

**CITY OF ISSAQUAH
City Council Special Meeting**

6:00 PM
June 29, 2020

Virtual Meeting

MINUTES

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

Alternate Meeting Format: On March 6, 2020 the Mayor declared a civil emergency due to the outbreak of novel coronavirus (COVID-19). On March 24, 2020 the Governor issued Proclamation 20-28 prohibiting open public meetings from occurring in person. The proclamation has been extended to July 1, 2020. Due to these factors, the meeting was held using a remote meeting platform.

Councilmembers:

Barbara de Michele
Stacy Goodman
Zach Hall
Victoria Hunt
Tola Marts
Chris Reh
Lindsey Walsh

Administration/Staff:

Mary Lou Pauly, Mayor
Wally Bobkiewicz, City Administrator
Andrea Snyder, Deputy City Administrator
Jim Haney, City Attorney
Jeff Dunbar, Attorney
Christine Eggers, City Clerk

CALL TO ORDER - OPEN SESSION

Mayor Pauly called the meeting to order at approximately 6:00 PM.

CLOSED SESSION

- a) The purpose of this special meeting was to allow the City Council to recess into Executive Session to discuss pending/potential litigation per RCW 42.30.110(1)(i). The item was expected to take approximately 15 minutes. The session was extended by 20 minutes.

ADJOURNMENT - OPEN SESSION

The open session was reconvened at approximately 6:35 PM. There being no further business to come before the Council, the meeting was adjourned at approximately 6:35 PM.

Christine Eggers, City Clerk

Mary Lou Pauly, Mayor

CITY OF ISSAQUAH
City Council Special Meeting

6:30 PM
 June 29, 2020

Virtual Meeting

MINUTES

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

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Councilmembers:

Barbara de Michele
 Stacy Goodman
 Zach Hall
 Victoria Hunt
 Tola Marts
 Chris Reh
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Administration/Staff:

Mary Lou Pauly, Mayor
 Wally Bobkiewicz, City Administrator
 Andrea Snyder, Deputy City Administrator
 Jim Haney, City Attorney
 Christine Eggers, City Clerk

CALL TO ORDER

Mayor Pauly called the meeting to order at 6:38 PM.

AGENDA ITEMS

a) **Public Comment**

The following individuals provided public comment:

- Travis Hagens, resident, spoke against defunding the police and encouraged police accountability and collaboration.
- Mike Kerns, resident, spoke regarding concerns with the black lives matter movement.
- Matt Brickell, resident, urged a reimagination of the police force and the formation of cohorts to move forward.
- Andrea Grieve, IPD employee, spoke in support of the Issaquah Police Department and continued, full funding.
- M. Haynes, spoke regarding concerns with the #8CANTWAIT policy.
- Kari Magill, business owner, spoke in support of the Issaquah Police Department and continued, full funding of the department.
- Daniel Repp, resident, spoke regarding concerns with Lexipol police policies.
- Stan Conrad, resident, spoke regarding I-940, police training, and encouraged continued, full funding of the Issaquah Police Department.
- Teralee Spencer, resident, expressed support for considering changes to the police force.
- Marina Bridenbaugh, resident, spoke regarding concerns with policy alignment with the #8CANTWAIT policy and use of force.

Council President Hunt provided a summary of email comments received on this item.

b) **AB 7999 - Issaquah Police Accountability, Equity and Human Services Action Plan**

Introduced by Mayor Pauly and presented by Police Chief Scott Behrbaum and City Administrator Wally Bobkiewicz. Following Council discussion,

IT WAS MOVED BY HUNT, SECONDED BY REH, TO:

Receive draft Issaquah Police Accountability, Equity and Human Services Action Plan; and direct Administration to return to Council for final review and endorsement of the plan at a Special Council meeting on Aug. 10, 2020 at 6:30 PM.

MOTION CARRIED, 7-0.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at approximately 9:36 PM.

Christine Eggers, City Clerk

Mary Lou Pauly, Mayor



**CITY COUNCIL
AGENDA BILL**

City Council Regular Meeting - 20 Jul 2020

NEW
AB 7989 -

Consent Calendar

Transportation Improvement Board (TIB) Grant (12th Ave NW and SR 900/17th Ave NW) Proposed Council Action: Authorize Submittal

| | |
|--------------------------------------|--|
| DEPARTMENT OF COUNCIL LIAISON | PWE - Public Works Engineering John Mortenson |
| OTHER COUNCIL MEETINGS | n/a |
| COMP PLAN POLICY NOS. | n/a |
| OTHER POLICIES | EV-A2; T-A1; T-A2; T-A3; T-A4; T-E1; T-G1;T-H1; T-K1 |
| EXHIBITS | n/a |
| | A. Project Location |
| | B. CIP Project Summary |

SUMMARY STATEMENT

Introduction

This agenda bill seeks Council authorization to submit a grant application for \$3 million to the Transportation Improvement Board (TIB) for construction of CIP Project TR004, 12th Avenue NW and SR 900/17th Ave NW Intersection Project.

The grant opportunity is TIB's Urban Arterial Program, which has an application deadline of Aug. 14, 2020. The Urban Arterial Program provides funding for public agencies for major roadway improvements directly supporting economic growth and development in addition to projects that improve safety, mobility, and physical conditions along roadways.

Background

On April 13, 2015, the City and Costco entered into a Development Agreement to facilitate long-term development of Costco's corporate campus within Pickering Place (AB 6780). A key component of the Development Agreement (DA) was the Master Transportation Funding Agreement (MTFA) (DA Exhibit H), wherein the Parties committed to the timely funding and construction of three major transportation improvement projects in the vicinity of Pickering Place that would fully mitigate the traffic impacts of the Costco Future Development. The Approved Projects are listed on MTFA Exhibit H-1 (p. H-14). The Development Agreement is available on the [City's website](#).

This agenda bill relates to approved Project #3, titled 12th Avenue NW/SR-900 Intersection (Exhibit B). Specifically, this project consists of:

1. At the westbound leg of the intersection, constructing double left turn lanes westbound to southbound SR-900; adding bicycle lanes in both directions; and reconstructing six-foot wide sidewalks on either side of the intersection, with no additional landscaping; and
2. At the northbound leg of the intersection, adding a northbound to eastbound turn lane.

The City Council authorized the design contract on Dec. 2, 2019 (AB 7865). The project has funding for both the design and right of way phases. If successful, this grant will fund construction of the project. Construction is expected to begin in either late 2021 or early 2022.

Recommendation

The Administration recommends authorizing the submissions of the TIB grant application. The City has committed to completing this project in the Development Agreement with Costco and, if awarded, this grant will help the City meet its financial obligation on this project.

Next Steps

The TIB Urban Arterial Program Grant application will be submitted on or before Aug. 14, 2020. The TIB will evaluate grant applications and conduct field reviews this fall and will select projects for funding at the Nov. 20, 2020 board meeting. If the grant is awarded, this agenda bill will return to Council for consideration.

Financial Information

Project TR004 12th Avenue NW and SR 900/17th Ave NW currently has funding from the State of Washington and Costco per the development agreement between the City and Costco. The 2020-2025 Capital Improvement Plan identifies sales tax supported debt for the remaining funding. If successful in obtaining a TIB grant, the funds required for this project from sales tax supported debt (i.e., a City funded match) will be reduced and possibly eliminated.

It is likely that any grant funds that are awarded will be expended in 2021 and 2022. The total project cost for design, right of way, and construction is currently estimated at \$6,600,000. If awarded the grant, the project's revenue would be as shown in the table below:

| Funding Source | Amount |
|--|-------------|
| Washington State Legislative Earmark | \$1,500,000 |
| Costco | \$2,100,000 |
| Transportation Improvement Board Grant | \$3,000,000 |
| Total | \$6,600,000 |

Administration's Recommendation

The Administration recommends City Council authorize the submission of the TIB grant application.

Update

n/a

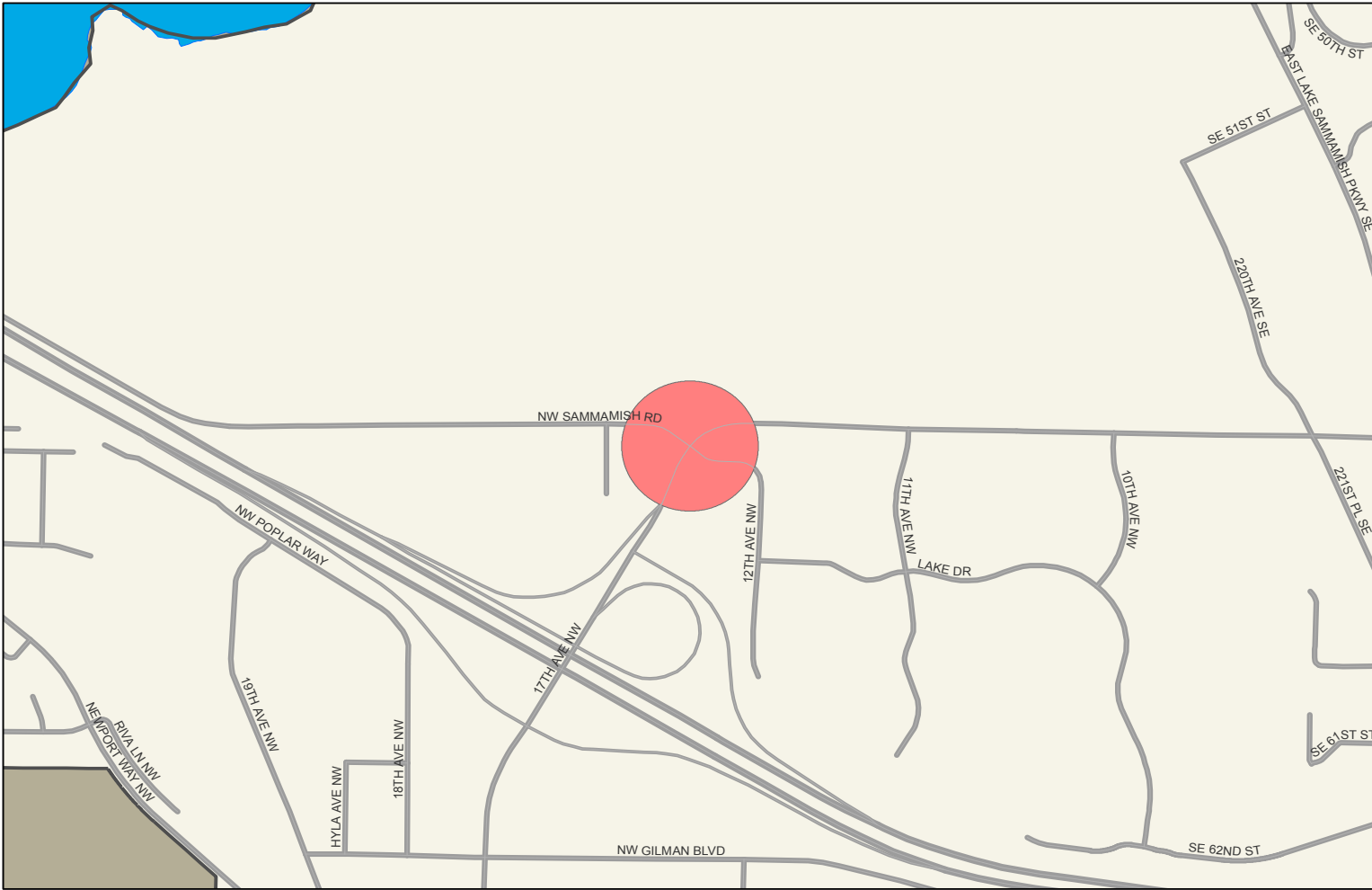
Alternative(s)

Do not authorize the submittal of the grant application and wait to see if another source of funding becomes available. (Impact: Places the burden of financing on the City.)

RECOMMENDATION

Administration / Public Works Engineering Department:

MOVE TO: Authorize the submission of a Transportation Improvement Board Grant for the 12th Avenue NW and SR900/17th Ave NW Intersection Project.



12th Avenue NW and SR 900/17th Avenue NW



City of Issaquah 2020-2025 TIP Projects

TR-004

Transportation

12th Avenue NW and SR 900/17th Ave NW

Project Number: TR 004
Project Manager: John Mortensen
Starting Year: 2020
Completion Year: 2022



Estimated Annual Ongoing Costs*: \$17,000
 *Subject to change and does not represent a budget commitment

Project Summary

This project widens the northbound SR 900/17 Avenue NW approach to 12th Avenue NW for an exclusive right-turn lane from northbound SR 900/17 Avenue NW to eastbound/southbound 12th Avenue NW and widens 12th Avenue NW at SR 900/NW Sammamish Road to provide additional westbound left-turn approach lane capacity.

Project Justification

This project is required as part of the Costco Development Agreement, and is included in the Central Issaquah Area Plan and the City's Concurrency Capacity Projects list. Roadway network improvements are necessary to support the non-residential property and improve overall traffic circulation north of I-90. These improvements should also help reduce the number of intersection accidents. The improvements help reduce the length of stored vehicles waiting to turn left from 12th Avenue. The project provides improved fuel efficiencies and reduction of fuel emissions. Where possible, the project includes low impact development/natural drainage practices, pervious pavements, any other low impact development design elements appropriate for the project. This project is proposed as part of the Transportation Benefit District (TBD) package.

| TR 004 - 12th Avenue NW and SR 900/17th Ave NW | | | | | | | |
|--|------------------|------------------|------------------|------|------|------|--------------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Future Years |
| Developer Contribution | - | 1,275,000 | 1,275,000 | - | - | - | - |
| Grant - State | 1,000,000 | - | - | - | - | - | - |
| TBD Package - Sales Tax Supported Debt | - | 1,250,000 | 1,250,000 | - | - | - | - |
| Total Revenue | 1,000,000 | 2,525,000 | 2,525,000 | - | - | - | - |
| Acquisition/ROW | 681,818 | - | - | - | - | - | - |
| Design & Engineering | 227,273 | - | - | - | - | - | - |
| Construction & Permitting | - | 2,238,249 | 2,193,308 | - | - | - | - |
| Art Fund Contribution | - | 11,191 | 10,967 | - | - | - | - |
| Inflation | - | 51,737 | 101,397 | - | - | - | - |
| Contingency | 90,909 | 223,823 | 219,328 | - | - | - | - |
| Total Expenses | 1,000,000 | 2,525,000 | 2,525,000 | - | - | - | - |
| Net Revenue and Expenses | - | - | - | - | - | - | - |



**CITY COUNCIL
AGENDA BILL**

City Council Regular Meeting - 20 Jul 2020

NEW
AB 8003 -
Consent Calendar

**Forest Rim Reservoirs Retrofit & Cougar Ridge
Automatic Isolation Valve Projects**

**Proposed Council Action:
Award Bid; Authorize Funding**

| | |
|-------------------------------|---|
| DEPARTMENT OF | PWE - Public Works Engineering Bob York |
| COUNCIL LIAISON | n/a |
| OTHER COUNCIL MEETINGS | n/a |
| COMP PLAN POLICY NOS. | n/a |
| OTHER POLICIES | n/a |
| EXHIBITS | A. Bid Results B. CIP Excerpts |

SUMMARY STATEMENT

Introduction

This agenda bill seeks City Council authorization to:

1. award the construction contract for the Forest Rim Reservoirs Retrofit (WT 017) and Cougar Ridge Automatic Isolation Valve (WT 043) to T Bailey Inc. in the amount of \$657,229.65 (including sales tax); and
2. authorize additional funding of \$41,900 for the project, thereby directing the Finance Director to include \$41,900 in a subsequent 2020 budget amendment utilizing the Water Fund.

Background

This project was included in the 2020-25 Capital Improvement Plan as Projects WT 017, Forest Rim Reservoirs Retrofit and WT 043, Cougar Ridge Automatic Isolation Valve.

Project WT 017, Forest Rim Reservoirs Retrofit

Project WT 017 consists of painting and restoration work on two water storage reservoirs within the Forest Rim neighborhood on Squak Mountain.

This project and Project WT018, Highwood Reservoirs Retrofit, were two reservoir retrofit projects that were originally expected to be implemented in parallel over a two year timeframe (2020 and 2021). After initial analysis in early 2020, it was determined that proceeding with one project (WT 017 Forest Rim Reservoir) in 2020 would be a more expeditious approach to implement these projects. The 2020 allocation for WT 018 will be used to fund the full completion of WT 017. Project WT 018, the Highwood Reservoirs Retrofit, will be designed and constructed at a future date.

Project WT 043, Cougar Ridge Automatic Isolation Valve

Project WT 043 consists of installing an automatically-controlled gate valve on Cougar Ridge Reservoir A and re-plumbing the existing automatically-controlled gate valve to service Reservoir B to protect the water distribution system. These reservoirs are in Talus.

This project was included in the bid proposal with the rationale that it would yield economies of scale (resulting in potential financial savings) to install isolation valves at another reservoir (Cougar Ridge Reservoir).

Bid Award

On July 8, 2020, the City opened bids for the project. Three bids, ranging from \$657,229.65 to \$695,466.75 (including sales tax) were received, as shown in Exhibit A. The Engineer's estimate was \$580,000. The low bid from T Baily Inc. was 13% above the Engineer's estimate. However, the range between the lowest and highest bid was only 6%, suggesting the low bid was reasonable.

The work to be performed under the base bid includes work for CIP Projects WT 017, Forest Rim Reservoir Improvements and WT 043, Cougar Ridge Automatic Isolation Valve. Specifically, this includes rehabilitation of two 150,000 gallon ground level steel potable water storage tanks and installation of motor operated valves at the Cougar Ridge Reservoir. Work includes roof vents, check valves, ladder fall protection system, de-chlorination vault, automated isolation valve, sample stations, security cameras, preparation and recoating of the reservoir coatings affected by modifications, piping and appurtenance, paving, and property restoration.

Given the bid results, the cost of the projects exceeds the currently authorized budget, as explained in the Financial Information Section. Timing completion of this project is important for a number of reasons, including the current state of coating disrepair, security, and seismic reasons. In order for the project to proceed, the Administration is proposing reducing the project budget by reducing the construction contingency and authorizing additional funding in the amount of \$41,900. Because this is above ground work (with fewer uncertainties) and also because the low bidder was also the contractor that installed this reservoir nearly 20 years ago, staff feel confident that this project can be completed within budget with a 5 percent contingency (rather than the standard 10%). Details are shown in the Financial Information Section.

Recommendation

After review, it is recommended that the construction contract be awarded to T Baily Inc. for \$657,229.65 and the Finance Director be directed to include a subsequent budget amendment of \$41,900 using the Water Fund.

Community Impacts

Since there are two Forest Rim Reservoir tanks, and at least one will be kept in service during construction, no disruption in water service is anticipated. Also, the installation of the isolation valves at the Cougar Reservoir is not expected to disrupt water service.

Next Steps

If awarded, the project is scheduled to be completed by December 2020. [Anything to add about Project WT 018?]

Financial Information

As explained in the Summary Statement, the budget for this project comes from three different Water Utility projects in the approved CIP, as shown in the table below. See CIP Excerpt (Exhibit C) for details of these projects.

| Project Name | Budget |
|---|-----------|
| WT 017 - Forest Rim Reservoirs Retrofit | \$302,500 |
| WT 018 - Highwood Reservoirs Retrofit | \$330,000 |
| WT 043 - Cougar Ridge Automatic Isolation Valve | \$81,500 |
| | \$714,000 |

The total funds available for this project are \$714,000, as shown in the table above. Expenditures (including a 5% contingency) are anticipated as shown in the following table:

| | |
|--------------------------------------|------------------|
| Construction Contract (T Bailey Inc) | \$657,230 |
| Design Contract (Gray and Osborne) | \$65,800 |
| 5% Construction Contingency | \$32,870 |
| Total Expenses | \$755,900 |
| Total Revenue | (\$714,000) |
| Remaining Funding Needed | \$41,900 |

The extra amount of funds needed to provide sufficient budget to complete this project is \$41,900. It is proposed that the \$41,900 be authorized through a future budget amendment utilizing the Water Fund.

The Water Fund has a healthy balance and can support the additional funding request.

As referenced in the Summary Statement, the anticipated budget includes a reduction in the contingency to 5%. Staff feels confident that the project can be completed for this revised budget of \$755,900.

Additionally, two other 2020 water main rehabilitation projects (WT 015), for which construction is nearly complete, are anticipated to be completed below budget. The savings from these water main projects is expected to exceed the extra budget required for the Forest Rim Reservoir Upgrade work, meaning the planned 2020 water system construction work will still remain within budget.

Administration's Recommendation