

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF REGULAR MEETING

Monday, May 10, 2021
7:00 p.m.

Held Remotely via Zoom

PRESENT: Mayor Hall, Deputy Mayor Scully, Councilmembers McGlashan, Chang, Robertson, and Roberts

ABSENT: Councilmember McConnell

1. CALL TO ORDER

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

2. ROLL CALL

Upon roll call by the City Clerk, all Councilmembers were present with the exception of Councilmember McConnell.

Councilmember McGlashan moved to excuse Councilmember McConnell for personal reasons. The motion was seconded by Councilmember Chang and passed by unanimous consent.

(a) Proclamation of Armed Services Appreciation Day

Mayor Hall announced the issuance of the proclamation of Armed Services Appreciation Day on May 15, 2021 and said it is important to honor the members of the Armed Forces for the sacrifices they have made. Additionally, he announced the issuances of proclamations for May 9-15, 2021 as Affordable Housing Week and May 22-28, 2021 as Safe Boating and Paddling Week.

3. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

4. REPORT OF CITY MANAGER

Debbie Tarry, City Manager, provided an update on the COVID-19 pandemic and reported on various City meetings, projects and events.

Mayor Hall said on April 30, 2021, the City completed the assumption of the Ronald Wastewater District (RWD) and he reviewed the process for the transition and highlighted recent accomplishments of RWD. He recognized former RWD Board Members Wesley Brandon,

Robert Ransom, Gretchen Atkinson, Laura Mork, and Craig Degginger and thanked them for their service to the community and shared highlights of their contributions. Each Boardmember reflected on their time with RWD and shared well wishes for the City. Special recognition was given to Mr. Ransom for his 40 years of dedicated public service to the community. Mayor Hall expressed gratitude for all the previous Boardmembers who helped shape RWD over its 70 years in existence.

5. COUNCIL REPORTS

Councilmember McGlashan shared highlights of the recent SeaShore meeting, which included an update on the legislative session.

6. PUBLIC COMMENT

Jackie Kurlle, Shoreline resident, emphasized the importance of safety and operational monitoring relative to the Enhanced Shelter, for the benefit of both community and residents.

Kathleen Russell, Shoreline resident, said the 11 proposed tree code amendments submitted by a group of Shoreline residents were created after careful research and preparation. She asked the Council to request that these amendments be advanced as submitted.

Nancy Pfeil, Shoreline resident, started to comment on Ordinance No. 925 but, due to its quasi-judicial status and the requirement for Councilmembers to rely solely on the record, she was asked to refrain from making remarks specific to Rezone Application PLN21-0008.

7. CONSENT CALENDAR

Upon motion by Deputy Mayor Scully and seconded by Councilmember McGlashan and unanimously carried, 6-0, the following Consent Calendar items were approved:

- (a) Approval of Minutes of Regular Meeting of April 19, 2021**
Approval of Minutes of Regular Meeting of April 26, 2021
- (b) Approval of Expenses and Payroll as of April 23, 2021 in the Amount of \$1,271,076.55**

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
03/21/21-04/03/21	4/9/2021	96291-96501	17257-17268	82229-82232	\$614,554.37
03/21/21-4/03/21	4/14/2021			WT1178-WT1179	\$133,352.21
					\$747,906.58

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
4/14/2021	82170	82187	\$86,665.22
4/14/2021	82188	82203	\$85,381.90
4/14/2021	82204	82228	\$51,334.75
4/19/2021	82233	82233	\$5,155.21
4/19/2021	82234	82234	\$71,398.19
4/19/2021	82235	82235	\$2,600.00
4/21/2021	82236	82250	\$101,603.10
4/21/2021	82251	82265	\$103,605.04
4/21/2021	82266	82279	\$15,426.56
			<u>\$523,169.97</u>

(c) Approval of Resolution No. 477 - Public Art Policy

(d) Authorize the City Manager to Execute a Construction Contract with B&B Utilities and Excavating, LLC in the Amount of \$849,712 for the 2021 Stormwater Pipe Repair and Small Drainage Projects

8. ACTION ITEMS

- (a) Action on Ordinance No. 925 - Authorizing Oakes Rezone Application PLN21-0008 Changing the Zoning of One Parcel from R-48 and R-18 to Mixed-Business at 16357 Aurora Avenue North

Mayor Hall reviewed the rules regarding the Appearance of Fairness Doctrine and the Fairness Checklist for Quasi-Judicial Proceedings was displayed. No Councilmembers had any ex-parte communications to disclose.

Steve Szafran, Senior Planner, delivered the staff presentation. He reviewed the proposal and stated that after evaluation, the Hearing Examiner agreed that the rezone meets the decision criteria in SMC 20.30.320(B) and both the Hearing Examiner and staff recommend approval of PLN21-0008 by changing the zoning from R-48 and R-18 to Mixed Business.

Councilmember McGlashan moved adoption of Ordinance No. 925, amending the zoning map at 16357 Aurora Avenue North from Residential 48 units per Acre and Residential 18 units per Acre to Mixed Business zoning. The motion was seconded by Deputy Mayor Scully.

Councilmember McGlashan said this has been thoroughly discussed and it is important to get consistency of Mixed Business zoning, particularly along the Aurora Corridor.

Councilmember Chang commented that the reason for the change to Mixed Business zoning is to match the other zoning along Aurora Corridor. Deputy Mayor Scully agreed, saying that the Council is required to consider not only the current application, but the long-term impacts of a

zoning change. He said after careful consideration, he believes this decision makes sense for the long term.

Mayor Hall said that although there were a variety of perspectives expressed, after review of the findings and conclusions provided by the Hearing Examiner, he agrees that the criteria is met.

The motion passed unanimously, 6-0.

9. STUDY ITEMS

- (a) Discussion of Resolution No. 476 - Approving the 145th Street Corridor Project Phase 1 and Phase 2 Relocation Plan and the City Manager Property Acquisition Authority for the State Route 523/(N/NE145th Street) Aurora Avenue N to Interstate 5, Phase 1 (Interstate 5 to Corliss Avenue) Project

Tricia Junke, City Engineer, delivered the staff presentation. Ms. Juhnke welcomed property services consultant Kristina Guzman of RES Group NW, who was available to answer any property acquisition and relocation process questions. Ms. Juhnke explained that tonight's discussion will provide Council opportunity to discuss Resolution No. 476, which increases the dollar amount of the property acquisition authority for the City Manager and approves the relocation plan. She gave an overview of the Shoreline Municipal Code requirements for real property acquisitions, including relocation plans.

Ms. Juhnke summarized the Phase 1 ROW acquisition needs, which includes 25 parcels that require full or partial acquisitions and displayed a chart of the estimated acquisition offers by price range. She said the estimates probably have increased since they were established, and as design has progressed, additional full and partial acquisitions have been identified, with more anticipated. She said three recent appraisals exceed one million dollars, and for this reason staff recommends increasing the City Manager authorization to \$1 Million, and she listed additional justifications to support this increase in authorization. She stated that this project is approved and right of way acquisition is fully funded with Connecting Washington Funds. Ms. Juhnke said this project follows the Uniform Relocation Assistance and Real Property Acquisition Policy and there is little opportunity to negotiate acquisition costs.

Ms. Juhnke summarized Phases 1 and 2 of the Corridor Relocation Plan, stating that a relocation plan has been developed and approved by Washington State Department of Transportation (WSDOT) and that Phase 1 acquisitions are the upcoming work.

Councilmember Robertson said she supports the Resolution and asked why the authorization limit of \$1 Million was chosen. Ms. Juhnke said this threshold puts 90 percent of the parcels within the City Manager's authorization, with the goal of increasing efficiency and expediency in the process.

Mayor Hall said he supports the Resolution. He noted that similar actions have been taken on previous projects and since the project has been approved by Council, it is hard to imagine that the Council would reject an acquisition if doing so would undermine the project. Deputy Mayor Scully agreed, adding that the pricing guardrails established provide the needed direction.

Councilmember Roberts noted many properties in the area are selling above appraised value, and asked if these acquisitions will be relatively easy, or if many will come back to Council. Ms. Guzman explained the appraisal process and how value is established, and Ms. Juhnke explained the distinction between assessed and appraised values.

It was agreed that Resolution No. 476 would return as a Consent Item.

- (b) Discussion of Ordinance No. 931 - Authorizing the Use of Eminent Domain for Acquisition of Certain Real Properties to Construct the State Route 523/(N/NE145th Street) Aurora Avenue N to Interstate 5, Phase 1 (Interstate 5 to Corliss Avenue) Project

Tricia Juhnke, City Engineer, delivered the staff presentation. Ms. Juhnke said the City's approach to property acquisition is that negotiation remains the City's first choice, with eminent domain being a tool of last resort, and authorization of Ordinance No. 931 does not change this. She explained that eminent domain is authorized by RCW 8.12 for political subdivisions to acquire private property for a public use. She concluded that a condemnation ordinance is a precautionary step to keep this project on schedule. She summarized that the Ordinance authorizes condemnation, identifies that the acquisition is needed for public use, and establishes just compensation to property owners. She displayed a map of the 21 properties in Phase 1 on the acquisition plans and emphasized that eminent domain will not be used until all negotiation efforts have been exhausted. Ms. Juhnke shared details on additional properties to be acquired that are owned by King County or within the City of Seattle and described the process for those potential acquisitions. She listed steps involved in noticing the Ordinance and reviewed the next steps towards adoption.

Councilmember McGlashan asked, based on location, why Parcel 157 is included. Ms. Juhnke said some parcels may only need temporary construction easements or permanent easements.

Mayor Hall noted that this project will bring tremendous overall benefits to the property owners in the area, so as he thinks about both the individuals impacted and the extent of public good provided, and he feels the tool is justified when necessary. He wondered if the City of Seattle is not willing to consider condemnation on the identified parcels, if then King County can do it. Staff offered to research and report back to Council. Mayor Hall commented that it is exciting to see this project moving forward, with funding secured for Phases 1 and 2.

It was agreed that Ordinance No. 931 would return as an Action item.

10. ADJOURNMENT

At 8:01 p.m., Mayor Hall declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk