

## **CITY OF SHORELINE**

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

Monday, June 26, 2006  
7:30 p.m.

Shoreline Conference Center  
Mt. Rainier Room

**PRESENT:** Mayor Ransom, Deputy Mayor Fimia, and Councilmembers Gustafson, Hansen, McGlashan, Ryu, and Way

**ABSENT:** none

1. **CALL TO ORDER**

The meeting was called to order at 7:36 p.m. by Mayor Ransom, who presided.

2. **FLAG SALUTE/ROLL CALL**

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

3. **CITY MANAGER'S REPORT**

Bob Olander, City Manager, provided updates and status reports on the following items:

- Eagle Scout volunteer project in Brugger's Bog Park
- Pole banners reinstalled throughout the City for Summer 2006
- Aurora Corridor Improvement Project (N 145th – N 165th)
- Pedestrian Pathway Priority Routes
- North City Business District Improvement
- Public Reminders: no City Council meeting on July 3; next City Council meeting is July 10

Councilmember McGlashan pointed out that Mr. Olander's sculpture won "Best in Show" at the Shoreline/Lake Forest Park Arts Festival over the weekend. The Council commended Mr. Olander for his accomplishment and talent.

4. **REPORTS OF BOARDS AND COMMISSIONS:** none

5. **GENERAL PUBLIC COMMENT**

(a) Bob Barta, Shoreline, expressed appreciation for the Council of Neighborhoods program, noting that gives citizens a viable way to influence City

decisions. He commented favorably on the completion of a neighborhood clean-up project of the urban forest at 160<sup>th</sup> Street and Greenwood Avenue. He also commended Public Works staff for their help in assisting the neighborhood in clearing out the vacant lot at 160<sup>th</sup> Street and Fremont Avenue. He said neighbors were impressed with City staff's congeniality. He urged the Council to continue to support the Council of Neighborhoods, which encourages people to get involved and help achieve City goals.

(b) George Mauer, Shoreline, compliment the Council for initiating goal setting, but warned that executing and delivering on goals is where most processes fail. He said the following framework will ensure that goals will be achieved: 1) a program plan; 2) identification of key actions; 3) manager responsibility; 4) timelines; 5) identification of necessary resources; and 6) management compensation incentive plan. He said the added bonus of following this framework is transparency and accountability. On another topic, he pointed out that the franchise fee paid to the City from the Ronald Wastewater District does not appear on customer billing. He asked for the rationale for covering up the bill expense related to the franchise fee.

Mr. Olander said he would research the water utility billing issue and report back to the Council.

#### 6. APPROVAL OF THE AGENDA

**Mayor Ransom wished to pull the minutes (item 7a) from the Consent Calendar for further consideration. Councilmember Hansen moved approval of the agenda as amended. Councilmember Way seconded the motion, which carried unanimously, and the agenda was approved.**

#### 7. CONSENT CALENDAR

**Councilmember Hansen moved approval of the Consent Calendar as amended. Councilmember Gustafson seconded the motion and the following items were approved unanimously:**

**Approval of expenses and payroll as of June 15,  
2006 in the amount of \$1,330,619.25**

**Ordinance No. 428, approving updates to the Parks,  
Recreation and Cultural Services Department fee schedule  
and establishing the fee structure for the improved Shoreline  
Park A and B Fields**

**Ordinance No. 427 extending the Seattle Public  
Utilities Water Franchise**

**Resolution No. 247, approving the Richmond Beach  
Saltwater Park Applications to the Interagency Committee**

**for Outdoor Recreation (IAC)****8. ACTION ITEM: PUBLIC HEARINGS**

- (a) Public hearing to receive citizens' comments on proposed extension of Moratorium on Hazardous Tree Exemption: and

Ordinance No. 429 extending a Moratorium and Interim Control pursuant to RCW 35A.63.220 prohibiting the cutting of trees in Critical Areas and prohibiting land clearing or grading in Critical Areas until September 3, 2006

Joe Tovar, Planning and Development Services Director, provided the staff report and explained that the Planning Commission has been taking public testimony and deliberating permanent hazardous tree regulations. The requested action would extend the current moratorium until September 3. The extension is necessary because the Planning Commission report will be transmitted to the Council in July, after the current moratorium expires.

**At 8:00 p.m. Mayor Ransom opened the public hearing.**

- (a) Elaine Phelps, Shoreline, expressed support for the moratorium extension, noting that she has been impressed with the work in the Planning Commission. She said the Council should have a good report from the Commission in July.

**Deputy Mayor Fimia moved to close the public hearing. Councilmember Ryu seconded the motion, which carried unanimously.**

**Councilmember Ryu moved to adopt Ordinance No. 429 extending a Moratorium and Interim Control pursuant to RCW 35A.63.220 prohibiting the cutting of trees in Critical Areas and prohibiting land clearing or grading in Critical Areas until September 3, 2006. Councilmember Way seconded the motion, which carried unanimously.**

- (b) Public hearing to receive citizens' comments on the proposed 2007-2012 Capital Improvement Plan (CIP)

Debbie Tarry, Finance Director, highlighted the proposed 2007-2012 Capital Improvement Plan (CIP). She explained that the CIP is a long-term policy document which identifies future capital investment priorities. It is a financial planning tool for future capital investments that assists in forecasting future capital demands on current revenues, levels of outside assistance, and borrowing capacity. She said the CIP is not a precise project cost estimate or a detailed project schedule, but it does reflect priorities identified in the Comprehensive Plan Capital Facilities Element (CFE), which includes 67 Projects and total projected expenditures of \$158.8 million.

She then outlined each of the major funds - General Capital Fund, Roads Capital Fund, and Surface Water Capital Fund, including priority projects and their accompanying revenue sources. Project categories include: facilities; parks & open space; pedestrian/non-motorized transportation; road system preservation; transportation safety; flood protection; water quality; stream rehabilitation/habitat enhancement. She explained that the Transportation Improvement Plan (TIP) is the Roads Capital Fund portion of the CIP, so the TIP is essentially a subset of the CIP. The major funding sources include Real Estate Excise Tax (REET), fuel taxes, surface water utility fees, and grants. Grants comprise 44% of the total funding of CIP projects. Staff anticipates issuing municipal financing to fund the proposed Civic Center as well as revenue bonds to complete CIP projects within their estimated timeframes. She said staff is also considering the possibility of local improvement districts (LIDs) for 2009 and beyond. She concluded by suggesting that Council select a date to hold a special meeting to discuss the details of the CIP because the CIP is scheduled for adoption on June 24.

**Mayor Ransom opened the public hearing.** There were no speakers signed in for this item. **Councilmember Hansen moved to close the public hearing. Councilmember Gustafson seconded the motion.**

Councilmember Way asked if there would be any harm in keeping the public hearing open in order to allow people further opportunities to comment on the CIP before Council takes final action. She also asked about the relationship between the CIP and the TIP.

Ms. Tarry suggested that the hearing on the CIP could remain open, but the hearing on the TIP should be closed as soon as all comments are received.

Mr. Olander explained that the TIP is the Roads Capital portion of the CIP, so closing the hearing on the TIP doesn't necessarily preclude people from commenting on transportation projects. He said it might be preferred to keep the CIP hearing open rather than closing it and allowing additional comment on it later.

**Councilmember Way moved to substitute "to keep the public hearing open until July 17, 21006" for the motion "to close the public hearing." Councilmember Ryu seconded the motion, which carried 5-2, with Councilmembers Gustafson and Hansen dissenting.**

**A vote was taken on the motion to keep the public hearing open until July 17, 2006, which carried 7-0.**

- (c) Public hearing to receive citizens' comments on the proposed 2007-2012 Transportation Improvement Plan (TIP)

**Mayor Ransom opened the public hearing.** There were no speakers signed in for this item. **Upon motion by Deputy Mayor Fimia, seconded by Councilmember Ryu and unanimously carried, the public hearing was closed.**

Councilmember Gustafson suggested that the Council select a date for the CIP discussion. After coordinating schedules, there was consensus to hold a special meeting on July 18 at 6:30 p.m. for the sole purpose of discussing the CIP.

**Deputy Mayor Fimia moved to extend the CIP public hearing through July 18. Councilmember Ryu seconded the motion, which carried unanimously.**

Mr. Olander announced that Jill Marilley resigned from her position as City Engineer. He thanked her for her service on behalf of the City, noting that she has played an instrumental role in capital projects.

**9. ACTION ITEMS: OTHER ORDINANCES, RESOLUTIONS, AND MOTIONS**

**(a) Continued Deliberations of 2006-07 Council Goals**

**Councilmember Ryu moved to adopt the first eight goals included in the staff report, and two additional goals (#9 and #10) as follows:**

- 1. Complete the Projects Approved in the 2006 Parks Bond**
- 2. Implement the Economic Development Strategic Plan**
- 3. Implement an Affordable Civic Center/City Hall Project**
- 4. Complete the Aurora Improvements from 165<sup>th</sup> to 205<sup>th</sup> Streets including, but not limited to Sidewalks, Drainage, and Transit**
- 5. Develop a Comprehensive Housing Strategy**
- 6. Create an "Environmentally Sustainable Community"**
- 7. Provide Safe and Affordable Transportation Options to Support Land Use Plans including Walking, Bicycling, Transit and Vehicular Options**
- 8. Develop a Fircrest Master Plan in Partnership with the State**
- 9. Increase Emergency Preparedness Training and Education**
- 10. Increase Opportunities for all Residents, including our Youth, to get more involved in Neighborhood Safety and Improvement Programs**

**Councilmember Way seconded the motion.**

**Councilmember Gustafson moved to substitute for the main motion adoption of the following Council goals:**

- 1. Complete the Projects Approved in the 2006 Parks Bond**
- 2. Implement the Economic Development Strategic Plan**
- 3. Implement an Affordable Civic Center/City Hall Project**
- 4. Complete the Aurora Improvements from 165<sup>th</sup> to 205<sup>th</sup> Streets including, but not limited to Sidewalks, Drainage, and Transit**
- 5. Develop a Comprehensive Housing Strategy**
- 6. Create an "Environmentally Sustainable Community"**

- 7. Provide Safe and Affordable Transportation Options to Support Land Use Plans including Walking, Bicycling, Transit and Vehicular Options**
- 8. Complete the Interurban Trail Connectors to Local and Regional Destinations**

**Councilmember McGlashan seconded the motion.**

The Mayor called for public comment.

(a) Dom Amor, Shoreline, advised that decisions regarding Fircrest remain with the state, so the Council's priorities should involve matters the City can control or influence. He said the Fircrest goal could remain as a secondary priority and could be reexamined if the state decides to act at a later time. He noted that Southwoods was brought forward as a high priority, and the same could be done with Fircrest.

(b) Elaine Phelps, Shoreline, urged the Council to include Fircrest in the list of goals, noting that the City should have a voice in state legislative decisions. She also advocated for adopting the Emergency Preparedness goal. She said although the City cannot prepare for every imaginable contingency, it should do everything it can to prepare its citizens.

Councilmember Gustafson spoke in favor of the substitute, pointing out that Council should be mindful of staff workload. He suggested limiting the list to seven or eight goals. He concurred that Fircrest should be pursued, but not as a primary goal. He said he suggested adding Interurban Trail Connectors to the list because many of the citizen surveys and feedback focus on transportation and walking trails. He emphasized the need to connect the Trail to neighboring jurisdictions, including Seattle, Lake Forest Park, and Redmond. He said although Emergency Preparedness is also a goal, it doesn't rise to the level of his top eight goals. He felt strongly that the list should be limited to seven or eight goals and include the Interurban Trail.

Councilmember Way said while the Interurban Trail is important, work on the Trail will continue even if it's not on the list because it has been an existing goal. She felt the Interurban Trail not could be kept as part of the transportation priority. She emphasized the importance of focusing attention on Fircrest, which serves the most vulnerable people in the community and their families. She noted that Fircrest employs 700 people, and the City can experiment with all kinds of innovations on sustainability and human services. She felt the City has an obligation to look after such an important place.

Deputy Mayor Fimia said she and staff are comfortable with the ten proposed goals, noting that the City Manager suggested that the Fircrest goal would have to be in partnership with the state. She said the proposed goals are synergistic and can be further defined at a later time because none of them have an associated work plan yet. The goals serve as a signal to the public that their input has been incorporated into the City's plan. She characterized the goals as inclusive, progressive, and visionary, and they also serve to inspire hope in people. She noted that the list was narrowed down from 36 goals to 10,

and encouraged Councilmembers to help achieve consensus by voting for the list of 10. She said the Fircrest goal sends a signal to the state that the City is serious about planning with them. She added that the Interurban Trail goal will be covered under Safe and Affordable Transportation Options.

Councilmember Hansen supported the substitute motion, noting that if consensus is to be achieved, the Council should vote on the original eight goals. He said the state is doing a good job operating Fircrest, but the implication is there is some threat to the facility. He said when the time is right and the state wants to proceed with a master plan, the City can participate. He noted that this discussion is supposed to be about the City's primary goals, but the more goals that are added, the more staff time and resources are required to produce the work plans. He felt eight goals should be the maximum number the Council approves. He felt adding the Fircrest goal is simply setting the Council up for failure, and he can't vote for a package that promotes failure.

Councilmember Ryu felt the City should participate in developing a Fircrest master plan because of the far-reaching impacts the site has on the City. She said a master plan provides a way for stakeholders to get together and study the site comprehensively. She urged the Council to support the Fircrest goal so the City can decide the future for itself rather than responding to the state. She said there was consensus last week to support a Fircrest goal, and last week's staff report suggested the Interurban Trail goal could be accomplished as a work element under Goal #7.

Mayor Ransom said he would support Councilmember Ryu's motion because there was consensus on the compromise to add "in partnership with the state" to the Fircrest goal.

Councilmember Hansen noted that the consensus last week was a 4-3 vote.

**A vote was taken on the substitute motion, which failed 3-4, with Councilmembers Gustafson, Hansen, and McGlashan voting in the affirmative.**

Councilmember Ryu restated her motion and said she favors an increased role in helping coordinate with agencies on Emergency Preparedness and increasing the citizens' voice in safety and capital projects. She said safety is a top priority and this goal sends a signal to residents that we care about their input. She said it is a synergistic goal that helps tie all 10 goals together.

Councilmember Hansen said he has no choice but to vote against the motion if it remains a package of 10 goals, so there will be no consensus.

Councilmember Way noted that proposed Goals #9 and #10 are interrelated and work well together. She read from recent community workshop comments which stated support for having "meaningful participatory neighborhood meetings" and "increased neighborhood involvement...in times of emergency." She said safety and active neighborhoods are integral and relate well to the objectives defined under Emergency Management. She emphasized the need to prepare because the magnitude and frequency

of emergencies cannot be predicted. She said the public comments indicate there aren't any objections to adding these additional goals.

Councilmember Gustafson noted that Emergency Management has been an ongoing Council goal for many years, and the City continues to make it a priority. However, it does not rise to the level of his top eight goals, and he is not comfortable with more than eight goals.

Mayor Ransom noted that while the final two goals are not as significant as the first eight, the Council has had 10 goals in the past. He expressed support for the motion.

**Councilmember Hansen moved to partition the question by dividing the motion into the following: 1) adoption of the first eight goals (1-8); and 2) adoption of the last two goals (9 and 10). Councilmember Gustafson seconded the motion, which failed 2-5, with Mayor Ransom and Councilmember Hansen voting in the affirmative.**

Deputy Mayor Fimia noted that the staff comments are a reflection of Council's direction, so the recommendations in the staff report originated from the Council. She noted that other jurisdictions have responsibility for connecting the Interurban Trail at the north and south boundaries. She said making sure people are ready in case of an earthquake takes precedence over the Interurban Trail, and Goal #9 is important because the average person is not prepared for an emergency. She felt the goals comprise a well-balanced package addressing a variety of issues, including economic development, infrastructure, future planning, and environmental considerations. She noted that the City could do fewer goals, but it is just arbitrary to limit it to seven or eight.

Councilmember McGlashan said he stated at the Council Retreat that more public comment on the goals wasn't necessary, and he felt the Council didn't get any more than it already had. He said 80 comment letters does not necessarily represent the entire 53,000 population of Shoreline, and he is saddened that there will be no consensus on the Council goals. He said the consensus fell apart last week when Councilmember Way produced a list of 10 goals that were different than those discussed previously by the Council. He said he would vote against the motion because he felt four Councilmembers already knew that the proposed items would end up becoming the Council goals.

**A vote was taken on the motion to adopt the package of ten Council goals, which carried 4-3, with Councilmembers Gustafson, Hansen, and McGlashan dissenting.**

Mr. Olander noted that although there are policy differences, there are far more goals the Council agrees on than those they disagree on. He said staff would bring back work plans and resource allocation recommendations for the adopted goals, and the Council can provide further direction based on that information.

## RECESS

**At 9:19 p.m., Mayor Ransom called for a ten minutes recess. The meeting reconvened at 9:30 p.m.**

(b) Property Acquisition – Civic Center Site

Mr. Olander explained that acquiring a site to build City Hall has been a Council goal since incorporation over ten years ago. During that time the Council has looked at numerous sites, and staff has surveyed over 50 different sites in Shoreline. The Council established several criteria for a City Hall site, including affordability, accessibility, and centrality of location. While there have been advantages and disadvantages to all potential sites, the proposed site meets all of the established criteria as well as community expectations. In addition, the site will continue to increase in value in the coming years. He urged the Council to authorize staff to proceed with the purchase of the Highland Plaza site and the Highland Park site. He noted that material presented in prior Executive Sessions can be released to the public at this time.

Mayor Ransom called for public comment.

(a) Bob Barta, Shoreline, speaking as the Council of Neighborhoods representative to the Emergency Management Council, supported the Civic Center site purchase from an emergency management perspective. He noted that communication is the most important aspect in emergency recovery, and the proposed sites are located at higher elevations, which is conducive to good communications. He felt it would not be wise to influence the relocation of Shorewood High School. He also speculated that the parking lot at Top Foods could function as a major transportation hub.

(b) Harley O'Neil, Shoreline, said he has always supported the idea of the City purchasing its own property for a City Hall. However, his calculations suggest that the cost-per-square-foot for the Highland Plaza site is higher than the estimated cost for the Echo Lake site, and he thought price was the major reason the Echo Lake site was refused. He wondered if the Highland Plaza site would meet the future needs of the City and if the \$24.75 million investment includes all the costs associated with building a City Hall. He suggested that the storage facility on Midvale Avenue might provide adequate space for a Civic Center. He urged the City not to hurry and to ensure it builds what it needs.

(c) Elaine Phelps, Shoreline, supported the proposed purchase, noting that the location is "perfect." She said the site is near public transportation and walking trails, and she is excited to see it move forward. She concurred with a previous speaker about the importance of emergency communications and surmised that the storage facility site is a lower elevation than the proposed site.

Mr. Olander responded to public comments. He noted that the City considered the mini-storage site, but it was expensive property and it did not meet as many criteria as the proposed site. He concurred with Mr. O'Neil that the Echo Lake property was less

expensive, but the proposed property is better for the City's long-range needs and is therefore worth the added cost.

**Deputy Mayor Fimia moved approval of the Purchase Agreement in Lieu of Condemnation executed by the City Manager on June 20, 2006 for the purchase of the Highland Plaza property at 1110 N. 175<sup>th</sup> Street, Shoreline, for \$5,750,000, and authorize the City Manager to waive remaining contingencies related to physical condition of the property, leases, and title if he finds no condition that will materially effect use of the property for the intended civil center. Councilmember Ryu seconded the motion.**

Mayor Ransom noted that the Highland Enterprise site was a property the Council had all agreed upon over four years ago, and Mr. Burkett would not follow through on it, so it has come back again.

Mr. Olander noted that the Council achieved consensus on a civic center in the past. He urged Councilmembers to put aside any current differences of opinion and move forward on the site purchase.

Councilmember Hansen noted that former City Manager Burkett followed through on any deal the Council directed him to follow through on. He said if the City didn't acquire the Highland site, it was because we couldn't get a negotiated agreement with them.

Mayor Ransom disagreed with Councilmember Hansen's comment regarding Mr. Burkett. He spoke in favor of the motion, noting that the long-term cost of leasing space will exceed the cost of purchasing property. He said it is to the City's economic advantage to purchase this site. He clarified that this action involves acquiring the site only -- a public process and discussion on the building will come later.

Councilmember Way asked the City Manager to explain the public process that will come later if Council passes this motion tonight.

Mr. Olander replied that the public process will largely depend on the Council. He said following site acquisition, staff will begin working on site and building design. He anticipated that the public would have considerable input in that process. He suggested that a design competition might be a creative way to get public input in the process. He pointed out that a two-year estimate for building completion is quite optimistic, so there will be a significant period of time to consider proposals. He clarified that the Civic Center project will not raise taxes because it will utilize existing revenues. He further clarified that the motion delegates authority to him to ensure the site is feasible.

Councilmember Gustafson supported the motion, noting that Council has spent a lot of time discussing options over the years. He considered the site an ideal location and expressed appreciation to staff for their work on this project.

Deputy Mayor Fimia expressed enthusiastic support for the motion, primarily because of the site location. She noted that she participated in the charrette process several years ago, and the civic center idea has always been in the Comprehensive Plan. She said the Council took direction from the established criteria, and this site fits the criteria very well. She thanked the City Manager and staff for doing a great job, noting that this site looks to the future.

Mayor Ransom pointed out that the Council considered over fifty potential sites and eventually narrowed the list down to twelve. From the twelve, there was unanimous agreement on this site and the Echo Lake site. He expressed strong support for moving forward with the purchase and making the site a location the City can be proud of.

Councilmember Way noted that last year she was against the Echo Lake site because of environmental concerns and the fact that it would be using open space. She stated that there would be greater impacts on that area because it is a sensitive area.

#### MEETING EXTENTION

**At 10:00 p.m. Councilmember McGlashan moved to extend the meeting until 10:10 p.m. Deputy Mayor Fimia seconded the motion, which carried 7-0.**

Continuing, Councilmember Way described the many attractive features of the site, including affordability, proximity to walking trails, and improved communications. She said the long-term advantage is that it is better to own rather than rent, and it is better to select a site that will not take up open space or park land. She speculated on whether the site could accommodate limited open space areas. She wished to ensure that the public has adequate opportunities to provide input in the design process. She emphasized the need to explain to the public the benefits of the site, because "it's all about the people of Shoreline."

Councilmember Ryu noted that City Hall was the major topic that got her involved in City business. She said despite her initial reservations regarding Councilmanic bonds and municipal financing, she favors the proposal because it doesn't increase taxes. She said the site purchase is balanced with the Council goals, and as a package with the goals it is much easier for her to "come to peace" with the proposal. She thanked staff for all the work and negotiations regarding this site.

**A vote was taken on the motion, which carried 6-1, with Councilmember Hansen dissenting, and the Purchase Agreement in Lieu of Condemnation for the Highland Plaza property was approved.**

**Deputy Mayor Fimia moved that Council exercise the option to purchase the property located at 1306 N. 175<sup>th</sup> Street, Shoreline for \$3,300,000 under the terms of the Option and Real Estate Purchase and Sale Agreement executed by the City Manager on May 17, 2006, and authorize the City Manager to waive remaining contingencies related to physical condition of the property, leases, and title if he**

**finds no condition that will materially effect use of the property for the intended civil center. Councilmember Ryu seconded the motion.**

Mr. Olander stated that all the arguments he made in favor of purchasing of the Highland Plaza property also apply to this site.

**A vote was taken on the motion, which carried 6-1, with Councilmember Hansen dissenting, and the Council exercised the option to purchase the property located at 1306 N. 175<sup>th</sup> Street, Shoreline, under the terms of the Option and Real Estate Purchase and Sale Agreement.**

10. ADJOURNMENT

At 10:09 p.m., Mayor Ransom declared the meeting adjourned.

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Scott Passey, City Clerk