



Date: February 5, 2019
Time: 7:00 p.m.
Place: Chambers

1. CALL TO ORDER / FLAG SALUTE

Mayor Ralph called the meeting to order at 7:02 p.m.

2. ROLL CALL

Attendee Name	Title	Status	Arrived
Bill Boyce	Council President	Present	
Toni Troutner	Councilmember	Present	
Marli Larimer	Councilmember	Present	
Satwinder Kaur	Councilmember	Present	
Dennis Higgins	Councilmember	Present	
Les Thomas	Councilmember	Present	
Brenda Fincher	Councilmember	Present	
Dana Ralph	Mayor	Present	

3. AGENDA APPROVAL

A. Approve the agenda as amended.

Chief Administrative Officer, Derek Matheson added an Executive Session per RCW 42.30.110(1)(g), regarding personnel that is expected to last 20 minutes with no action following the session.
Mayor Ralph removed item 4.A.3 "2019 Community Arts Support Program Grant Recipients" from the agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Boyce, Council President
SECONDER:	Les Thomas, Councilmember
AYES:	Boyce, Troutner, Larimer, Kaur, Higgins, Thomas, Fincher

4. PUBLIC COMMUNICATIONS

A. Public Recognition

1. Employee of the Month

Mayor Ralph recognized Permit Center Technician, Alixandria Lu as the February Employee of the Month. Permit Center Manager, Barbara Napier expressed words of appreciation for Alix's work. Alix is the connection between Administration's big ideas and day-to-day operations. She keeps the difficult and complex projects on track. Alix is friendly, calm in the storm,

and unruffled.

2. Proclamation for the Greater Kent Historical Society Month

Mayor Ralph presented Nancy Simpson with the Proclamation for the Greater Kent Historical Society Month. Nancy Simpson is the current President of the Greater Kent Historical Society and the City's historian. Simpson expressed words of appreciation for the proclamation.

3. 2019 Community Arts Support Program Grant Recipients

Removed from the agenda.

4. Appointments to the Arts Commission

Mayor Ralph provided information regarding the work of the Kent Arts Commission and recognized the volunteers that she is recommending for appointment. Campbell Kristenson resides in Kent and just opened an art gallery in downtown. Kristenson is looking forward to revitalizing the downtown area and making arts a big part of downtown. Sherell Owens, an alternate on the Kent Arts Commission, supports the arts and is excited to serve on the commission to highlight and show the diverse expression through the arts.

5. Appointments to the Human Services Commission

Mayor Ralph provided information on the Kent Human Services Commission and advised of the reappointments, appointment, and appointment of an alternate to the Kent Human Services Commission.

Connie Stolpp has been a resident of Kent since 1972. Stolpp recently retired and wants to give back to the community in the area of social services - how we care for those having difficulties.

B. Community Events

Council President Boyce advised of past and upcoming events at the accesso ShoWare Center and encouraged everyone to attend events.

Councilmember Fincher advised of upcoming Spotlight Series events.

5. REPORTS FROM STANDING COMMITTEES, COUNCIL, AND STAFF

Mayor Ralph serves on the Sound Cities Association Puget Sound Regional Council Executive Board. The Board received a report on the regional aviation baseline study.

Mayor Ralph recently attended NASA's Angels Challenge program held at Kent Meridian High School for 5-12 graders to work on building and landing a replica of the lunar rover using drones and the LEGO Mindstorms robots.

Chief Administrative Officer, Derek Matheson expressed appreciation for Public Works Operations staff that have been working 24 hours' a day since Sunday spreading sand and also preparing for the next snow event.

Matheson's report is in the packet and there is an executive session tonight regarding personnel that is expected to last 20 minutes with no action anticipated when the Council reconvenes.

Council President Boyce provided a recap of today's workshop regarding the King Conservation District program.

Boyce expressed his appreciation of the City Council for participating in the 2019 Strategic Planning Retreat on February 1 and 2, 2019.

Councilmember Fincher chairs the Kent Arts Commission and indicated the new KentCreates contest is entitled "New Year." Visit KentCreates.com for more information on submitting art.

Fincher indicated the wraps for the additional traffic controller boxes will be installed once the weather warms up. Fincher also advised of the Kent Kids Art Day - March 9th - Kent Commons.

Fincher serves on the Sound Cities Association King Conservation District Advisory Committee. Fincher advised of the available classes on conservation and the annual plant sale.

Councilmember Fincher serves on the Sound Cities Association Mental Illness and Drug Dependency Oversight Committee. No report.

Councilmember Higgins serves on the Sound Cities Association Regional Transit Committee. During the January 16th meeting, the committee accepted the King County Metro Transit System Evaluation Report. In the report, of the top 10 routes that have system service reliability issues, six run through Kent. Kent is in line to receive an investment in additional routes if funds become available. The 2019 work plan for the committee includes a deep dive into alternative services.

Higgins chairs the Public Works Committee. The recent meeting included a presentation on the Public Works Department's snow and ice response report.

Councilmember Kaur serves on the Sound Cities Association Domestic Violence Initiative Regional Task Force. No report.

Councilmember Kaur serves on the Sound Cities Association Growth Management Planning Council. No report.

Councilmember Larimer serves on the Sound Cities Association Advisory Council on Aging and Disability Services. No report.

Councilmember Troutner chairs the Public Safety Committee. No report

Councilmember Troutner advised that the severe weather shelter is extending opening through Wednesday. The shelter is located at Kent Lutheran Church at 336 Second Avenue South. Check in time is 9 p.m. and it closes at 7 a.m. Visit KentLutheran.org to sign up and get involved. Troutner expressed appreciation for those that have donated items and volunteered.

Councilmember Thomas Chairs the Operations Committee and indicated details regarding the meeting can be found in the minutes.

Councilmember Thomas serves on the Puget Sound Regional Fire Authority Governance Board and will meet on February 6, 2019 at 5:30 p.m. at station 78 in Covington. Thomas indicated that Council President Boyce has been elected at the chair of the board.

A. Chief Administrative Officer Report

6. PUBLIC HEARING

A. Transit Operations and Maintenance Facilities Interim Zoning Ordinance – Public Hearing

Mayor Ralph opened the Public Hearing.

Long-Range Planning Manager, Hayley Bonsteel provided a brief overview of the interim zoning ordinance, including:

- Knowing light rail was coming, the City invested significant resources in a robust visioning exercise, the Midway Subarea Plan. The Plan welcomed light rail, planned for its success, and provided a framework for future decision-making, based on extensive community engagement.
- The Midway goal was to “create a dense, pedestrian-friendly, sustainable community that provides jobs, housing, services and public open space around nodes of high-capacity transit while maintaining auto-oriented uses between transit-oriented nodes.” The City envisioned a well-designed built environment, including pedestrian-friendly streetscapes, multimodal connections and a variety of housing types and jobs that support transit use.
- There was a distinction between North of 245th and South of 245th - transit-oriented community to the north (high intensity transit supportive mixed use with a residential focus and strong pedestrian orientation with no single use, big box industrial or auto dependent uses) and highway commercial corridor to the south (wide range of community, citywide or regional commercial and light industrial uses that are primarily vehicle dependent).
- New zones purpose - MCR and MTCs - dense and varied retail, office and residential, with a pedestrian orientation.
- Existing use category of “transit facilities” was obviously permitted in the new zones, as they were all about attracting light rail. Did not differentiate between different types of transit or transit-supportive

- facilities. An operations and maintenance facility, which has very different characteristics from light rail stations (30 acres, active at night, not oriented towards passengers, not beneficial for pedestrians, doesn't attract interest or activity, is more similar to outdoor storage of trucks, heavy equipment, contractor storage yards than it is to a light rail station).
- Those kinds of outdoor storage of trucks and related uses are not permitted in MCR/MTCs, as one might expect. But they are permitted in CM2. CM2's purpose is to provide are for a combination of retail, small scale light industrial, heavy commercial, wholesale, advanced manufacturing-the appropriate choice for an operations and maintenance facility.
 - The ordinance passed by Council on January 15, 2019 defines both types of transit facilities to differentiate them, and zones operations and maintenance facilities to be allowed in CM2 and not in other zones.
 - Tonight's public hearing is intended to gather comments on the action Council took last meeting, January 15, 2019, and will be helpful as we move forward in the process with Sound Transit.
 - Staff will be working on a permanent zoning code change along the lines of the interim zoning ordinance and that will have another public hearing.

Public Comments:

Jasmine Donovan, a resident of Seattle, Executive Vice President and CFO at Dick's Drive-in Restaurants. Donovan is the granddaughter of Dick Spady. Donovan thanked the Kent City Council for actions taken to protect the community's long planned vision for the transformation of the West Hill of Kent. The timely and necessary emergency zoning ordinance simultaneously protects those who have already invested in the West Hill in anticipation of its future transit-oriented development and opens the door for Sound Transit to build its Operations and Maintenance Facility on a much more suitable piece of property.

The City of Kent has worked diligently to prepare the West Hill for new light rail station. The Midway Subarea Plan, adopted in 2011, outlines the community's desire for Transit Oriented Development clearly. When we were scouting potential sites to build the first Dick's Drive-In south of Seattle, this clear plan and potential for redevelopment as well as proximity to the new light rail station were big positives for us.

Because of this clearly-outlined plan, we knew this area was only going to become more vibrant, populated and more easily accessible by all forms of transportation. We made investments in the property we wouldn't have made elsewhere to make it more accessible to pedestrians. We made investments in our surplus property as we were certain the right buyer could be found to bring even more jobs and services to the Midway Shopping Center.

We couldn't have been more shocked when we learned in November that Sound Transit intended to ignore the clear, undisputed desire of the community for uses such as "retail, office, education, research, medical and residential," as outlined in the Midway Subarea Plan. Instead, Sound Transit

wants to place a 30-acre operation and maintenance facility on the 10-year-old shopping center we had just joined. Although the need for such a facility somewhere in the South Sound is clear, even considering placing this industrial facility in the middle of Transit Oriented Development is baffling. Particularly when land owned by Seattle Public Utilities, available to Sound Transit effectively for free, is available not far to the south.

The City of Kent must help Sound Transit properly weigh ALL the costs of destroying this thriving and improving community around the new light rail station at Highline College. Allowing a massive night shift industrial facility to be built on the Midway Shopping center ruins the vision of a west Kent community that is a great place to live, work and play, with affordable housing, and jobs. We applaud the rapid and decisive action by the City Council to make it clear to Sound Transit that the operations and maintenance facility-South is more than welcome in the City of Kent when it is built in the right location: The Midway Landfill.

Mel Roberts, a Kent resident spoke in support of the ordinance and submitted his written comments for the record.

Tim Brown, a Kent resident spoke in support of the ordinance. Brown thanked the Mayor and Council for clarifying the intentions of the area and making it clear that there are better properties more suitable to an operations and maintenance facility.

Matthew Renner, a Des Moines resident expressed appreciation of the Council and spoke in support of the ordinance. Renner thanked the Mayor and Council for standing up to Sound Transit and indicated that the proposed site is not the right place for the operations and maintenance facility. The region has indicated they don't want the facility in the proposed location. Renner supports the Council and Mayor and asked everyone to inform the Sound Transit Board that we don't want the facility in this location.

Tim Clark spoke in support of ordinance and provided comments regarding the original planning of the Midway Subarea Plan that was intended for transit-oriented development. Clark is a former Kent City Council member of 16 years. Clark was an advocate of Growth Management Plan allowing the City to plan for the future.

Michael Scuderi spoke in support of the zoning ordinance. Scuderi presented his written comments for the record.

Ryan Crompten, a Des Moines resident lives close to the transit facility and spoke in support of zoning ordinance.

Ranita Hillis spoke in support of the zoning ordinance and in opposition to Sound Transit placing the operations and maintenance facility on the Dick's and Lowe's sites. Hillis provided comments on how Dick's positively impacts the community.

Fincher expressed appreciation of everyone that provided comments during the public hearing. Fincher advised that the City did not envision placing a maintenance and operations facility in the transit-oriented area and she is looking forward to the revitalization of the area. Fincher advised that the Midway landfill location is a better location for the facility.

Higgins expressed appreciation of everyone that spoke during the public hearing. Higgins indicated that former councilmember Tim Clark correctly conveyed the lengthy process the communities of Kent and Des Moines went through to determine what they wanted in the area of the light rail station. Council envisioned a transit-oriented development, a dense, walkable area of neighborhoods full of businesses and homes and multiple uses with quick and ready access to the new light rail station.

Higgins was deeply offended that any business that wishes to overturn the will of the Council.

Higgins indicated there is a perfect location for an operations and maintenance facility immediately to the south and available for free to Sound Transit and it has access to federal programs to assist in the redevelopment of the Brownfield.

Higgins requested Sound Transit take the site off the list - today.

Higgins advised that he has spoken with transit advocates from around the region that indicated other cities have contributed to some Sound Transit-related improvements - Bellevue paid for a tunnel. Higgins indicated Bellevue has three times the revenues of Kent and Kent does not have the budget of Bellevue to pay for improvements. Higgins indicated that if we are talking about equity and social justice, he wants Sound Transit to know that it is not equitable to do this to Kent.

Boyce expressed appreciation of everyone that provided comments during the public hearing. Boyce conveyed that the Council, Mayor and leadership team is unified and will fight tooth and nail to ensure this property is not affected. Boyce strongly believes that we can convince Sound Transit that this site is not the right spot for the operations and maintenance facility and that the landfill is.

Boyce advised that there is a plan to meet with Sound Transit to show why the landfill is a better site for them.

Boyce urged everyone to reach out to the Sound Transit board to let them know they oppose the proposed site of the facility.

Mayor Ralph expressed her appreciation of the Council and read a statement for the record.

The City's concerns about the siting the Sound Transit Operations and Maintenance Facility center and the City's ability to implement the Vision set forth nearly a decade ago are what we are talking about here. The Plan welcomed link rail to the West Hill, we are not talking about, at all, not wanting light rail, I think we are all excited about that and we have heard that from the residents of West Hill how important this is. It is important to note that the proposed operations and maintenance facility and the Federal Way Link Extension are separate projects. There has been some confusion about the City of Kent not wanted light rail, none of that is true. What we are talking about is the action that Council has taken and the comments regarding the siting of the operations and maintenance facility. The Federal Way Link Extension will be constructed beginning next year, and includes a station on 30th Avenue South just north of South 240th Street. The

operations and maintenance facility, as Sound Transit continues to remind us, is in the very early planning stages.

Many regional plans support the type of forward-thinking, transit-oriented planning done as part of the Midway Subarea Plan. Transportation 2040, which is our regional transportation plan adopted by the Puget Sound Regional Council, encourages jurisdictions to conduct comprehensive sub-area planning for high-capacity transit station areas. King County's Countywide Planning Policies guide cities to develop station area plans for high-capacity transit stations "reflecting the unique characteristics and local vision for each station area including transit supportive land uses." That's what our Envision Midway Plan does. Kent has shown the region that we care about creating implementable, community-driven visioning to make the most out of the significant transit investment that Sound Transit light rail station represents. We crafted our zoning and design guidelines to maximize the benefits of transit, including dense housing in close proximity to the station so that as many people as possible can access regional transit. The commitment to the Plan shown by the City and region provide a clear picture of the future of Midway as a dense, pedestrian-friendly community - a picture that property owners and developers can count on. You heard Jasmine Donovan speak about that tonight that one of their reasons in siting where they did was the plan that the City had laid out for the Vision for that Midway area. The City followed the lead of nationwide best practices in prioritizing compact, transit-supportive uses around the station - including jobs, housing, services and public open space. It's not necessarily about the businesses, it's about the gathering places. Dick's Drive-in, no matter what time you are there, there are people there.

Siting a 30+ acre operations and maintenance facility less than 800 feet from the future light rail station would be devastating and totally contradictory to this nationally recognized planning approach that the City of Kent has followed as we adopted this plan over the last 15-20 years. If the operation and maintenance facility is constructed on the Dick's Drive-in/Lowes site, the ability to implement the vision would be severely impacted. I think it's fair to say it would be brought to a screeching halt. An operations and maintenance facility in this location is not consistent with Sound Transit's own Transit-oriented development policy adopted in April of 2018; specifically, the following goals:

- Support implementation of state, regional and local growth plans, policies and strategies - These are not being followed
- Encourage a creation of housing options near transit - This is weakened by siting the facility at the proposed site
- Encourage convenient, safe multi-modal access to the transit system, with an emphasis on non-motorized access

It's important to note that this is not a case of "not in my backyard." The immediate area surrounding the station has some of the greatest transit-oriented development potential in all of South King County, making this site unique. There are five other alternatives under consideration for the

operations and maintenance facility site, including two additional sites in Kent. There are two potential projects on the landfill site. Of all the potential sites that have been listed to be potentially studied, the Lowe's and Dick's is unique and has the most potential for that transit-oriented development that is important to our community. It has been said by Sound Transit that cities do not welcome operations and maintenance facilities with open arms. As I have indicated previously, Kent welcomes the opportunity with open arms, we want to work with Sound Transit on the analysis of the landfill site to find out what it will take to build it there, this is us saying - how can we partner together with Seattle Public Utilities, who owns that property, and the surrounding communities to come together for a win-win solution. It's really more of an issue with land compatibility with high capacity transit and consistency with the Kent's adopted land use plans.

With light rail construction starting next year, Kent has an opportunity to help support the increased population that is coming to this region. We are growing leaps and bounds and I know everybody in this room feels that growth every single day. It is imperative to think long-term and make wise land use decisions that support this goal. An operations and maintenance facility within 800 feet of a light rail station is short-sighted and inhibits the ability of the City, property owners and developers to realize a community in line with this goal.

An operations and maintenance facility on the property where Dick's Drive-in, Lowes, Dominos, the nail shop, the tea shop and where Starbucks is located does not fit for the City's vision for the West Hill.

We will continue as a City to work with Sound Transit collaboratively, we have multiple projects happening - a new parking garage coming to downtown and a light rail project on the West Hill - we want to work together. I am committed to meeting with Sound Transit and I have an agreement with Peter Rogoff that we will speak on an at least monthly basis, and our staff will be speaking every two weeks as we go through this process. You heard Councilmember Higgins say it and I will say it again, our ask of Sound Transit is that this location be removed from the list for consideration. We are also committed to working hand in hand with Sound Transit and Seattle Public Utilities on the analysis of the landfill site or any other sites they want to consider. The requirement for an environmental study is that there be two or more locations, we can remove this site from the list and still meet those requirements.

This is now in the hands of Sound Transit and the City Council has made it clear what is an appropriate use for that facility.

Mayor Ralph encouraged everyone to reach out to Sound Transit Board members.

Sound Transit has been very open. It is the City of Kent's intent to provide them with all the data and facts that they need to be able to make this decision and do the right thing and take this property off the list for consideration.

B. Move to make the written comments presented as part of the record.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Bill Boyce, Council President
SECONDER: Les Thomas, Councilmember
AYES: Boyce, Troutner, Larimer, Kaur, Higgins, Thomas, Fincher

C. Move to close the public hearing.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Bill Boyce, Council President
SECONDER: Les Thomas, Councilmember
AYES: Boyce, Troutner, Larimer, Kaur, Higgins, Thomas, Fincher

7. PUBLIC COMMENT

 Camillo Massagli, a Kent resident spoke regarding homelessness.

8. CONSENT CALENDAR

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Bill Boyce, Council President
SECONDER: Les Thomas, Councilmember
AYES: Boyce, Troutner, Larimer, Kaur, Higgins, Thomas, Fincher

A. Approval of Minutes

1. Move to approve the minutes of the January 15, 2019, workshop and regular City Council meeting.
2. Council Workshop - Workshop Regular Meeting - Jan 15, 2019 5:00 PM
3. City Council Meeting - City Council Regular Meeting - Jan 15, 2019 7:00 PM

B. Payment of Bills - Approve

MOTION: Approve the payment of bills received through 11/30/18 and paid on 11/30/18, bills received through 12/15/18 and paid on 12/15/18, bills received through 12/31/18 and paid on 12/31/18, and approve the checks issued for payroll 11/16/18 - 11/30/18 and paid on 12/5/18, checks issued for payroll 12/1/18-12/15/18 and paid on 12/20/18, and checks issued for payroll 12/16/18-12/31/18 and paid on 1/4/19, and audited by the Operations Committee on 1/15/19.

C. Ordinance Granting a Small Cell Franchise to New Cingular Wireless (AT&T) - Adopt

MOTION: Adopt Ordinance No. 4306, establishing a 5-year franchise agreement with Cingular Wireless PCS, LLC. subject to final terms and conditions acceptable to the City Attorney.

- D. Second Amendment to Agreement for Indigent Defense Services with Stewart, MacNichols, Harmell, Inc. P.S. – Authorize**

MOTION: Authorize the Mayor approve and ratify the execution of the Second Amendment to the Agreement for Indigent Defense Services between the City of Kent and Stewart, MacNichols, Harmell, Inc, P.S, that authorizes the Agreement’s extension for two additional one-year terms for a revised maximum term through December 31, 2020, subject to all terms provided for in the Second Amendment.

- E. Appointments to Kent Arts Commission – Confirm**

MOTION: Confirm the Mayor’s appointment of Campbell Kristenson to the Kent Arts Commission for a four-year term and the appointment of Sherelle Owens as an alternate.

- F. Appointments to the Human Services Commission - Confirm**

MOTION: Confirm Mayor Ralph’s reappointment of Zenovia Harris and Gina Bellisario to additional three-year terms along with appointment of Selamavit Demissie to the Commission for a three-year term ending 12/31/2022. Connie Stolpp will be appointed as an alternate for a two-year term ending 12/31/2021.

- G. Ordinance Granting Comcast Cable Communications Management, LLC, a Ten-Year Franchise - Introduce**

- H. Consolidating Budget Adjustment Ordinance for Adjustments between 12/1/18 and 12/30/18 - Adopt**

MOTION: Adopt Ordinance No. 4307, for adjustments made between December 1, 2018 and December 30, 2018, reflecting an overall budget increase of \$820,500.

- I. Public Works Agreement with Greenshield Systems for Service Club Ballfields - Authorize**

MOTION: Authorize the Mayor to sign a Public Works Agreement with Greenshield Systems in the amount of \$131,465.40 for drainage improvements on three fields at Service Club Ballfields Park, subject to final terms and conditions acceptable to the Parks Director and City Attorney.

- J. Ordinance Repealing Ordinance No. 4302 and Dedicating Public Right-of-way at Morrill Meadows Park and SE 248th Street - Adopt**

MOTION: Adopt Ordinance No.4308, that repeals Ordinance No. 4302 and the right-of-way dedications made therein; dedicates through this new ordinance the south 12 feet of a portion of Morrill Meadows Park that abuts SE 248th Street as right-of-way; authorizes the Mayor to sign all documents necessary to finalize and define the right-of-way dedication; and directs the City Clerk to record a copy of the adopted ordinance.

K. Agreement with LifeWise Assurance Company for Stop Loss Insurance– Authorize

MOTION: Authorize the Mayor to approve renewal of the City’s contract for stop loss insurance with LifeWise Assurance Company for one year, subject to approval of final terms and conditions by the Human Resources Director and the City Attorney.

L. Accept the South 212th Way Overlay Project as Complete - Authorize

MOTION: Authorize the Mayor to accept the South 212th Way Overlay Project as complete and release retainage to Tucci and Sons, Inc. upon receipt of standard releases from the state and the release of any liens.

M. Accept the 108th Avenue SE (SR 515) and SE 208th Street Intersection Improvements Project as Complete - Authorize

MOTION: Authorize the Mayor to accept the 108th Avenue SE (SR 515) and SE 208th Street Intersection Improvements Project as complete and release retainage to Road Construction Northwest, upon receipt of standard releases from the state and the release of any liens.

N. Accept the 640 Pressure Zone Pressure Reducing Valve North Project as Complete - Authorize

MOTION: Authorize the Mayor to accept the 640 Pressure Zone Pressure Reducing Valve North Project as complete and release retainage to Northwest Cascade, Inc. upon receipt of standard releases from the state and the release of any liens.

O. 2018 Fourth Quarter Fee-in-Lieu Funds - Authorize

MOTION: Authorize the Mayor to accept \$6,525 of fee-in-lieu funds, amend the Community Parks Reinvestment Program budget, and authorize the future expenditure of these funds for capital improvements at Meridian Glen Park, subject to terms and conditions acceptable to the Parks Director and City Attorney.

P. Construction Agreement with Polygon Northwest for The Ridge Townhome Development - Authorize

MOTION: Authorize the Mayor to sign the Construction and Reimbursement Agreement with Polygon Northwest to complete water and sanitary sewer improvements along 88th Avenue South for The Ridge Townhome development as part of the South 224th Street Improvements - Phase II project, subject to final terms and conditions acceptable to the City Attorney and Public Works Director.

9. OTHER BUSINESS

A. Purchase and Sale Agreement for the Willis-Naden Access Improvements Project #15-3015 - Authorize

Chief Economic Development Officer, Bill Ellis provided details regarding the Puget Sound Energy parcel that is necessary in order to get the right-in, right-out for the Naden parcel. There is an agreement on the \$200,000 purchase price, but negotiations continue on the terms of the Purchase and Sale Agreement related to environmental liability.

MOTION: Authorize the Mayor to sign all necessary documents to complete the City's purchase of property from Puget Sound Energy for purposes of access improvements for the Willis-Naden property, subject to final terms and conditions acceptable to the City Attorney and the Economic and Community Development Director.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Boyce, Council President
SECONDER:	Satwinder Kaur, Councilmember
AYES:	Boyce, Troutner, Larimer, Kaur, Higgins, Thomas, Fincher

10. BIDS

A. LID 363 South 224th Street Project - 88th Avenue South/South 218th Street Improvements - South 222nd Street to 94th Place South Bid - Award

Public Works Director, Tim LaPorte provided details regarding the LID 363 South 224th Street Project 88th Avenue South/South 218th Street Improvements Project.

MOTION: Award the LID 363 South 224th Street Project to Scarsella Brothers, Inc. in the amount of \$8,423,307.67 and authorize the Mayor to sign all necessary documents, subject to final terms and conditions acceptable to the City Attorney and Public Works Director.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dennis Higgins, Councilmember
SECONDER:	Brenda Fincher, Councilmember
AYES:	Boyce, Troutner, Larimer, Kaur, Higgins, Thomas, Fincher

11. EXECUTIVE SESSION AND ACTION AFTER EXECUTIVE SESSION

A. Per RCW 42.30.110(1)(g) - Personnel

At 8:33 pm. the Council went into executive session.

At 8:54 the Council convened into regular session

12. ADJOURNMENT

With no action following Executive Session, Mayor Ralph adjourned the meeting.

Meeting ended at 8:55 p.m.

Kimberley A. Komoto

City Clerk