

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF BUSINESS MEETING

Monday, December 8, 2014
7:00 p.m.

Council Chambers - Shoreline City Hall
17500 Midvale Avenue North

PRESENT: Mayor Winstead, Deputy Mayor Eggen, Councilmembers McGlashan, Hall, McConnell, Salomon, and Roberts

ABSENT: None

1. CALL TO ORDER

At 7:00 p.m., the meeting was called to order by Mayor Winstead, who presided.

2. FLAG SALUTE/ROLL CALL

Mayor Winstead led the flag salute. Upon roll call by the City Clerk, all Councilmembers were present.

3. REPORT OF CITY MANAGER

Debbie Tarry, City Manager, provided reports and updates on various City meetings, projects and events.

4. COUNCIL REPORTS

Councilmember Hall reported he attended the Association of Washington Cities (AWC) Board meeting, and that they adopted their legislative agenda. He stated AWC will be supporting passage of a statewide transportation package and encouraging the State to fund city services.

Deputy Mayor Eggen reported he attended a SeaShore Transportation Forum meeting, and shared that he will not be continuing as Co-Chair. He announced Councilmember McConnell has been elected to the position and will be representing Shoreline. He reported that Community Transit is restoring bus services due to an increase in revenues.

Councilmember McConnell commented on a King County survey regarding increasing Metro Transit service, and shared that the SeaShore Transportation Forum is writing a joint letter to the State to help with transportation budget issues. She commented on attending a Domestic Violence Initiative Meeting and King County Councilmember Kathy Lambert's efforts to restore \$500,000 in funding over the next two years.

Councilmember Roberts attended the Sound Cities Association Annual Meeting, and shared that adopting the budget was the only item on the agenda and that the City of Shoreline was the only “No” vote.

Councilmember Salomon attended the King County Regional, Law, Safety and Justice Committee meeting and commented on discussing the need to increase bed space in mental health institutions amidst funding challenges.

Mayor Winstead provided a brief recap of this evening’s workshop dinner meeting with the Council of Neighborhoods.

5. PUBLIC COMMENT

Tom Poitras, Shoreline resident, spoke about home occupation regulations, cautioned against mixing residential and commercial activity in the Station Area and on arterials, and commented on the need to protect neighborhoods from adverse impacts from businesses.

Janet Way, Shoreline Preservation Society, spoke about Transfer of Development Rights through Landscape Conservation and Local Infrastructure Program, and concurred with Mr. Poitras regarding regulating home occupation businesses. She expressed the need for more open space as density increases, and using the TDR's to enhance existing cityscapes and improving open space.

6. APPROVAL OF THE AGENDA

The agenda was adopted by unanimous consent.

7. CONSENT CALENDAR

Upon motion by Councilmember Hall, seconded by Councilmember McGlashan and unanimously carried, the following Consent Calendar items were approved:

(a) Minutes of Business Meeting of November 17, 2014 and Minutes of Special Meeting of November 17, 2014

(b) Approval of expenses and payroll as of November 21, 2014 in the amount of \$3,175,916.45

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
Prior period check cancelled/replaced			13209/13537		\$0.00
10/26/14-		58368-	13538-		
11/08/14	11/14/2014	58568	13562	58497-58502	\$443,145.50
					\$443,145.50

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
11/12/2014	57481	57481	(\$54.15)
	57553	57553	(\$109.00)
	57580	57580	(\$198.00)
	57599	57599	(\$43,273.42)
	58036	58036	(\$2,650.00)
11/12/2014	58382	58385	\$46,284.57
11/13/2014	58386	58399	\$188,836.73
11/13/2014	58400	58409	\$12,474.64
11/13/2014	58410	58425	\$1,007,280.29
11/13/2014	58426	58432	\$1,143.04
11/20/2014	58433	58458	\$1,374,866.13
11/20/2014	58459	58470	\$79,761.08
11/20/2014	58471	58491	\$21,768.35
11/20/2014	58492	58496	\$853.14
11/20/2014	58503	58504	\$45,787.55
			<u>\$2,732,770.95</u>

(c) Adoption of Ordinance No. 698 - Chronic Nuisance Change Issuance to Service

(d) Adoption of Ordinance No. 700 - Budget Amendment for 2014

8. ACTIONS ITEMS

(a) Motion to Authorize the City Manager to Enter into Interlocal Agreements and Cooperative Joint Purchasing Agreements

Cheryl Ooka, Central Services Manager, provided background information on entering into interlocal and cooperative joint purchasing agreements. She explained that the agreements are authorized by State law and the Shoreline Municipal Code provides the ability to use existing bids, specifications, prices of others, and that they are efficient. She then reviewed the Interlocal and Cooperative Joint Purchasing entities.

Deputy Mayor Eggen asked if the City is already a member of some of the cooperatives, and if the City is trying to expand the agreements. He asked if there is a clearing house that monitors the process and provides information on what our peer cities are doing. He expressed his appreciation for staff maximizing purchasing power.

Ms. Ooka spoke on the City's participation with the State and confirmed that the agreement will expand the City's participation in the program. She then explained the City of Shoreline's procurement process and purchasing messaging notification practices.

Councilmember McGlashan moved to authorize the City Manager or her designee to enter into interlocal and cooperative joint purchasing agreements with any or all of the entities listed in Attachment A. The motion was seconded by Councilmember Hall.

Councilmember Salomon asked about risk. Ms. Ooka reviewed the steps staff takes to eliminate risk, and Mr. Hartwig added that the entities the City uses follow Washington State laws and stated staff will check to make certain that they are in compliance.

The motion passed unanimously.

- (b) Authorize the City Manager to Execute a Contract Agreement with the Washington State Department of Transportation to Obligate STP Grant Funds for the Meridian Ave North Overlay Project

Tricia Junke, City Engineer, provided an overview of the overlay project, estimated costs, funding sources and described the grant criteria.

Deputy Mayor Eggen moved to authorize the City Manager to execute a Local Agency Agreement to obligate grant funds totaling \$674,560 for the 2016 Meridian Avenue N Overlay Project, including authorization of the Project Prospectus and any addendums or supplements required by the Washington State Department of Transportation. The motion was seconded by Councilmember McGlashan.

Deputy Mayor Eggen commented on this project being on the Transportation Master Plan for a number of years, the need to move forward with the project, and asked if restriping will be included in the process. Councilmember Roberts asked about additional design work for future improvements on Meridian, and the coordination of curb cuts for the American with Disability Act (ADA) compliance with the Safe Routes to School Grant for 195th Street. Councilmember McGlashan asked why the project is stopping at 190th. Councilmember Hall commented on additional data being needed that identifies who uses the road, and stated that he will not be supporting the motion.

Ms. Junke explained the project focuses on surface preservation, and repairing and replacement of curb ramps to comply with the ADA. She shared that restriping is not included in the scope of this project. She stated that the work being completed will not impact future improvements on Meridian, and confirmed that it will be in coordination with the Safe Route to Schools Grant. She surmised that the condition of the pavement could be why the project is stopping at 190th, but will research the matter further and report back to Council.

The motion passed 6-1 with Councilmember Hall voting in opposition.

9. STUDY ITEMS

- (a) Discussion and Presentation of the Transfer of Development Rights (TDR) Through the Landscape Conservation and Local Infrastructure Program (LCLIP)

Paul Cohen, Planning Manager, presented background on receiving grant money to conduct a feasibility study for the Transfer of Development Rights through the Landscape Conservation and Local Infrastructure (LCLIP) Program. He then introduced LCLIP Project Team members Darren Greve, King County; and Erik Rundell and Morgan Shook, ECONorthwest. Mr. Greve

explained how TDR works as a policy tool to convert farm and forest land development potential into a commodity that can be bought and sold for the purpose of shifting growth outside the urban growth boundary to inside the boundary. He presented TDR Sending and Receiving Areas, King County and City TDR Partnerships, and described King County's compensation process.

Mr. Shook spoke on addressing the anticipated population increase over the next 25 years through LCLIP, and guiding development to provide economic, environment and social benefits that the community seeks. He explained that LCLIP help creates market options for land owners to sell their development rights for cash, rural land conservation, and provide cities with a dedicated stream of revenue for infrastructure and capital improvements. He explained who can use LCLIP, how the program would work in Shoreline, and reviewed program expectations, milestones, and performance thresholds. He stated the Feasibility Study will address if LCLIP will work in Shoreline, how much money it will generate, when the City should begin to use it, and identify risks. He presented key takeaways, and explained that revenue depends on growth, timing and commitment. Mr. Rundell spoke on TDR options for retiring credits, and reviewed City Costs and TDR Purchases, potential Shoreline Subareas, and concluded with the next steps in the process.

Councilmembers asked when the program was first initiated and how often it is being utilized. They questioned if the City can up-zone a neighborhood and still be able to use the LCLIP program. They asked about Seattle's experience with TDRs, how many credits a single developer would purchase for a project, what strategies have a proven track record, and how TDRs interact with a Property Tax Exemption (PTE) program. They asked what the cost per credit is, what dictates that price, and requested an explanation of LCLIP's benefits to rural lands. They agreed that the LCLIP makes sense and allows for concentration of growth and protection of resources, but questioned if LCLIP is a good fit for Shoreline. They expressed interest in reviewing the Feasibility Study and suggested placeholder language in the Station Area Plans so the City can move forward with its adoption timeline.

Mr. Shook explained that the Feasibility Study will look at incentive zoning and using the LCLIP, and determine the value between base zoning and increment zoning to dedicate for public benefit. He described ways to retire credits, and identified that incentive zoning and development agreements are the most common ways to retire TDRs credits. Mr. Greve shared that LCLIP passed into law in 2011 and became usable in 2012. He stated that the City of Seattle is the only city that has passed implementation legislation, and that a host of other cities are at Shoreline's stage or are in the process of performing feasibility studies. He commented that LCLIP works best where there is a strong development pipeline. Developers in the Seattle area are purchasing 25-150 credits for a project, which are driven by how the city creates zoning. Currently there are more development rights to purchase than there is the demand to buy. He stated TDR credits are based on Puget Sound Regional Council growth targets and commented that it is not too difficult for a city to use up 230 credits based on a strong development pipeline and zoning structure. He noted PTEs are exempt from LCLIP, credits range from \$20,000 – 30,000, and added that the real estate market and development capacity dictate cost of credits.

Mr. Shook conveyed that TDRs provide protection for undeveloped open space farm and forest lands in places like Snoqualmie Valley, and Enumclaw, and that the entire region benefits from food security, water quality, open space lands and recreation through the TDRs.

Ms. Tarry explained that the Feasibility Study will be completed in the timeline of the 145th Street Light Rail Station.

10. EXECUTIVE SESSION: Litigation – RCW 42.30.110(1)(i)

At 8:36 p.m., Mayor Winstead announced a five minute recess, to be followed by Council's recess into an Executive Session for a period of 20 minutes as authorized by RCW 42.30.110(1)(i) to discuss with legal counsel matters relating to agency enforcement actions, or litigation. City staff attending the Executive Session included: Debbie Tarry, City Manager; John Norris, Assistant City Manager; Margaret King, City Attorney; and Julie Ainsworth-Taylor, Assistant City Attorney. At 9:01 p.m., Mayor Winstead emerged to announce a 10 minute extension to the Executive Session. At 9:12 p.m., the Executive Session was over.

11. ADJOURNMENT

At, 9:12 p.m., Mayor Winstead declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk