

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Study Session

April 7, 2014
6:00 p.m.

Council Conference Room
Bellevue, Washington

PRESENT: Mayor Balducci¹, Deputy Mayor Wallace, and Councilmembers Chelminiak, Lee, Robertson, Robinson, and Stokes

ABSENT: None.

1. Approval of Mayor Balducci's Remote Participation in Meeting

The meeting was called to order at 6:05 p.m., with Deputy Mayor Wallace presiding.

- Councilmember Robertson moved to allow Mayor Balducci's remote participation in tonight's Study and Regular Sessions. Councilmember Stokes seconded the motion.
- The motion carried by a vote of 6-0.
- Councilmember Robertson moved to amend the agenda to add a new item, to be taken up as the next item on the agenda, to discuss the Council's search for a new City Manager. Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.

Councilmember Robinson said the Council initiated its search for a City Manager last year and hired the firm Colin Baenziger & Associates to conduct the recruitment. Mr. Baenziger began with 49 applicants from across the country and narrowed that pool to 17 individuals. The Council further narrowed the group to nine candidates, and then to four finalists. The four finalists were in City Hall last week for interviews with the Council and Leadership Team and for receptions with staff and the public. Ms. Robinson thanked the community members who attended and provided feedback.

Ms. Robinson said interviews of the candidates were held all day on Saturday. In the end, the Council considered the feedback from the community, staff, and each Councilmember about who

¹ Mayor Balducci participated remotely via telephone for the first agenda item only.

might best fit the City's needs. The Council was pleased with the high caliber of candidates to choose from and thanks Colin Baenziger for their work in this process.

→ Councilmember Robertson moved to select Brad Miyake as the next City Manager and to direct our executive recruiter and staff to begin negotiating a contract with him for Council consideration and action at a future meeting. Councilmember Chelminiak seconded the motion.

Councilmember Robertson said there was an excellent pool of candidates and a productive process in conducting the City Manager search. During the search and interviews, it became very clear to the Council that the current Acting City Manager is the best candidate for the job. The process was very worthwhile because it demonstrated Mr. Miyake's strong qualifications. Ms. Robertson expressed support for moving into negotiating a contract with Mr. Miyake and for supporting his appointment as City Manager upon the completion of that process.

Councilmember Lee said the past year provided a great opportunity for the Council and the community to move forward with a new City Manager. He said that Mr. Miyake reflects the diversity of the community and will lead Bellevue to continue as a global, world-class city.

Councilmember Chelminiak said this was a great deal of work for the Council, and it was well worth it. He thanked Colin Baenziger for his assistance in conducting the recruitment. He thanked City Clerk Myrna Basich and Council Executive Assistants Sandy Nunnelee and Kim McCool for their remarkable preparation and coordination of the interview process. Councilmember Chelminiak highlighted the experience and strengths of the four well-qualified candidates. He noted, however, the Mr. Miyake has greatly impressed the Council through his performance as Acting City Manager and his interviews on Saturday.

Councilmember Robinson said she did not think that any Councilmembers went into this process knowing who the City Manager would be, and it is a compliment that so many qualified individuals applied for the job. It was clear from the feedback from the public, staff, and the Council that Mr. Miyake was the best choice for the position.

Councilmember Stokes said he enjoyed meeting the other candidates and believes they all would have brought skills to the City. However, Mr. Miyake's experience over the years in finance, utilities, team management, and adaptive leadership make him ideally qualified for this job. Mr. Stokes commended Mr. Miyake's energy, performance as acting city manager, and innovation. Councilmember Stokes said Mr. Miyake likes to meet with Councilmembers individually at least once per month, and he calls each Councilmember after every Mayor's meeting.

Mr. Stokes said he appreciates that Mr. Miyake has been sensitive to the Council's needs and requests with regard to the annual retreat and regular Council meetings. Mr. Stokes said he has built a smart, skilled, nimble and cohesive Leadership Team over the past year which will serve the City well going forward. Mr. Miyake has strong support from his co-workers and the community as well.

Mayor Balducci concurred with her fellow Councilmembers' comments about Mr. Miyake's credentials and his obvious ability to do the job. She said there was a tremendous pool of candidates throughout a long deliberative process, and any of them would do the job well. However, the Council has worked with Mr. Miyake and understands his strengths. Mayor Balducci said he is a thoughtful, ethical, hard-working and responsive individual.

Deputy Mayor Wallace said Mr. Miyake brings a strong background in finance, utilities, and city management. Mr. Wallace said Mr. Miyake has continued to learn and grow in his leadership over the past year, which is recognized by the Leadership Team as well. He noted that key partners throughout the community have expressed support for appointing Mr. Miyake as City Manager. Mr. Wallace commended his integrity and professionalism.

→ The motion to select Brad Miyake as City Manager and to proceed with negotiating a contract carried by a vote of 7-0.

Deputy Mayor Wallace congratulated Mr. Miyake.

[Mayor Balducci signed off from the meeting at 6:22 p.m.]

City Manager Brad Miyake commended City Clerk Myrna Basich and additional staff for coordinating the entire recruitment and interviewing process. He thanked the Council for the opportunity to serve as Acting City Manager over the past year. He has gained a great deal of experience and grown as a result of that. He appreciates working with such a skilled and smart Council and overall talented leadership. He said he will do his best to move the Council's agenda forward, and thanked the Council for their confidence in him.

2. Executive Session

At 6:23 p.m., Deputy Mayor Wallace declared recess to Executive Session for approximately one hour to discuss one item of potential litigation and one item of property acquisition.

The meeting resumed at 7:32 p.m., with Deputy Mayor Wallace presiding.

3. Study Session

(a) East Link Project Update

Acting City Manager Brad Miyake asked staff to provide the update on several elements of the East Link light rail project.

Transportation Director Dave Berg said staff would present updates on three major topics: opportunities for coordinating City projects with East Link projects, station area planning, and whether to expand the City Hall Plaza in conjunction with Sound Transit's work on the Downtown light rail station.

Nora Johnson, Director of Civic Services, recalled previous discussions with the Council about the impacts of the Downtown Station on the City Hall Plaza. One question raised with the Council in the past is whether to expand the plaza to the east, over the existing parking lot.

Ms. Johnson compared two alternatives for expanding the plaza: 1) building the expansion in conjunction with Sound Transit's work (mid-2018), or 2) deferring expansion of the plaza until development of the adjacent Metro site (estimated at mid-2023). Completing the work sooner results in lower project costs, avoids a second disruption to the City Hall Plaza and parking garage, ensures the integrity of the City Hall Plaza design, and provides 10,000 square feet of public space within the next few years.

If the Council wishes to proceed with the plaza expansion project in coordination with Sound Transit's work on the Downtown Station, the City will provide Sound Transit with plaza expansion 60-percent design documents. The estimated cost of this work is \$100,000. Sound Transit's general contractor/construction manager would provide an estimate of the additional construction costs and identify the potential schedule impacts.

Ms. Johnson requested Council direction about whether to proceed with preparing design documents for expansion of the City Hall Plaza. Staff will report back to the Council and seek final direction during the 2015-2021 Capital Investment Program (CIP) budgeting process.

Deputy Mayor Wallace noted his understanding that the Council is generally supportive of expanding the plaza.

Responding to Councilmember Robertson, Ms. Johnson said the Council will have the opportunity, at the 60-percent design phase, to review the updated cost estimate and to consider funding it in the 2015-2021 Capital Investment Program (CIP). Ms. Johnson confirmed that the 2014 budget includes \$100,000 for moving forward with design.

Responding to Councilmember Chelminiak, Mr. Berg said that reconciliation with Sound Transit of these project costs has not been determined.

Councilmember Lee supports moving forward to design the expanded plaza in conjunction with the Sound Transit light rail station project.

Councilmember Stokes concurred.

Deputy Mayor Wallace said that, in learning more about the integration of the City Hall Plaza with the light rail station, he is interested in learning about the potential future development that might occur on the Metro site.

Following up on Mr. Chelminiak's inquiry about increased project costs, Mr. Wallace suggested that if Sound Transit's project is taking a portion of the current City Hall Plaza, it seems logical that Sound Transit would pay to replace that square footage by funding the expansion of the

plaza. Mr. Wallace noted that the Council voted in a \$5 million deal with the MOU vote that might be applicable to this if the City is expected to pay for the project.

Moving on, Mr. Berg said there will be a number of opportunities for coordinating City and Sound Transit projects in the Bel-Red corridor in the years ahead. Two near-term City projects are NE 15th Street Zone 1 (116th Avenue NE to 120th Avenue NE) and Zone 2 (120th Avenue NE to 124th Avenue NE). There will be a significant cost increase if the City builds these projects after East Link light rail is in place. Staff will continue to work with Sound Transit to determine the best way to coordinate the projects and lower overall costs.

Mr. Berg noted the alignment of NE 16th Street (130th Avenue NE to 132nd Avenue NE), which is a future station location. With the planned Park and Ride lot on the north side of the station, Mr. Berg said staff is exploring the potential for investing in a westbound lane on NE 16th Street as light rail is built.

Mr. Berg said staff is seeking Council direction at this time on 120th Avenue NE (NE 12th Street to NE 16th Street) and 124th Avenue NE (NE 14th Street to NE 18th Street). These two projects are funded in the CIP for design, right-of-way acquisition, and construction. However, the dollar amounts are in years that do not line up with Sound Transit's schedule.

Staff would like to accelerate property acquisition/ROW funding from 2015 to 2014 to enable the City to coordinate acquisitions with Sound Transit. Construction costs for both projects are budgeted in 2019 of the CIP Plan. Mr. Berg said the roadways will be raised for both 120th Avenue NE and 124th Avenue NE.

Councilmember Robertson expressed support for directing staff to provide more information for considering whether to accelerate funding from 2015 to 2014, as requested by staff. Mr. Berg said staff would return on April 28 with a proposal for reallocating funds.

Responding to Councilmember Lee, Mr. Berg said the estimated project costs were adopted in the last budget process. Some costs have changed recently due to changes in property values. Mr. Berg said he would provide more details on the cost estimates.

Deputy Mayor Wallace recalled past discussions about debt and the potential for Sound Transit providing a revenue source. He said he was not very supportive of the idea at that time. He believes it is important to establish an understanding regarding the mechanics of the cost sharing with Sound Transit for all aspects of the East Link project that overlap with City projects. He said the Council will need more information as the budget process moves forward this year.

Mike Kattermann, Sr. Land Use Planner, provided an update on East Link light rail station area planning for the four study areas: South Bellevue, East Main, Downtown, and Hospital/Wilburton. The Downtown Station area planning is included in the work of the Downtown Livability Initiative.

Mr. Kattermann said that work on the South Bellevue Station area planning was initiated last fall, and staff is in the process of analyzing issues identified by residents and developing implementation strategies for their consideration and feedback. Staff anticipates bringing a final report to the Council by the end of July.

Mr. Kattermann said a mailing is going out soon to 900 addresses regarding area planning for the East Main Station. Nominations for the citizens advisory committee will be presented to the Council in May, and staff anticipates beginning its work with the CAC in June. This effort is not considering any redevelopment potential west of 112th Avenue. Residents are concerned that access into the neighborhood will be closed from 112th Avenue, which will push cars to 110th and 108th Avenues. General station access will be addressed. The area north of Main Street falls within the Downtown Livability Initiative work.

Responding to Deputy Mayor Wallace, Mr. Kattermann said only residents within the East Main CAC boundary map are eligible to serve on the CAC. However, everyone is welcome to be involved in the process.

Responding to Councilmember Chelminiak, Mr. Kattermann said the area south of Main Street will receive mailings and will be eligible to serve on the CAC. Addresses north of Main Street will receive mailed notices but are not eligible for the CAC.

Mr. Chelminiak said he would like to allow a representative from the area north of Main Street on the CAC, if there is interest. Mr. Kattermann said staff will expand the CAC eligibility area to north of Main Street.

Councilmember Stokes concurred with Mr. Chelminiak that residents and businesses north of Main Street are likely to use the East Main Station and should be provided the opportunity to participate on the CAC.

Deputy Mayor Wallace said staff will return on April 28 for more discussion of East Link issues. He would like information on the East Link operations and maintenance satellite facility at that time.

At 8:00 p.m., Deputy Mayor Wallace declared recess to the Regular Session.

Myrna L. Basich, MMC
City Clerk

/kaw