

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, December 5, 2022
7:00 p.m.

Council Chambers - Shoreline City Hall
17500 Midvale Avenue North

PRESENT: Mayor Scully, Councilmembers Ramsdell, Mork, McConnell, Pobee and Roberts

ABSENT: Deputy Mayor Robertson

1. CALL TO ORDER

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

2. FLAG SALUTE/ROLL CALL

Upon roll call by the City Clerk, all Councilmembers were present except for Deputy Mayor Robertson.

Councilmember Pobee moved to excuse Deputy Mayor Robertson for personal reasons. The motion was seconded and passed by unanimous consent.

3. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

4. REPORT OF THE CITY MANAGER

Bristol Ellington, City Manager, reported on various City meetings, projects, and events.

5. COUNCIL REPORTS

Councilmember McConnell said she attended a meeting of the SeaShore Transportation Forum where they worked on updating their legislative agenda for 2023 and heard a presentation by WSDOT on virtual coordination.

Councilmember Roberts mentioned available positions on regional boards and committees for the Sound Cities Association and encouraged folks to apply.

Mayor Scully invited interested persons to get involved with regional governance committees with Sound Cities Association.

6. PUBLIC COMMENT

The Council heard comments from the public from approximately 7:10 p.m. to 7:18 p.m. Written comments were also submitted to Council prior to the meeting and are available on the [City's website](#).

Alan Coburn, Shoreline resident and President of the Auxiliary Communication Service, spoke about the significance of the Comprehensive Emergency Management Plan and recommended the procedure be tested.

William Dwyer, Shoreline resident, commented on the communication strategy for the Comprehensive Emergency Management Plan. He requested staff revisit the concept of communication hubs.

7. CONSENT CALENDAR

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

- (a) Approval of Minutes of Special Meeting of October 24, 2022
- (b) Authorize the City Manager to Execute Contract Amendment with Fehr & Peers in the Amount of \$443,350 for the Transportation Master Plan Update
- (c) Approval of the Comprehensive Emergency Management Plan for 2022-2027
- (d) Authorize the City Manager to Execute an Agreement with King County Flood Control District Awarding Grant Funds for the Hidden Lake Dam Removal Phase 2 Project
- (e) Authorize the City Manager to Execute a Contract with Exeltech Consulting, Inc. in the Amount of \$204,939.16 for the Aurora Avenue Median Islands, Turn-pockets, Landscape and Bioretention Beds and Irrigation Retrofit Project
- (f) Authorize the City Manager to Execute a Contract with the Law Office of Sarah Roberts for Prosecution Services
- (g) Authorize the City Manager to Transfer Ownership of Two Fleet Vehicles, One from the Equipment Rental Fund to the Surface Water Utility Fund and One from the Surface Water Utility Fund to the Equipment Rental Fund
- (h) Approval of Multi-Family Tax Exemption Program Contract with Shoreline TOD Multifamily, LLC located at 108 NE 145th Street

- (i) Authorizing the City Manager to Execute a Contract with Blueline Group, LLC in the Amount of \$157,749 for Construction Management and Inspection Services for the Midblock Crossing & Citywide Rectangular Rapid Flashing Beacons and Radar Speed Signs Project

8. ACTION ITEMS

- (a) Public Hearing and Action on Resolution No. 498 - Surplus Designation of the Excess Property Acquired by the 145th Corridor (Phase 1) Project located at 14509 3rd Avenue N

Interim Public Works Director, Tricia Juhnke, reviewed Resolution No. 498 to apply a surplus designation to excess MUR-70' property acquired by the 145th Corridor (Phase 1) Project. Located at 14509 3rd Avenue N, 11,640 sf of property is available for surplus and requires Council authorization for surplus and sale. Staff recommend a negotiated sale with conditions for a temporary construction easement to facilitate construction of the 145th Corridor and Interchange Improvements. Proceeds from a sale will be put towards Phase 2 of the 145th Corridor Project.

Ms. Juhnke provided an overview of SMC 3.55 which contains the policies and procedures required for the sale and disposal of surplus property and stated staff believes the property's highest value is to sell to the adjacent property owner for development. Ms. Juhnke emphasized the sensitive timing for surplus of this property as a developer has shown interest in purchasing it in order to adjoin parcels. She warned a delay could impact the developer's interest and possibly result in an inability to surplus if other parcels aggregate and redevelop.

Per Council's direction, Ms. Juhnke said staff investigated the use of the property as a park or open space. The findings show an opportunity to create open space within the MUR-70' zone and protect the natural area. However, the cons outweigh the pros with using the land for a park as the area is small, parking may not be available, the proximity of another park nearby, and concerns regarding noise and vandalism. The purchase of adjacent parcels to add to a park area was considered and estimated to cost about \$4 million and would limit the opportunity for nonresidential redevelopment. Ms. Juhnke highlighted an opportunity to require affordable housing as a condition of sale. Staff anticipate this would reduce the value of the property and potential for nonresidential development. She reported that the do-nothing option, to keep the property as a part of the roadway right-of-way, would need to be further review by WSDOT.

Ms. Juhnke clarified the property's funding constraints as it was purchased with State funds. She stated proceeds from a sale would need to go back into another Connection Washington project or other transportation project. If retained by the City and used as a park or for affordable housing, the City would need to identify the land under the National Environmental Policy Act and compensate the State or provide funding to another eligible project.

Mayor Scully opened the public hearing.

David Cohanim, Seattle resident and representative of Synergy Construction, commented that the parcel could be put to its highest use as a part of a larger development with the adjacent properties.

Mayor Scully closed the public hearing.

Councilmember Mork moved to approve Resolution No. 498. The motion was seconded.

Councilmembers asked questions about the impetus for surplusing the land, what would happen if the City held on to the property, and if holding on to it would cause delays for Phase II of the 145th Corridor Project. They also inquired about the logistics for turning the property into open space or a park, and for requiring affordable housing to be built on it. Ms. Juhnke and Ms. King explained that complete parcel acquisitions were required for the Corridor Project and the City had always planned on surplusing the excess land to fund Phase II of the project. If the City holds on to the land, it must pay fair market value back to WSDOT for it or put the money back into the transportation dedicated fund. Ms. King added the property could also be surplused with conditions for affordable housing, but again the City would need to pay back value. Ms. Juhnke said she would like to confirm with WSDOT and funding partners before confirming these as options.

Councilmember Pobe stated he does not want the property to be surplused as he prefers it stay an open space because the residents in the area deserve a friendly and green environment to live in. Councilmember Roberts agreed. He acknowledged the parcel is not an ideal location for open space but there is no chance to keep mature trees if the site is developed. He said his preference is to get more questions answered before making a decision.

Mayor Scully and Councilmembers Ramsdell, Mork, and McConnell all agreed residents in MUR-70 deserve to see trees and that more park land is needed but expressed hesitancy in keeping this land as open space due to its proximity to the freeway and the high cost of the land. It was noted there are better locations of surplus property to turn into a park and that it would be nice to see retail at this site due to its proximity to light rail.

The motion passed 4-2 with Councilmembers Roberts and Pobe voting against.

9. STUDY ITEMS

(a) Council Overview on Snow and Ice Event Planning and Operations

Utilities & Operations Manager, Lance Newkirk, stated the guiding principle for operations is to be prepared for snow and ice events. He said Snow School is held annually for staff to gain classroom and field training on managing snow and ice events. A Snow Boss coordinates a unified response to the events and draws from several departments and external agencies to address objectives during an event. Mr. Newkirk mentioned challenges with planning and scheduling for an event given the uncertainty of the weather and staffing challenges. He noted due to climate change, staff are preparing for increased volumes of snow in the future. At the conclusion of an event, staff discuss strengths and weaknesses from the event to make

improvements and staff make sure equipment and supplies are ready to be used again when needed.

Mr. Newkirk said providing support to restore downed utilities is a priority and he shared a map of priority and secondary service areas that were selected based on volume of traffic. An additional high priority service is to plow various City facilities, sidewalks, parks, and bus routes. Mr. Newkirk noted residential areas have the lowest volume and received limited service based on the event. The challenge with plowing residential areas is the obstacles on the streets such as parked, stuck, or sliding cars and pedestrians. To help the City better provide service, Mr. Newkirk shared public safety tips and encouraged citizens to prepare for winter driving. Another service, he added, is providing severe weather emergency shelter and outreach to unhoused people.

Mr. Newkirk explained the Ballinger Maintenance Facility serves as the base for the snow and ice response and several improvements are coming, including covered salt storage, increased liquid deicer storage, salt brine generation, and an additional liquid deicer tank and spray equipment. He brought attention to the negative impacts to the environment from the use of products used to deice the roads. To mitigate the impacts of chemical products, a consultant has been brought on to evaluate ice control practices in addition to staff participation in specialized training.

Questions were raised about the effectiveness of liquid deicer versus salt and sand, and on the response for steep hills. Mr. Newkirk explained liquid deicer is effective down to 15 degrees and salt only down to 23 degrees. He added snow and ice bond to the road during freeze and frost cycles and the City's is not equipped to break that kind of bond, resulting in a road closure on steep hills.

A Councilmember asked about the strategy behind plowing neighborhoods. Mr. Newkirk said plowing on residential streets is deployed as efficiently as possible but is often dictated by the specific weather event. The Snow Boss may coordinate with the School District to coordinate plowing along school bus routes but the routes do not always line up. Mr. Newkirk pointed out that sand is made available at Hamlin Park for community use. He will discuss with the emergency management coordinator for more neighborhood-based snow responses.

A question was brought up about staff's response for sidewalks in an event and Mr. Newkirk confirmed there are limitations in equipment and resources that make it challenging to attend to some sidewalk areas. The Councilmember encouraged staff to look into what is needed to adequately address sidewalks. A public information campaign on how to ask for help in hazardous areas was brought up as an idea to increase access to service.

It was also suggested staff revisit how to approach community members and commercial businesses regarding the requirement to clear the sidewalk around their property. Mr. Newkirk advised that the cost benefit for enforcing the requirement does not work out, but staff could improve compliance with an educational campaign.

10. ADJOURNMENT

At 8:45 p.m., Mayor Scully declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk

DRAFT