

**CITY OF SHORELINE**  
**SHORELINE CITY COUNCIL**  
**SUMMARY MINUTES OF REGULAR MEETING**

*The purpose of these minutes is to capture a high-level summary of Council's discussion and action. This is not a verbatim transcript. Meeting video and audio is available on the [City's website](#).*

Monday, June 13, 2022  
7:00 p.m.

Council Chambers - Shoreline City Hall  
17500 Midvale Avenue North

**PRESENT:** Mayor Scully, Deputy Mayor Robertson, Councilmembers McConnell, Mork, Roberts, Pobe, and Ramsdell

**ABSENT:** None.

1. CALL TO ORDER

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

2. ROLL CALL

Upon roll call by the City Clerk, all Councilmembers were present.

(a) Proclamation of Juneteenth

Mayor Scully announced the proclamation Juneteenth in Shoreline.

3. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

4. REPORT OF CITY MANAGER

Debbie Tarry, City Manager, reported on various City meetings, projects, and events.

5. COUNCIL REPORTS

Deputy Mayor Robertson said she attended a North King County Coalition on Homelessness meeting. At the meeting, they discussed the upcoming budget for the King County Regional Homeless Authority (KCRHA). She will come back to Council with an interlocal agreement to consider allowing KCRHA to administer the City's homeless resources.

6. PUBLIC COMMENT

*The Council heard comments from the public from approximately 7:08 p.m. to 7:24 p.m. Written comments were also submitted to Council prior to the meeting and are available on the [City's website](#).*

Randy Bannecker and representative from Seattle King County Realtors, Shoreline resident, stated that added tenant protections put a financial strain on mom-and-pop landlords. He asked that Council carefully consider additional regulations to continue the affordable housing options.

MariLyn Yim, Seattle resident, commented that tenant protection regulations will lead to an exodus of mom-and-pop housing providers. She asked that discussion on the regulations include all stakeholders.

Will Toaspern, Shoreline resident and Community Policy Specialist at Solid Ground, advised that that the proposed tenant protection regulations will not significantly affect the operations of most landlords. He said the policies will help to make the local housing systems fairer.

Jackie Kurle, Shoreline resident, shared that it is important to continue reporting on experiences and operations at the Oaks Enhanced Shelter.

Kathleen Russell, Shoreline resident, advocated for a continuous 8-foot-wide sidewalk for the 20<sup>th</sup> Avenue Northwest Sidewalk Project. She encouraged residents to take the City's online survey.

Derek Blackwell, Shoreline resident, brought up concerns with the proposed development to replace Garden Park Apartments. He made several suggestions to retain trees and increase safety for the development.

7. CONSENT CALENDAR

**Upon motion by Deputy Mayor Robertson and unanimously carried, 7-0, the following Consent Calendar items were approved:**

- (a) Approval of Minutes of Special Meeting of May 23, 2022**  
**Approval of Minutes of Regular Meeting of May 23, 2022**

- (b) Approval of Expenses and Payroll as of May 27, 2022 in the Amount of \$5,477,441.84**

**\*Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
4/17/22 - 4/30/22	5/6/2022	102200-102414	17780-17797	85597-85600	\$629,710.21
4/17/22 - 4/30/22	5/12/2022	102415-102638	17798-17809	WT1262- WT1263	\$113,840.94
5/1/22 - 5/14/22	5/20/2022	102638	17798-17809	85734-85740	\$880,198.61

5/1/22 - 5/14/22    5/26/2022

WT1264-	\$114,926.04
WT1265	<u>\$1,738,675.80</u>

**\*Wire Transfers:**

Expense Register Dated	Wire Transfer Number	Amount Paid
		<u>\$0.00</u>

**\*Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
5/11/2022	85538	85570	\$386,827.11
5/11/2022	85571	85596	\$772,410.70
5/18/2022	85601	85642	\$751,913.50
5/18/2022	85643	85674	\$1,294,994.90
5/25/2022	85675	85697	\$264,909.55
5/25/2022	85698	85733	\$267,710.28
			<u>\$3,738,766.04</u>

- (c) Appointment of Parks Recreation Cultural Services/Tree Board Youth Members**
- (d) Authorize the City Manager to Execute a Contract with Central Paving, LLC in the Amount of \$1,230,161 for Construction of the N 155th Pavement Preservation Project**
- (e) Authorize the City Manager to Execute a Contract with Kamins Construction in the Amount of \$396,934 for the Ridgcrest Elementary Safe Routes to School Project**
- (f) Approval of Multi-Family Tax Exemption Program Contract with Geo Properties LLC for the Geo 2 Project Located at 1122 N 180th Street**

8. STUDY ITEMS

- (a) Discussion on Tenant Protection Regulations

Intergovernmental Program Manager, Jim Hammond, shared a summary of the following tenant protections offered by the advocate community. Councilmembers highlighted the bolded items as priorities:

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|---|--|
| <ul style="list-style-type: none"> <li><b>1. Notice of rent increase</b></li> <li><b>2. Cap on late fees</b></li> </ul> | <ul style="list-style-type: none"> <li><b>3. Cap on move-in fees</b></li> <li><b>4. Right to payment plan</b></li> </ul> |
|---|--|

- 5. **Modification of due date**
- 6. Bar discrimination due to immigration status
- 7. Bar requirement of SSN
- 8. Barring some additional signatory requirements
- 9. Banning abusive, deceptive, unfair practices
- 10. Relocation assistance
- 11. Just cause eviction
- 12. Rental registration and inspection
- 13. Barring rent increases if property is in poor condition**
- 14. Right to live with family
- 15. Prohibiting criminal background checks

Mr. Hammond mentioned that the City of Kenmore has adopted some of these protections. They are enforced through a legal process called Private Right of Action. Ms. Tarry explained that this discussion is intended to gauge Council’s interest on the topic. A steady staff resource has not been identified to address the potential regulations.

Deputy Mayor Robertson supported researching tenant protections further as part of the existing workplan. Other Councilmembers advised further research to be put on the workplan at another time. Council supported a delay because making a change to the workplan would require resources to be reallocated and other goals be shelved. Moreover, the City lacks the expertise to tackle the issue with the necessary level of detail, much of the proposed protections are covered in state law, and policy changes could cause unintended consequences for landlords and tenants. Council agreed that the City will be able to address the issue better at a time when more resources are available.

Mayor Scully would like to see the impact of recent state policies before the City moves forward. Councilmember Pobe suggested looking at low hanging fruit to implement first.

Councilmember Roberts noted that in the case of the City of Kenmore, accessing legal services is a challenge for certain people which can effectively restrict their rights. He added that more data is needed to tailor policies towards definitive issues, many of which arise due to the housing shortage in the region.

(b) Discussion of 10 Year Financial Sustainability Strategy #7 – Levy Lid Lift Renewal

Administrative Services Director, Sara Lane, gave a presentation on the use of a levy lid lift to support the City’s 10-year Financial Sustainability Plan. She shared that current forecasted expenditures are expected to exceed revenue starting in 2024 with a cumulative budget deficit near \$23 million. Law requires the City to adopt a balanced budget and limits a levy increase to 1%, or the percentage of the increase of the implicit price deflator, unless voters approve a levy lid lift. The current levy lid lift is due to expire at the end of December 2022. The 2022 Financial Sustainability Advisory Committee recommends Council place a levy lid lift on the November 2022 General Election.

Ms. Lane discussed four options to renew the levy lid lift and a no action scenario. The current levy rate is \$1.13.

*No Action:* If Council or voters choose not to support the levy lid lift, the new levy rate would be projected to be a dollar per 1,000 of assessed value. It would increase by whichever is less of the 1% maximum annually or the implicit price deflator. This scenario would require the City to find other revenue sources, fill with fund balance, or reduce services.

*Option 1:* Reset the levy lid lift rate to \$1.49. This would enhance program service levels and fund support services for current operational programs. Programs include human services, housing support, 24/7 crisis response, and urban forestry. Other supported operations include code enforcement, recreation, park maintenance, finance, legal, and IT.

*Option 2 [Staff Recommendation]:* Reset the levy lid lift rate to \$1.40. Some services can be supported such as the 24/7 crisis response. Park maintenance staff may be increased to stay on top of maintenance needs. Other support services would be partially funded.

*Option 3:* Reset the levy lid lift rate to \$1.35. This rate would balance the City budget over the six-year levy lid lift period. However, it does not provide any new services or additional programs for support services. Service levels would effectively decrease due to increasing costs and demands for operations and services.

*Option 4:* Reset the levy lid lift rate to \$1.08. This rate is assessed on par with the no action route and would increase each year by the consumer price index. \$10 million more is expected with this option in contrast to no action. This still, however, would create a deficit of \$12.6 million over the six-year period and require actions to cover the debt.

Mayor Scully and Deputy Mayor Robertson expressed support for either Option 1 or 2. Councilmember McConnell stated support for Option 1. Councilmember Roberts and Ramsdell shared support for Option 2. Councilmember Mork commented that Option 2 is the lowest rate desirable.

Ms. Lane reasoned that Option 2 would gain more voter acceptance opposed to Option 1. Option 1 also carries a greater risk to hit the \$1.60 maximum should assessed valuations decrease. Ms. Tarry pointed out that both the rate and valuation of housing must be considered.

A review of City fees was brought up as a component to the levy lid lift. This was deemed a separate sustainability option. Surplus from fees is a part of the general fund and considered a one-time revenue. Program funding would have to come from ongoing fund sources. Staff clarified that Council would have the say in what programs will be enhanced. The allocation would be decided through the budget process; not in the levy itself.

Ms. Lane explained that the impact of financial sustainability strategies is incremental. The sustainability strategies are not likely to fill the revenue-expenditure gap as development costs increase just as fast or faster than can be mitigated. With this, population growth may cause increased cost and revenue.

In response to concern expressed on the impact of taxes on people with fixed-incomes, Ms. Lane said staff can include a tax exception in the resolution for seniors, low-income, and disabled households. An exception has not historically decrease overall revenues significantly.

9. ADJOURNMENT

At 9:00 p.m., Mayor Scully declared the meeting adjourned.

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Jessica Simulcik Smith, City Clerk

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