15.10.410, 15.13.80(A), 15.37.020 and adding a new SMC Section 15.10.078.07

Summary: The proposed Ordinance addresses the following issues:

Bay Windows: The Zoning Code is proposed to be amended to provide for a definition for bay windows. In addition, the Code would be amended to clarify to what extent bay windows would be allowed into setbacks.

Staff and the Planning Commission (PC) have recommended separate proposed changes to the code regarding the projection of "bay windows" into the required setbacks. Following are the staff and PC recommendations:

Option A - Staff Recommendation:

- Bay windows shall not include doors of any kind, and shall be a minimum of 24 inches above the finished grade.
- Bay windows shall be limited to one-story in height.
- There shall be a minimum of 10 ft. between bay windows on a façade.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2602 (Continued):

Option B – PC Recommendation:

- Bay windows shall not include doors of any kind.
- Bay windows may be more than one (1) story in height.

Multifamily Housing Definition: The Zoning Code definition would be amended to broaden the definition for what constitutes multifamily housing. The current definition is too narrow and does not include multiple duplexes on one lot.

Accessory Dwelling Units (ADU): The changes to Chapter 15.37 ADU of the Zoning Code would be twofold: First, dimensional and height criteria will be provided for accessory dwelling units (ADU) that are constructed in combination with an “accessory structure” such as a garage. Currently, no standards exist; and Second, Chapter 15.37 of the SMC would be amended to clarify that in the case of multiple owners of a property with an ADU, only one of the owners needs to reside on the property.

Home Occupations: Under the current definition of “home occupations”, persons not owning the property nor living on the premises may operate a home occupation in the residential zones. The proposed new definition would require the home occupation to be carried on by a person who resides at the premises.

The staff and PC recommendations were reviewed at the June 14, 2007 Land Use and Parks (LUP) Committee meeting. The LUP Committee has recommended the staff option be adopted, which is reflected in this Ordinance.

Planning Director Butler and Principal Planner Dodge reviewed the above summary.

Mr. Dodge discussed the recommendations from staff, PC, and LUP, definitions of a bay window, multifamily housing dwelling units, ADUs, and home occupations.

Council discussion ensued regarding the above recommendations.

Council consensus: Referred to 09/25/07 RCM Consent Agenda

Agenda Bill #2840 – A Motion authorizing the City Manager to sign an Interlocal Agreement (ILA) with the City of Tukwila for joint pursuit of Master Plans for the City of SeaTac Fire Department and the City of Tukwila Fire Department and to study the financial and service delivery feasibility of various cooperative fire service options

Summary: This Motion jointly pursues a master plan for the two city fire departments and a study of the financial and service delivery feasibility of various cooperative service options.

On April 10, 2007, Agenda Bill #2783, the City Council authorized the City Manager to select a consultant to conduct a master fire protection study for the life cycle of all three new fire stations with acknowledgement of existing neighboring fire station locations for possible consolidation of future enhanced regional public safety.

On June 26, 2007 the Council passed Agenda Bill #2805 rescinding Agenda Bill 2783 and authorizing the City Manager to contact the City of Tukwila and if Tukwila was willing, to jointly select a consultant for the purpose of determining the advisability of a consolidated fire service.

Mr. Ward and Fire Chief Meyer and Tukwila City Administrator Rhonda Berry and Fire Chief Nick Olivas with staff assistance from ACM Rogers met and prepared the attached ILA for the consideration of the two city councils. The proposed agreement sets forth the terms by which the study will be conducted.

SeaTac is proposed as the lead city for the fiscal and administrative functions of the consultant contract for the study.

The governance structure for the study consists of a steering committee to review the work and give direction to the study consultant and to manage the ILA. The steering committee is composed of SeaTac City Manager, Tukwila City Administrator, SeaTac and Tukwila Fire Chiefs. A policy committee is proposed to review and give policy direction on the study and to make recommendations to the city councils for consideration of future actions relating to the results of the study. The policy committee is proposed to be comprised of the steering committee members plus two elected officials from each city and a representative from the firefighters union from each city.

The agreement proposes that each city contribute 50% towards the cost of the study, with Tukwila paying SeaTac within 30 days of invoicing for progress payments. The agreement is proposed to remain in effect through the completion of the study and can be terminated with a 90-day written notice.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2840 (Continued): The Finance and Safety Committee of the Tukwila City Council reviewed and commented on the proposed ILA and consultant contract on September 4, 2007. The Tukwila City Council unanimously approved the proposed ILA on September 17.

ACM Rogers reviewed the above summary.

CM Brennan expressed his objections in supporting the study.

Council consensus: Referred to 10/09/07 RCM / New Business

Agenda Bill #2841 – An Ordinance authorizing the City Manager to sign a Contract with Emergency Services Consulting, Inc. (ESCI) to prepare Master Plans for the City of SeaTac Fire Department and the City of Tukwila Fire Department to make findings and recommendations on the financial and service delivery feasibility of the various partnership options and amending the 2007 Annual Budget

Summary: On April 10, 2007, Agenda Bill #2783, the City Council authorized the City Manager to select a consultant to conduct a master fire protection study for the life cycle of all three new fire stations with acknowledgement of existing neighboring fire station locations for possible consolidation of future enhanced regional public safety. Fire Chief Meyer contacted three consulting firms and discussed their qualifications to perform the study.

On June 26, 2007 the Council passed Agenda Bill #2805 rescinding Agenda Bill #2783 and authorizing the City Manager to contact the City of Tukwila and if they were supportive to select a consultant to jointly study cooperative fire services between the two cities.

An ILA with the City of Tukwila setting forth the terms by which the study would be conducted was proposed under Agenda Bill #2840.

City Manager Ward and Fire Chief Meyer met with Tukwila City Administrator Rhonda Berry and Fire Chief Nick Olivas with staff assistance from ACM Rogers to discuss study options with representatives of ESCI and found them to be qualified to perform the study and well suited to meet the needs of the two communities because of their experience in studies similar in scope to ours in the Washington State and throughout the Country.

The steering committee proposed under the ILA developed and recommends a contract and scope of work. The scope of work includes:

- Phase 1: Master Planning Process. This phase includes stakeholder input and analysis of all aspects of current service delivery and an analysis of future system demands and fiscal ability and potential revenue options to meet those demands. The product will be a separate master plan for each city's fire department with recommendations regarding long-range options for resource deployment to meet target levels of service in the future. Specific recommendations will be made regarding relocation of existing, or siting of new, facilities.
- Phase 2: Opportunities for Partnership Efforts. This phase describes a range of future options from remaining as two independent city fire departments through complete consolidation of the departments into a new emergency service provider. The impact of consolidating the services will be evaluated and represented in graphical form. Critical issues resulting from consolidation will be identified and analyzed and a fiscal analysis of the partnership options will be conducted.
- Phase 3: Findings and Action Steps. The feasibility of each partnership will be presented and a preferred option or options identified. The necessary policy actions, required by the elected bodies will be described and a recommended timeline for the actions will be developed. Strategic planning, legal, governance, funding and other issues will be identified.

The contract calls for the consultant work to be done within 26 weeks of delivery of all required information from the two fire departments, estimated to take approximately two months to compile. The contract shall expire July 1, 2008, unless amended. The contract acknowledges and agrees to work within the governance structure established by the ILA between SeaTac and Tukwila. Compensation for this consultant contract is based on consultant services and expenses not to exceed \$59,397. The ILA proposes that each city shall contribute 50% towards the cost of the study with SeaTac acting as lead agency and the City of Tukwila paying upon invoice.

This Ordinance amends the 2007 Annual Budget by increasing the General Fund expenditure for professional services by \$60,000 and by increasing the General Fund revenue through intergovernment services by \$30,000.

Council consensus: Referred to 10/09/07 RCM / New Business

CONSENT AGENDA:

- **Approval of payroll vouchers** (check nos. 46148 - 46190) in the amount of \$171,051.32 for the period ended September 15, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 52314 - 52491) in the amount of \$310,357.30 for the period ended September 15, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$59,894.39 for the period ended September 15, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended September 21, 2007.

Approval of Council Meeting Minutes:

- **Administration & Finance Committee Meeting** held September 11, 2007.
- **Public Safety & Justice Committee Meeting** held September 11, 2007.
- **Special Council Meeting** held September 11, 2007.
- **Regular Council Meeting** held September 11, 2007.

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

Agenda Bill #2843; Motion authorizing the City Manager to accept the competitive price set by the State Contract with Konica Monolta Solutions for leasing photocopiers

Agenda Bill #2835; Motion authorizing Final Acceptance of work for the Valley Ridge Sports Park and Tennis Court renovation projects

Agenda Bill #2846; Motion authorizing the City Manager to execute a Contract with HadleyGreenCreates to execute the Marketing Action Plan for 2007

Agenda Bill #2602; Ordinance #07-1019 related to Development Regulations; amending SeaTac Municipal Code Sections 15.10.340, 15.10.410, 15.13.80(A), 15.37.020 and adding a new SeaTac Municipal Code Section 15.10.078.07

MOVED BY T. ANDERSON, SECONDED BY DEHAN 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 was no unfinished business.

NEW BUSINESS:

Agenda Bill #2840 – A Motion authorizing the City Manager to sign an Interlocal Agreement (ILA) with the City of Tukwila for joint pursuit of Master Plans for the City of SeaTac Fire Department and the City of Tukwila Fire Department and to study the financial and service delivery feasibility of various cooperative fire service options

DM Shape requested this item be delayed to the October 9, 2007 RCM.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: (1) Rally for the Special Olympics at the Hampton Inn at 9 a.m. on September 26; (2) the City will receive one of the Governor's Smart Community Awards attended by the Mayor, CM T. Anderson, Mr. Butler and himself will attend September 26; (3) Council Budget Workshops are scheduled at noon on both October 8 and October 19; and (4) SeaTV is airing again on Channel 21 and back on schedule.

COUNCIL COMMENTS: CM A. Anderson had the following items: (1) requested volunteers or participants in a walk-a-thon for "Steppin out to Stop Domestic Violence" at Starfire Park in Tukwila on October 6; and (2) RTID is requesting endorsement.

DM Shape stated Saturday, October 6, the Senior Center will be serving a pancake breakfast and everyone is invited to attend.

COUNCIL COMMENTS (Continued): CM Brennan discussed the issue of vicious dog attacks in different parts of the City and many residents have been attending Public Safety & Justice Committee (PS&J) meetings. The Highline Times has also had good and bad articles on the issue. KC animal control has been responding to these issues and several citizens have praised their response time.

CM DeHan discussed the following items (1) materials from the South County Area Transportation (SCATBd) board meeting September 18 and Sound Transit Policy Committee meeting September 25 are available in the Mayor/Council Conference Room; and (2) it is important to support the transportation issues if visitors cannot get transportation from their hotel room.

Mayor Fisher stated his apology to the Tukwila City Council regarding the fire study and yet the Council authorized a consultant to study an annexation instead of doing a survey to discover whether the citizens wanted it.

RECESSED: Mayor Fisher recessed the Regular Council Meeting to an Executive Session on Personnel Issues at 9:01 p.m.

EXECUTIVE SESSION: Personnel Issues (30 minutes) (RCW 42.30.110[1][g])

RECONVENED: Mayor Gene Fisher reconvened the Regular Council Meeting at 9:45p.m.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY WYTHER TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 9:45 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Marcia Rugg, Deputy City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

October 9, 2007
6:00 PM

City Hall
Council Chambers

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

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

FLAG SALUTE: Councilmember (CM) Wythe 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 Tina Rogers, Senior Assistant City Attorney Mark Johnsen, Assistant City Attorney Julia Yoon, Finance Director Mike McCarty, Planning Director Steve Butler, Principal Planner Jack Dodge, Senior Planner Mike Scarey, Associate Planner Kate Kaehny, Public Works Director Dale Schroeder, Parks & Recreation Director Kit Ledbetter, Recreation Services Coordinator Marlon Olson, Fire Chief Bob Meyer, Fire Training Officer John Gallup, Chief of Police Services Jim Graddon, and Administrative Captain Annette Louie.

PUBLIC COMMENTS: Darleene Thompson stated the Bow Lake Mobile Home Park and International Association of Fire Fighters (IAFF) pancake breakfast held on Saturday, October 6 was a great success with 160 people being served. She thanked Deputy Mayor (DM) Shape and his wife Judy for attending and helping out when asked.

PRESENTATIONS:

●Key to the City to volunteer Joe Dixon for his service to the City

Mayor Fisher read the Certificate of Appreciation for Mr. Dixon's service to the Planning Commission (PC). He presented Mr. Dixon with the Key to the City Plaque and thanked him for his volunteer work.

Mr. Dixon stated his appreciation of the Council and the various City departments. He stated he has also chaired the Solid Waste Advisory Board and the Light Rail - SeaTac segment committee. He has attended Fire Facilities Ad Hoc Committee meetings, 85 to 90% of Council Meetings, Council subcommittee meetings and various workshops and spoken on many issues. He stated his appreciation for Parks & Recreation (P&R) Director Kit Ledbetter who he feels has done a wonderful service for the SeaTac citizens.

CM Brennan stated his appreciation of Mr. Dixon's service over the years, including his past military service.

Mayor Fisher stated Mr. Dixon has been the biggest advocate for the tax payers of this City and he will be missed.

●Council Consideration of Mayoral Appointment of Roxie Chapin to serve on the Planning Commission (PC)

Mayor Fisher stated his selection of Ms. Chapin for the PC.

Council consensus: Referred to the 10/23/07 RCM for Confirmation

●2007 Fine Arts Exhibit Winners

Recreation Services Coordinator Olson introduced the purchase award winners: (1) Nola Tresslar – "Seasons Change" (not in attendance); (2) William Bond – "Ramshackle Remains"; (3) Tis Huberth – "Signs of the Times"; and (4) Daniel Anderson – "Virginia V".

Mayor Fisher presented them with monetary awards.

●I-5 / SR 509 Congestion Relief, SR 518 – Sea-Tac Airport to I-5 / I-405 Interchange and SR 18 High Occupancy Toll (HOT) Lane Pilot Project

Public Works (PW) Director Schroeder stated there are a number of projects in various states of design and construction. He introduced Washington State Department of Transportation (WSDOT) I-5 / SR 509 Project Manager Susan Everett.

Ms. Everett reviewed the projects in detail, including the following information: (1) why this project, (2) what it will look like, (3) how it will be funded, (4) how it will be phased, (5) future construction, (6) what has been done so far, (7) project schedule, and (8) plan for right-of-way (ROW) purchases.

Upon a question posed by Deputy Mayor (DM) Shape, Ms. Everett stated the estimated completion date is 2020. SR 509 should be operational in approximately 2014.

CM DeHan commented that it has been a very good alliance between the WSDOT and SeaTac for well over 16 years in keeping this project alive. He thanked WSDOT for their efforts and partnership and the South County

PRESENTATIONS (Continued):

I-5 / SR 509 Congestion Relief, SR 518 – Sea-Tac Airport to I-5 / I-405 Interchange and SR 18 HOT Lane Pilot Project (Continued):

Area Transportation Board (SCATBd) and the cities on it because they have recognized this as a regional project. It has been promoted in that way so SeaTac is not the only entity keeping it alive.

Upon a question posed by CM T. Anderson, Ms. Everett detailed the SR 167 projects which emphasize improvements of HOT lanes, which are new to Washington, but not the Country.

DM Shape questioned how many HOT entrances and exits are proposed for SR 167. Ms. Everett stated she thought there would be eight southbound and six northbound. This is a pilot project. The HOT lanes will become operational in late spring / late summer 2008.

Ms. Everett detailed the SR 518 Project which consists of two portions: (1) SR 518 Third Lane Project – eastbound lane from airport onramp to I-5 / I-405 interchange; and (2) interchange in Burien which will reduce the number of accidents at the SR 518 / SR 509 interchange. The SR 518 Project will cost \$32.6 million with the POS contributing \$10 million.

She reviewed the project schedule: currently in Phase 1 design, purchase remaining ROW in 2008 – 2012, contract with design build company in 2009, final design in 2009- 2012, I-5 ramp meter construction in 2009, I-5 / SR 509 construction in 2010 – 2015, and open to traffic in October 2015.

Council discussion ensued as to the \$10 million from the POS. The POS has requested a transfer of funds the City had dedicated in the Interlocal Agreement (ILA) towards the South Access. Staff is preparing an amendment to the ILA which would move \$5 million from the South Access project to this project.

Upon a question posed by CM DeHan, Ms. Everett stated the eastbound egress from SR 518 onto International Blvd (IB) will be improved as part of the POS rental car facility. The long term plan will allow a right or left turn onto IB. Mr. Schroeder stated that egress is also included as part of the Station Area Plans in that area.

●Draft K&S Development Agreement (DA)

Planning Director Butler introduced K&S Attorney Mike Murphy, and K&S Owners Scott Switzer and Gerry Kingen. He stated this presentation is to provide an overview of the draft DA and to have the Council identify what issues still need to be addressed or further negotiated, if any.

Mr. Butler summarized the background of the DA, including where it is in the process and why it is needed.

Senior Assistant City Attorney Johnsen stated there are some issues still needing to be dealt with. The PC reviewed the draft DA at the October 8, 2007 meeting and provided feedback. Some issues have been resolved.

Mr. Butler detailed some issues raised by the Land Use & Parks (LUP) Committee and the PC: (1) Park-and-Fly use – conversion of parking structure, within a set time period, from Commercial Park-and-Fly use to Station Area-related parking; and (2) consistency with station area plan - widths for internal streets/sidewalks, (3) Should a surface Commercial “Park-and-Fly” parking lot be allowed?, and (4) What happens if major redevelopment occurs on both parcels?

Upon a question posed by CM T. Anderson, Mr. Butler stated City staff met with the Riverton Post Office staff and they have no intention of moving. However, they were open to the prospect of providing an easement or the land itself for a roadway on their property.

Mayor Fisher questioned the number of parking spaces in relation to the number of residential units. Mr. Butler stated because a garage is used during different times of the day than a residence; the numbers are actually lower for a garage than expected while residential is higher. The two numbers were combined and staff looked at what the p.m. peak trip volume would be for a stand alone garage of up to 1200 plus the second alternative, which is a stand alone garage (1200 + the 400 units). Staff feels that within that proposal, the way the road system is designed now, to be further refined by the applicant; it would appear to accommodate traffic in and out of the site for a residential project of up to 450.

Under the Station Area Plans and the current interim standards, K&S could develop more than 400 or 450 residences if they wanted to, but that additional State Environmental Protection Agency (SEPA) mitigation measures might be needed for such a higher density development project.

PRESENTATIONS (Continued):

Draft K&S DA (Continued): Mayor Fisher questioned the following: (1) Can the road system accommodate the development anticipated in the South 154th Street Station Area Plan?; (2) Should SeaTac consider one-way traffic on South 154th & 152nd Streets?; (3) At what point will the City need to do more traffic analysis in the South 154th Street station area?; and (4) Can the roads take residential densities like Vancouver B.C.? Staff will research the answers for Council.

Mr. Murphy stated there seems to be some concern about the 30 foot easement dedication behind the structure. The setbacks normally required would be a maximum of 20 feet. The DA calls for 30 feet to the City. The 30 feet does not go back to the developer. Some concern was also expressed as to whether that is wide enough and should the City have asked for more. At some point it is not feasible for K&S. He noted that the interim standards call for a 40 foot roadway with two 12 foot travel lanes and eight feet on either side. K&S has revised the document to reflect this for the north/south corridor. That could easily be done on the east/west corridor and the City will already have three quarters of it. The City would only need 10 feet from III Marks when that site develops. The 30 feet will allow the City to provide interim access in the short term. This is consistent with normal development standards. Typically, the entire ROW is not taken from one development.

Mr. Murphy stated the DA still requires K&S to pay the traffic impact fees which will go towards improvements around the site.

He reviewed the background of this agreement stating this process began almost two years ago in meetings with City staff to come up with a solution to address a collision with what K&S was designing and where the City was going with interim development standards. By July 2006, a draft document had been summarized and reviewed by Council. Some issues were brought up by Council. A number of changes have been made to the document. According to Mr. Murphy, it is ready, subject to Council input.

Mr. Murphy stated the document has been refined to focus more on the residential only option and start to move away from the Park-and-Fly alternative for many reasons. Residential may be the best option.

CM Wythe stated this appears to be a Park-and-Fly in the middle of transit oriented development (TOD). The City received an award for its Station Area Plans. A Park-and-Fly seems to go against that. This can not go forward as is. Further negotiations are needed. A sunset date is needed if commercial Park-and-Fly is part of the agreement. He referenced a letter written by City Manager Ward dated July 2006 stating the City will support a DA.

CM Brennan stated his disagreement with CM Wythe's comments. This property has sat in its current state forever. The City has got to look at the big vision and at the developers that are going to put their money into developing the City. He stated he is delighted at what has been presented. He would like to see it go forward.

DM Shape stated his agreement with CM Wythe. The City is interested in TOD. The City has had many studies done and no one has ever recommended a Park-and-Fly next to the station. Many codes and Ordinances conflict with this DA. The parking garage waives all City codes. In order to move this forward, he requested all references to 1200 space parking garage be removed.

CM T. Anderson referenced the July 2006 letter written by Mr. Ward. There is nothing definite in the letter. It says the City is looking at a DA. She requested the letter be copied and sent to all CMs. She stated her agreement with CM Brennan.

Mayor Fisher stated he understands why K&S wants to build a parking garage; however, he stated his agreement with DM Shape that there are still some issues that need to be resolved. He stated the Growth Management Act wants the City to add residences and Sound Transit is designed to take cars off the street, not attract cars to park there. He stated he feels K&S is on the right track about residences. He stated he is not sure a Park-and-Fly is what is needed now unless it is conducive to other developments.

He requested staff continue to negotiate with K&S to resolve some of the issues.

●Draft Final Standards for the South 154th Street Station Area

Senior Planner Scarey stated this is the second briefing to Council. He reviewed the process/schedule with Council Action scheduled for the November 6 Special Council Meeting.

Associate Planner Kaehny summarized the issues and changes related to the standards: (1) building height – minimum height of two stories or one story of a minimum 18 feet, with the appearance of a two story structure, (2) open space and amenities – chapter re-organized and clarified, for commercial projects (e.g. plaza or pocket park)

PRESENTATIONS (Continued):

Draft Final Standards for the South 154th Street Station Area (Continued): and residential-only projects (e.g. interior courtyards or playgrounds) - 10 percent requirement for publicly accessible open space may be reduced through incentives, (3) multi-family development standards – no significant changes, clarify which station area standards are required for multi-family projects, and (4) parking standards – maintaining minimum and maximum standards, minor/clarifying changes only.

CM DeHan requested staff explore the option of providing open space at ground level while allowing upper floors to overhang the space, allowing greater use of the development site while providing cover for the space.

DISCUSSION ITEM:

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

City Manager Ward reviewed the following purchase requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Small Business Waste Reduction and Recycling Outreach Program	PW	\$6,000	\$6,000	\$6,000
Traffic Volume Retrieval Services	PW	\$10,000	\$10,000	\$9,000
Replacement of Cisco Call Manager and CER Servers	Finance & Systems	\$16,685	\$16,685	\$14,600

Council consensus: Referred to 10/09/07 RCM Consent Agenda

SUSPENSION OF THE RULES:

MOVED BY SHAPE, SECONDED BY T. ANDERSON TO SUSPEND THE RULES TO BRING FORWARD THE PRESENTATION AND COUNCIL ACTION REGARDING AGENDA BILLS #2840 AND 2841.

MOTION CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS:

Agenda Bill #2840 – A Motion authorizing the City Manager to sign an Interlocal Agreement (ILA) with the City of Tukwila for joint pursuit of Master Plans for the City of SeaTac Fire Department and the City of Tukwila Fire Department and to study the financial and service delivery feasibility of various cooperative fire service options

Summary: On April 10, 2007, Agenda Bill #2783, the City Council authorized the City Manager to select a consultant to conduct a Master Fire Protection Study for the life cycle of all three new fire stations with acknowledgement of existing neighboring fire station locations for possible consolidation of future enhanced regional public safety.

On June 26, 2007 the Council passed Agenda Bill #2805 rescinding Agenda Bill #2783 and authorizing the City Manager to contact the City of Tukwila and if Tukwila was willing, to jointly select a consultant for the purpose of determining the advisability of a consolidated fire service.

SeaTac City Manager Ward and Fire Chief Meyer and Tukwila City Administrator Rhonda Berry and Fire Chief Nick Olivas, with staff assistance from SeaTac Assistant City Manager Rogers met and prepared the ILA for the consideration by the two City Councils. The proposed agreement sets forth the terms by which the study will be conducted.

SeaTac is proposed as the lead City for the fiscal and administrative functions of the consultant contract.

The proposed governance structure for the study consists of a Steering Committee to review the work and give direction to the study consultant and to manage the ILA. The Steering Committee is composed of SeaTac City Manager, Tukwila City Administrator, and SeaTac and Tukwila Fire Chiefs. A Policy Committee is proposed to review and give policy direction on the study and to make recommendations to the City Councils for consideration of future actions relating to the results of the study. The Policy Committee is proposed to be comprised of the Steering Committee members plus two elected officials from each City and a representative from the firefighters union from each City.

The agreement proposes that each City contribute 50% towards the cost of the study, with Tukwila paying SeaTac within 30 days of invoicing for progress payments. The agreement is proposed to remain in effect through the completion of the study and can be terminated with a ninety-day written notice.

UNFINISHED BUSINESS (Continued):

Agenda Bill #2840 (Continued): The Finance and Safety Committee of the Tukwila City Council reviewed the proposed ILA and consultant contract on September 4, 2007. Their comments have been incorporated in the proposed documents. The Tukwila City Council unanimously approved the proposed ILA on September 17.

Assistant City Manager Rogers reviewed the above summary.

CM Brennan stated he opposed this issue two weeks ago as he feels the City is wasting money. Most of the answers are already known. Any additional questions can be answered by the City's Fire Department.

DM Shape stated Tukwila is the wrong City to do this ILA with as Tukwila is a retail City and SeaTac is residential. SeaTac should be talking with Burien, Normandy Park, North Highline and the POS.

CM Wythe stated his agreement with DM Shape. The City should be considering an ILA with the POS. It is important for all adjacent communities to step beyond their borders and coordinate.

Mayor Fisher stated that after the Levy Lid Lift failed, he brought all of the entities together. The only one that wanted to come together was Tukwila. The elected officials have an obligation to come up with a new plan. This is about providing better services.

MOVED BY DEHAN, SECONDED BY WYTHE TO PASS AGENDA BILL #2840.*

PUBLIC COMMENTS (related to Agenda Bill #2840): There were no public comments.

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

UNFINISHED BUSINESS (Continued):

Agenda Bill #2841; Ordinance #07-1020 authorizing the City Manager to sign a Contract with Emergency Services Consulting, Inc. (ESCI) to prepare Master Plans for the City of SeaTac Fire Department and the City of Tukwila Fire Department to make findings and recommendations on the financial and service delivery feasibility of the various partnership options and amending the 2007 Annual Budget

Summary: SeaTac City Manager Ward and Fire Chief Meyer met with Tukwila City Administrator Rhonda Berry and Fire Chief Nick Olivas, with staff assistance from SeaTac Assistant City Manager Rogers to discuss study options with representatives of ESCI and found them to be qualified to perform the study and well suited to meet the needs of the two communities because of their extensive experience in studies similar in scope to ours in the State of Washington and throughout the Country.

The Steering Committee proposed under the ILA, developed and recommends the contract and scope of work. The scope of work includes:

- Phase 1: Master Planning Process. This phase includes stakeholder input and analysis of all aspects of current service delivery, an analysis of future system demands and fiscal ability and potential revenue options to meet those demands. The product from this phase will be a separate Master Plan for each City's Fire Department with recommendations regarding long-range options for resource deployment to meet target levels of service in the future. Specific recommendations will be made regarding relocation of existing facilities or siting of new facilities.
- Phase 2: Opportunities for Partnership Efforts. This phase describes a range of future options from remaining as two independent City Fire Departments through complete consolidation of the departments into a new emergency service provider. The impact of consolidating the services will be evaluated and represented in graphical form. Critical issues resulting from consolidation will be identified and analyzed and a fiscal analysis of the partnership options will be conducted.
- Phase 3: Findings and Action Steps. The feasibility of each partnership will be presented and a preferred option or options identified. The necessary policy actions, required by the elected bodies will be described and a recommended timeline for the actions will be developed. Strategic planning, legal, governance, funding and other issues will be identified.

The contract calls for the consultant work to be done within 26 weeks of delivery of all required information from the two Fire Departments, estimated to take approximately two months to compile. The contract shall expire July 1, 2008 unless amended. The contract acknowledges and agrees to work within the governance structure established by the proposed ILA between SeaTac and Tukwila.

UNFINISHED BUSINESS (Continued):

Agenda Bill #2841; Ordinance #07-1020 (Continued): Compensation for this consultant contract is based on consultant services and expenses not to exceed \$59,397. The ILA proposes that each City shall contribute 50% towards the cost of the study with SeaTac acting as lead agency and the City of Tukwila paying upon invoice.

This Ordinance amends the 2007 Annual Budget by increasing the General Fund expenditure for professional services by \$60,000 and increasing the General Fund revenue through intergovernment services by \$30,000.

MOVED BY BRENNAN, SECONDED BY DEHAN TO ADOPT ORDINANCE #07-1020.*

DM Shape questioned since the scope of the study looks into personnel, equipment, stations, etc., should any planning or design work on Stations 45 and 47 be put on hold. City Manager Ward stated that is up to Council. In negotiating the scope of work, in response to previous Council direction, the areas served by Station 45 have not been included in the study. Staff is still proceeding with capital requests in the 2008 budget for at least design work for Station 45. In addition, the City has staffing needs that continue to be proposed within the 2008 budget. Nothing is on hold that was already programmed for fire service personnel or stations for the 2008 budget pending this study. Station 47 is the area that overlaps service areas with Tukwila, and staff was not planning on bringing that forward until 2008 anyway.

CM DeHan stated he chaired the Civil Service Commission prior to being on Council. At several conferences, it was mentioned, discussed and agreed that a regional provision for supplying public and safety health was the correct way to go. He has since then chaired two ad hoc committees reviewing the City’s own fire services. SeaTac has developed plans that are first class. That does not mean SeaTac should not look at what a regional approach would do. The question needs to be asked. He stated his support of this study.

PUBLIC COMMENTS (related to Agenda Bill #2841): There were no public comments.

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

AGENDA BILL PRESENTATIONS:

Agenda Bill #2848 – A Motion declaring vehicles and miscellaneous equipment surplus and approving same to be sold at public auction

Summary: Due to the purchase of previously approved vehicles and to reduce operation costs, the City now has vehicles and equipment to declare surplus. If approved, staff will arrange with an auctioneer specializing in vehicle and equipment sales to sell these assets. The smaller equipment such as blowers and weed eaters will be used as trade-ins against the purchase of new equipment.

As part of the 2007 equipment rental fund budget, \$166,500 was approved for replacement. The following vehicles and equipment will be surplused to help reduce operating costs:

1998	Dodge Ram Truck	60,000 miles
2001	Dodge Ram Truck	55,000 miles
2001	Dodge Van	35,000 miles
1996	Ford Truck	95,000 miles
1998	Dodge Ram Truck	75,000 miles
1997	Utility Trailer	
1997	Nuway Trailer with arrowboard	
1997	Ford 72” Mower	800 hours
5 backpack blowers, 6 weed eaters, 3 Honda 21” mowers, 1 Ferris mower, 1 polesaw, 1 12” chainsaw, 1 sod cutter, 1 overseeder, 1 portable air compressor, 1 60-gallon spray tank, 1 flail mower, 1 rototiller, 1 button machine, 2 plate wackers, and 1 pallet tool		

The salvage value on the books for the surplus vehicles is \$12,480. However, auctioning this equipment is estimated to bring in between \$20,500 and \$30,000.

PW Director Schroeder reviewed the above summary.

Council consensus: Referred to 10/09/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2851 – A Motion authorizing the City Manager to accept grant funds in the amount of \$19,361 from the United States (US) Department of Justice, Bureau of Justice Assistance (BJA) for a 2007 Justice Assistance Grant (JAG) in order to fund replacement tasers for the Police Department and media equipment for the courtroom; and further authorizing the appropriate disbursement of such funds

Summary: This 2007 JAG grant, in the amount of \$19,361, shall be dedicated for purchasing equipment consistent with the criminal justice system. If accepted, the funding from the JAG grant will be directed toward acquiring replacement tasers for the Police Department and media equipment for the courtroom in order to enhance prosecution of crimes. It is anticipated that \$5,000 will be distributed to the Municipal Court to purchase a laptop computer and plasma screen to install in the courtroom. This new media equipment will enhance prosecution of crimes. The remainder of the funds, \$14,361, shall be used to purchase replacement tasers for the Police Department. This grant is awarded up front and the City receives immediate control over the funds. There are no mandatory set-asides, no required City match, and the City is not providing any in-kind contributions.

The JAG program is designed to streamline justice funding and grant administration. Local jurisdictions are given up front financial support of a broad range of activities to prevent and control crime. JAG replaces the Local Law Enforcement Block Grant (LLEBG) programs with a single funding mechanism that simplifies the administration process. This grant provides local agencies with the flexibility to prioritize and place justice funds where they are needed most. The BJA previously awarded funding to the Police Department through the LLEBG program, and is now presenting the opportunity for the Police Department to accept grant funding through the JAG program.

Administrative Captain Louie reviewed the above summary.

Council consensus: Referred to 10/09/07 RCM Consent Agenda

Agenda Bill #2852 – A Motion approving the Second Amendment to the Employment Agreement between the City Manager and the City of SeaTac

Summary: Mr. Ward has been the City Manager for the City of SeaTac since August 1, 2005. The City Council has decided to increase the City Manager's salary by five percent, effective August 9, 2007, for a new salary of \$144,986.18. This is included in the 2007 budget.

City Attorney Mirante Bartolo reviewed the above summary.

Council consensus: Referred to 10/09/07 RCM Consent Agenda

Agenda Bill #2849 - A Motion authorizing the City Manager to enter into an Agreement between Highline School District (HSD) and City of SeaTac for a School Resource Officer (SRO)

Summary: This proposed agreement would continue the HSD's contribution of \$50,000 to offset a portion of the annual cost for a SRO at the Tyee Educational Complex and Chinook Middle School for this school year. The HSD first provided partial funding at this level during the 2006-2007 school year.

The agreement is similar to that used for the first year of funding, omitting any reference to any reciprocal funding expectation from the City to the HSD for other programs. It is based on an agreement that the HSD has in place with the City of Burien. The agreement has been reviewed by, and is acceptable to Chief of Police Services Graddon, who is the City's designated contact person for the agreement.

The agreement documents indemnification, the employment status of the officer, how a replacement would be selected, the work schedule and duties of the SRO and the facilities to be provided by the HSD. It requires payment of the full \$50,000 upon invoice in 2007. It is consistent with and documents SeaTac's current practices regarding the SRO at Tyee Educational Complex and Chinook Middle School. This agreement does not commit to any additional staffing or enhancement of services at the schools. The term of the agreement is through June 30, 2008 and provides for termination of the contract with 60 days written notice by either party. In the event of early termination, the City would return to the HSD \$5,000 for each full month remaining in the school year.

The City's 2007 annual budget was approved with the City bearing the full cost (\$134,457) of an SRO for the 2007 fiscal year. This agreement would result in an unanticipated \$50,000 in additional revenue to the general fund.

Assistant City Manager Rogers reviewed the above summary.

CM DeHan applauded the HSD in their continued participation in this partnership.

Council consensus: Referred to 10/09/07 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 77296 - 77492) in the amount of \$2,217,283.51 for the period ended September 21, 2007.
- **Approval of claims vouchers** (check nos. 77493 – 77690) in the amount of \$1,380,539.77 for the period ended October 5, 2007.
- **Approval of payroll vouchers** (check nos. 46191 - 46235) in the amount of \$350,418.83 for the period ended September 30, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 52492 - 52673) in the amount of \$302,058.28 for the period ended September 30, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$59,821.07 for the period ended September 30, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended October 5, 2007.

Approval of Council Meeting Minutes:

- **Special Council Meeting** held August 6, 2007.
- **Land Use and Parks Committee Meeting** held September 18, 2007.
- **Transportation and Public Works Committee Meeting** held September 25, 2007.

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

Agenda Bill #2848; Motion declaring vehicles and miscellaneous equipment surplus and approving same to be sold at public auction

Agenda Bill #2851; Motion authorizing the City Manager to accept grant funds in the amount of \$19,361 from the United States Department of Justice, Bureau of Justice Assistance for a 2007 Justice Assistance Grant in order to fund replacement tasers for the Police Department and media equipment for the courtroom; and further authorizing the appropriate disbursement of such funds

Agenda Bill #2852; Motion approving the Second Amendment to the Employment Agreement between the City Manager and the City of SeaTac

Agenda Bill #2849; Motion authorizing the City Manager to enter into an Agreement between Highline School District and City of SeaTac for a School Resource Officer

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

PUBLIC COMMENTS (related to the Consent Agenda): There were no comments.

*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 items of business: (1) Budget Workshop 3 is scheduled for Friday, October 19 from noon – 5 p.m.; (2) LUP Committee meeting has been rescheduled from October 11 to October 18 at 5:00 p.m.; (3) red light enforcement began at Military Road and South 188th Street; and (4) thanked Council for his annual review.

COUNCIL COMMENTS: CM A. Anderson stated October is Domestic Violence Awareness Month. He stated he took a walk with the City of Tukwila on Saturday, October 6 to raise money for domestic violence.

CM Wythe praised City Manager Ward for his work.

CM T. Anderson stated Sunday, October 14, in the City Hall Council Chambers at 2 p.m., there will be a Highline Historical Society (HHS) event honoring Angle Lake School. She invited everyone to attend. When the school is torn down, the HHS is hoping to acquire some of the bricks and put plaques on them for souvenirs.

DM Shape stated nominations end October 17 for Suburban Cities committees. He encouraged Council to volunteer. He also emphasized what Mrs. Thompson said about the pancake breakfast. It is run by volunteers and the support of staff. He thanked the volunteers.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY T. ANDERSON, SECONDED BY DEHAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:52 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Kristina Gregg, City Clerk

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

October 23, 2007
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Fisher at 6:15 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 SALUTE: John Thompson, SeaTac citizen, 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 Tina Rogers, Senior Assistant City Attorney Mark Johnsen, Planning Director Steve Butler, Senior Planner Mike Scarey, Facilities Director Pat Patterson, Public Works Director Dale Schroeder, Parks & Recreation Director Kit Ledbetter, Human Service Coordinator Brandt-Schluter, Building Official Gary Schenk, Neighborhood Coordinator Trudy Olson, Fire Chief Bob Meyer, and Administrative Captain Annette Louie.

PUBLIC COMMENTS: Mary Koontz questioned when the public meeting regarding the 55 acre parcel will be held and how the public will be notified. Public Works (PW) Director Schroeder stated that no date has been set yet and that the surrounding neighborhood would be notified by mail.

Barder Bader, a member of the Neighbors Without Borders group, stated her opposition to the park and fly portion of a proposal for developing the South 154th Street Station Area. She felt that bringing in additional traffic is unfair to those living in the area. City Manager Ward stated staff is in negotiations to redo the terms of the proposal.

Cindy Lou Gailey questioned the progress of making South 133rd Street between 24th Avenue South and Military Road more pedestrian friendly. Mr. Schroeder met with Ms. Gailey during the meeting to discuss the future plans.

PRESENTATIONS:

● **Introduction of new City Employees: City Manager's Office Administrative Assistant III Kristin Boone, Public Works Building Division Code Enforcement Officer Terry Farden, Finance Department System Analyst Marcos Rubalcaba, City Clerk's Office Administrative Assistant II Debbie Sandoval, and Finance Department Geographic Information System Analyst Scott Wong**

City Manager Ward introduced the employees.

● **Council Confirmation of Mayoral Appointment of Roxie Chapin to the Planning Commission (PC)**

MOVED BY SHAPE, SECONDED BY DEHAN TO CONFIRM THE MAYORAL APPOINTMENT OF ROXIE CHAPIN TO THE PLANNING COMMISSION.

MOTION CARRIED UNANIMOUSLY.

Mayor Fisher read the certificate of appointment and presented it to Ms. Chapin.

● **A.P.P.L.E. (A Positive Parent Learning Environment) Parenting Program**

Human Services Coordinator Brandt-Schluter introduced A.P.P.L.E. Parenting Program Coordinator Karen Hendrickson and parent Rosa Melgar.

Ms. Hendrickson stated the mission of the program is to partner with parents in building strong, healthy, non-violent families. She stated there are two programs offered: (1) A.P.P.L.E. Parenting groups for parents with children from birth to 8; and (2) Baby and Me groups with children from birth to 18 months. She detailed classes offered.

Ms. Hendrickson stated the money received from SeaTac is used for teacher salaries, insurance, supplies, and snacks.

Ms. Melgar shared her experience with the A.P.P.L.E. program. She has been a parent, volunteer and now a teaching assistant with the program. She has two daughters and the A.P.P.L.E. program has helped give her the tools and support for her family.

PRESENTATIONS (Continued):

● **Neighborhood Grant Projects – Bloom Where You Are Planted**

Building Official Schenk reviewed the program. It was successful with over 70 pounds of produce donated to the food bank. The area youth were involved in positive school activities, learning that gardening is hard work and requires ongoing effort but produces great things. The grant was for \$800. The project cost \$789.18. Part of the grant match was donating labor in kind. 177 hours were donated, well in excess of what was required to meet the obligation.

Mr. Schenk introduced Angle Lake Program Manger Claudia Dickinson. Ms. Dickinson stated she is from the Lutheran Community Services Family Resource Center. The center took the lead in talking with the Chinook Middle School Family and Community Liaison and Angle Lake Court to make this project happen.

Ms. Dickinson stated this has been a wonderful experience. One of the benefits was that it was a great way to develop relationships with the Angle Lake Court seniors and students. One of the relationships was with a person at the school who provides AmeriCorps to the school. An AmeriCorps person was requested to be at the Family Resource Center so the program could continue and maybe have nutrition programs and do additional gardening. Ms. Dickinson introduced AmeriCorps members Nicole Anderson and Emily Ausema and Angle Lake Court residents Norma Knott and Margaret Gulling.

Ms. Knott, Ms. Gulling, and Ms. Anderson all stated the benefits in working with the students and the program.

Councilmember (CM) Brennan stated he was pleased to hear the report and that it will be ongoing. This is the best money the City might spend all year.

CM DeHan stated that the produce is an insignificant bi-product of the fact that the youth and seniors are working together.

● **2007 Final Docket of Comprehensive Plan (CP) Amendments**

Planning Director Butler reviewed the background of the CP amendments. The proposed schedule is as follows: Final Docket Established – July 24, Public Hearing – November 5, PC Recommendation – November 19, Council Review – October through November, and Council action on November 27. The findings of the Berke Study will be presented November 6.

Senior Planner Scarey detailed the six map amendments (three land use plan map amendments and three informational map amendments) and seven text amendments, including an annual update to six-year Capital Facilities Plan.

Mr. Scarey stated the next steps include staff providing a copy of all proposed amendments (except Capital Facilities) in the November 2 City Manager’s Update. Consistent with past practice, staff will provide a binder with all proposed amendments, including Capital Facilities, in the Mayor/Council’s office for Council’s review.

Upon a question posed by CM DeHan related to Map Amendment #6 and updating the wetland and streams classification map, Mr. Scarey stated the definitions are not being updated but refined as to how known wetlands are displayed on the map with a little more precision. If new wetlands or streams are being identified, staff will let Council know at the November 6, 2007 Special Council Meeting.

DISCUSSION ITEM:

● **Summary of \$5,000 - \$25,000 Purchase Requests for the period ended October 19, 2007**

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>
Monet Arches for Botanical Garden	Parks & Recreation (P&R)	\$16,000	\$16,000	\$15,899
Continue enhanced Animal Control Services for 2007	Police	\$0	\$0	\$8,000
will absorb within existing budget				
Equipment purchase (10 tasers, batteries, holsters, accessories)	Police	\$3,200	\$3,200	\$10,568
will absorb within existing budget				

Council consensus: Referred to 10/23/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2858 – A Motion approving the low bidder for electrical work for City Hall generator hook up

Summary: This Motion authorizes the City Manager to proceed with a contract with the low bidder for electrical wiring hook up of the City Hall generator. Electrical contractors from the Lynnwood small works roster were requested to submit bids based on drawings and specifications for the electrical hook up of the City Hall generator. Three bids were obtained. They are listed as follows:

Superior Electric	\$63,355
Prime Electric	\$69,920
Veca Electric	\$93,312

The lowest bid is more than double the anticipated cost of the electrical work. The budget for the purchase and installation is \$190,000. The generator and transfer switch cost was approximately \$175,000. The additional +/- \$50,000 will be absorbed from savings in other project line items in the Municipal Capital Improvement Plan (CIP) Fund (Fund 301), so it will not require a budget amendment.

Facilities Director Patterson reviewed the above summary.

Council consensus: Referred to 10/23/07 RCM Consent Agenda

Agenda Bill #2853 – A Motion approving Final Acceptance of the 2007 Overlay Project

Summary: On June 26, 2007, Council awarded the 2007 Annual Overlay contract to Western Asphalt, Inc. for a total project budget of \$337,258.96. Work began in late July and reached substantial completion by September 7, 2007. The project included road repair and overlay of approximately 4,155 lineal feet of residential streets throughout the City. The actual costs of the project were lower than the contract amount. Staff is recommending final acceptance and closeout of the project. Final acceptance establishes the beginning of the 45-day lien period as required by state law.

Fiscal Impact

	BID AMOUNT	FINAL COST
Construction Contract	\$302,053.60	\$275,039.55
Contingency (10%)	\$30,205.36	\$0.00
Materials Testing Services	\$5,000.00	\$5,000.00
Total	\$337,258.96	\$280,039.55

PW Director Schroeder reviewed the above summary.

CM DeHan stated this item was reviewed by the Transportation & Public Works (T&PW) Committee and recommended for approval. He applauded the PW Department for coming in under budget.

Council consensus: Referred to 10/23/07 RCM Consent Agenda

Agenda Bill #2854 – A Motion authorizing Final Acceptance of the Des Moines Creek Regional Capital Improvement Project Bypass Pipe Installation

Summary: The Des Moines Creek Regional Capital Improvement Project Bypass Pipe Installation was substantially complete on September 13, 2007. Staff is recommending final acceptance and closeout of the project.

On May 8, 2007, City Council awarded the Des Moines Creek Regional CIP Bypass Pipe Installation project to Gary Merlino Construction Company for a contract amount of \$1,359,115.56 plus a 15% contingency of \$203,867.33 for a total contract budget of \$1,562,982.89.

The Des Moines Creek Bypass project consisted of installing storm drainage through Des Moines Creek Park and through the Midway Sewer Treatment plant site in Des Moines. The improvements included installing 2,600 lineal feet of storm drain piping, 14 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 storm drain construction, and site restoration. The new pipe system will allow higher flow storm water to bypass Des Moines Creek, thus providing the creek protection from erosion.

The City is acting as Treasurer and costs are pass-through. The project expenditure and funding breakdown are as follows:

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2854 (Continued):

	BID AMOUNT	FINAL COST
Construction Contract	\$1,359,115.56	\$1,152,016.98
Contingency (15%)	\$203,867.33	\$ 0.00
Materials Testing Services	\$10,000.00	\$ 0.00
Construction Inspection Overtime	\$5,000.00	\$1,000.00
Total	\$1,577,982.89	\$1,153,016.98

PW Director Schroeder reviewed the above summary.

CM DeHan stated a lot of work went into this over 10 years ago. The T&PW Committee praised the PW Department for saving the City money and recommended this item for approval.

Council consensus: Referred to 10/23/07 RCM Consent Agenda

Mr. Schroeder stated the next three agenda bills are related to the City's efforts in the area of waste reduction and recycling (WR/R).

CM DeHan stated Agenda Bills #2859, #2860 and #2861 were reviewed by the T&PW Committee. Agenda Bills #2859 and #2860 have to do with recycling events in the City. Agenda Bill #2861 is related to education.

Agenda Bill #2859 – A Motion authorizing the City Manager to enter into a Local Hazardous Waste Management Grant Program Agreement with Public Health – Seattle and King County (KC) Local Hazardous Waste Management Program (LHWMP) for continued funding of the City's Waste Reduction and Recycling (WR/R) Programs

Summary: The City of SeaTac is eligible to receive \$10,668.93 to further the development and/or enhancement of local WR/R projects including residential and commercial WR/R education programs, business assistance programs and special recycling events. SeaTac has entered into similar agreements with Public Health – Seattle & KC since 1997. These funds will provide the revenue that was projected as part of the budget process for the proposed programs and staff salaries from January 1 through December 31, 2008.

The special recycling events are 100% funded by the Seattle-KC Department of Public Health Coordinated Prevention Grant and/or KC Solid Waste Division grants to the City. The City will not incur any additional costs by accepting this grant.

PW Director Schroeder reviewed the above summary.

Council consensus: Referred to 10/23/07 RCM Consent Agenda

Agenda Bill #2860 – A Motion authorizing the City Manager to enter into a Waste Reduction/Recycling (WR/R) Grant Program Agreement with the King County (KC) Solid Waste Division for continued funding for the City's WR/R Programs

Summary: The City of SeaTac is eligible to receive \$68,198 to further the development and/or enhancement of local WR/R projects including residential and commercial WR/R education programs, business assistance programs and special recycling events. SeaTac has entered into similar agreements with the KC Solid Waste Division since 1996. These funds will provide the revenue that is projected as part of the budget process for the proposed programs and staff salaries from January 1, 2008 through December 31, 2009.

The special recycling events are 100% funded by the Seattle-KC Department of Public Health and KC Solid Waste Division grants to the City. The City would not incur any additional costs by accepting this grant.

Council consensus: Referred to 10/23/07 RCM Consent Agenda

Agenda Bill #2861 – A Motion authorizing the City Manager to enter into a Coordinated Prevention Grant (CPG) Agreement with the State of Washington Department of Ecology (DOE) for continued funding of the City's Waste Reduction and Recycling (WR/R) Grant Program

Summary: The City of SeaTac is eligible to receive \$30,938 to further the development and/or enhancement of local WR/R projects including residential and commercial WR/R education programs, business assistance programs and special recycling events. SeaTac has entered into similar agreements with the DOE since 1996. These funds will provide the revenue that is projected as part of the budget process for the proposed programs and staff salaries from January 1, 2008 through December 31, 2009.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2861 (Continued): The CPG program will provide 75% of the funding with the required 25% local match provided by KC grants to the City. The City will not incur any additional costs by accepting this grant.

Council consensus: Referred to 10/23/07 RCM Consent Agenda

Agenda Bill #2862 – A Motion authorizing the City Manager to execute a Local Government Stormwater Grants Program Agreement with the State of Washington Department of Ecology (DOE) for development and implementation of the City’s Stormwater Management and Water Quality Protection Program for compliance with the National Pollutant Discharge Elimination System (NPDES) Phase II permit

Summary: The City of SeaTac is eligible to receive \$75,000 from the State of Washington DOE Water Quality Program for funding of the City’s Stormwater Management and Water Quality Protection Program for compliance with the NPDES Phase II permit.

The \$75,000 budget for the 2007-2009 State of Washington DOE Water Quality Program will further the development and/or enhancement of stormwater management and water quality protection for compliance with the NPDES Phase II permit. These funds will provide the revenue that is projected as part of the budget process for the proposed programs and staff salaries from July 1, 2007 through June 30, 2009.

Entering into this Agreement with the State of Washington DOE would provide an additional \$75,000 over a two-year period to support the City’s Stormwater and Water Quality Programs.

PW Director Schroeder reviewed the above summary.

CM DeHan stated this item was reviewed by the T&PW Committee and recommended for approval. This grant allows the City to prepare a plan of attack to make sure the City’s Stormwater and Water Quality Programs meet the DOE requirements. The PW Department will prepare a scope of work that allows the City to expend the \$75,000 on a consultant that will tell the City what needs to be done and when it needs to be done. It is entirely possible the City may have to provide additional funds to make this study complete. This is a good start.

Council consensus: Referred to 10/23/07 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of payroll vouchers** (check nos. 46237 - 46274) in the amount of \$168,466.91 for the period ended October 15, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 52674 - 52849) in the amount of \$310,401.56 for the period ended October 15, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$59,974.29 for the period ended October 15, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended October 19, 2007.

Approval of Council Meeting Minutes:

- **Council Budget Workshop Meeting 2** held October 8, 2007.
- **Administration and Finance Committee Meeting** held October 9, 2007.
- **Public Safety and Justice Committee Meeting** held October 9, 2007.

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

Agenda Bill #2858; Motion approving the low bidder for electrical work for City Hall generator hook up

Agenda Bill #2853; Motion approving Final Acceptance of the 2007 Overlay Project

Agenda Bill #2854; Motion authorizing Final Acceptance of the Des Moines Creek Regional Capital Improvement Project Bypass Pipe Installation

Agenda Bill #2859; Motion authorizing the City Manager to enter into a Local Hazardous Waste Management Grant Program Agreement with Public Health – Seattle and King County Local Hazardous Waste Management Program for continued funding of the City’s Waste Reduction and Recycling Programs

Agenda Bill #2860; Motion authorizing the City Manager to enter into a Waste Reduction/Recycling Grant Program Agreement with the King County Solid Waste Division for continued funding for the City’s Waste Reduction and Recycling Programs

CONSENT AGENDA (Continued):

Agenda Bill #2861; Motion authorizing the City Manager to enter into a Coordinated Prevention Grant Agreement with the State of Washington Department of Ecology for continued funding of the City's Waste Reduction and Recycling Grant Program

Agenda Bill #2862; Motion authorizing the City Manager to execute a Local Government Stormwater Grants Program Agreement with the State of Washington Department of Ecology for development and implementation of the City's Stormwater Management and Water Quality Protection Program for compliance with the National Pollutant Discharge Elimination System Phase II permit

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: There were no new business items.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: (1) reminded everyone the November 13 Regular Council Meeting has been rescheduled to a Special Council Meeting on November 6; and (2) acknowledged and congratulated Plans Examiner Jerry Berndt for being granted the Master Code Professional Certification from the building industry. This is the highest designation available and Mr. Berndt is 1 of only 2 in the State of Washington and 500 in the United States.

COUNCIL COMMENTS: DM Shape reviewed items considered by the Suburban Cities Association (SCA) for possible action: (1) transit allocation of new service. There are three areas in KC with new transit service divided between those areas. Recently, Lake Forest Park requested to be moved to the east side area which may entitle them to more transit service than if they compete against Seattle. The SCA was asked to support the request. However, more time to study this issue was needed and therefore the issue was tabled; (2) asked to support Flood Control District in KC Levy. This failed to get the 2/3 required vote; and (3) proposition no. 1 – roads and transit levy failed to get the required 2/3 vote due to 9 abstentions.

CM Brennan requested thoughts and prayers go out to those affected by the recent fires in California.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY WYTHE TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:24 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Kristina Gregg, City Clerk

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

October 23, 2007
5:30 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Fisher at 5:33 p.m.

ROLL CALL: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Joe Brennan, and Don DeHan. Excused Absence: Councilmember Terry Anderson.

ADMINISTRATIVE STAFF: City Manager Craig Ward, City Attorney Mary Bartolo-Mirante, and City Clerk Kristina Gregg.

RECESSED: Mayor Fisher recessed the Special Council Meeting to an Executive Session on Land Acquisition Issues at 5:34 p.m.

EXECUTIVE SESSION: Land Acquisition Issues (30 minutes) (RCW 42.30.110[1][b])

City Clerk Gregg announced that Council extended the 30-minute Executive Session for 10 more minutes.

RECONVENED: Mayor Fisher reconvened the Special Council Meeting at 6:14 p.m.

ADJOURNMENT:

Mayor Fisher adjourned the special meeting at 6:15 p.m.

Gene Fisher, Mayor

Kristina Gregg, City Clerk

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

November 6, 2007
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Deputy Mayor Shape at 6:03 p.m.

ROLL CALL: Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan, and Don DeHan. Excused Absence: Mayor Gene Fisher.

FLAG SALUTE: Assistant City Manager Tina Rogers 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 Tina Rogers, Economic Development Manager Todd Cutts, Senior Assistant City Attorney Mark Johnsen, Human Resources Director Steve Mahaffey, Finance Director Mike McCarty, Planning Director Steve Butler, Senior Planner Mike Scarey, Associate Planner Kate Kaehny, Public Works Director Dale Schroeder, City Engineer Tom Gut, Parks & Recreation Director Kit Ledbetter, Human Services Coordinator Brandt-Schluter, Fire Chief Bob Meyer, and Chief of Police Services Jim Graddon.

PUBLIC COMMENTS: There were no public comments.

PRESENTATIONS:

•Council consideration of Mayoral Appointments of Peggy Ancell and Fred Geraldson to fill two vacancies and Shirley Coulson to serve as an alternate on the Senior Citizen Advisory Committee

Deputy Mayor Shape stated Mayor Fisher's selection of members for the Senior Citizen Advisory Committee.

Council consensus: Referred to the 11/27/07 Regular Council Meeting (RCM) for Confirmation

•Child Care Resources

Human Services Coordinator Brandt-Schluter introduced Child Care Resources Director of Parent Services Marty Jacobs.

Ms. Jacobs stated Child Care Resources vision is that every child has a great start in school and life. Child Care Resources leads efforts to promote equality for children, community stability, and school readiness by helping families access and choose high quality child and school age care by partnering with providers and care givers to give excellent care, and by advocating for child care solutions that strengthen communities.

During 2007, SeaTac provided \$2,000 to Child Care Resources to provide information and referral services to parents through the call-in telephone line and online services and also to provide training and technical assistance to child care providers to improve the quality of care.

Information and referral staff help parents determine what care will be best for their children. During the first three quarters of the year, 76 families were assisted to find child care. She detailed the family demographics of those assisted.

The providers' services staff offer training and technical assistance for child care providers to help improve quality of care. During 2007, over 41 hours of training was given to SeaTac providers. The goal was 18 hours. 13 SeaTac providers received 27 hours total of technical assistance designed to answer specific questions and needs.

Ms. Jacobs thanked Council for funding and support provided over the years.

Upon a question posed by Councilmember (CM) T. Anderson, Ms. Jacobs stated low income families may be able to get help State assistance in paying for child care. Many families find out about Child Care Resources through Department of Social and Health Services (DSHS) and the providers. Information is sent to all of the schools. CM T. Anderson suggested the information be sent to SeaTac employers. Ms. Jacobs stated she will look into it.

•YMCA Update

YMCA Greater Seattle President / CEO Robert B. Gilbertson, Jr. stated the partnership with the City is terrific and is used as a model when going into other communities.

He reviewed some milestones of the project: (1) Financial - secured tax free bond for a portion of the bond, and *It's All about Community!* Capital campaign to raise additional \$1.4 million; (2) Conceptual Design – proposed floor plan (30 days away from final drawings) and elevations; and (3) Schedule - construction to begin summer of 2008 with opening in summer of 2009.

PRESENTATIONS (Continued):

YMCA Update (Continued): He stated it is anticipated that this YMCA will serve 15,000 people annually with three kinds of memberships: (1) financial assistance, (2) membership for all (sliding scale), and (3) price based on cost. There will be a wide range of programs and services.

Upon a question posed by CM A. Anderson, Mr. Gillbertson stated the goal is to raise \$48 million. \$28 million has been raised to date.

CM T. Anderson requested that the YMCA put a sign on the property on South 188th Street announcing it as the future home of the new YMCA. Mr. Gilbertson stated the site needs to be cleaned up and a sign placed on the property. He apologized that this had not happened yet and stated a sign will go up soon.

●Refreshed City Logo Options

Economic Development (ED) Manager Cutts stated the City's existing logo does not match the new ED brand. The idea of refreshing the current logo was brought before the Administration & Finance (A&F) Committee. The A&F Committee directed staff to move forward. A contract was entered into with HadleyGreenCreates, the same company that developed the City's ED brand. HadleyGreenCreates was asked to keep the existing elements of the current logo. Two options were created. Mr. Cutts detailed the points of the two options as presented by HadleyGreenCreates. Both options provide a sense of place and strength. The next step is for Council to state their opinions as to the two options.

Council stated their comments with CM DeHan and DM Shape advocating for option 1, and CM Brennan, CM T. Anderson, CM Wythe stating their preference for option 2.

Mr. Cutts stated the current logo will be replaced with the refreshed logo as items run out or need to be replaced.

●2007 Final Docket of Comprehensive Plan (CP) Amendments

Planning Director Butler stated Council will be asked to take action on the amendments at the November 27 RCM.

Senior Planner Scarey reviewed the status and summarized the amendments. The Planning Commission (PC) Public Hearing (PH) was attended by approximately 25 people. All were interested in the Potential Annexation Area (PAA) amendment. It was received positively. All commented they welcomed a third option, whether currently favoring annexation to either Burien or Seattle. SeaTac needs to convince the community of advantages to becoming part of the City.

He reviewed the PC and staff recommendations for the map amendments: all map amendments be adopted except Map Amendment #2 which should be withdrawn and addressed through code amendments, and Map Amendment #3 the PC and staff recommendations are pending due to not receiving the Burke and Associates final report.

The PC and staff recommend adopting all text amendments.

He detailed the preliminary report findings from the draft of the Burke and Associates report. These figures are all regarding operating costs. The difference in the numbers is whether the City would take over the neighborhood police office along Des Moines Memorial Drive (DMMD) in the PAA:

Annual non-fire costs:	\$780,000 – 934,000
Annual Fire Costs:	\$1,200,000 – 1,200,000 (including police costs and additional 12-person engine crew)
Subtotal Operating Costs:	\$1,980,000 – 2,134,000
Revenues:	\$991,000 – 991,000
Annual Operating Deficit:	\$989,000 – 1,143,000

The capital costs were not thoroughly reviewed in the report and Burke and Associates have been directed to provide more detail. It is anticipated that the deficit will look better when the one time capital costs are added.

Mr. Butler stated the final numbers will be presented at the November 27, 2007 RCM.

Upon a question posed by DM Shape as to the need for additional Firefighters, Mr. Butler stated it was assumed the same level of service would be provided to the citizens as they currently have.

Fire Chief Meyer stated the additional call volume will affect response times without an additional crew. Discussion ensued as to options for service and response times.

CM Wythe stated that Council is deciding whether the City wants this option for the future. He stated he is happy to hear citizens are open to the idea.

PRESENTATIONS (Continued):

●Draft Final Standards for the South 154th Street Station Area

Planning Director Butler stated two open houses have been conducted as well as a PC PH. The PC made their recommendation at the November 5 PC Meeting. Council action is anticipated for the November 27 RCM.

Senior Planner Scarey stated certain sections of the standards have not been previously reviewed, or need to be revisited; uses, circulation, building design, and mixed use development standards. Staff has done some work on the incentives piece, but it needs additional work. Staff preference is to call the standards 98 percent complete and get them adopted and come back to Council in 2008 for some changes.

Associate Planner Kaehny stated some of these sections have been previously reviewed but need some changes. She reviewed (1) circulation – development to provide two new internal roads that may be public or private and new required street widths and cross sections in SeaTac Municipal Code (SMC) Title 11: streets, sidewalks and public thoroughfares; and (2) uses – new percentages and locations of ground floor commercial uses, prohibition on commercial park-and-fly continued, and prohibition on drive-throughs.

Upon a question posed by CM Brennan, Mr. Butler stated Starbuck’s will have a drive-through. A permit has been issued and as long as it is picked up soon, it will be grandfathered in.

Council discussion ensued as to a pedestrian bridge. Mr. Butler stated that issue is dealt with in a different part of the zoning code, and that is a policy issue that comes into Capital expenses.

Ms. Kaehny stated staff is recommending clarifying definitions of mixed use and changing 50% ground floor commercial use requirement to 60% and 75% on certain streets. Only one change to Building Design Standards – requirement for upper level building stepped back to minimize perceived building mass.

Upon a question posed by DM Shape, Mr. Scarey stated the building stepped back concept is common in urban design. The general concept is that for whatever the width of the street is, there is a 2/1 ratio. The standards state that after three stories, the building would step back 15 feet and then go up to the height limitation.

CM DeHan requested staff consider construction cost implications of the requirement for stepping back the building faces at the upper levels as proposed for the South 154th Street Station Area Standards to determine whether these standards are unnecessarily adding to construction costs.

CM T. Anderson requested evergreen trees along the street be considered instead of deciduous trees because of slippery conditions created by leaves falling on the sidewalks for the South 154th Street Station Area.

Mr. Butler stated the PC recommended adopting the standards as proposed.

●Potential Rezoning Option for the South 154th Street Station Area and Proposed Public Outreach Meeting

Planning Director Butler stated this issue has been discussed several times. He stated some of the areas in the station area are eligible to be rezoned per the adopted plan. There are a couple of different ways in which the rezones can occur ranging from “status quo” to have the City rezone all of the areas now. The Land Use & Parks (LUP) Committee recommended staff explore and explain options to affected neighbors. Staff is proposing the community meeting occur early to mid-January.

CM Wythe stated it was suggested at one of the Council Retreat’s to look at a Councilmatic rezone or a hybrid rezone to rezone portions and possibly set standards so that other areas may be rezoned. There is Economic Development (ED) potential to rezone this area. SeaTac is serious about seeing this developed, but it needs to be done with citizen involvement.

CM DeHan questioned whether SeaTac can safeguard the tax status of residential property as rezoning the South 154th Street Station area is considered. He suggested looking at the Kent valley as an example.

Council concurred to have this meeting occur in January 2008.

DISCUSSION ITEM:

●Summary of \$5,000 - \$25,000 Purchase Requests for the period ended November 2, 2007

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>
Reception area remodel at SeaTac Community Center	Parks & Recreation (P&R)	\$15,000	\$15,000	\$7,351

DISCUSSION ITEM (Continued):

Summary of \$5,000 - \$25,000 Purchase Requests (Continued):

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
Outside legal counsel for National Pollutant Discharge Elimination System (NPDES) appeal	Legal	\$20,000	\$20,000	\$20,000
GIS consultant services to install and configure ArcGIS Server software	Finance	\$10,000	\$10,000	\$9,580

Council consensus: Referred to the 11/06/07 Special Council Meeting (SCM) Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill #2869 – A Motion approving the acceptance of a State Grant for the Sunnydale Plaza World War I Plaza Design

Summary: This Motion approves the acceptance of the State Department of Community, Trade and Economic Development Grant of \$197,500 for the Sunnydale Plaza World War I Plaza Design.

This grant is for the Sunnydale Plaza design only. The DMMD Committee (Burien, Normandy Park, Des Moines, SeaTac and King County [KC]) completed the DMMD study which included the renovation of the Sunnydale Plaza as one of the highest priorities. A proposal for the Sunnydale Plaza was submitted to Senator Karen Kaiser, and she was successful with funding for the design work only. The design work will take a little over one year to complete. The City of SeaTac will act as the lead on this design project for the DMMD Committee.

If approved the City's 2008 budget will reflect the grant revenues and expenditures.

P&R Director Ledbetter reviewed the above summary.

Council consensus: Referred to the 11/06/07 SCM Consent Agenda

Agenda Bill #2870 – A Motion approving the acceptance of the King County (KC) Grant for elimination of the Water Lilies in Angle Lake

Summary: This Motion approves the acceptance of the KC Grant of \$8,000 for Elimination of the Water Lilies in Angle Lake.

The purpose for the project is to eradicate the noxious non-native water lilies in Angle Lake, to monitor the lake for future infestations, and to educate the public on the ongoing need for the health of Angle Lake. Water lilies have been an ongoing problem in Angle Lake for a number of years. In March 2007, SeaTac City staff set up a meeting inviting the Angle Lake waterfront home owners and KC staff to discuss the water lilies. Since the meeting, several homeowners have asked City staff how to get rid of the growing water lily infestation in Angle Lake. The lilies are a problem in several parts of the lake and have been surveyed by City staff. It is estimated that 18 percent of the shoreline has non-native water lily invasion. The basic proposed schedule is below:

March 2007 (1) Hold community forums to discuss the water lily problem and gain support from the lake front home owners to spray and eliminate the non-native water lilies.

December 2007 (2) Mail a letter to lake front residents about the plan, reasons for removing the water lilies and see who is interested in having their water lilies eradicated.

March 2008 (3) A whole lake plant survey to identify water lilies locations and density prior to herbicide application of the lake.

March / April 2008 (4) Apply and receive a permit to spray herbicide on the water lilies.

April 2008 (5) Application of the herbicide.

August 2008 (6) Reapply the herbicide.

P&R Director Ledbetter reviewed the above summary.

Council consensus: Referred to the 11/06/07 SCM Consent Agenda

Agenda Bill #2850 – An Ordinance amending the Classification and Compensation Plan for non-represented employees of the City to provide a Cost of Living Adjustment (COLA) for 2008

Summary: This Ordinance provides a COLA increase of 95% of the June to June Consumer Price Index-Washington (CPI-W), Seattle-Tacoma-Bremerton index (3.135%) effective January 1, 2008 to non-represented

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2850 (Continued): City employees. This increase is the same amount that will be provided to members of the American Federation of State, County and Municipal Employees (AFSCME), Local 3830 in 2008 under the terms of the current collective bargaining agreement. In 1993 the Council established a policy of providing the same COLA increase to both AFSCME and non-represented employees.

The budget impact of the proposed COLA is approximately \$125,195. The cost of the COLA is budgeted in the proposed 2008 City budget.

Human Resources (HR) Director Mahaffey reviewed the above summary.

Council consensus: Referred to the 11/06/07 SCM Consent Agenda

Agenda Bill #2863 – An Ordinance increasing the City’s monthly contribution to the Voluntary Employee Beneficiary Association (VEBA) Expense Fund

Summary: This Ordinance increases the City’s contribution to the VEBA medical, dental and vision expense plan for City Councilmembers from \$910 to \$1023.77 per month effective January 1, 2008.

The VEBA plan is a medical savings plan provided to Councilmembers in lieu of health care insurance that is provided to other employees of the City. In 1996 Council determined that the City contribution to VEBA would be a flat monthly sum equivalent to the premium paid by the City for the Association of Washington Cities (AWC) Plan B medical coverage for an employee and spouse, together with the premium paid for full family dental and vision coverage. The increased contribution reflects the increases in health insurance rates from AWC for 2008 and the corresponding City contribution under the formula noted above.

The budget impact of the proposed VEBA increase for the year 2008 is approximately \$9,557.

HR Director Mahaffey reviewed the above summary.

Council consensus: Referred to the 11/06/07 SCM Consent Agenda

Agenda Bill #2856 – An Ordinance establishing the 2008 Annual City Budget (*Public Hearing and Council Action scheduled for 11/27/07*)

Summary: Council and staff have been working on preparation of the 2008 Annual Budget since July. Three Council Budget Workshops have been conducted and the 2008 Preliminary Budget document, detailing funding recommendations for the 2008 Annual City Budget, was filed with the SeaTac City Clerk on November 2, 2007. Copies of the 2008 Preliminary Budget were distributed to the Council at the November 6 Council Meeting. A PH is scheduled for November 27, and adoption of the 2008 Annual City Budget by the Council is anticipated following the PH.

The 2008 Preliminary Budget documents the decisions made by Council in its detailed budget review during the fall of 2007, presenting the City’s resources as well as its programs and priorities in allocating those resources. These programs are necessary to protect the community’s physical security and enhance the quality of life for all its citizens. It is designed to enhance the level of City services that support a healthy, secure, safe and livable community, while at the same time protecting the fiscal integrity of the City.

This budget recommends no significant reduction in service levels or staffing and no new taxes. General Fund operations continue to be supported by a property tax rate well below the statutory limit and without the implementation of several revenue sources available to Washington cities, such as a local Business and Occupation Tax and utility taxes. The City Council’s General Fund target fund balance of four months of operating expenditures will be preserved with this budget, as the projected \$16.1 million General Fund ending fund balance at December 31, 2008, will exceed the Council's target fund balance of \$9.4 million by approximately \$6.7 million. The fund balance of the City's 23 funds at December 31, 2008, is projected to total \$55.6 million.

The 2008 Preliminary Budget anticipates a few increases in service levels for General Fund operations. Staffing changes in the 2008 Budget include the addition of a Municipal Court Office Technician, a Management Intern in the City Manager’s Office, two Geographic Information System (GIS) Interns in the Finance and Systems Department, and an increase in hours for the existing part-time (P/T) Recreation Attendant staff in the P&R Department. Funding for an additional Traffic Officer in the Police Department has been recommended in the budgeted amount for contract services with KC. Appropriation is also provided to contract for enhanced services from KC Animal Control for a P/T animal control officer assigned to the City.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2856 (Continued): Several new initiatives are included in the 2008 Budget to enhance the City's visibility and provide various benefits to its programs. One such initiative includes funding to provide a contract for a lobbyist to represent the City in Washington, DC to obtain federal funding for priority studies, design work, property acquisition and construction of capital projects. Several initiatives funded from the Hotel/Motel Tax Fund are designed to facilitate the City's goal of pursuing ED and promoting quality redevelopment of the SeaTac/Airport Station area to create a vibrant entertainment district. Funding has also been included in the 2008 Budget to develop an updated City website to provide better service and information to citizens and businesses.

The 2008 Preliminary Budget proposes total City-wide expenditures of \$54.7 million, of which \$14.4 million represents capital expenditures funded from one-time or dedicated revenue sources. Improvements slated for 2008 include completion of Fire Station #46 construction, architectural design of Fire Station #45, a recreational water spray park at Valley Ridge Park, transportation improvements, surface water management projects, and equipment and vehicle replacements. Transportation improvements on Military Road South and other roadways will be funded from grant revenue and the City's parking tax. The Surface Water Management (SWM) projects related to the Des Moines Creek Restoration, which have been under construction since 2004, will be completed in 2008.

The proposed budget for 2008 provides for total City revenues of \$47,210,496 and expenditures totaling \$54,714,458, resulting in projected fund balances at December 31, 2008, in the amount of \$55,570,964.

The City is required to adopt a 2008 Budget by December 31, 2007. Amendments may be made to the proposed budget prior to adoption.

Finance Director McCarty reviewed the above summary. He reviewed the General Fund revenues, expenditures balance, and capital program in detail.

CM T. Anderson questioned how much revenue the City receives from the parking tax. Mr. McCarty stated \$5.1 million was received in 2007.

Council consensus: Referred to the 11/27/07 RCM PH and Unfinished Business

Agenda Bill #2864 – A Motion authorizing the City Manager to sign Amendment No. 2 to the City's 2005 Interlocal Agreement (ILA) with the Port of Seattle (POS) addressing haul route restrictions for the Port Rental Car Facility (RCF)

Summary: ILA-2 identified certain restrictions on haul routes for Port haul projects exceeding 100,000 cubic yards. This proposed amendment grants a limited exception to these haul route restrictions to permit efficient construction of the RCF at the northwest corner of International Boulevard (IB) and South 160th Street. Without this amendment, construction would take significantly longer than the currently anticipated three years, likely making the project not feasible. City staff has worked with Port staff, the RCF design team, Washington State Department of Transportation (WSDOT), and general contractor Turner Construction to identify haul routes that minimize impacts to City streets. This proposed amendment accommodates all anticipated haul routes, assumes a Spring 2008 construction start and allows for several months flexibility in the schedule.

The proposed amendment increases the maximum number of one-way trips per hour on SR99 north of South 160th Street to 41 trips from the original maximum of six trips per hour from 6:00 a.m. to 5:30 p.m. and maintains the six trip per-hour maximum for nighttime hours. The amendment also sets maximum allowable one-way trips on South 160th Street west of SR99 of 41 daytime and 6 nighttime trips and on South 154th Street west of SR99 of 14 daytime and six nighttime trips.

Assistant City Manager Rogers and City Engineer Gut reviewed the above summary.

CM DeHan stated this item has been reviewed twice by the Transportation & Public Works (T&PW) Committee.

Council discussion ensued as to the number of truck trips and the number of years hauling trips will occur.

CM Wythe stated he has some concerns as to the amount of traffic. The residents need to be assured the intersections will still be functional and that the trucks will not become a hazard.

Mr. Gut stated existing traffic counts were reviewed for the impacted intersections. The intersection of South 154th Street and IB would have a nominal increase of less than 10%.

Ms. Rogers stated this agreement was presented to the PC and they expressed some concerns about potential congestion on City streets. In addition to this ILA, there is a haul route permit that the City would issue to the

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2864 (Continued): general contractor that does allow for adjustments to be made over the life of the construction contract should unanticipated congestion occur. The proposed hauling routes are designed to minimize the impact on City streets.

DM Shape stated this is the worst case scenario. Construction will not take until 2012 and it is possible that fewer trucks will be used. Construction will probably be completed in 2010 or early 2011 so there would be no reason to continue hauling past probably 2009.

Mr. Gut stated dirt hauling is anticipated to begin in 2008.

Airport Operations Development Manager Heather Bornhorst stated there are two types of traffic that make up the haul traffic: (1) excavation traffic (removal of dirt from the site) which is anticipated to begin and be completed in 2008; and (2) concrete delivery which is anticipated to begin in late 2009 and continue through 2010. The facility is targeted to open in 2011. Because some of the time lines for moving forward are short and next years summer schedule is quickly approaching, an extra year was added onto the ILA amendment to cover that contingency.

CM DeHan stated the idea that dirt and concrete could be continuously hauled for the next four years is unrealistic. Therefore, the POS has been conservative and projected the maximum numbers and used that as a buffer for the period of time they will be building the facility. One of the things the POS has done to the advantage of the City is that the light at the onramp to eastbound SR 518 is planned to be the entrance point to the northeast corner of the property. Trucks exiting the property will go straight across IB and not onto IB. The T&PW Committee recommended this item for approval.

CM Wythe requested this item be postponed to the next meeting.

Ms. Rogers stated staff built time in to the schedule to allow for Council consideration, so if Council takes action on November 27, that does address the POS scheduling needs.

Council consensus: Referred to the 11/27/07 RCM Unfinished Business

Agenda Bill #2865 – A Resolution establishing a Small Works Roster process for award of Public Works (PW) Contracts and a Consulting Services Roster for architectural, engineering and other professional services

Summary: In February 2007, Council passed a Motion authorizing an ILA with the City of Lynnwood for cooperative purchasing and the use of Lynnwood's shared small works roster and Lynnwood's architectural and engineering (A&E) roster. Lynnwood recently notified SeaTac that effective December 1, 2007, Lynnwood will no longer operate a shared small works and A&E roster. As a result, Municipal Research and Services Center (MRSC) agreed to operate a shared small works and A&E roster similar to what was being done in Lynnwood.

The small works roster process is utilized as an alternative to formal bidding, when the estimated cost of the project is \$200,000 or less. In order to be included on the small works roster, a contractor would submit an application to MRSC. The contractor would then be included on the small works roster for all agencies that utilize the shared MRSC roster. This is beneficial to the contractors as they only need to submit one small works roster application, rather than a separate application for each municipality. This is beneficial to the City because this requires less staff time complying with the paperwork required to maintain a small works roster. It also allows the City to solicit quotations from a wider range of contractors. The A&E roster is similar, as it provides a list of architectural and engineering firms that can provide services to the City when required.

This Resolution amends the small works roster process by providing that MRSC maintain the City's small works and A&E roster. Furthermore, this Resolution establishes a procedure for use of the small works roster consistent with State Law. Finally, this Resolution establishes the City's use of the limited PW process, which is used for contracts under \$35,000. Resolution #00-020, which established the City's use of small works rosters, is repealed since it is being replaced with this updated Resolution.

The City will pay an annual fee to MRSC for administering the rosters. In 2008, the cost to the City will be \$100.

Senior Assistant City Attorney Johnsen reviewed the above summary.

Council consensus: Referred to the 11/06/07 SCM Consent Agenda

CONSENT AGENDA:

•**Approval of claims vouchers** (check nos. 77691 – 77892) in the amount of \$1,591,482.78 for the period ended October 19, 2007.

CONSENT AGENDA (Continued):

- **Approval of payroll vouchers** (check nos. 46275 - 46316) in the amount of \$349,472.62 for the period ended October 31, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 52850 – 53031) in the amount of \$308,117.13 for the period ended October 31, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$60,100.59 for the period ended October 31, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended November 2, 2007.

Approval of Council Meeting Minutes:

- **Joint City Council/Planning Commission Workshop** held September 25, 2007.
- **Regular Council Meeting** held October 9, 2007.
- **Council Budget Workshop 3** held October 19, 2007.
- **Transportation and Public Works Committee Meeting** held October 23, 2007.
- **Special Council Meeting** held October 23, 2007.

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

Agenda Bill #2869; Motion approving the acceptance of a State Grant for the Sunnydale Plaza World War I Plaza Design

Agenda Bill #2870; Motion approving the acceptance of the King County Grant for elimination of the Water Lilies in Angle Lake

Agenda Bill #2850; Ordinance #07-1021 amending the Classification and Compensation Plan for non-represented employees of the City to provide a Cost of Living Adjustment for 2008

Agenda Bill #2863; Ordinance #07-1022 increasing the City's monthly contribution to the Voluntary Employee Beneficiary Association Expense Fund

Agenda Bill #2865; Resolution #07-020 establishing a Small Works Roster process for award of Public Works Contracts and a Consulting Services Roster for architectural, engineering and other professional services

MOVED BY T. ANDERSON, 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: There were no new business items.

CITY MANAGER'S COMMENTS: City Manager Ward reminded everyone that City Hall will be closed November 12 for the Veterans Day Holiday and November 22 and 23 for the Thanksgiving Holiday.

COUNCIL COMMENTS: CM Wythe stated that November 26 and 27, volunteers, including him, did some restoration work along Miller Creek. A lot of work was completed in a sensitive wetlands area. It cost next to nothing due to the use of volunteers. The City needs to continue with these types of projects.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOVED BY T. ANDERSON, SECONDED BY BRENNAN TO ADJOURN THE SPECIAL MEETING OF THE SEATAC CITY COUNCIL AT 8:45 P.M.

MOTION CARRIED UNANIMOUSLY.

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

November 27, 2007
6:00 PM

City Hall
Council Chambers

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

ROLL CALL: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson (*left at 8:45 p.m.*), Joe Brennan, and Don DeHan.

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

ADMINISTRATIVE STAFF: City Manager Craig Ward, Senior Assistant City Attorney Mark Johnsen, City Clerk Kristina Gregg, Finance Director Mike McCarty, Planning Director Steve Butler, Senior Planner Mike Scarey, Associate Planner Kate Kaehny, Public Works (PW) Director Dale Schroeder, City Engineer Tom Gut, Parks & Recreation (P&R) Director Kit Ledbetter, Economic Development (ED) Manager Todd Cutts, Municipal Court Administrator Mary Pederson and Chief of Police Services Jim Graddon.

PUBLIC COMMENTS: Ray Prentice and Mysty Beal, members of the Mt. Rainier High School Track Renovation Project Team, updated Council on the status of the project. A King County (KC) Use Sports Facilities Grant has been received as well as funding from the City of Des Moines, Highline School District (HSD), and local funds through fundraising efforts. To date, \$155,000 of the \$165,000 cost has been raised. The goal is to install the track summer 2008. They requested financial assistance to bridge the \$10,000 gap. They stated that they will also be advocating tracks for other schools, including Tyee High School, as they are up for renovation.

Darlene Thompson gave Council an update on the 2007 Annual Holiday Bazaar which was held November 17 with 70 vendors. Proceeds were over \$2,400. Once the raffle tickets have been sold, final proceeds are expected to be over \$4,000. The Senior Citizen Advisory Committee and volunteers work all year long. The 2008 Bazaar will be held November 8.

PRESENTATIONS:

●Key to the City to retiring Municipal Court Judge Paul Codd

City Manager Ward stated he has had the pleasure of interacting with Court staff and efficient organization with leadership of Judge Codd. Judge Codd has been with the City since the beginning.

Mayor Fisher presented the Key to the City to retiring Municipal Court Judge Paul Codd.

Judge Codd stated it has been a real pleasure to work for SeaTac. He presented a basket that he donated to the City's Adopt-A-Family Program to raffle off. Raffle tickets are \$1.

Senior Assistant City Attorney Johnsen stated all of the Legal Department staff have had the opportunity to prosecute in front of Judge Codd. It has been an honor to serve with him.

●Certificates of Appreciation to Darlene Thompson and Della Schmitz for serving on the Senior Citizen Advisory Committee

Mayor Fisher presented a Certificate of Appreciation to Ms. Thompson. Ms. Schmitz was unable to attend. Her certificate will be mailed to her.

●Council Confirmation of Mayoral Appointments of Peggy Ancell, Fred Geraldson and Shirley Coulson (alternate member) to the Senior Citizen Advisory Committee

MOVED BY SHAPE, SECONDED BY DEHAN TO CONFIRM THE MAYORAL APPOINTMENTS OF PEGGY ANCELL, FRED GERALDSEN AND SHIRLEY COULSON (ALTERNATE MEMBER) TO THE SENIOR CITIZEN ADVISORY COMMITTEE.

MOTION CARRIED UNANIMOUSLY.

Mayor Fisher read the Certificates of Appointment and presented Ms. Ancell, Mr. Geraldson and Ms. Coulson with the certificates.

●Committee to End Homelessness

Committee to End Homelessness Project Director Bill Block reviewed the scope of homelessness in KC. Homelessness means "without fixed abode." It is not whether there is a roof over your head. It is whether you have a place to center your life and deal with the issues that made you homeless. On any given night in KC, there are over 8,000 people who are homeless. There is an estimated 24,000 people that experience homelessness in a year. In the 2005-2006 school year, the HSD reported 401 homeless kids.

PRESENTATIONS (Continued):

Committee to End Homelessness (Continued): One thing realized over time is how much people care. United Way did a poll across KC and the results were that the three most important issues facing KC are: (1) transportation, (2) education, and (3) homelessness.

Mr. Block presented a five-minute video on the Committee to End Homelessness 10-year plan.

Mr. Block stated the first principal of the plan is prevention, which includes short term rental assistance, budget planning, intervention necessary to keep people from becoming homeless, and a combination of housing and services. For too long, society has said that we will help people live in homelessness. The object of the 10-year plan is to say we need to do the next step of helping people move on and become stable citizens again.

New funding has been obtained and it will be distributed regionally across KC.

64% of KC cities have endorsed the plan. He requested that SeaTac endorse the plan, which means SeaTac will keep the plan in mind when doing its own Human Services and will find areas to coordinate with others.

Council discussion ensued as to how the real estate situation is causing new homeless and what happens to the children. Mr. Block stated there are incentives to bring down housing costs for the middle class and the children motivate the committee. Approximately 28% of homeless in shelters are under 18.

Mayor Fisher questioned how many of the homeless are directly related to alcohol, mental illness, and drug abuse. Mr. Block stated about 30% have an alcohol problem, and 20% have mental illness. Treatment is critical to help people break free from homelessness.

Mr. Block stated that nationally, 30% of all single adults who are homeless are Veteran's. Many of those are out of the Vietnam era, but there may be a new waive out of the recent wars. It is not just single adult Veteran's, but it is going to be a lot of families.

DISCUSSION ITEM:

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

City Manager Ward reviewed the purchase requests:

<u>Item Description</u>	<u>Department</u>	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Estimate</u>
McMicken Heights Neighborhood Grant Project	PW	\$5,784	\$5,784	\$6,540
Earnest money for property acquisition	City Manager's Office (CMO)	\$4,756,313	\$4,756,313	\$20,000

Council consensus: Referred to the 11/27/07 RCM Consent Agenda

SUSPENSION OF THE RULES:

MOVED BY SHAPE, SECONDED BY DEHAN TO SUSPEND THE RULES TO BRING FORWARD THE PUBLIC COMMENTS AND COUNCIL ACTION RELATED TO AGENDA BILL #2864.

MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS (related to Agenda Bill #2864): Roger Kadeg, representing his parents, himself and neighbors who live near South 154th Street, stated they are strongly opposed to the amendment or any proposal that would further increase traffic on South 154th Street, even for a brief period. Given the existing conditions, he feels this proposal will create unacceptable levels of congestion and increase safety hazards on this two lane City street. He requested Council come up with alternative solutions to the haul routes for the Rental Car Facility.

NEW BUSINESS:

Agenda Bill #2864; Motion authorizing the City Manager to sign Amendment No. 2 to the City's 2005 Interlocal Agreement (ILA) with the Port of Seattle (POS) addressing haul route restrictions for the Port Rental Car Facility (RCF)

Summary: ILA-2 identified certain restrictions on haul routes for POS projects exceeding 100,000 cubic yards. This proposed amendment grants a limited exception to the haul restrictions to permit efficient construction of the RCF at the northwest corner of IB and South 160th Street. Without this amendment, construction would take significantly longer than the anticipated three years, likely making the project infeasible. City Staff have worked with POS staff, the RCF design team, Washington State Department of Transportation (WSDOT), and general

NEW BUSINESS (Continued):

Agenda Bill #2864 (Continued): contractor Turner Construction to identify haul routes that minimize impacts to city streets. This proposed amendment accommodates all anticipated haul routes, assumes a spring 2008 construction start and allows for one year flexibility in the schedule. As proposed the exceptions are allowed until completion of construction of the RCF or July 2012, whichever is earlier.

The proposed amendment increases the maximum number of hourly one-way trips on SR 99 between South 160th Street and the SR 518 interchange to 41 trips from the original of 6 trips from 6:00 a.m. to 5:30 p.m. and on SR99 north of the SR 518 interchange to 18 trips. The amendment also sets maximum allowable one-way trips on South 160th Street west of SR 99 to 41 and on South 154th Street west of SR 99 to 14 during these daytime hours. A maximum limit of 6 trips is maintained on all routes during nighttime hours.

City Engineer Gut introduced POS Airport Operations Development Manager Heather Bornhorst. Mr. Gut reviewed the above summary and detailed the proposed haul routes.

Council discussion ensued as to haul routes and number of trucks, which Mr. Gut and Ms. Bornhorst clarified.

Mayor Fisher stated he feels this will need to be done, but that it is not quite ready.

Ms. Bornhorst stated the project is right up to the construction window. The specifications are being developed for bidding in January. There is a lot of flexibility in the haul route permit process that will add a lot of restrictions on to the project in terms of what the subcontractors can and can not do. Those permits are also time limited. All this ILA is doing is providing general guidance.

MOVED BY SHAPE, SECONDED BY BRENNAN TO PASS AGENDA BILL #2864.

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

SUSPENSION OF THE RULES:

MOVED BY SHAPE, SECONDED BY DEHAN TO SUSPEND THE RULES TO BRING FORWARD THE PUBLIC HEARING AND COUNCIL ACTION RELATED TO AGENDA BILL #2856.

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING (PH):

●2008 Annual City Budget - Finance

Mayor Fisher opened the PH at 7:38 p.m.

Finance Director McCarty reviewed the proposed budget and the summary below.

Mayor Fisher closed the PH at 7:48 p.m.

NEW BUSINESS (Continued):

Agenda Bill #2856; Ordinance #07-1023 establishing the 2008 Annual City Budget

Summary: The City Council and staff have been working on preparation of the 2008 Annual Budget since July. Three Council budget workshops have been conducted and the 2008 Preliminary Budget document, detailing funding recommendations for the 2008 Annual City Budget, was filed with the SeaTac City Clerk on November 2, 2007. Copies of the 2008 Preliminary Budget were distributed to the Council at the November 6 Special Council Meeting (SCM). A PH is scheduled for November 27, and adoption of the 2008 Annual City Budget by the Council is anticipated following the PH.

The 2008 Preliminary Budget documents the decisions made by the City Council in its detailed budget review during the fall of 2007, presenting the City's resources as well as its programs and priorities in allocating those resources. These programs are necessary to protect the community's physical security and enhance the quality of life for all its citizens. It is designed to enhance the level of City services that support a healthy, secure, safe and livable community, while at the same time protecting the fiscal integrity of the City.

This budget recommends no significant reduction in service levels or staffing and no new taxes. General Fund operations continue to be supported by a property tax rate well below the statutory limit and without the implementation of several revenue sources available to Washington cities, such as a local Business and Occupation Tax and utility taxes. The City Council's General Fund target fund balance of four months of operating expenditures will be preserved with this budget, as the projected \$16.1 million General Fund ending fund balance

NEW BUSINESS (Continued):

Agenda Bill #2856; Ordinance #07-1023 (Continued): at December 31, 2008, will exceed the Council's target fund balance of \$9.4 million by approximately \$6.7 million. The fund balance of the City's 23 funds at December 31, 2008, is projected to total \$55.6 million.

The 2008 Preliminary Budget anticipates a few increases in service levels for General Fund operations. Staffing changes in the 2008 Budget include the addition of a Municipal Court Office Technician, a Management Intern in the City Manager's Office, two GIS Interns in the Finance and Systems Department, and an increase in hours for the existing part-time Recreation Attendant staff in the Parks & Recreation (P&R) Department. Funding for an additional Traffic Officer in the Police Department has been recommended in the budgeted amount for contract services with KC. Appropriation is also provided to contract for enhanced services from KC Animal Control for a part-time animal control officer assigned to the City.

Several new initiatives are included in the 2008 Budget to enhance the City's visibility and provide various benefits to its programs. One such initiative includes funding to provide a contract for a lobbyist to represent the City in Washington, D.C. to obtain federal funding for priority studies, design work, property acquisition and construction of capital projects. Several initiatives funded from the Hotel/Motel (H/M) Tax Fund are designed to facilitate the City's goal of pursuing economic development and promoting quality redevelopment of the SeaTac/Airport Station area to create a vibrant entertainment district. Funding has also been included in the 2008 Budget to develop an updated City website to provide better service and information to citizens and businesses.

The 2008 Preliminary Budget proposes total City-wide expenditures of \$54.7 million, of which \$14.4 million represents capital expenditures funded from one-time or dedicated revenue sources. Improvements slated for 2008 include completion of Fire Station 46 construction, architectural design of Fire Station 45, a recreational water spray park at Valley Ridge Park (VRP), transportation improvements, surface water management (SWM) projects, and equipment and vehicle replacements. Transportation improvements on Military Road South and other roadways will be funded from grant revenue and the City's parking tax. The SWM projects related to the Des Moines Creek Restoration, which have been under construction since 2004, will be completed in 2008.

The proposed budget for 2008 provides for total City revenues of \$47,210,496 and expenditures totaling \$54,714,458, resulting in projected fund balances at December 31, 2008, in the amount of \$55,570,964.

The City is required to adopt a 2008 Budget by December 31, 2007. Amendments may be made to the proposed budget prior to adoption.

MOVED BY DEHAN, SECONDED BY T. ANDERSON TO ADOPT ORDINANCE #07-1023.

MOTION CARRIED UNANIMOUSLY.

AGENDA BILL PRESENTATIONS:

Agenda Bill #2857 – An Ordinance tentatively establishing the 2008 Ad Valorem Property Tax Levy

Summary: Initiative 747, approved by the voters on November 6, 2001, limited annual property tax increases to the lower of 1% or inflation, defined by the implicit price deflator (IPD). The IPD for 2008 is 1.0208%, resulting in all regular property tax levies being limited to an increase of 1% over the previous year, excluding new construction and state-assessed property valuation increases. The 2008 Preliminary Budget is based on a property tax revenue estimate in conformance with the provisions of Initiative 747.

On November 8, the Washington State Supreme Court ruled that Initiative 747 is unconstitutional. The potential impact of the decision on property tax levies is being analyzed by both the Department of Revenue and the Association of Washington Cities (AWC), and they will be providing county assessors and local officials with additional guidance on the impact on 2008 taxes. The Governor has asked that the state, counties, cities and all other taxing districts not increase property tax levies for their upcoming budgets as a result of the court decision. The Governor has also called for a special legislative session for Thursday, November 29, to deal solely with property taxes. Her letter to legislative leaders calling for the special session indicates she intends to submit two bills as executive request legislation for their consideration. One will reinstate the 1% property tax limitation and the other will provide a property tax deferral for all families under the state's median income level.

As of November 21, the KC Assessor's Office has not certified assessed valuations, nor will they provide an exact date for this information to be released. They are currently re-working the levy limit worksheets as a result of the Initiative 747 court ruling and hope to have it finalized in the next few weeks. However, a tax levy amount must be filed with the KC Assessor and KC Council by November 30, and staff plans to submit an estimated amount

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2857 (Continued): which represents the Assessor's estimate of the maximum statutory levy for 2008.

This Ordinance levies that amount of \$13,905,817 for 2008, due to the fact that later revisions can only reduce, not increase, the tax levy amount. The Council will be required to revise the tax levy amount downward at the December 11, 2007 Council Meeting, once certified assessed valuations are received.

This Ordinance provides for a 2008 tax levy of \$13,905,817. The resulting levy rate cannot be determined until assessed valuations are certified. In 2007, the tax levy rate is \$2.61.

Finance Director McCarty reviewed the above summary.

CM DeHan stated because of the courts decision, there are over 1,000 taxing jurisdictions in the State that are now not limited by 1%, even though the governor has said that is what she wants to have happen. He questioned if any taxing districts have gone back to 2001 and increased the amount of the levy rates up to the 6% maximum level. Mr. McCarty stated he has not heard yet of any that have done that. Some are considering a higher percentage. CM DeHan questioned if the Legislature will make it retroactive to the time the court deemed I-747 unconstitutional. Mr. McCarty stated there is discussion that they will not allow the banked capacity.

Council consensus: Referred to the 11/27/07 RCM Consent Agenda

Agenda Bill #2872 – A Motion approving the Low Bidder for Hazardous Materials removal and demolition of the Riverton Heights School

Summary: This Motion authorizes the City Manager to enter into a contract with R.W. Rhine, Inc. for hazardous materials and demolition of the Riverton Heights Elementary School Buildings.

On November 6 and 13 the City advertised for bids for hazardous materials removal and demolition of the Riverton Heights School. Twenty-six contractors picked up plans and specifications for bidding. The bids were opened on November 20 at 11:15 a.m. Fourteen contractors submitted bids and the results are as follows:

R.W. Rhine, Inc.	\$187,260.00
Thermatech Northwest, Inc.	\$212,000.00
Rivers Edge Services, Inc.	\$225,346.41
Titan Earthworks, LLC	\$239,099.00
J. Harper Contractors, Inc.	\$239,850.00
WM Dickson Co.	\$264,850.00
Nuprecon LP	\$267,557.00
DMSL Construction, Inc.	\$268,142.00
Grayhawk Construction	\$279,950.00
Performance Contracting, Inc.	\$321,000.00
3 Kings Environmental	\$323,471.00
Global Diving & Salvage, Inc.	\$361,327.00
Pivetta Brothers Construction, Inc.	\$381,824.00
Anderson Environmental Contracting	\$385,600.00

The 2007 Budget has approximately \$235,225 for hazardous materials and demolition of the Riverton Heights Elementary School Buildings. The engineer's estimate for the cost of this work is \$300,000. The low bid with 15% contingency and tax is \$234,515.06.

P&R Director Ledbetter reviewed the above summary.

Council consensus: Referred to the 11/27/07 RCM Consent Agenda

Agenda Bill #2871 – A Resolution fixing the date and time for a Public Hearing (PH) to vacate a portion of South 158th Street

Summary: This Resolution fixes a PH date and Council action of January 22, 2008 for vacation of the following right-of-way (ROW): South 158th Street lying westerly of the west margin of International Boulevard (IB) and easterly of the west line of Section 22, Township 23 N, Range 4 East, W.M. as requested by petition signed by 100% of the property owners abutting the above ROW.

The POS is seeking this street vacation to consolidate parcels of land as part of their proposed rental car facility.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2871 (Continued): The procedures for vacating a public ROW are defined in the Revised Code of Washington (RCW), Chapter 35.79. A PH is to be held to consider the merits of the application to vacate the ROW in question. The date of the PH is set by a Resolution passed by Council. The date of the PH must not be more than sixty days nor less than twenty days after the date of passage of the Resolution setting the date for the PH. The date of January 22, 2008 has been selected as the City Council meeting that meets these criteria.

Pursuant to RCW 35.79.010, the City Council is required to set and hold a PH. After the hearing has been conducted, the Council may choose to vacate the street and ROW subject to easements, conditions, and payment as deemed appropriate, or to reject the petition for vacation.

PW Director Schroeder reviewed the above summary.

Council consensus: Referred to the 11/27/07 RCM Consent Agenda

Agenda Bill #2868 – A Motion authorizing the City Manager to sign a Contract with Parametrix for development of a Stormwater Management Program (SWMP) for National Pollution Discharge Elimination Standards (NPDES) Phase II Permit

Summary: This Motion authorizes the City Manager to execute a consultant contract with Parametrix to assist the City in developing and/or enhancing a SWMP in compliance with the Western Washington Phase II Municipal Stormwater Permit, to evaluate our existing stormwater programs to document deficiencies, and to recommend specific program elements.

A Request for Proposals (RFP) was advertised in August 2007. The following firms submitted proposals: Parametrix, Rosewater Engineering, Herrera, Gray & Osborne, Inc., Otak, and CH2M Hill. City staff interviewed Parametrix, Rosewater Engineering, and Herrera. Parametrix was selected as the best qualified firm due to their experience on similar projects, and their previous work within the project area. Staff then negotiated the scope and fees with Parametrix. The scope of work will supplement and formalize the City's existing SWMP to include review of existing stormwater program elements and gap analysis of those elements as they pertain to the known Phase II requirements; identification of staffing needs to sustain the SWMP, and evaluation of future funding needs for program sustainability. The work described is expected to be performed during the period December 2007 through September 2008.

Compensation for this consultant contract is based on labor and expenses not to exceed \$95,046.20 unless authorized by the City. SeaTac has received a \$75,000 grant from the State of Washington Department of Ecology (DOE) Water Quality Program to help cover the cost. Expenditures incurred in 2007 will be funded from savings in other line items in Fund 403. \$75,000 will be included in both revenue and expenditure estimates in the 2008 budget for the work.

PW Director Schroeder reviewed the above summary. The Transportation & Public Works (T&PW) and Administration & Finance (A&F) Committees have reviewed and recommended this item for approval.

Council consensus: Referred to the 11/27/07 RCM Consent Agenda

Agenda Bill #2838 – An Ordinance adopting the 2007 Final Docket of Comprehensive Plan (CP) Amendments

Summary: State law allows cities to amend local CP one time annually. The 2007 amendments are proposals from staff and the public, both to the text of the CP document and to the CP Land Use Map.

By Resolution No. 97-001, the City Council authorized the Department of Planning and Community Development to implement procedures for amending the CP, which provide for consideration of proposed amendments for the 2007 calendar year in two stages. The recommended amendments were evaluated according to the preliminary and final docket criteria.

The City's procedures for amending the CP include completion of environmental review (SEPA), review by the City Attorney, and consideration of public testimony by the Planning Commission (PC) in a PH.

SEPA review (SEP07-00011) of the proposed CP amendments was completed November 5, 2007, with the appeal period expiring November 15. The proposed amendments reflect consideration of public comments received at a PH held before the PC on November 5. The PC made its recommendation about the proposed amendments on November 5 on all amendments except Map Amendment #3, and on November 19 on Map Amendment #3.

The Council has also received several briefings related to the 2007 CP amendments.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2838 (Continued): Adoption of the proposed Ordinance would have no fiscal impacts to the City beyond those identified in the Capital Facilities Element.

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

Mr. Scarey stated a question was previously raised about what is the development potential or potential for growth in the PAA. He contacted KC for a buildable lands analysis; 298 housing units over the next 20 years. There are just over 1,305 housing units today. That is a 20% growth in 20 years.

Berk and Associates Financial Analyst Bret Sheckler stated the purpose of the study was to estimate the fiscal cost of annexing a portion of Boulevard Park to SeaTac. He reviewed the analytic approach used for this study.

He summarized the findings of the study: (1) Annual Operating Revenue - \$982,000 (2008) – most revenue comes from property taxes; (2) Annual Operating Costs - \$2 million to \$2.15 million – most of the costs come from extending Fire and Police Services; (3) Net Operating Deficit - \$1,018,000 to \$1,164,000; (4) 20-year cost of currently-identified, discrete Capital Expenditures - \$10.5 million (Transportation, Fire, and Parks); (5) Other, Annual Capital Expenditures - \$500,000 (Road overlays and sidewalk construction); (6) Accounting for new capital revenues and asset transfers, net capital costs could range from \$650,000 to more than \$800,000, on average, per year; and (7) Potential Total Cost of Annexation - \$1.67 million to \$1.97 million per year.

DM Shape questioned whether the police model includes anything from KC. If the City takes over that area, the KC policing functions are reduced. He stated he felt the City should receive some compensation from KC. Mr. Sheckler stated the State has a sales tax credit to encourage annexations. That credit is a tenth of a percent and only applies for an annexation of over 10,000 people at this time. He stated there are some potential one time distributions from KC.

CM DeHan questioned in regards to this PAA and its fire protection service, would it be possible for the City to contract with the existing Fire District to cover that area and if so, what would that do to the figures presented in the study. Mr. Sheckler stated as long as the Fire District exists, it would be possible to contract services, which is not unusual. The City would need to consider that the Fire District has a different level of service and how long is the district going to be in place.

Mayor Fisher requested this item be moved to Unfinished Business.

DM Shape questioned since the PC is suggesting putting this off until next year, if it is appropriate to have this as an amendment two years in a row. Mr. Scarey reviewed the criteria for the preliminary docket. If an amendment is proposed in the previous two years, it is not appropriate unless something has changed.

Mr. Butler stated there are three options: (1) amend the procedures, (2) postpone this item, or (3) act on this amendment for the small portion and consider the larger area next year.

Council consensus: Referred to the 11/27/07 RCM Unfinished Business

CM T. Anderson left at this point in the meeting.

Agenda Bill #2837 – An Ordinance amending Chapter 15.38 of the SeaTac Municipal Code (SMC) related to development regulations for the South 154th Street Station Area

Summary: This Ordinance amends Chapter 15.38 of the SCM, adopting final standards for the South 154th Street Station Area. The final standards will replace interim standards that were first adopted for this station area in July, 2006. The final standards address issues such as building design, parking requirements, and open space and public amenities.

The City adopted the South 154th Street Station Area Action Plan on December 12, 2006. The Plan sets out a vision, policies and action steps for creating a vibrant new neighborhood in the station area, in response to anticipated redevelopment pressure associated with the opening of the Tukwila IB Light Rail Transit Station at IB and South 154th Street/Southcenter Boulevard in 2009. Interim standards were adopted in July, 2006, to allow time for City staff and the PC to complete a unified planning process, and to formulate permanent development standards that reflect input from the public and the affected business community. The interim standards were extended in December 2006, and again in May 2007. The final standards will replace the interim standards, updating them to more closely align with the adopted Station Area Action Plan, and incorporating best practices from similar “town center” developments around the region and in other parts of the U.S.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2837 (Continued): The adopted Station Area Action Plan articulates a vision for how the station area can redevelop to take advantage of increased activity related to the light rail station, increased demand for pedestrian-oriented uses and services, and the increased development potential for facilities that could benefit SeaTac residents and businesses. The Final standards set out the regulations that will guide development in the station area to realize the Plan's vision.

The final standards address building design and orientation, provide for open space and public amenities including wide sidewalks and street trees, specify the general location of new streets to open up the interior of the station area's central site, providing new street frontage for businesses. The final standards also provide for curbside parking on most streets, which is an essential element in attracting retail businesses. In addition, the final standards encourage appropriate land uses and prohibit certain land uses that are not appropriate for a pedestrian oriented Transit Oriented Development (TOD) district.

There are two areas in which the Land Use and Parks (LUP) Committee has requested the full Council address. These areas are as follows:

- There are two potential options regarding the allowance of Development Agreements (DAs) for the allowance of the Public/Private Parking (i.e., "commercial Park and Fly") use [Section 15.38.020]:
 - Option #1. DAs shall not be used to allow Public/Private Parking;
 - Option #2. No language prohibiting the use of DAs to allow Public/Private Parking.
- There are two potential options regarding minimum building height [Section 15.38.360]:
 - Option #3. Minimum of 2 stories, one story is allowed if a minimum of 18 feet with the appearance of a two-story building;
 - Option #4. Minimum of 4 stories.

This Ordinance incorporates Option #1 and Option #3 listed above.

The final standards have undergone an extensive process of review and revision by staff, consultants, and affected business interests. A PH was held by the SeaTac PC on October 22, 2007, which was continued to November 5 to provide an additional opportunity for public review. Open houses preceding the PH were also held on both dates. The PC voted on November 5, 2007 to recommend that the City Council adopt the final standards. Staff has also given several presentations to the City Council and Council Committees about the final standards.

Planning Director Butler and Kate reviewed the above summary.

Ms. Kaehny responded to a Council question from the November 6 SCM regarding upper level setbacks and construction costs. She stated unless there is significant terracing throughout the structure, the upper level setback costs are minimal. This standard would be built in to the beginning of the process so there would not be a huge cost implication.

She reviewed changes since the November 5 SCM Council review: (1) cleaning up the document by re-ordering, re-numbering and re-naming sections to make it easier to read; (2) making final updates; and (3) inclusion of two options for Council consideration.

Mr. Butler reviewed options regarding the allowance of DA for Public/Private Parking use: (1) include language stating DA shall not be used to allow Public/Private Parking; or (2) no language prohibiting the use of DA to allow Public/Private Parking and it would be up to the Council to decide.

Mr. Butler reviewed potential options regarding minimum building height: (1) minimum of two stories, one story is allowed if a minimum of 18 feet with the appearance of a two-story building, or (2) minimum of 4 stories.

Council discussion ensued as to the options.

Council consensus: Referred to the 11/27/07 RCM Unfinished Business

CONSENT AGENDA:

• **Approval of claims vouchers** (check nos. 77893 – 78046) in the amount of \$274,146.34 for the period ended November 5, 2007.

• **Approval of claims vouchers** (check nos. 78047 – 78048) in the amount of \$340.00 for the period ended November 6, 2007.

CONSENT AGENDA (Continued):

- **Approval of claims vouchers** (check nos. 78049 – 78301) in the amount of \$1,444,455.71 for the period ended November 20, 2007.
- **Approval of payroll vouchers** (check nos. 46318 - 46352) in the amount of \$164,539.24 for the period ended November 15, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 53032 – 53207) in the amount of \$300,897.47 for the period ended November 15, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$58,328.97 for the period ended November 15, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended November 20, 2007.

Approval of Council Meeting Minutes:

- **Land Use and Parks Committee Meeting** held October 18, 2007.
- **Regular Council Meeting** held October 23, 2007.
- **Administration and Finance Committee Meeting** held November 6, 2007
- **Public Safety and Justice Committee Meeting** held November 6, 2007.

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

Agenda Bill #2857; Ordinance #07-1024 tentatively establishing the 2008 Ad Valorem Property Tax Levy

Agenda Bill #2872; Motion approving the Low Bidder for Hazardous Materials removal and demolition of the Riverton Heights School

Agenda Bill #2871; Resolution #07-021 fixing the date and time for a Public Hearing to vacate a portion of South 158th Street

Agenda Bill #2868; Motion authorizing the City Manager to sign a Contract with Parametrix for development of a Stormwater Management Program for National Pollution Discharge Elimination Standards (NPDES) Phase II Permit

MOVED BY BRENNAN, SECONDED BY DEHAN 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.

Agenda Bill #2837; Ordinance #07-1025 amending Chapter 15.38 of the SeaTac Municipal Code (SMC) related to development regulations for the South 154th Street Station Area

MOVED BY SHAPE, SECONDED BY DEHAN TO ADOPT ORDINANCE #07-1025.*

MOVED BY SHAPE, SECONDED BY DEHAN TO INSERT OPTION #1.

MOTION CARRIED UNANIMOUSLY.

*ORIGINAL MOTION CARRIED AS AMENDED.

Agenda Bill #2838; Ordinance #07-1026 adopting the 2007 Final Docket of Comprehensive Plan (CP) Amendments

MOVED BY SHAPE, SECONDED BY BRENNAN TO PASS AGENDA BILL #2838.*

DM Shape clarified that Council is not voting whether to annex, simply voting to put the designation in the CP.

CM A. Anderson stated he is concerned that the study says it is expensive if the City chooses to proceed forward. It has the appearance that residents will be losing.

CM Wythe stated if all he had to do is look at the report, he would feel the City should not annex this area. If the City says it is not interested and steps out, Seattle and Burien would be talking about what happens to SeaTac's neighbors without the City being involved. This will impact SeaTac one way or the other and it should be positive. To simply stop the discussion does not benefit SeaTac.

UNFINISHED BUSINESS (Continued):

Agenda Bill #2838; Ordinance #07-1026 (Continued): CM Brennan stated he agrees that this is not going to cost the City any more than already spent on the report to stay in the game.

Mayor Fisher stated these are the same results as the study conducted in 2000. He stated the City is not doing anyone a favor by keeping them in limbo.

CM DeHan stated he feels the City would be taking services away from the citizens who are here today. He stated his reluctance to stay in.

Mr. Butler stated both Seattle and Burien included all of north highline in their PAA last year. They have been waiting for various reasons. There will be a fair amount of movement in the next year.

MOVED BY SHAPE, SECONDED BY WYTHER TO AMEND THE ORDINANCE BY WITHDRAWING MAP AMENDMENT #2.

MOTION CARRIED UNANIMOUSLY.

MOVED BY A. ANDERSON, SECONDED BY FISHER TO REMOVE MAP AMENDMENT #3 AND TEXT AMENDMENT #3.

MOTION FAILED WITH WYTHER, SHAPE, BRENNAN AND DEHAN VOTING NO AND A. ANDERSON AND FISHER VOTING YES.

*ORIGINAL MOTION CARRIED AS AMENDED WITH FISHER VOTING NO.

NEW BUSINESS: There were no new business items.

CITY MANAGER'S COMMENTS: City Manager Ward had no comments.

COUNCIL COMMENTS:

CM DeHan reiterated that he is not in favor of annexing the northend Boulevard Park.

DM Shape stated he enjoyed the opportunity to visit New Orleans for the National League of Cities (NLC) Conference. The CMs in attendance were amazed by the amount of devastation still existing after two years. The hope and the spirit is there and the people are rebuilding and it will all come back.

CM A. Anderson had the following items: (1) agreed with DM Shape regarding New Orleans. The City is beautiful as far as you can see, but once you get out of town, it turns into a ghost town; (2) at the NLC Conference there was a sustainability track, which is a group of classes on the issue of sustainability. There are some steps that the City can take to reduce greenhouse gasses and energy consumption that are not too expensive: (a) develop base line of where the City is today; and (b) conduct an assessment on-line (may be able to get an intern from the University of Washington); (3) one of the CMs from Alabama was talking about sidewalks. He said the increase in assessed valuation of the houses once sidewalks were in place paid off the cost of the sidewalks over so many years. He questioned if SeaTac could come up with a payback period for sidewalks because a lot of citizens are asking about that; (4) he stated he is proud of the McMicken Heights Neighborhood Grant project; and (5) he stated his daughter plays on a volleyball team for one of the State's Universities. She was voted All American. The team was not highly ranked, but swept the west coast regional's and Thursday, November 29 they will be playing in the National Championship playoffs in Kansas.

Mayor Fisher stated five CMs went to the NLC Conference in New Orleans. City Manager Ward and he were there two years ago. There is a tremendous difference, but still a lot of devastation. He stated it was a good conference.

EXECUTIVE SESSION: There was no executive session.

ADJOURNMENT:

MOVE BY DEHAN, SECONDED BY BRENNAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 9:41 P.M.

MOTION CARRIED UNANIMOUSLY.

SEATAC CITY COUNCIL REGULAR MEETING MINUTES

December 11, 2007
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Fisher at 6:02 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) DeHan led the Council, audience and staff in the Pledge of Allegiance.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Senior Assistant City Attorney Mark Johnsen, Deputy City Clerk Marcia Rugg, Finance Director Mike McCarty, , Planning Director Steve Butler, Senior Planner Mike Mike Scarey, Parks & Recreation (P&R) Director Kit Ledbetter, Public Works (PW) Director Dale Schroeder, Human Services Coordinator Colleen Brandt-Schluter, Fire Chief Bob Meyer, Chief of Police Services Jim Graddon, Recreation Services Coordinator Kathleen Cummings and Program Manager Soraya Lowry.

PUBLIC COMMENTS: There were no public comments.

PRESENTATIONS:

•Key to the City to outgoing Councilmember (CM) Don DeHan

Mayor Fisher stated his appreciation on CM DeHan's service to the City. CM Brennan and Deputy Mayor (DM) Shape stated their appreciation and positive comments regarding CM DeHan's services to the City. CM DeHan stated his thanks for having the opportunity to work with the Council and staff for the past 18 years. Mayor Fisher presented CM DeHan with the Key to the City.

•Senior Citizen Advisory Committee Annual Update

Recreation Services Coordinator Cummings introduced Senior Citizen Advisory Committee Chair Alice Belenski.

Chair Belenski updated the progress of the Senior Citizen Advisory Committee. The other committee members are Jon Ancell, Margaret Grey, Fred Geraldson, Peggy Ancell and Alternate member Shirley Coulsen. Ms. Belenski detailed their events such as the luncheons, coffee bar, trips, holiday bazaar, and pancake breakfast. The fundraising goals for 2007 are to support items needed for the Senior Program.

A video was shown highlighting the events of the Senior Center and its many programs.

•Sound Transit Update

Mrs. Lowry introduced Sound Transit Airport Link Project Director Ron Lewis and Hewitt Architect Principal Architect David Hewitt.

Mrs. Lowry stated the SeaTac Airport Station project went out to bid last spring. Only one contractor bid the project and it was double of what the budget would allow. Therefore, a redesign effort was taken to bring costs down. The design and the materials were simplified while maintaining its function, ascetics and related elements of the station. The City staff has worked with the architect to ensure that negative impacts are minimized with the redesign. The time estimate plan is at 90% for cost estimations purposes. The architect board will be asked to review the redesign in January 2008.

Mr. Lewis provided a short description of the project. The status of the station is the last major piece of work on the link project. The station construction has already started.

Mr. Hewitt reviewed the Station Design Review of the link light rail. A bridge links the station to the parking garage to the terminal. The second bridge crossing on the east side of International Boulevard (IB) lands on a plaza. It is served with an elevator, stairs, trees and a major art piece. It is a place to pick up people on the sidewalk and a major bus drop off. It is structured to facilitate further growth on the eastside of IB.

Mr. Hewitt reviewed in detail the plaza area and mezzanine area and its components from various angles and sides.

DM Shape questioned the cross over from the track. Mr. Lewis stated the train can change direction to the other track. Signage for passengers will eliminate confusion over the direction of the tracks.

Upon a question posed by CM Wythe, Mr. Lewis stated the pedestrian bridge is unique in its design and roof.

CM Wythe inquired whether the artwork and sails had been changed from a previous presentation. Mr. Lewis stated the sails will be consistent as previously shown.

PRESENTATIONS (Continued):

●Proposed Development Agreement (DA) between the City and K&S Development

Planning Director Butler introduced K&S Attorney Mike Murphy, and K&S Principals Gerry Kingen and Scott Switzer. Mr. Butler stated that K&S and the City have been negotiating a proposed DA for many months. The Council had expressed its goals included in the proposal. Since then staff and K&S representatives have been working to respond to these directions.

Senior Assistant City Attorney Mark Johnsen presented a proposed agreement summary. Many of the details have evolved since previous discussions in October 2007. The following highlights the proposed K&S Agreement: (1) proposing to construct two residential towers with a total of 850 residential units; (2) it will contain ground floor retail components consistent with the station area plan for South 154th Street; (3) construction of a north/south private access road with pedestrian amenities between South 154th and 152nd Streets; (4) construction of a pedestrian only access between the north/south access road on IB; and (5) the project will be constructed using a phased approach.

In regards to code deviations and concessions, K&S have proposed the following: (1) not to construct a park and fly garage; (2) dedicate a minimum of 30 foot easement between the III Marks Apartments and residential structure on the garage parcel; (3) construct a north /south connector with landscape and pedestrian amenities; and (4) agreement to the timelines for permitting and construction.

Mr. Johnsen stated he presented the K&S Development proposal to the Planning Commission (PC) on December 10, 2007 and they were very receptive to it.

Mr. Kingen showed various illustrations and angles of the proposed project which portrays the image of a universal village. Starbucks was incorporated to be located on the southeast corner. One of the key elements is to revisit Military Road as it may be a critical element to the success of the station area and other major redevelopments in the future.

Mr. Murphy re-emphasized Mr. Butler and Mr. Johnsen's summaries and progress on the overall discussions leading to a closer agreement for this project. Mr. Murphy stated the following points which included Council's vision: (1) did not include a park and fly garage; (2) intensified the residential development to create an overall demand for retail and fit in with the station. K&S has built into the agreement very tight timelines. The relationship with Military Road issues will need to be addressed quickly in respect to access.

Mr. Murphy stated the importance of retail spaces being developed along the pedestrian walkway on the north/south connector. K&S is prepared to discuss any elements and finalize the documents in the next 30 days.

Council discussion ensued in regards to the project.

Mr. Switzer stated he would like to present a draft to Council before January 8 and present it for final action on January 23.

DISCUSSION ITEM:

●Summary of \$5,000 - \$25,000 Purchase Requests for the period ended December 7, 2007

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>
Reception area remodel at SeaTac Community Center	P&R	\$15,000	\$15,000	\$8,710
Allocation of 2007 Human Services Reserve Funds (as directed by Administration and Finance [A&F] on 11/6/07)	City Manager's Office (CMO)	\$40,000	\$40,000	\$24,000
Ten 800 MHz Portable Radios (2008 Funded Decision Card - will be paid from 2008 Budget)	Fire	\$13,764	\$13,764	\$12,720

Council consensus: Referred to 12/11/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS:

Agenda Bill 2879 – An Ordinance confirming the appointment of Elizabeth Cordi-Bejarano as the Municipal Court Judge, affixing the compensation of the Municipal Court Judge and Judges Pro-Tem, and authorizing entry into a Professional Services Contract

Summary: Revised Code of Washington (RCW) 35A.13.080 (2) requires the City Manager appoint a Judge of the SeaTac Municipal Court, subject to confirmation by the Council, to a four-year term. Paul J. Codd was appointed and confirmed as Municipal Court Judge for four-year terms in 1991, 1995, 1999, 2003, and 2007 and has served admirably in that capacity. Judge Codd notified the City that he was retiring effective December 31, 2007, and thus it is necessary for the City Manager to appoint his replacement, subject to Council confirmation. After careful consideration of many highly qualified candidates, the City Manager has appointed Elizabeth Cordi-Bejarano as Municipal Court Judge for the remainder of the four-year judicial term that commenced January 1, 2007, subject to Council confirmation.

RCW 3.50.080 and 3.50.090 also provides that the salaries of Municipal Court Judges and Judges Pro-Tem be fixed by Ordinance. This Ordinance sets the compensation of the Municipal Court Judge and Judges Pro-Tem at \$65.00 per hour, unless a lower amount is specified in a Professional Services Agreement.

Mr. Ward reviewed the above summary and stated his confidence in Ms. Cordi-Bejarano serving as Judge.

Council consensus: Referred to 12/11/07 RCM Consent Agenda

Agenda Bill 2878 – A Motion approving payment to the Port of Seattle (POS) for the Plants and Rocks for the Japanese Garden Relocation Project

Summary: This Motion approves payment of \$40,732.40 to the POS for the plants and rocks purchase for the Japanese Garden Relocation Project. The POS was sent a memo from the P&R Department for the billing amount of the plants and rocks selected from the former Seike Garden in 2005 and again in 2006. The City finally received a bill for \$40,732.40 from the POS on November 21, 2007.

The POS worked with the City and discounted the plants and rocks and allowed the City to select only the plants that were the best quality, and have the best chance of transplanting.

P&R Director Ledbetter reviewed the above summary.

Council consensus: Referred to 12/11/07 RCM Consent Agenda

Agenda Bill 2876 – A Motion approving an Interlocal Agreement (ILA) between the Cities of SeaTac, Tukwila and Des Moines for the Minor Home Repair Program

Summary: This Motion authorizes the City Manager to enter into an ILA for utilization of Community Development Block Grant (CDBG) funds to plan, fund, and implement a Minor Home Repair program to benefit low and moderate-income SeaTac homeowners. Under the proposed ILA, the Cities of Tukwila, SeaTac, and Des Moines will work together implementing a Minor Home Repair program. The City entered into a similar ILA for 2007, and the cooperation between the three Cities to administer this grant has been successful.

The Cities of SeaTac, Tukwila, and Des Moines joined together to make their 2008 application for CDBG grant funding more competitive and improve their overall chances of being funded. Tukwila has offered to provide fiscal and administrative support for the joint Minor Home Repair program in 2008. The Minor Home Repair program will provide minor electrical, plumbing, carpentry, and disability access repairs for SeaTac's elderly, disabled, and low-income families to help them maintain their homes in a decent, livable, and safe condition.

The cities asked for \$65,000 and received \$72,132 (SeaTac at \$26,044, Tukwila \$25,044, and Des Moines \$21,044). King County (KC) requires one fiscal agent to administer the grant with Tukwila being the agent again for 2008. The City will use its \$26,044 to provide minor home repairs that meet the criteria of the CDBG program and will pay contractor invoices for work performed for the benefit of SeaTac's eligible homeowners. The City of Tukwila will submit invoices from all three cities to KC for reimbursement and will remit reimbursement to SeaTac. Neither City will use more funds than have been agreed upon. There are no other responsibilities for this ILA. Since the administration of these funds through the 2007 ILA has been successful, the proposed ILA will remain in effect as an ongoing basis as long as CDBG funds for Minor Home Repair are available.

Human Services Coordinator Brandt-Schluter reviewed the above summary.

Council consensus: Referred to 12/11/07 RCM Consent Agenda

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2877 – An Ordinance repealing SeaTac Ordinance #07-1024 and setting the 2008 Property Tax Levy and Rate

Summary: On November 27, 2007, the Council approved Ordinance #07-1024, tentatively establishing the amount to be levied in 2008 by taxation on the assessed valuation of property in the City. This action was necessary because the City was required to submit its 2008 property tax levy to KC by November 30, 2007, and the November 27 Council Meeting was the last meeting prior to this deadline. The approved tentative levy amount of \$13,905,817 was the maximum statutory levy at that time as estimated by the KC Assessor's Office, and any later revisions can only reduce, not increase, the tax levy amount.

Initiative 747, approved by the voters on November 6, 2001, limited annual property tax increases to the lower of 1% or inflation, defined by the implicit price deflator (IPD). On November 8, 2007, the Washington State Supreme Court ruled that Initiative 747 is unconstitutional. Washington State Governor Gregoire asked that the state, counties, cities and other taxing districts not increase property tax levies for their upcoming budgets as a result of the court decision, and called for a special legislative session for Thursday, November 29, to deal solely with property taxes. Lawmakers overwhelmingly passed a bill to reinstate a one percent cap on annual property tax increases and the Governor signed the legislation. The Legislature is expected to take a deeper look at the property tax issue when the regular session begins in January.

On December 5, 2007, the City received certification of assessed valuations for the tax year 2008 from the KC Assessor's Office. The total valuation of the City of SeaTac for 2008, as certified by the KC Assessor, is \$4,587,006,934. This amount represents an increase of approximately 12.48% as compared to the 2007 assessed valuation total of \$4,077,974,305.

Finance Director McCarty reviewed the above summary and stated this item was presented at the A&F Committee on December 11, 2007.

Council consensus: 12/11/07 RCM Consent Agenda

Agenda Bill #2880 - An Ordinance amending the 2007 Annual City Budget for Miscellaneous Items

Summary: This Ordinance increases expenditures to provide additional 2007 appropriation authority in the Building Management Fund (Fund 108). This Ordinance is necessary to ensure that the City complies with State laws prohibiting any funds having expenditures in excess of the fiscal year appropriation authority. Building Management (Fund 108): As part of lease agreements entered into in 2007 for space on the second floor of City Hall, the City performed tenant improvements in the areas occupied by Mortgage Brokers, Inc./Angle Lake Escrow, and paid a commission to Windermere Real Estate for securing the tenants for the City. Funds were not provided for in the 2007 Budget for these expenditures, so a budget increase for Fund 108 in the amount of \$33,600 is recommended to offset the additional expenditures related to these tenant improvement and commission costs incurred in 2007.

Finance Director McCarty reviewed the above summary.

Council consensus: Referred to 12/11/07 RCM Consent Agenda

Agenda Bill #2874 – A Motion accepting the low bidder for construction of the 2007 Pedestrian Improvements Project, and authorizing the City Manager to enter into a contract with Precision Earthworks, Inc.

Summary: This Motion accepts the contract for services related to sidewalk removal and replacement, tree removal and replacement, and associated landscaping work. The landscaping portion of the project involves removal of 44 trees and replacement with 45 street grade trees. A tree root barrier will be installed around the root ball of each tree to prevent future upheaval of the replaced concrete sidewalk. This contract will provide work at the following locations: (1) South 188th Street – 39th to 42nd Avenues South (both sides of South 188th Street); and (2) IB – at South 180th Street intersection (north and south sides of intersection).

The project was advertised from October 31 to November 14, 2007 to solicit bids. The bid opening took place on November 14 and eleven bids were received. City engineer's opinion of probable construction cost was \$236,945.00. Precision Earthworks, Inc. has submitted the low bid at \$214,675.00. This contractor has worked for the City of SeaTac previously and has performed satisfactorily.

PW Director Schroeder reviewed the above summary and stated the Transportation and Public Works Committee (T&PW) recommended this contract for approval.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2874 (Continued): CM Brennan inquired regarding the problem of the trees and its existence of only 12 years. Mr. Schroeder stated the problems of the root trees are heaving and are causing pedestrian problems in regards to safety. Root barriers and new trees will be placed wherever there are problems.

Council consensus: Referred to 12/11/07 RCM Consent Agenda

Agenda Bill 2875 – A Motion authorizing the Purchase of Vehicles and Equipment for 2008

Summary: This Motion authorizes the purchase one each of the following: utility van, 14-passenger van, landscape trailer, 5-yard dump truck, snow plow, dump truck sander, hot box patcher, and zero-turn mower. This equipment is included in the City's 2008 Annual Budget which includes a \$392,000 appropriation in the Equipment Rental Fund for 2008 scheduled vehicle and equipment replacements. This fund has accumulated sufficient funds from the user departments over the useful life of the equipment listed below to finance their replacement. The vans will be covered by a 3-year / 36,000 mile check or the first warranty. All equipment listed below will replace existing equipment and will be purchased within budget limitations. These vehicles and equipment will be purchased from the State contract, competitive bidding, or a "piggy-back" bid, and will not be received until 2008.

<u>Department</u>	<u>Description</u>	<u>Replacement/Decision Card</u>	<u>Cost</u>
Facilities	2008 Ford Van	Replacement	\$30,000
P&R	2008Ford 14-Passenger Van	Replacement	\$60,000
PW Maintenance	2008 Landscape Trailer	Replacement	\$4,000
PW Maintenance	2008 5-Yard Dump Truck	Replacement	\$164,000
PW Maintenance	2008 Snow Plow	Replacement	\$13,500
PW Maintenance	2008 Dump Truck Sander	Replacement	\$22,000
PW Maintenance	2008 Hot Box Patcher	Replacement	\$83,000
PW / Parks	2008 Zero-Turn Mower	Replacement	\$15,000
	TOTAL		\$392,000

Mr. Schroeder reviewed the above summary.

Mr. Schroeder stated the 5-Yard dump truck is more costly as it is fairly new which will provide utilization and resources to trade off with other cities and counties that use similar types of equipment. It is a chasey that can utilize a number of other different pieces of equipment, such as patchers, sanders, water trucks, lift trucks, and flatbeds.

Council consensus: Referred to 12/11/07 RCM Consent Agenda

Agenda Bill 2873 – A Motion to accept a \$50,000 Growth Management Act (GMA) Grant from the State

Summary: The proposed motion accepts a \$50,000 GMA Grant from the Washington State Department of Community, Trade and Economic Development (CTED) that will be used by the City to pay for costs associated with a major Zoning Code update.

CTED has offered a \$50,000 GMA Grant to help cover expenses related to updating and streamlining the City's Zoning Code. This grant would supplement the \$40,000 that the City has allocated to the project, which would result in a total project amount of \$90,000.

In 2007, the City has worked with a consultant to review all permit procedures, with the goal of streamlining the development process. One of the consultant's recommendations was to update the City's Zoning Code by streamlining regulations, removing redundancies, and making the code more user-friendly for both staff and developers.

In November 2007, the City was awarded a \$50,000 GMA Grant to help cover costs related to this project. Creating a streamlined and more user-friendly Zoning Code accomplishes various goals of the GMA. Such goals include expediting permit processes, and ensuring responsiveness to recent legislation and internal consistency. Similarly, this project would help the City to adhere to various KC Countywide Planning Policies (CPP). These policies call for cities to reduce the cost and time required for development in urban and industrial centers. In addition, CPP calls for cities to use a streamlined permit process to encourage development in urban centers, development of affordable housing, and economic vitality.

AGENDA BILL PRESENTATIONS (Continued):

Agenda Bill #2873 (Continued): The Zoning Code has not undergone a thorough evaluation for internal and external consistency with adopted plans, policies, and goals since 1992; several chapters have been added since that time. The Zoning Code has sections addressing design standards in the Station Areas, the City Center, and multi-family developments. These sections should be checked to ensure they work together effectively. Furthermore, the Zoning Code should be checked for consistency with the recently adopted development regulations for the Station Area Action Plans.

Planning Director Butler reviewed the above summary.

Council consensus: Referred to 12/11/07 RCM Consent Agenda

CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 78302 – 78302) in the amount of \$680.17 for the period ended November 30, 2007.
- **Approval of claims vouchers** (check nos. 78303 – 78470) in the amount of \$2,200,761.00 for the period ended December 6, 2007.
- **Approval of payroll vouchers** (check nos. 46354 - 46393) in the amount of \$338,644.47 for the period ended November 30, 2007.
- **Approval of payroll electronic fund transfers** (check nos. 53208 – 53388) in the amount of \$291,705.20 for the period ended November 30, 2007.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$55,789.25 for the period ended November 30, 2007.
- **Summary of \$5,000 - \$25,000 Purchase Requests** for the period ended December 7, 2007.

Approval of Council Meeting Minutes:

- **Special Council Meeting** held November 6, 2007.
- **Land Use and Parks Committee Meeting** held November 8, 2007.
- **Transportation and Public Works Committee Meeting** held November 27, 2007.
- **Special Council Meeting** held November 27, 2007.

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

Agenda Bill #2879; Ordinance #07-1027 confirming the appointment of Elizabeth Cordi-Bejarano as the Municipal Court Judge, affixing the compensation of the Municipal Court Judge and Judges Pro-Tem, and authorizing entry into a Professional Services Contract

Agenda Bill #2878; Motion approving payment to the Port of Seattle for the Plants and Rocks for the Japanese Garden Relocation Project

Agenda Bill #2876; Motion approving an Interlocal Agreement between the Cities of SeaTac, Tukwila and Des Moines for the Minor Home Repair Program

Agenda Bill #2877; Ordinance #07-1028 repealing SeaTac Ordinance #07-1024 and Setting the 2008 Property Tax Levy and Rate

Agenda Bill #2880; Ordinance #07-1029 amending the 2007 Annual City Budget for Miscellaneous Items

Agenda Bill #2874; Motion accepting the low bidder for construction of the 2007 Pedestrian Improvements Project, and authorizing the City Manager to enter into a contract with Precision Earthworks, Inc.

Agenda Bill #2875; Motion authorizing the Purchase of Vehicles and Equipment for 2008

Agenda Bill #2873; Motion to accept a \$50,000 Growth Management Act (GMA) Grant from the State

MOVED BY CM T. ANDERSON, SECONDED BY CM DEHAN 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: There were no new business items.

CITY MANAGER'S COMMENTS: City Manager Ward had the following items of business: (1) KC Council has approved to waive disposal fees for flood damaged items from the recent storms. These items can be taken to KC Solid Waste handling facilities from December 13- 16; (2) CM DeHan's recognition reception on Friday, December 14 at 4 p.m.; (3) City closures are December 25 and January 1, 2008; (4) the next Council Meeting is January 8, 2008 at 6 p.m. and Council Retreat January 12; and (5) on behalf of staff their appreciation for CM DeHan's actions and support over the years.

COUNCIL COMMENTS: CM A. Anderson stated the Western Washington University volleyball team took second in the country and Jamie Anderson, his daughter, made all tournament and received all American recognition.

CM T. Anderson stated her appreciation to CM DeHan.

DM Shape and CM Brennan expressed their best wishes over the holidays.

CM DeHan expressed his pleasure in working with the staff and Council.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNED:

MOVED BY CM DEHAN, SECONDED BY CM BRENNAN TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:02 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Marcia Rugg, Deputy City Clerk