

GMHB EXHIBIT 90

2024-05-21 City Council Transcript

0:32

check check

0:51

check good evening and welcome to the May 21 2024 city council regular hybrid meeting
I'm mayor Saleem n this

0:57

evening's hybrid city council meeting is being brought to you in person and by zoom and
we're also broadcasting live on mitv channel 21 and on the city's

1:04

YouTube channel welcome to all thanks for joining us tonight council members please have
your microphones turn on for roll call Chief of administration Ali

1:11

speech please call the rooll you thank you Mr Mayor uh council

1:17

member andrell here council member Jacobson here council member council

1:23

member Reynolds here council member wer here council member Weinberg here Deputy

1:30

Mayor Rosen bomb here mayor n here city clerk please note that council member

1:35

anderol Reynolds and wer have joined us via Zoom next Council we have the Pledge of
Allegiance if you've joined us in

1:40

Chambers please stand in face the flag if you've joined us on Zoom please turn off your
video so the flag is uh

1:50

visible I pledge allegiance to the flag of the United States of America and to

1:55

the Republic for which it stands one nation under God indivisible with

2:00

liberty and justice for

2:08

all all right we we move to approval of tonight's agenda if there's no questions may have a motion to approve the agenda

2:14

so moved so moved okay moved by Council mayor Weinberg seconded by Deputy Mayor rosenbom city clerk please call the

2:22

RO thank you Mr Mayor mayor n hi council member andrel

2:30

hi council member Jacobson hi council member Weinberg I council member

2:36

Reynolds I Deputy Mayor Rosen bomb hi council member wer

2:42

I okay motion passes the agenda is approved next up on the agenda we have special business for ab 6469 the 2022

2:49

Financial accountability and federal audit exit conference and we Welcome Finance deputy director lean

2:58

Tuttle hi tile your Deputy F instructor and I'm just here to introduce the audit team we have joining us tonight via Zoom

3:06

um our audit manager Adams Andia I welcome them to turn on their

3:16

cameras all right um so it says can't start video because host has stopped it

3:22

okay there we go look like that'll work all right well thank you so what I'll do

3:29

is go ahead get our slides started

3:36

here all right all right so good evening

3:42

everybody so we are here today to share the results of the city's most recent uh 2022
Financial Federal and

3:49

accountability audits my name is ajji Adams the audit manager and I'm with laoren Nita
who was a supervisor on the

3:58

audit so one of the most important things about audits is their role in increasing trust in
your city so an

4:03

audit lets you staff and others such as the public uh know if areas of operations are working
properly or if

4:10

there's any improvements that can be made in the areas that are examined and reviewed
and having that third party

4:15

independent audit also increases the Public's trust that the information presented by the
city can be relied upon

4:21

as well also gives you all assurance that the numbers presented in the financial statements are accurate can be

4:27

relied upon that the cities and clients with state laws regulations uh its own policies and procedures and safeguarding

4:34

of public resources and those results are also made available to the public and publish on our website as

4:40

well and then last but not least um audits are designed to help you improve operations and if there are any auto

4:47

recommendations that are made to assist the city in continuing to improve its um efficiency and Effectiveness as well of

4:54

its operations so with that I hand it over to Lorraine to go over the results of the audits

5:02

all right excuse me thank you before we um start our presentation uh

5:08

and go over the results I would like to we would like to thank lean Tuttle as well as other City staff for their

5:15

cooperation And Timely responses to our requests during our audit especially since we had performed the audit

5:22

entirely remote this year and then we also wanted to thank the city for its commitment to strengthen the

5:28

relationship with our office

5:33

so for the city of Mercer Island we conducted an accountability audit that covered the period January 1st 2022

5:41

through December 31st 2022 and the purpose of the accountability audit is to determine

5:48

whether the city had complied with state laws regulations contracts Grant agreements as well as its own policies

5:55

and procedures in in addition these audits also looked at whether in general

6:00

the city had adequate controls to safeguard public resources Under The Heading results and

6:07

brief you will see that our audit found the city complied um oper operations

6:12

complied in all material respects with all app applicable state laws regulations its own policies and

6:19

provided adequate controls over the safeguarding of public resources and so this is the result you want to see for

6:26

your reference these results are also detailed in your exit packet and then in selecting the

6:33

specific areas for a further review We conducted a number of planning procedures such as reviewing the meeting

6:39

minutes analyzing Trends in financial data and conducting risk assessments

6:45

with several key staff and council members we utilize a risk-based approach

6:50

for selected areas for further testing based on those planning procedures and so on this slide are the areas that we

6:57

identified for further testing in our audit um and just a brief description of each

7:03

of them um for accounts P receivable Utility Billing we reviewed the city's

7:09

policies and procedures for utility billing and then we selected Billings just to recalculate the accuracy and

7:16

whether the subsequent payments were applied to those customer accounts and then we also looked at the cash receding

7:23

for the utilities department where in conjunction with the utility Billings testing we also also verified that those

7:30

bills um the amounts on the bills were receded And Timely um were deposited

7:36

timely we also looked at accounts bable specifically to credit cards where we

7:42

reviewed the city's policies and procedures and then also selected transactions from the audit period just

7:48

to ensure they were properly supported comply with the city's policy and were for a valid business purpose and then

7:56

for self- insurance we looked at two areas um um unemployment compensation

8:01

and also the city's Paid Family and Medical Leave and these are areas that we look at every two

8:07

years and then for open public meetings and financial condition these two areas

8:13

are ones that we audit every audit and so we just look at um for open public

8:18

meetings compliance with minutes um specifically with executive sessions and

8:24

then for financial condition we also review for any indications of financial dis

8:34

stress and then we also conducted a financial statement audit for the period January 1st 2022 through December 31st

8:42

2022 and the Obed of the financial statement audit is to issue an opinion as to whether the information included

8:50

in the financial statements can be relied upon to make decisions we are pleased to report that we are issuing an

8:56

unmodified clean opinion on the city's financial statements and this is the opinion you want to receive and provides

9:03

assurance that the financial statements are fairly fairly presented and materially

9:10

correct additionally it is important to note that our audits are conducted in accordance with governmental audit

9:16

standards and so that requires us to gain an understanding of the city's internal controls and processes that

9:24

goes into preparing the financial statements for audit and if there were any weaknesses or concerns that the

9:30

process could or did result in errors in the financial statements we would be

9:36

required to bring those to your attention and so on this slide um let's

9:44

see oh can you go back please thank you and then um lastly audit

9:52

standards also requires to consider compliance with applicable laws regulations and contracts and Grant

9:59

agreement that where non-compliance could affect the fair presentation of the financial statements and we did not

10:05

know any instances of comp non-compliance or other matters that were material to the financial

10:13

statements we are also required to note whether there were any uncorrected misstatements that remain uncorrected in

10:19

the audited financial statements and so in our exit package um there is a full

10:24

listing of these items but just note that um we have concluded that these items are deemed immaterial or small in

10:32

nature and do not affect the overall opinion that we have issued on the city's financial

10:42

statements and then as part of our financial statement audit we evaluated certain risks that we would like to

10:48

share with you first audit standards um require us to evaluate the possibility

10:53

that management may be able to circumvent room controls and we are pleased to share with that our

10:59

evaluation showed no instances or possibilities where controls are circumvented now I'll hand it back to

11:08

all right thank you line so our audit did identify deficiency in

11:14

internal controls over financial reporting um and that represents a material weakness so this is also

11:20

included in the report as a finding and that's starting off page 14 of your exit

11:25

packet so we found the city's internal controls were inadequate for ensuring proper Revenue recognition for funds

11:32

received in advance so City received 3.6 million in federal assistance from the

11:37

coron coronavirus state and local um fiscal recovery funds which is funded through the American Rescue plan act or

11:44

also known as arpa so the city had overstated the arpa intergovernmental revenue balance by 1.9 million and

11:51

understated the unearned Revenue portion and the restricted fund balance by 2.2 million um and that was due to

11:57

improperly recognizing that Revenue um of 256,000 in fisc year 21 and then

12:03

1.9 million in fisc year 22 and that also caused in overstatement in the

12:08

governmental activities operating grants and contributions revenue and restricting that position uh balance by

12:14

that 2.2 million and understated the unearned revenue balance by that same amount as well so the city received the arpa funds

12:22

um before I had incurred any eligible expenditures and then the city was given the funds as a cash advance and that

12:29

represents a liability um on a financial statements and then the city recognizes

12:34

revenues um that weren't yet earned um as that key requirement for cash advance

12:39

grants and that's expend driven as well and that's driven by when funds are used

12:45

so the city had recorded the intergovernmental Revenue based on budgeted amounts and not when the revenue was earned and the city did

12:53

subsequently uh correct those errors as well and City's response uh and the

12:59

issue and its entirety is also included in our draft Auto report as well and

13:04

then we did recommend that the city improve its internal controls to ensure it properly classifies and reports um

13:10

the federal funds received in advance in accordance with generally accepted accounting principles that includes just

13:16

evaluating whether it's met that Revenue recognition criteria as

13:21

well were there any questions with that Council you have any questions

13:33

I'm not seeing anything but Aji let me ask you a question is this the conclusion of the presentation or is there more there's more I think he's

13:40

just asking for questions on this this actual uh Revenue recognition finding yeah then then I do have some questions

13:47

about this council member um yeah thank you um now was this

13:55

uh deficiency as you call it was this also present in

14:01

2021 correct yes and did the auditor's office call it out in 2021 so we didn't

14:08

call it out in 2021 no okay and did the auditor's office ever offer specific

14:13

guidance to the city in terms of how um these monies should be

14:18

recognized so we did review the balance we did review um and test the balance

14:24

last year so there was some discussions on um that balance last year

14:30

well was that in advance of how the city had had recognized it oh sorry could you repeat that I said

14:38

was well was that in advance um did you did you give the city guidance about how

14:44

to recognize These funds um before the the accounting treatment had

14:51

already happened so there were there was discussion about the balance itself so I wasn't privy to all the conversations um

14:58

about the balance balance but there was discussion about the the balance in the arpa funds last year okay there was

15:04

discussion but there that I'm asking you specifically did you tell the city how to propably recognize

15:10

it so my understanding is we reviewed the balance for uh assertion not

15:15

necessarily Revenue recognition we did look at uh the amount on financial statements so this year we did look at

15:21

the Val the valuation of that balance to see is it presented at the proper um valued amount

15:31

and and and it's and and it's uh City's Management's you know responsibility to establish those internal controls to Ure

15:37

that there's that accurate uh financial reporting U if we do review the balance or or don't review the balance as

15:44

well okay thanks I'm not sure I really got my question answered but I'll let the deputy mayor take a turn council

15:50

member or Deputy Mayor rosenal yeah thanks uh thanks for being here tonight um you know you know this earlier and

15:57

it's obviously in the in the document but the city received about 3.6 million in arbit dollars in

16:04

2022 um if the city's financial statements had instead been prepared on a cash basis would you have made the

16:10

same finding so Cash basis would have been different so I don't know exactly when

16:17

um you know when the funds came in and when they were spin exactly but it would be could potentially be

16:25

different so if you assume that change with the listing of un corrected items remain the

16:30

same so Cash basis is totally different than um Gap based accounting so a lot of

16:37

your numbers would be presented in a different manner so based off of when money comes in and when checks are

16:43

written out so it's a different principles accounting principles okay

16:49

thanks okay Council any other questions all right carry on Audi all

16:55

right thank you so we also did conduct a Federal grant

17:01

compliance um Examination for the period as well for 2022 and that's for the coronavirus state and local fiscal

17:07

recovery funds so objective of that audit is to determine whether the city materially complied with the

17:13

requirements of receiving that Federal funding so we're pleased to report that um we issued an unmodified clean audit

17:19

opinion on that uh the city's compliance with that Federal grant requirement um and this is the opinion that you want to

17:25

receive as well and it provides assurance that the funds were expended in accordance with their intended purposes and all the requirements have

17:32

been largely followed as well and then additionally with that it's important to note that our audits are conducted in

17:39

accordance with uniform guidance so those standards require that we gain an understanding of uh the city's internal

17:44

controls or processes um that it goes through to ensure that the Federal grant requirements are followed and if we did

17:50

identify any weaknesses or concerns um with that process that could or did result in any um significant

17:56

non-compliance there we'd be required to bring those to your attention as well and please report that we didn't

18:02

identify any concerns there in the city's processes that were required to be brought to your attention today and

18:08

then you'll also find reference that uh detailed on page 2930 of your packet as

18:17

well then in conducting our Federal grant uh examination audit we did select enough Federal grant programs uh to

18:24

satisfy coverage uh for the for the audit and then in assessing that require onment we identified the covid-19

18:31

coronavirus state and local fund local fiscal recovery funds program for inclusion in that audit and we were able

18:37

to do an examination um and that represented approximately 86% of the total federal expenditures on our 2022 U

18:45

schedule and then as previous previously discussed there um our audit did find uh that we didn't identify any concerns in

18:51

the city's processes that were required to be brought to your attention today

19:00

then uh now that we shared the results of the city's fisc year 2022 audit we do just have some closing remarks uh to

19:06

bring your attention to conclude our presentation today so first we're pleased to report that the cost of the

19:11

engagement is expected to be within our estimate that we provided at the beginning of the audit and uh again we

19:17

thank the city for its timely responses to audit requests um which allowed our audit to progress efficiently and also

19:24

remain in budget as well and then we've included some information for the city's next next audit so we that'll be

19:30

conducted starting July 2024 it'll cover fiscal year 2023 so we'll plan to do an

19:36

accountability audit again a financial statement audit and as well as a Federal

19:42

grant compliance audit as well and then we've also provided a cost estimate for you all for your budgetary

19:49

needs in your exit packet as well great Auto reports are published on

19:56

our website so the exam report that's already been published so the financial

20:02

um and accountability auto reports will be published in about a week from today so you can sign up be notified by email

20:08

when the audit reports are posted to our website uh we provided a link for you all as well your packet um you'll

20:14

receive notification when the report's um released and it'll have some instructions there for you to follow on

20:20

how to locate the report on our website as well then we'll also be sending you a customer service survey so we just ask

20:26

that you please complete that let us know what well all feedbacks helpful uh in improving our services and knowing

20:33

how we can better meet your needs as well and with that that concludes our

20:39

presentation um you know I'd like to thank everyone for your time today and for your participation in the meeting

20:45

today and at this point just wanted to open it up for any last comments or questions you may all

20:51

have okay thank you for that Council any final questions I'm going to take a stab

20:57

at one each year at the beginning of these and I see councilman Reynolds each year at the beginning of these audits

21:03

there's a entrance interview and conducted generally including the mayor

21:08

and uh for a number of years now I've been telling the auditing team that we're changing Erp systems and so our

21:16

old system for accounts payable is going to go away and that this presents a unique window for the Auditors to audit

21:22

accounts payable looking for duplicate payments and vendor statement credits uh

21:28

that again was not done this period and now you're getting into the period where the Erp is going to change over and

21:33

you're going to lose that ability can you just add some color as to when you have an entrance interview and the mayor

21:40

says there's an opportunity for an auditing team to look for an issue why you chose to on the AP side audit credit

21:48

card payments instead of payables which is you know 40% of \$100 million a year

21:53

spend instead of whatever number was tied up in the credit cards can you add some color to that

21:59

okay and um so are you speaking on the risk assessment that was conducted or no

22:04

in the beginning slide you said that you audited accounts payable which I agree is an area that needs emphasis but you

22:10

looked only at credit cards and I asked specifically to look at the Erp and examine vendor payments looking for

22:16

duplicates and outstanding credits right so we use a risk-based approach uh when we select the areas to

22:24

audit so we take a look at all the activity for the year and we determined which areas have High um higher or

22:32

higher probability of risk in our assessment so we didn't end up reviewing that was that an area that you wanted

22:39

reviewed specifically have you ever seen an Enterprise that spends \$100 million a year that didn't accidentally pay a

22:45

vendor twice for the same invoice I can't speak on exact

22:51

experiences uh of of that exactly yeah I haven't councilman

22:57

Reynolds yeah would like to just talk briefly about the arpa thing again um

23:02

from what I understand the the issue that we have the finding for a number of other cities were dinged for the same thing um that that suggests to me that

23:10

there's a a communication gap somewhere about expectations or we wouldn't have several cities with the same problem um

23:17

is is that a fair assessment and if so what can be done to improve that in the

23:22

future right so this particular Grant was the funds were given in advance so

23:28

typic Al federal funds are done on a reimbursement basis so um it's not a it

23:34

wasn't a normal methodology for receiving those funds and expending those funds for this particular Grant

23:39

such was covid-19 related um the the funding um was done a lot differently so

23:44

that does change the the accounting uh proced or the accounting that's recorded in your financial statements due to it

23:50

um being done in that manner um just being aware of the funding um and and

23:57

you know if there's any trainings or any resources out there when you do receive federal funds just making sure you're taking a look at that and reviewing that

24:04

to make sure that it's properly accounted for um but this particular Grant was done on an advanced basis the

24:10

money given up front versus after the fact on reimbursement basis I I I

24:16

understand the distinction but uh is there a resource we should have looked at that would have told us this information that we did not look at was

24:22

there some communication that should have been provided that was not provided H how is it that so many cities all

24:28

failed on this right so there my understanding is there was uh

24:33

documentation out there um I think I believe there was some trainings as well given out um by various um entities as

24:42

well um but it's just going back to the grant itself um kind of explains the way

24:47

that the funding is done and then based off of how that funding is given um that'll help guide you to how you should

24:53

record that in the financial State St but yeah it if I can just offer some advice

25:00

for for the future in in my experience when multiple parties make the same

25:06

mistake that almost invariably means that expectations are not clear and that

25:12

that that applies to all aspects of business and this sounds to me like this happened in that case so perhaps the

25:18

auditor's office and and the city both could do a little bit better about clarifying

25:23

expectations okay and and this and a reminder that these are funds that are from the federal government so we we

25:29

conduct the Fed so the federal so it's federal funds that were recorded um we

25:36

conduct the we conduct the audit of the financial statements but that funding is a federal federal funds there right but

25:42

the but the federal government does not define the accounting treatment do they no they don't that' be generally accept

25:48

accounting principles yes okay Dey May rosom yeah I just want

25:55

to if it's possible the tradings that mentioned that that that you said we're

26:00

offered if you could if you could get a little more spe obviously not something expect you to have here but if you could get a little more specific around that

26:07

because I a little confused as to the how this all changed year to year um and

26:12

if there were trainings that that happened how did that how did those trainings did that then change your

26:17

thinking around this or what was the what was the process there because it is a little confusing to me that it's

26:23

unclear to me what changed from one year to the next and now all of a sudden it's it's an issue that wasn't an is issue

26:28

before um and I think to to Craig's point when you have a bunch of places

26:34

that have had the same issue then there might be something else going on here right so with the trainings right

26:41

so the covid money um lots of different funding was given out for covid um the

26:47

grants were done in various methods right so just seeking out guidance um that's out there given out by you know

26:54

federal government or those type of um entities right to get more clarification on the grants themselves so that's my

27:02

understanding that there was there were some presentations around that um at different conferences and things of that

27:07

nature there well it was all One arpa Fund

27:14

correct correct yes so your your your contention is that we should be looking

27:20

out for all sorts of federal government conferences to see how we think that might impact your thinking about the

27:26

audit so you'd want to you want to review your Grant agreement right you'd want to review the methodology of the

27:32

grant itself so if funds are you know given up front versus um on a reimbursement basis that changes the

27:38

accounting of the actual um Grant itself and how it's going to be presented in the financial statements so ultimately

27:45

it's up to the to City to ensure that it's recorded properly in the financial statements so depending on how the

27:51

funding itself is received if it's arpa or not arpa um that's what's going to dictate how it's recorded in the

27:57

financial SC so you could get funding that's not arpa related and it's done on a cash Advan

28:03

basis you'd still want to record it properly under generally accepted accounting principles

28:13

there I have some follow so maybe we can follow up offline here okay c m

28:22

Reynolds you're on mute Craig um C can you quote First for us or

28:28

you if not off top of your head after the meeting can you send us the specific documentation in in the in gap that

28:34

defines this requirement sure I can follow up that that would be very helpful can do thank

28:42

you council member andell um I think we heard earlier that

28:49

to the extent the city is on or would be on a cash basis accounting as opposed to

28:54

Gap this would not have been an issue or an deficiency see so I I can't say for sure because

29:02

under Cash basis accounting it's when money's received and when it's when checks are written right so I I wouldn't

29:08

be able to say yes or no specifically um without knowing how you know the

29:14

accounting would have been oh so so you couldn't say that it would be an issue right so I wouldn't be able to no I

29:21

wouldn't than okay council member Reynold is that

29:26

old hand old hand sorry very good not seeing any

29:32

other questions we're going to push on thank you very much next on the agenda we have the city managers report we

29:38

welcome either our city manager Jesse Bond who has joined us due to like title

29:45

Championship Little League game getting rained out and delayed yes I was uh

29:50

going to watch a softball game tonight but uh Mother Nature had different

29:56

ideas all right thank you Casey for the screen share and I sound very raspy because I

30:03

have a cold again benefits of my children all right looking ahead at our meeting schedule uh

30:10

Council your next meeting is the first Tuesday in June and I think we have the

30:17

date wrong it's actually June 4th uh the Planning Commission also has a meeting coming up at the end of

30:25

May moving ahead just a reminder we keep all of our uh board and commission meetings updated on our

30:31

calendar uh City updates let's start with the water supply pipeline repair I

30:37

won't go over over everything on this slide I'll just remind you that on April 3rd uh we activated our EOC due to an a

30:45

leak in a the Seattle public utilities water supply pipeline that provides

30:50

water to merer Island uh that pipeline remains uh essentially shut off it has

30:56

positive pressure in it but a very very slow uh low volume of water currently uh

31:03

we also shut off our own uh 6-in water M next to that area the both pipes are located in a a challenging area both uh

31:12

topographically and with a steep slope next slide PE please I wanted to let you know where we

31:18

are on the status of the repair work I believe I reported at the last meeting

31:24

uh that Seattle Public Utilities has proposed uh relining uh I shouldn't say

31:29

relining uh installing a liner inside the pipe this is the uh very similar to

31:34

technology we use in our own utility system we're using similar Liners in our sewer system right now uh essentially

31:42

what this means is uh we we open up two Pits on either side of the

31:48

pipeline and the liner is pulled through from one end to the other so that is the the concept uh that is being worked on

31:55

of course a lot more technical uh than what I just described the the benefit of

32:00

putting in a liner is it avoids us having to um dig in those challenging

32:06

areas uh both uh due to slope accessibility uh and some really

32:12

challenging just topography in general uh so what's coming up next uh Seattle Public Utilities has agreed to put a

32:19

camera in the pipeline in I think that's going to happen in mid June that camera

32:25

will give us an idea of uh the nature of the leak we think that the pipe is

32:31

leaking at a joint and uh they will also be able to confirm through that camera view uh the

32:36

suitability of the pipe for that liner installation so I am uh really

32:42

simplifying and summarizing what is uh pretty intense daily work by both Seattle Public Utilities and your own

32:48

City teams uh but I wanted to let you know that work is progressing I will likely be in front of you with another

32:55

update uh probably in June uh next slide

33:00

please so I just want to remind you we're still receiving water through our backup water line which we refer to as

33:06

the canyon line uh it's smaller than that main spu transmission

33:12

pipeline uh the Shorewood Community is still being served by that temporary emergency inner TI I'll just remind you

33:19

that Shorewood is a direct customer of spu they do not get water from the city

33:24

so the spu transmission line kind of branches off off when it comes onto the island uh one branch goes to Shorewood

33:31

and one branch goes uh to our reservoirs uh as I just noticed that backup water line that's providing uh

33:38

water to us right now is smaller than the transmission Pipeline and we are

33:43

anticipating uh as we head into the summer months while that pipeline is still down that we will need to implement water conservation

33:50

measures I've seen some of the preliminary drafts of this work and we'll be in front of you at the June 4th

33:56

council meeting with a pre view of water conservation I will tell you that our hope is uh we can go with a voluntary

34:03

plan uh which means the community working together to reduce water um and

34:09

then there there will be additional phases if that doesn't work uh including mandatory conservation measures and

34:14

emergency conservation measures so uh more coming we'll have a

34:21

comprehensive update for you at the June 4th meeting uh just want to say thank you to everyone the the staff the

34:28

Consulting teams Council and the community for your patients uh while we work through this uh pipeline issue next

34:36

slide please a quick update on the police Modular Buildings as you know due to the

34:43

closure permanent closure of City Hall in October uh we have stood up uh two modular buildings with a third on the

34:49

way uh we are really close to being able to operationalize those what's remaining is a handful of I will call them punch

34:56

list items uh including things that we need to properly secure the building uh the third building is anticipated to

35:03

arrive in July uh that building will provide additional office spaces uh once everything's on site uh

35:11

we're happy to give you a tour through those uh through those buildings more to come on that next

35:17

slide please wanted to give you an update on uh one of many capital projects we have

35:24

underway uh important to have visibility to these uh really important Investments we're

35:29

making uh this is the replacement of the standby generator at the water reservoir

35:37

uh this generator is essential to providing uh backup power when we have outages which uh does happen a couple

35:44

times a a year the current generator is actually inside uh one of the buildings

35:50

so moving it out outside is actually freeing up space for some other equipment so you can see the picture in

35:56

there excuse me excuse me the picture there uh we're pouring

36:02

concrete uh pads for the new equipment uh the generator should be here in June

36:08

uh the fuel tank was delivered uh this week and the project should be wrapped up this fall so another important project for

36:15

our water system uh the Luther Burbank boiler building uh providing updates as we go

36:23

on that building uh lots of great work happening uh to to stabilize

36:28

uh seismically stabilize that building uh last week uh the subfloor plumbing

36:34

and rebar was installed uh that was in preparation for pouring the concrete floors in the both the boiler building

36:40

and that restroom building uh chimney reinforcement uh work will be occurring

36:46

soon and just a reminder this is phase one of the work down on the Luther

36:52

Burbank Waterfront uh next year we will pick up the second phase which is uh um

36:58

major dock replacement and restoration project so very exciting and Council when the work is wrapped up down there

37:05

we'll get you down uh to see the building uh this is just a heads up I think Council we emailed you about this

37:11

on Friday uh we will have arborus out in the Town Center um over the next several weeks uh they're doing Town Center Tree

37:19

surveys we do these from time to time just assessing tree Health uh looking at how the trees are growing from last time

37:26

we um assess them um and this also helps inform excuse me

37:34

our our planning work especially um as we repair streets and sidewalks uh when

37:40

trees are unhealthy or as we replace them it it gives us a better idea of um

37:46

that tree plan and what comes next all right sorry thanks for hanging with me

37:52

as I cough my way through this presentation next slide please uh heads up a couple upcoming

37:58

events uh both learning opportunities so myal is partnering with the city to offer three art classes at the community

38:04

center uh the first class is May 25th uh myel has these classes promoted on their

38:10

website and I believe we have them promoted on our website as well uh thank you for that wonderful partnership and

38:16

Youth and Family Services will be offering a new support group for seniors uh the living alone monthly group uh is

38:24

actually co- facilitated by our own uh y s staff and uh

38:30

volunteers so that group will begin meeting June 11th and again uh Council you'll see these programs promoted out

38:36

on our social media and our on our website next slide

38:42

please all right wrapping up a a couple of good news items

38:47

um Ali thank you okay so we had um another

38:55

coffee with the cop uh event um on May 11th and members of the community were able to meet with

39:01

officers and engage on issues of importance um and we want to thank officer Robinson for um coordinating the

39:09

event and it was uh police chief Ed holm's last event as his retirement is

39:16

coming up here in June we will miss him next

39:22

slide uh judge Gregory our Municipal Court Judge uh had a unique opportunity

39:28

last week to join the Northwest fire investigation conference um which is

39:33

held annually and offers in demand training opportunities for over 150 of

39:38

our uh fire investigators from around the region and the state and the nation

39:44

um this is continuing education uh for fire investigators to receive

39:49

certifications and learn new things about emerging fire investigation practices uh Mercer Island judge Jeff

39:57

Gregory assisted with the instruction and presided over several mock trials

40:02

within the expert testimony course next slide that is it thank you very well

40:11

great thank you for that our next time of business's appearances which is an opportunity for anyone to speak to the

40:16

city council on any item except items requiring a public hearing AC quasi judicial matters or campaign related

40:21

matters tonight's agenda will include in-person public appearances and remote public appearances via Zoom individuals

40:27

wishing to address the council may do so in person or by Zoom or telephone provided they register with the city clerk by 4 p.m. today when it's your

40:34

turn to speak it'll be called by name remarks must be addressed to the council as a whole and not to individual counsel or staff members any person making

40:40

personal impertinent or slanderous remarks or who becomes boisterous threatening or personally abusive while

40:45

addressing the city council may be requested to leave the meeting please speak audibly state your name and city of residence for the record there'll be

40:51

a timer on the screen you'll have three minutes to speak when your time has ended I'll thank you for your comments and move to the next speaker item of

40:57

business city clerk please call the first Speaker our first individual this

41:03

evening is Addie

41:21

Smith I am asking the council members for an extra six seconds so that I can

41:27

quote uh Chief Ed Holmes and what he said to me in an email six

41:33

seconds my name is Addie Smith today is May 21st 2024 I'm speaking before the

41:41

Mercer Island City Council Members the exact same members I've been speaking before since 2019 about the hate crimes

41:48

that happened to my daughter and I and the subsequent arrest I endured after defending myself in these hate crimes

41:54

exacted by residents living on mer Island the police were contacted numerous times from June 2019 through

42:01

December 21 2024 uh through December 2021 asking for help to stop the attacks

42:07

stalking threats and harassment the mercel Island police refused to write even one police report in all the times

42:14

I went to the police department they even told Nicollet Michaels that she would not be arrested for harassing me

42:20

while I was at work I was the business manager with a multi-million dollar budget at a luxury apartment building on

42:26

the island these Mercer Island council members collectively refuse to say or do

42:31

anything to stop the attack these council members are responsible for the police the chief of police at hes

42:37

reports to these council members the only difference between these council members is the mayor in 2019 that was

42:43

Benson Wong this is 2024 and the current mayor is Seline n sitting there he was a

42:48

council member in 2019 none of these council members have done anything to correct the actions of the police the

42:54

City attorney B Park who reports to them the prosecutor Blake Le Warson who reports to them and the municipal court

43:01

judge Jeff Gregory who reports to them these council members represent a united front in the full suppression of the

43:07

hate crimes that happened to my daughter and I despite the police coming to my home that same week in November 2019

43:14

wherein I asked them to stop the attack they still arrested me and charged me with assault and provoking assault I was

43:20

on my way back to the Bel East Municipal Court to request another order of protection the judge initially denied my

43:26

petition because he said the attacks were quote part and parcel of the job end quote so when legal accountability

43:32

is had it will include judge Marcus Naylor and judge Virginia Amato who told me that hitting me and calling me a

43:39

isn't assault on the day of what would have been my death in November

43:44

2019 I had over 40 pages of documents in my hands representing three petitions for order of protection against Jill

43:51

stamborski nicholet Michaels and Jen he chin Jill stamborski is a convicted

43:57

alcoholic drug adle felon she destroyed my phone which the police took from me

44:02

and would have murdered me had I not defended myself that November day Jill stamborski had a gun these council

44:08

members aren't protecting her they are protecting themselves and their police officers and a and affir mentioned

44:15

Municipal Court staff I want to read the email I received from the chief of police again no police reports were

44:20

taken no citation was written to document my complaints they did nothing to reference the attack and then

44:25

arrested me for next speaker please our next speaker is Dan

44:37

Thompson thank you my name is Dan Thompson I'm a merland resident um I'm sent you a prior email

44:45

about the process going forward on the comprehensive plan one of the things is this city

44:51

manager and Council have done an fantastic job over the last four years

44:57

turning the ship around but it also means that the citizens have a level of trust which means they engage less like

45:05

for merging the fire department the problem as we go forward is we have a

45:11

public hearing on May 29th in which gives citizens standing we had a meeting

45:17

on May 1st they were still amending the comp plan the reconstitution hadn't had

45:22

its second reading we had a survey that went out that I don't think um was very

45:29

productive the problem is the citizens are not going to read all seven elements

45:34

of the comp plan and be able to give you comments uh that um on May 29th that are

45:41

going to be uh helpful they are going to rely on you to get this right it's

45:48

actually not as difficult I've read The Seven Elements uh we have the land use and the

45:53

housing maybe the economic development a little bit but those two the problem is

46:00

the council gave notice in March of 2022 that there would be no changes except

46:06

specifically requested by law if we don't adhere to that we

46:12

haven't given the citizens adequate notice or the ability to participate and any of those many

46:19

amendments would require concurrent development regulations and I've discussed this with Jeff and and he

46:26

believes that he hear us to that so it's a weird situation I mean I'm going to

46:31

submit comments uh and a few others will on May 29th to a Planning Commission

46:36

that came up with a draft comprehensive plan that was so far outside the lines

46:42

that they got reconstituted when we get to the other side of that May 29th the council is

46:49

going to get jurisdiction over it so they have to come up with some process subgroup or all together to go through

46:57

and I think remove those look the council can always down the road if it

47:02

wants to do a comp plan Amendment and uh the concurrent development regulations

47:08

for example if you wanted to upzone the Southend shopping center you give notice you have public hearings you draft the

47:15

concurrent development regulations uh and then you withdraw it

47:20

um so that's where we are they are relying on you you told them in March

47:26

there would be no changes the notice and the participation hasn't uh met the

47:32

legal requirement so think about the process that you want to do and the Preamble that I suggested I think would

47:39

help them thank you thank you there any other speakers no there are no more speakers

47:45

Mr okay we we move to our next item of business which is approval of the consent agenda the consent agenda contains AB 6470 May 3 2024 payroll

47:53

certification certification of claims for May 3 May 10 2024 city council regular hybrid meeting minutes of May 7

47:59

2024 AB 6471 ratification of proclamation of emergency issued by the city manager AB 6472 public display of

48:07

fireworks permit issuance summer celebration AB 6478 gun violence Awareness Day Proclamation number 330 AB

48:14

6479 Jewish American Heritage Month Proclamation number 331 AB 6480 National

48:20

Public Works week Proclamation number 332 AB 6481 asian-pacific Heritage Asian

48:26

Pacific American Heritage Month Proclamation number 333 council is there anybody that wants to pull anything from

48:32

consent agenda I request you withdraw of 6479

48:37

please 6479 is going to be pulled by council member Jacobson anything

48:44

else okay is there a motion to approve the consent agenda as presented so move second
okay moved by

48:51

Council mayor Jacobson second by Deputy Mayor Rosenbom City Clerk please call the roll

48:59

Council member Weinberg I Council member Reynolds I Council or excuse me Deputy

49:05

Mayor Rosenbom I Council member Werl

49:10

Council member Andre I Mayor Nce hi Council member Jacobson hi okay the

49:18

consent agenda is approved we move to our first item of regular business which is now AB
6479 Jewish American Heritage

49:24

Month Proclamation number 331 and we'll turn it over to you Council Mayor

49:30

Jacobson thank you Mayor uh the subject of this uh AB is uh making the

49:39

um uh declaring that that may be the is the month of uh for the Jewish heritage

49:45

month and I think it's uh given recent events I think this is

49:52

uh absolutely appropriate to be uh approved by a majority of the council

49:59

individually and uh as opposed to the uh thing and the proclamation itself uh I

50:07

think sets forth exactly uh what it the

50:12

attitude I think of many Merc residents and the attitude that we I hope all have

50:18

as far as treating people equally and with

50:24

respect thank you all right Deputy Mayor roson yeah I just

50:29

want to take a second here uh first I want to thank everyone thank my colleagues for considering this tonight

50:35

and I certainly hope we'll pass it um but I I want to take a second to talk about why

50:42

uh uh why this is so important uh it it is a uh it has been a tough time uh to

50:49

be a Jewish American uh recently uh I was noted in the proclamation last year

50:54

just in Washington state there were 400 incidents of of anti-Semitism recorded including four right here on merer

51:00

island uh my synagogue was vandalized um in a very painful very painful way uh

51:09

you you can't walk into Jewish institutions these days without passing an armed guard summer camps have an

51:15

entire new agenda around protecting Jewish campers

51:21

um and I think the last few weeks seeing at college campuses seeing slogans that

51:28

call for the extin extinction of a people

51:33

and hatred uh towards one religious group is frankly a movie that we have

51:39

seen before and it it is hard uh talking with

51:44

with with parents of college students and high school students that now need

51:50

to add a whole other consideration when they're thinking about where they're going to go to college around will this

51:56

University will this campus do enough to keep my child safe to keep me safe um

52:02

I've heard of students at the udub that asked their friends to walk them to class because they didn't feel safe

52:09

because their Pathways were blocked by people who were determining that they were Jewish and they were not allowed to

52:15

walk through those Pathways it is unacceptable and it's

52:20

it's a hatred that we shouldn't have here what I want to say is that what passing this tonight is really important

52:26

important um it it sends a strong message to our Jewish Community here on the island which is significant um that

52:34

that this Council in this city we we we recognize you uh we appreciate you uh

52:39

and we're proud to have such a vibrant Jewish Community here uh on Mercer Island so I would encourage everyone to

52:45

support this and have to yield the floor thank you I don't think it could be said any better than that all right

52:52

any not seeing any other discussion city clerk please call the role

52:57

thank you Mr Mayor mayor nce hi council member wer I

53:04

council member Jacobson hi council member Weinberg hi council member andrel

53:10

hi Deputy Mayor rosenbom I council member Reynolds I motion passes thank you our

53:18

first our now first item or second item of regular business is AB 6473 public hearing interim regulations in micc

53:27

19601 related to emergency shelter and housing transitional housing and permanent supportive or housing

53:33

ordinance number 243 uh this public hearing is now open as of 5:54 PM individuals who register

53:41

with the city clerk office before 4M today may make a public comment on this agenda item you'll be called by name

53:46

when it's your turn to speak please speak audibly state your name and city of residence for the record limit your comments to three minutes city clerk has

53:52

anyone signed up for public comment to address the council Mr Mayor there's no no no one signed up

53:59

okay uh as there's no further testimony this evening the public portion of this hearing is closed as of 5:54 PM welcome

54:07

CPD director Jeff

54:12

Thomas via Zoom welcome Jeff good evening Council thank you mayor um my

54:18

only comment was that this uh public hearing fulfills the requirement from the adoption or reopt of the interim

54:25

regulations on a April 2 um so uh these inter RS are in place for six months as

54:31

of April 2nd uh public hearing requirement was fulfilled this evening and uh we'll be back with more on this

54:37

later on down the road okay thank you for that Council any questions for director Thomas not seeing any

54:44

questions all right our next item of regular business is 8B 6474 financial

54:50

status update in first quarter 2024 and budget amending ordinance we Welcome Finance director Matt morning

55:01

good evening mayor nce members of the council city manager Bon I'd like to introduce our financial analyst Ben

55:07

Schumacher who's GNA uh lead the council through this uh

55:12

presentation welcome Ben thank you mayor thank you Matt uh good evening Council

55:18

um like Matt said my name is Ben Sher I'm your financial analyst here with the city uh tonight presenting about AB 6474

55:24

our financial status update for q1 of 2024 for um the deck is being driven by our deputy director Lewan title so thank

55:30

you Lewan uh next slide please um so just a brief overview of

55:36

what we're going to touch on tonight have about 12 slides for you uh we'll cover a range of topics we'll start with our accounting procedure change um that

55:43

occurred on January 1st of 2024 um we'll touch on our budget versus

55:48

actuals as of quarter 1 of 2024 with some historical year for

55:53

comparison we'll touch or briefly outline the addition City facility projects that require additional

56:00

funding uh and then there will be time for questions at the end next slide please so the big news our accounting

56:06

procedure change uh officially on January 1st of 2024 the city turned just in from a full accrual accounting method

56:12

to a cash basis method you might be thinking what does this mean next slide please as far as

56:19

impacts of this uh it really just impacts the timing of our Revenue recognition and how revenues are

56:24

reported in the city um this Revenue recognition will affect our year-over-year comparisons with it

56:30

being most obvious in quarter 1 of 2024 uh 2024 we've kind of labeled as our

56:36

transition year as well so you'll hear about this more throughout the year um as far as the revenues impacted uh these

56:42

revenues include State shared taxes such as general sales tax criminal justice sales tax a real estate excise tax and

56:49

then some limited um external utility taxes um really the the difference

56:56

between the accounting methods occurred in January and December or January 2024 and December of 2023 so revenues that

57:04

were received in January of 2024 under the accrual method were accrued back and reported as Revenue in December of

57:10

2023 um and therefore those revenues were not present in 2024 of January to

57:16

again report as Revenue they were recruited one time and one time only and they've not been reported twice um next slide

57:24

please uh jumping into some budget and actuals overview for q1 of 2024 uh

57:29

walking through the table we have in front of you here uh the upper half of the table has our general fund revenue

57:34

and expenditures amended budgets um some quarter one actuals for 2023 for comparative purposes are quarter one

57:40

actuals for the end of 2024 and then our 2024 actuals versus their amended budget

57:46

amounts um for general fund Tak into account the revenue discrepancy or the timing of Revenue recognition um due to

57:53

the accounting procedure change uh that explains the difference between revenues being lower and 24 as compared to 23 um

58:01

besides those key revenues uh revenues are in budget expectations for 2024 um additionally revenue or

58:08

expenditures in the general fund for 2024 are also within budget expectations um increases in

58:14

expenditures over the prior year are attributed to Cola percentages that were applied to salary benefits for active

58:19

employees as well as some one-time transition costs related to the East Side Fire and Rescue

58:25

contract uh moving down to the bottom half of our table we have our utility funds uh these include the water sewer

58:31

and storm water utility funds uh revenues are up over the prior year due to some uh rate increases that

58:37

were implemented or that took it to effect on January 1st of 2024 uh and then expenditures are

58:43

notably higher due to increased activity in our Capital Improvement program and more specifically the water

58:49

fund next slide please uh touching on some more specific general fund revenues uh sales taxes so

58:56

sales tax was one of the revenues impacted by our uh accounting procedure change but when we compare just February

59:02

and March numbers we're actually up um in sales tax revenues over the prior year uh this can be attributed to

59:07

inflationary impacts and the lingering effect of those as well as some increased activity in our retail and wholesale business

59:14

sector interest earnings are continuing to exceed budget expectations uh just a

59:19

reminder that these interest earnings are closely tied uh to the federal funds Target rate um they are received as part

59:27

of uh cash invested in the local the state treasury's local government investment pool or

59:32

lgip um the lgip yield as of the end of March was 5.42% um which is closely mirroring that

59:39

federal funds Target rate that's been constant at 5.5% since July of last year next slide

59:46

please U moving out of the general fund into some other City revenues next slide

59:52

uh we'll touch on Reit so just a brief reminder of what Reit is our real estate excise tax or Reit is our one of our

59:58

primary revenue sources for the street and capital Improvement funds uh this revenue is historically very volatile

1:00:04

and in the last few years has continued to prove its volatility uh we saw major swings in this revenue from 2021 to 2022

1:00:11

uh we experienced a 15-year high in total sales in 2021 which dropped to a 13-year low in 2022 uh in 2023 ended the

1:00:20

year actually lower than 2022 as well um maybe or some potentially news

1:00:27

of what's to come is 2024 or quarter 1 2024 ended with the same number of property sales as quarter 1 of 2023 next

1:00:34

slide please which means that low activity in the market continues uh this table you have in

1:00:40

front of you here is comparing January through March um for fiscal years 2021

1:00:46

through 2024 uh we have symetrics that we've been tracking internally um our average

1:00:52

monthly inventory uh is used as a stat to track the activity in the Market at a

1:00:58

given month um these are averaged per month and it's for the first three months of the year um we have our

1:01:03

average number of property sold um which you've seen which you can see is declining year-over-year um has remained

1:01:09

constant from 23 to 24 and then our total revenue um which is continuing to decline as well um there is a brief so

1:01:17

to call out 2024 uh that number is notably lower um if the state stayed on

1:01:23

a full acral basis just to provide an apple to Apple comparison uh 2024 the

1:01:28

first quarter of 2024 ended \$9,000 higher than 2023 so potentially on track

1:01:35

to see a similar year as compared to 2023 um and just a reminder this revenue

1:01:40

is closely impacted by changes in the federal funds rate um and how favorable of a borrowing Market exists currently

1:01:46

uh next slide please um two or the last last thing we'll touch on is the additional funding

1:01:52

needs in our facility projects so all of these projects were identified as needing additional funding and that

1:01:59

funding would come entirely from arpa funds um the total request is for \$565,000 or

1:02:05

5652 \$565,500 excuse me uh and then just as a

1:02:11

reminder the total available ARA fund balance as of end of 2023 was \$1.3

1:02:17

Million so there's um there's adequate funds um next slide

1:02:24

please uh our staff recommendation is to adopt ordinance number 2411 uh as is

1:02:29

amending the 2324 by annual budget and there will next slide uh

1:02:35

we'll take any questions you may have thank you all right now Council open it up to [Music]

1:02:41

questions I'm going to go ahead and get started I'm not seeing any yet um in the move from acrel to cash you said that

1:02:47

it's affecting primarily Revenue recognition uh on the expense side

1:02:53

payroll we've typically had a payroll period at the the end of the year that has rolled to the next year and on the

1:02:59

cruel basis it's always caused us some sort of headache to go post part of that payroll back to the prior year does that

1:03:06

change with our our move to cash I saw Lewan pop on I might let her take this

1:03:12

one hi Lan T your Deputy Finance director again um as you saw in the

1:03:17

audit exit conference one of the uncorrected items that we always get every year under acral based accounting

1:03:22

is that we do not acre our final p period of the Year between the two years

1:03:28

so essentially we have always posted C or payroll on a cash basis or based on

1:03:34

the date of the payroll check so there don't we don't anticipate with this change in procedure any major changes in

1:03:41

how we're posting currently for payroll but that will no longer trigger any sort of audit U finding what goes away is

1:03:48

that uncorrected um reporting from the state auditor's office because it will now be on a cash basis okay so when we when we

1:03:56

say we're transitioning to a cash basis we're doing that on the revenue recognition and the expense side we're

1:04:01

doing it completely fully correct um the expenditures are historically mostly

1:04:08

cash based um we typically post expenditures based on when the cash outflow is so there's not a significant

1:04:14

change there which is why we're not calling it out necessarily in this financial status update so maybe while

1:04:19

we're on that topic could could you just add a little color to the amount of efficiency we gain by moving to this

1:04:25

cash Cash basis versus you know the work that went into doing a cruel accounting

1:04:31

that may be for no you know discernable benefit like the arpa discussion we

1:04:37

had yeah I think that there's a tremendous Savings in both compiling those audited financial statements which

1:04:43

under Gap and full Cru um there's multiple adjustments that happen to take

1:04:50

from sort of cash versus full acrel typically takes me in in those about two

1:04:57

months worth of work and we anticipate that that will be cut at least in half on going to cash basis especially after

1:05:03

this transition year when we can line up our day-to-day general ledger postings to the cash bases um and eliminate some

1:05:11

of these timing adjustments so we do hope that in the end it's a much more effective and efficient process both to

1:05:16

compile statements for audit and to actually have the audit process take a lot less time that's great I mean that's

1:05:23

a huge Improvement for uh not only the St but the benefit to the residents in terms of Staff being able to spend their

1:05:29

time on things that make a difference and congratulations to you and the team for getting this done has been I know a

1:05:35

couple years in the making and it's a huge transition to go through so thank you for that uh council member

1:05:42

wer right uh I just want to say thanks to Ben for getting in front of council nice job on the presentation I can't

1:05:48

remember if you've been there before but I know it's always a little nerve-wracking um so could you just talk a little bit about Reit with the

1:05:54

inventory down and the revenue not as high what does that mean for any projects we have planned or kind of what we're doing for forecasting on on the

1:06:01

housing market being slim and not looking any better anytime soon like what does that mean for future planning

1:06:06

um good question thank you council member um so that does mean that staff will be limited in the type of projects

1:06:13

that will come from this new capital Improvement program uh because Reed is such a primary driver in the capital Improvement fund specifically um with

1:06:20

that Revenue down will really be limited on the amount of projects and the type of projects that'll be able um available

1:06:26

to be funded um as far as forecasting we don't have too much data for that now um

1:06:31

but that will be a determining F factor in this um next biannual budget for the capital Improvement

1:06:37

program excellent Mr Mayor um may I take on to that comment

1:06:43

certainly uh thank you Ben uh is absolutely correct uh we have a couple things in play right now uh with Reit

1:06:50

revenues being down we are in the process of reevaluating the capital program and we'll be in front of you

1:06:56

this fall council member wer uh with a revised Capital program uh I will also

1:07:02

tell you with the spu water um pipeline down uh we are evaluating a new pipeline

1:07:10

in a new location uh that we're currently looking at uh alternatives for that new pipeline

1:07:18

uh certainly we'll have to discuss funding uh but what I want to alert you to council is there's also a resource

1:07:23

need just in managing these projects projects and so that is another reason why we'll have to have a conversation

1:07:29

about reprioritizing um timing of capital projects uh with the backdrop of

1:07:35

Reit and another major project coming online potentially uh so I anticipate as

1:07:41

we head into the fall um just to get you ready that a big portion of our budget

1:07:47

discussions this fall will be on the capital program uh we have a lot to look at um so looking forward to that um

1:07:55

little preview of what's coming and thank you for the question okay thank you not seeing

1:08:01

anything else council is there a motion to adopt ordinance number 24-11 amending the 2023 2024 by annual budget some move

1:08:08

second okay moved by Deputy Mayor rosenbom seconded by council member uh Weinberg Council any

1:08:15

discussion not seeing any city clerk please call the RO thank you Mr mayor council member Weinberg hi council

1:08:22

member wer hi mayor nce hi council member Jacobson hi council

1:08:28

member andrell hi council member Reynolds hi Deputy Mayor Rosen bom

1:08:35

hi okay motion passes our next item of regular business is AB 6475 the 2024

1:08:40

update to the city's cost allocation plan and we Welcome Finance director Matt mck there he is good evening mayor

1:08:46

nce members of the council city manager Bond I'm Matt morck your Finance director um lean Tuttle is joining us

1:08:54

remotely thank you for pulling up up our first slide um okay next slide

1:09:00

please okay tonight I'm going to go through 11 slides to discuss a topic

1:09:05

that as a trained Economist is very dear to me cost allocation we'll begin with

1:09:10

background into the reasons and practice of identifying and allocating indirect costs in local government and the work

1:09:18

that was completed by the uh staff team as well as the finance ad hoc committee

1:09:24

over the past five months to bring a formalized cost allocation plan to the city council this evening

1:09:29

for your review and potential adoption I want to acknowledge uh

1:09:36

Finance the finance ad hoc committee mayor nce uh council member rker and council member Reynolds whose time and

1:09:43

support um certainly strengthened the body of work that we're bringing uh forward tonight also want to thank Lewan

1:09:50

Tuttle and Robbie cunning and Adams management analyst in the city manager office both both were valuable thought

1:09:56

partners that uh help pull together the material that we're going to cover tonight next

1:10:03

slide cost allocation is a general process in organizations where staff

1:10:08

evaluate operations identify indirect costs and establish a basis for

1:10:14

including indirect costs as part of a city service government fund or uh a

1:10:20

government program that relies on those indirect costs so an example goes a long way

1:10:26

here Marine Patrol boats uh replacement buoys and Patrol officers time are

1:10:32

direct costs associated with providing Marine Patrol services to our our partner jurisdictions who who pay for

1:10:39

that service and we account for these direct costs they're they're obvious costs what's less obvious are indirect

1:10:46

services that support the Marine Patrol operations so you have human resources

1:10:52

payroll uh Finance who keeps Marine Patrol divisions books these are critical to the Marine patrols

1:10:59

operations but they they may get overlooked um in coming up with a fully

1:11:05

burdened cost for the Marine Patrol program and so cost allocation ensures

1:11:11

that those indirect costs do not get overlooked this is a long-standing practice in the city of Mercer Island

1:11:17

every fiscal year we go through a process to allocate indirect costs and

1:11:23

in the in the public sector it's generally agreed upon that it's a good practice to pull out your cost

1:11:29

allocation tools and review them and refine them every five to seven years

1:11:35

next slide please in the fall of 2023 uh staff from

1:11:42

the finance department and the city manager's office began evaluating best practices with cost allocation we

1:11:49

compared our process and procedures um with uh recommendations from our

1:11:55

professional associations and we also looked at our neighboring municipalities who recently updated their cost

1:12:01

allocation practices and in January we brought um draft policies and procedures

1:12:07

to the finance ad hoc committee and over five months the committee helps staff identify indirect costs ways to improve

1:12:15

the basis of allocating them and drafted policy language to consistently manage

1:12:22

cost allocation moving forward next slide when this work began the staff team and

1:12:29

the ad hoc finance committee essentially set out to do three things we wanted to accurately calculate the fully burdened

1:12:36

cost of Public Services we wanted to ensure that the basis of allocating

1:12:42

these indirect costs was Equitable and that the data to inform that allocation could be maintained over time and

1:12:49

finally that the the calculation itself did not pose an undue administrative burden on the stat team next

1:12:57

slide this slide lists the broad categories of the city's uh internal

1:13:03

services or what we call in the cost allocation plan overhead groupings that that make up indirect costs each has a

1:13:13

basis in which staff allocate internal service costs to a cost center which may

1:13:18

be a government fund a a city service or an operating Department next slide

1:13:26

so by way of example this table uh shows the finance and accounts payable

1:13:31

overhead grouping and the basis of allocating this internal service to an

1:13:36

external program which is Marine Patrol and to the far right a government fund which is the street fund the way that

1:13:44

staff allocate a portion of the indirect costs for finance and accounts payable

1:13:50

Services is based on the percent of Prior year budget so following this logic

1:13:56

Marine Patrol makes up less than 1% of the total 2023 expenditure budget the

1:14:02

street fund expenditures in 2023 were less than 5% of total expenditures so on

1:14:08

this basis we determined that the Marine Patrol program receives about

1:14:13

\$9,000 and the street fund received about \$57,000 in indirect services from

1:14:19

finance and accounts payable in 2023 and therefore offsets the cost of finance

1:14:25

and accounts payable services that are covered by the general fund next

1:14:33

slide a cost allocation plan is not something that the staff team has brought to Council in recent memory but

1:14:39

we feel that it's important because it promotes transparency and how staff manage the city's finances and it

1:14:45

provides continuity both for the the city council and staff from one by any to the next so with this policy we're

1:14:52

we're working to ensure that the city's programs external Services operating departments and Enterprise funds these

1:14:59

cost centers that receive a proportionate benefit from General government operations pay an equal

1:15:06

proportionate share for these services and so this is just one aspect of many that um equates to healthy financial

1:15:13

management over the long term next slide because staff has well established

1:15:20

practices for capturing indirect costs within the organization these new policies outlining the cost

1:15:27

allocation plan are ready to implement once adopted by the city council um it's

1:15:33

going to take time however to incorporate new practices into the city's inter local agreements with

1:15:39

partner jurisdictions who contract for City Services so the staff team has already begun communicating with our

1:15:46

partner agencies and will continue to do so um so that the interlocal agreements

1:15:51

when they come up for Renewal this this element will be uh further included into these these new agreements next

1:15:59

Slide the recommendation before the city council this evening is to adopt uh resolution number 1660 amending the

1:16:06

city's financial management policies to adopt the cost allocation Plan update for 20124 next

1:16:13

slide okay thank you uh Lan tute you can uh stop sharing and happy to open it

1:16:18

up for questions very well thank you for that presentation Council are there any questions so thorough body of work

1:16:26

council member

1:16:32

Jacobson that the direct cost say for the person reading the median on island

1:16:38

Crest are posted to a cost center as you put as contractor I'd say a cost code so

1:16:43

we keep we understand what that particular activity depending on the specificity of the cost center or cost

1:16:51

code would be is that is that practice through are those people performing hourly work in indeed yes

1:16:59

okay thank you okay not seeing anything else council is our a motion to adopt

1:17:05

resolution number 1660 amending the city's financial management policies to adopt the cost allocation Plan update

1:17:10

for 2024 so move second second okay moved by council member Jacobson seconded by Deputy Mayor rosenbom any

1:17:18

discussion City cler please call the RO thank you Mr mayor council member

1:17:24

Jacobson hi council member wer I council member andrell I Deputy Mayor rosenbom I

1:17:32

council member Weinberg I mayor nice I council member Reynolds I all right

1:17:39

motion passes thank you our next item of regular business is AB 6477 the Public

1:17:44

Works public uh Public Works building followup and we welcome chief of operations Jason kitner welcome

1:17:52

Jason I I'm going to pretend I'm Jason Jason for a moment Jason is uh a little delayed getting to his computer uh so Mr

1:17:59

Mayor uh Merl Thomas shat is going to do the opening slides and then I will um

1:18:05

pick up until Jason is able to join us Merl go

1:18:10

ahead on oh I couldn't hear myself now I can thank you Council good evening my name is Merl Thomas shot I'm a

1:18:16

management analyst in the city manager's office um I'm here to kick off our presentation tonight on the followup to

1:18:23

the Public Works building facilities conditions assessment uh Jason may join us Jesse's here too so you've got the

1:18:30

full the full group um we're here to provide a followup on the facilities assessment that you saw in the Public

1:18:36

Works building in February that report is now final um and included in your packet um we'll also do a very quick

1:18:44

overview of our long range facilities planning project uh and the Public Works building background itself um we will go

1:18:52

back over the conditions assessment critical findings of the existing building we'll also introduce the

1:18:57

findings of a seismic assessment and uh the recommendations from that report together we'll go over a summary of the

1:19:04

recommended actions from both of these reports we'll talk about some key action items and then let you know our next

1:19:12

steps next slide um you've seen these uh slides before so we'll move pretty

1:19:17

quickly the city embarked in a long range planning and facility assessment process in 2023 um um it was derailed a

1:19:26

little bit with the closure of City Hall but we uh prioritized the Public Works building um to complete that conditions

1:19:34

assessment and help make some uh near-term decisions for um the staff

1:19:40

teams and the building there next Slide the Public Works house

1:19:46

the Public Works building houses many essential Services the building was built in 1981 um and the teams and the oper

1:19:54

ations out of that building have changed significantly since then next

1:20:00

Slide the currently our utility teams the parks maintenance teams Support

1:20:05

Services uh facility teams and also the Public Works engineering and administration teams work out of this

1:20:12

facility and then following the closure of City Hall um the finances excuse me

1:20:18

finances Utility Billing team relocated here as well as a a smaller group of the

1:20:23

city's customer servic team as well in total there are 64 employees and

1:20:29

up to about 20 seasonal employees that operate out of this facility um the building site also

1:20:34

houses the city's yard which accommodates the storage of City Vehicles large and small equipment and

1:20:41

materials due to the complex equipment and the critical response teams operating out of this area access is

1:20:47

restricted to staff only there's no Public Access or public meeting space currently at the building or yard and

1:20:53

the area is fenced next slide a facilities conditions assessment

1:20:58

was recently completed for the public works uh building and has identified multiple systems that are failing or in

1:21:04

need of significant repair or investment the city manager has recommended that the city council prioritize the Public

1:21:10

Works building for replacement um the city staff will come back in the fall during the banial

1:21:17

budget process with um more information cost estimates and and sort of the next two-year plan for work at the site

1:21:25

so you'll hear more then and Jason and Jessie will take over now to talk about some of those critical

1:21:31

issues identified in the FCA all right city council um just to remind you and anyone that might be

1:21:37

watching uh tonight you saw this presentation in February and it was

1:21:42

March 1st that uh you provided direction to the city staff to begin designing a

1:21:48

new P public safety and maintenance building uh we're currently anticipating

1:21:55

uh with design and construction and of course approval of funding through a

1:22:00

ballot measure that you know it will take at least five years uh maybe a

1:22:06

little bit less um but we're planning for five years uh for that new building to come

1:22:12

online so what uh the reason we came back to you tonight is just to give you

1:22:17

um you know an update on the fcca including the additional seismic information we had on the building and

1:22:24

to to preview uh what is likely coming in the fall which will be some additional uh modest investments in the

1:22:30

Public Works building uh to maintain its functionality for about five years uh

1:22:35

we're we're doing the minimal necessary uh to keep the building operational if

1:22:40

um if the building is needs to be used for more than five years uh we're really going to have to start looking at

1:22:46

significant Investments um in systems and uh really investment in the

1:22:53

structural uh Integrity of the building next slide please so just remind you uh

1:22:59

the roof uh the green roof to be specific is a significant concern uh the roofing membrane over the warehouse and

1:23:05

the operation space uh spaces is is beyond its uh is beyond its life it's

1:23:11

leaking profusely uh we have flat roofs over the administrative offices and mechanic shop

1:23:17

that are not properly sloped so we've got standing water and on a daylight today you can imagine that's a big

1:23:23

problem uh so what do we need to do uh we need to address those leaks so that

1:23:29

we can continue operating the building uh in the development of the roof replacement scope of work uh

1:23:36

structural deficiencies were also identified I'm going to cover that in just a moment uh the plan is right now

1:23:41

to remove uh the soil The Green Roof soil on the roof in order to address

1:23:47

both the leaks and the structural concerns so that will be one of our uh major work items uh for next year next

1:23:53

slide please uh although we're not planning to do anything with the HVAC system in the

1:23:59

short term this is just a reminder uh that we do have uh challenges throughout the building we have no Cooling in the

1:24:06

lower level of the building uh where the operations teams Works uh the existing HVAC system that's on the up upper level

1:24:13

is at the end of its useful life as you can tell from that picture or more likely Beyond it uh we have some

1:24:20

ventilation challenges with vehicle exhaust and the welding hood uh that also we're keeping an eye

1:24:27

on uh the exterior walls are concrete block and we mentioned this because the

1:24:32

building just wasn't insulated to today's standards so that's not something we can address in the short

1:24:37

term but for future building or if the life of this building needs to be extended it's something we need to look

1:24:43

at uh the aluminum frame windows are not insulated and um if you've been in the

1:24:48

building you'll note that many of the double panes are also unsealing all right I see Jason has come

1:24:55

on screen Jason do you want to pick it up from here good evening Jason ker operations thank you uh so just picking

1:25:02

over over Jesse left off uh she mentioned the the exhaust system is now fully operational uh We've also

1:25:09

installed air quality monitors throughout the building to monitor the air quality as again we have a combined

1:25:14

space between a mechanic shop and then operational spaces right next door uh as you just saw the picture of

1:25:20

the HVAC system uh it is it is beyond the Beyond its a believable useful life

1:25:28

um however it's quite expensive to replace that system and so given the short-term uh building life expectancy

1:25:35

uh we're not proceeding with this replacement and we will continue to run these units to failure um and you know

1:25:42

there is there is some hope that we keep our fingers crossed and these will with outstand with withstand the building

1:25:48

operation um but if if they do fail we'll have to uh address them but the

1:25:53

plan is run them to failure um and we'll replace some repair only if necessary

1:25:59

next slide as mentioned in the report we have a number of accessible spaces um as you

1:26:06

can see in the picture on the left uh the space above the shop Bays there uh

1:26:12

there's actually a a soccer go that's stored up there we do use those areas for for storage they are accessible

1:26:18

however however there's no railing system in place to protect against Falls uh and so we are required to put a

1:26:23

railing system up on all edges of that accessible space to meet code requirements code

1:26:30

requirements um so this project uh is actually it's it's underway now it's going to be completed this year um it's

1:26:36

that's something we're addressing now again we we currently use that space for storage facilities so that's work that's

1:26:41

underway now also mentioned is the wi glass you can see the probably the upper left and

1:26:48

picture is probably a little easier to see uh much of this wired glass was installed on the interior windows we

1:26:54

again this building is a combination it's been retrofited over the years and so we have some we have some windows and

1:27:00

in spaces that are sort of uh maybe maybe interesting to to say the least um

1:27:06

and some of these have wi glass on it which is considered a potential safety hazard um we will rather than replace

1:27:13

the windows again given the short life expectancy of this building uh we're we're proposing to replace those windows

1:27:19

with a protective film to contain the glass if broken again that it's only a concern if the glass breaks that's where

1:27:24

the hazard is um so again that works also scheduled to be completed this year

1:27:29

again to address some of the immediate safety concerns the electrical service uh a

1:27:35

couple months ago you you heard me talk in length about the electrical service there's currently not enough service to

1:27:42

this building given all the different circuits and operations that we have uh we often trigger those circuits pretty

1:27:49

routinely um as we were going through some of the work and and talking with our consultant team about what upgrades

1:27:55

were necessary to this building it was abundantly clear that an electrical service replacement and upgrade would be

1:28:01

required to meet uh any modifications that would be needed to the HVAC or lighting system in the building um

1:28:08

however uh this is quite quite costly as well so go ahead next slide

1:28:14

Mar um again the recommendation was to engage in a a contractor review design

1:28:20

design a system and develop a a design that will basically address the

1:28:25

deficiencies um in the system if we were going to be in this building for a long

1:28:30

term uh we would replace those panels and the distribution system we replace because it's it's outdated however we're

1:28:37

not moving forward with that recommendation um we've made we worked with our electrical contractor to do some slight operational modifications uh

1:28:44

to more evenly distribute the loads throughout the building um and hopefully minimize the circuit the circuit

1:28:50

tripping uh throughout the building but again you know when you're running your system and other operational systems out

1:28:56

of this building and in addition to all the Staffing requirements and Equipment requirements uh the loads can be uh

1:29:03

pretty demanding on the building and so we've worked with our contractor to balance those a little bit better and minimize the C

1:29:09

tribute next slide my favorite restrooms Portable

1:29:14

Restrooms uh to use on a routine and regular basis again the Public Works building has only five existing restroom

1:29:21

stalls which is uh non-compliant sufficient for the current Staffing levels uh to meet the whack and so we we

1:29:29

currently have two portable toilets on site yes this is a picture of those wonderful lovely wonderful smelling

1:29:35

units right outside the building um there are no current restrooms on the second floor so again remind the council

1:29:42

and the community the administration and engineering team uh operate on that second level uh so if we have um someone

1:29:50

who needs accessibility uh the restrooms are not currently located on the second floor and so they are currently

1:29:57

inaccessible next slide our plan for the shortterm is to

1:30:03

continue to provide the on-site portable units um again that's to address the capacity needs for the current Workforce

1:30:09

uh we have had some restrooms uh delivered to the upper level at times as

1:30:14

well uh to help with some of the immediate accessibility issues uh but our plan moving forward will continue to

1:30:19

use these portable toilets is it's just it's not a cost- effective solution to

1:30:24

uh revamp the restrooms given the short life expectancy of the

1:30:30

building also on the fire surpression fire suppression system uh given the age of the building it does not currently

1:30:36

have a fire suppression system uh it's comprised of strictly a heat detection

1:30:41

only um given the types of work and fluids and equipment that are used in

1:30:47

the mechanic shop in the warehouse where those SP materials are stored and liquids are there it can it can be quite

1:30:53

problematic uh again the it's it's an inadequate system

1:30:59

however uh moving forward with this uh fire suppression system to be installed within the building the existing

1:31:05

building isn't isn't prudent uh so go ahead next slide Mar uh what we have done though is we have uh added

1:31:12

additional fire signatures that meet the classification requirement for this facility uh we continue to talk with our

1:31:19

fire building folks to make sure that we have adequate suppression needs there absent of the sprinkler system which

1:31:26

would be what we be as a more custom and and normal system for this type of a

1:31:31

building but shortterm uh adequate fire exes have been installed throughout the

1:31:38

building moving on to the seismic assessment and those recommended retrofits uh again the building wasn't

1:31:46

designed to meet the seismic requirements um to operate in an essential facility following the

1:31:51

earthquake again we're looking for um as a standalone Public Works building we're looking for a category three uh this

1:31:58

building that currently stands is inadequate to remaining operational as a seismic seismic Cate risk category two

1:32:05

um so we're we're pretty far off go ahead next

1:32:10

slide um we have had our a series of Engineers and the design team to come in

1:32:16

and do a detailed seismic analysis for those specific issues um there are quite

1:32:21

a few recommended specific structural retrofits that required for the building to meet uh the code based seismic

1:32:30

performance one of those things as Jesse mentioned before was it it goes directly in tandem with the roof repair so uh The

1:32:39

Green Roof uh currently has a ton of weight uh on top of a a building and

1:32:46

that adds some pretty interesting loads uh structurally to the building itself and so as part of the roof repair

1:32:54

uh the weight of that soil will be removed the liner will be replaced and that will help that will help solve part

1:33:01

of the problem uh that'll that'll help uh with the exterior sheer walls of the

1:33:06

building which is a step in the right direction once that soil is removed next

1:33:12

slide however additional anchoring is going to be necessary on the interior walls um as as noted here there is no

1:33:21

there's no anchoring between the walls and the DI frags basically the high roofs to the office in the high Bay

1:33:27

garage uh that connection Point um is inadequate it has to be retrofitted it

1:33:32

has to be retrofitted now um even with short-term occupancy so part of our work

1:33:37

um in the next Bing will include the removal of that that green roof and the

1:33:44

um addition of the I'll call the interior sheer structural walls uh and

1:33:49

support necessary to to operate this building again as you're seeing here on the

1:33:55

screen we have inadequate foundations along those High Bay garage doors those High Bay garage doors are in the

1:34:01

mechanic shop again we have quite large quite large and size equipment that come in and out so we have to have large bay

1:34:08

doors um and the the foundations are inadequate so um addition addition to

1:34:14

that we have CMU or concrete masonry unit walls um that are unraced and need

1:34:19

need securing to help meet uh just immediate short-term structural improvements to occupy this

1:34:27

building so as I mentioned our plan is to remove all of the green roof reduce that weight off the building uh we'll

1:34:33

remove the decking materials needed uh we'll install those seismic retrofits uh again this is needed for the shortterm

1:34:40

uh operation occupancy of the building we'll initially install anchors between the walls and those wood diaphragms uh

1:34:48

we're going to do some subsurface concrete grade work uh at the exterior of those High Bay garage doors and then

1:34:54

we're going to embrace those internal CMU walls to protect against the potential collaps again this is all

1:34:59

short-term work that we planned as part of the next bium Capital work our

1:35:04

primary cost estimate is around a million dollars with that work to be expected in the 2526 bium uh that

1:35:12

million-dollar price point is a starting point um it is a high level cost

1:35:17

estimate flary cost estimate as the projects are you know further designed

1:35:23

um those numbers will be fine-tuned uh and part of the public bid process for

1:35:28

construction in the next bamum our key actions key action it is

1:35:34

moving forward again we're planning for those structural improvements the green roof is the big one uh with those structural improvements I just talked

1:35:40

about we're addressing those immediate safe safety concerns uh that work that we're doing now scheduled to finish this

1:35:47

year uh we anticipate operating our key HVAC system again it's it's at the it's

1:35:52

beyond the sort of believable useful life now um we're going to continue to operate that to system failure I bring

1:35:58

that up uh just for the council to be aware of that is not a cheap item if it does fail sooner than

1:36:04

later we will continue to work with our electrical engineer and contractor to

1:36:09

fine-tune the existing electrical system uh to remain sort of status quo um and

1:36:15

then we will continue to use my favorite portable toilets at the facility as

1:36:20

well so as we look ahead to the next BM and the capital work beyond the 26 25

1:36:27

and 26 uh we're looking at to reinvest approximately a million dollars across each bayum both in 25 and 26 and 27 and

1:36:34

28 the bulk of the cost in 25 and 26 is for that those roof and structural repairs the 27 and 28 number uh that is

1:36:43

I will call it a placeholder again there's there's a significant amount of work here that we are running to the end

1:36:50

of its useful life and running it to failure we anticipate some of that will will come to roost unfortunately in

1:36:56

2728 uh we don't quite know exactly what that is it could be it could be the HVAC unit it could be something different

1:37:03

that was identified in this FCA report we don't quite know the extent of that yet um so we're we're planning on \$2

1:37:09

million of the course of the next four years to be spent on this building um

1:37:16

again these are not full-blown construction costs these are high level planning numbers at this point in time

1:37:22

um and I will say say a key point to that is depending on the work that is required I mean we have a pretty good

1:37:27

sense of what's in front of us for 25 and 26 but in 27 28 depending on what happens depending on what fails what

1:37:34

will require some immediate reinvestment there could be other dependencies associated with that work um right so if

1:37:41

the electrical or the hvac work is necessary at that point in time there

1:37:46

may may may be some other dependencies with the building code uh and requirements that will be necessary to

1:37:52

upgrade that facility or bring that facility up to par if certain systems

1:37:57

fail so I just full transparency with the council and Community uh we're going to work our hardest not to let that

1:38:04

happen uh but it's it's an aging facility and and not getting any not

1:38:09

getting any younger so we'll do our best but that's that's what we're looking ahead to 25 and 26 and 27 and

1:38:17

28 so our key takeaways there's going to be phases of work to keep this building operational we're to do our due

1:38:24

diligence to uh do what we can to keep it keep it operational uh again those

1:38:29

immediate needs will address those basic safety improvements um and then next

1:38:35

leing into next year we'll have some structural retrofits and the roof repair that'll take up the bulk of the next B

1:38:42

anyo if the Public Works building is not replaced within the next five years plus or minus um again further repairs and

1:38:51

improvements will be needed to address those deferred Main it's uh and the cost for the building is not going to get any cheaper I think I think that's a a key

1:38:58

takeaway is things are becoming more expensive lead times is for equipment and materials is taking longer these

1:39:03

days and so um we do not anticipate the cost to make these necessary repairs and

1:39:08

improvements to the building if it exceeds that 5year Horizon to get uh any cheaper than it would be

1:39:15

today so our next steps uh staff will present the scope of work as part of the

1:39:20

upcoming banal budget development um the Public Works building will be part of the capital

1:39:27

program and then the second phase of the facility condition assessments will resume toward the end of 2024 and

1:39:33

anticipated to be completed by the end of 2026 again the council and commun will be updated uh with presentations as

1:39:39

these are completed along the way and with that I think that is our

1:39:44

final slide so myself Mar Jesse others are here to help answer any questions I

1:39:50

apologize for the raspy voice I too have a wonderful spring

1:39:57

illness okay well thank you for that presentation I'll turn it over to council member wer yeah wow thank you sort of I think

1:40:05

for all of that I just I'm so curious how do you get all that Dirt Off The Green Roof Jason like what does that

1:40:10

project even look like and the rest of it's bad news I knew it was coming but that roof that was surprising so tell us

1:40:16

how you're gonna tackle that project uh we're going to work very closely with our design team to figure out the the

1:40:21

best way to get off um um confident that we can find the right size I call it a

1:40:26

smaller piece of equipment to get up there and do the work to start pulling that material off of it um it's not

1:40:32

going to be your traditional uh big large excavator it's going to be a right sized piece of

1:40:38

equipment for the job because obviously the weight distribution is a concern for us but um we're going to work with our

1:40:43

design team to make sure that we do it safely and adequately but I'm confident that we'll find the right tool for for

1:40:49

the application it'll probably be you know it'll probably have to stage they'll move it off the they'll move it

1:40:55

off the roof in a smaller location they'll have to mobilize it and use larger machine to actually get it off

1:41:00

the site but um it'll definitely just be a little smaller application and perhaps

1:41:05

take a little bit longer than a larger piece of equipment can do it good luck to the team
thank you for taking that on

1:41:12

absolutely thank you council member Jacobson uh thank

1:41:19

you um Merrill and Jesse and Jason for your presentation uh I have two questions somewhat
related

1:41:27

um the uh mang analysis of September 23 that's exhibit one has that been changed

1:41:34

at all from the first time we got it uh it is not I'll answer for Jason

1:41:40

it's not there's a note that was added to the beginning of it council member Jacobson just to
sort of explain the the

1:41:46

cost estimates and the uh parameters of those cost estimates but the information in the
report is unchanged all right and

1:41:53

would it be possible to get a copy of the seismic report that was done by whoever it was
done by listed in here

1:41:59

please I appreciate that absolutely thank you okay council member

1:42:05

Reynolds I think I heard council member wer volunteered to go up on the roof with wheel
bro and a shovel to start

1:42:10

working on this but uh short of that I I do just have a general question um

1:42:17

reading the facility condition report almost everything was waited as

1:42:22

as a three on what I understand to be a fivepoint scale which means fair but hearing the words that go around this it

1:42:30

sounds like poor at best what what does it take to get a fair rating or what does it take to get

1:42:36

a poor I'm I'm very surprised the numeric rating does not seem to line up with the

1:42:43

description is there a consultant available to help answer that question I was gonna say we've got our Northwest

1:42:48

studio uh architect Consultants here and he David you may be able to speak a little more to that if you don't mind

1:42:58

great so um our consultant mang did the report but my name's Dave Cutler I'm a partner at Northwest studio and there're

1:43:04

our subc consultant on this project uh the the facilities conditions sessment have a rated scale from one to five um

1:43:11

five being effectively failing um three being average many of the components

1:43:17

within the building were a three that's true um and they were Fair however some of the critical pieces um such as the

1:43:23

roof um the Fire and Life safety issues um code issues were all four and five um

1:43:29

and so that's where most of the um components that Chason described and Merl described are coming from so most

1:43:35

of those pieces were four and five does that help a little a little

1:43:41

bit I went oned that a little bit more did you have a followup council member Reynolds or is not not at this

1:43:48

time council member Reynolds what what I might add uh the color to this conversation it it also speaks to the

1:43:54

city hall building in our next presentation we're going to talk about um risk categories of

1:44:00

buildings um one of the decisions that led to my recommendation to you to plan

1:44:06

for replacement of both buildings is that uh their level two facilities uh really I think In fairness

1:44:14

maybe level 1.5 um that in totality with the list of

1:44:20

items that are in Fair or failing condition led us to the recommendation and the

1:44:25

statements we've made today that the the building is at the end of its useful life so we we'll talk more about what that means structurally seismically uh

1:44:33

as we look to design our new building okay well not seeing any other

1:44:38

discussion I just want to commend Jason and the team the Consultants of the belt and suspenders approach to any

1:44:44

discussion that we were misusing or abusing public funds this is clearly not the case with this building uh I want to

1:44:51

say on behalf of the council we we don't uh we appreciate everybody's flexibility

1:44:57

and continue to work in a space that is obviously suboptimal bathrooms that are outside and conditions like that are

1:45:03

clearly not acceptable and of course we're going to do what we can to make that right uh but I think that everybody

1:45:09

agrees that building is end of life so with that we'll move to our next item of regular business which is AB

1:45:16

6476 Public Safety and maintenance building design progress update which is hopefully a slightly more optimistic

1:45:22

topic welcome management analyst Robbie Cunningham

1:45:28

Adams Council ads office tonight we are be looking to

1:45:35

the Future more optimistic story we're going to give you an update on our design Pro progress on the public safety

1:45:44

Maintenance building next slide please so we're going to focus on kind of three key things you know first I'll

1:45:50

give you just a little reminder background of how we got discuss that a little bit already today but the three

1:45:55

key things you know what you know discuss in detail what city teams are anticipated to located in the new

1:46:02

building and why you know what these specific teams need from a programming

1:46:07

and operational perspective together

1:46:13

individuals building then finally Builder J said the recommendation as to

1:46:21

why we' like to build C

1:46:32

fac so Council as you know given the current condition of the Public Works building and unexpected closure of City

1:46:38

Hall 2023 you city council directed city manager at the March 1 planning session

1:46:44

to Comm planning for a new Public Safety

1:46:54

I think it's one easy go back on perfect so we've been busy since then as

1:46:59

you just heard you know we kind of finalized facilities conditions assessments on the Public Works building

1:47:05

you just receive some preliminary real repair cost estimates um we've also in the last

1:47:11

weeks and months done site investigations development standard review and preliminary Redevelopment

1:47:16

feasibility studies on the existing City Hall Public Works campus the

1:47:23

Studio we've done some space need assessments planning workshops with the affected departments and teams and some

1:47:30

preliminary building programming that we'll talk a little bit about today some milest up coming you know we're

1:47:36

expecting to get to what we're calling the pre-design phase which you can kind of think of as 5% design by the end of

1:47:43

June including a preliminary cost estimate which will featur future Council agenda in June you all and

1:47:50

what's the kind of Next Step Beyond that building World structure the next step

1:47:56

is called schematic design rough 25% design which will include updated

1:48:02

C certainly also toay for this the construction of the

1:48:08

building please so what are the teams that anticipating to work from the new

1:48:13

building the new facility will fully replace the existing Public Works building and current planning

1:48:19

anticipates providing a new combined certain City's Public Works teams the Police Department emergency Operation

1:48:27

Center and the it and GIS teams so the existing City facilities

1:48:34

which includes both the cly closed for hall building and public works these

1:48:40

four departments currently use approximately 40,000 of building area 20,000 ft of covered vehicle equipment

1:48:47

storage 150,000 uncovered partially covered for

1:48:53

the public works operations that's

1:48:59

L why would why are we Cho these Department Team

1:49:05

One Police works and maintenance Emergency Operations Center itj are the

1:49:11

foundations for basic City operations Public Safety there are numerous benefits of collocating these teams

1:49:18

including improved operational and emergency response coordination uh you know these are often the four

1:49:25

kind of key teams whenever we have emergency response the weather time year

1:49:30

Etc work really well together critically together all those resources are

1:49:36

essential for efficient operational operations uh there's certainly

1:49:41

efficiency inoca protected and SEC parking for many varieties of vehicles equipment these departments use there's

1:49:48

significant overlap in common space needs such as fa locker rooms equip

1:49:54

storage loading uning and finally these four teams make

1:50:00

a lot of sense to com single risk

1:50:05

faily next so not at the step where presting

1:50:13

exact Flor EXA sting building but we're starting to build this kind of model of

1:50:20

okay these are the teams that will beo how exactly do they operate what are their workflows who needs to be closer

1:50:26

to wh and this kind of figure you're seeing on the slide Now sort of shows how we're thinking of who needs to be

1:50:33

you know what are these relationships between these different teams next slide

1:50:39

please Happ introduce David Cutler principal at consultant architectur

1:50:47

Studio we will be kind of discussing some of the work they've been working with us on and what do these staff

1:50:55

inogram so thanks um again my name is Dave Cutler a partner Northwest Studio

1:51:01

Architects um Urban designers uh we're the lead uh planning consultant for the facilities conditions assessments which

1:51:07

we just spoke about as well as um for the new Public Safety and maintenance building um in this early design stage

1:51:13

um so I wanted to start by talking um a little bit about the um if you can move to the next slide please um some of the

1:51:20

staff workshops so um because we're at this very early stage um we are really in the DAT data

1:51:27

Gathering phase um we conducted workshops with each of the four um departments that are expected to be

1:51:32

housed um in the future facility uh between roughly March of this year and now um meeting with each group um twice

1:51:40

to facilitate input on departmental and operational space needs in the new building and the yard um to determine

1:51:47

the area requirements um for vehicles and Equipment storage and maintenance um to review those operational

1:51:53

relationships how the groups work together interact both on a daily basis but also um over the long term um to

1:52:00

understand some of the performance requirements for the each of the facility components um and also to plan

1:52:06

for um not only their existing space needs but to understand how those space needs May grow or transition over time

1:52:12

recognizing that this facility um is a long range investment um for the city of Mercer Island um next slide

1:52:20

please so we started um I'm not I'm going in no particular order but we're going to go through all four um the

1:52:26

first is police um as you know um the police department operated out of the former South Wing um of the um city hall

1:52:34

building it's currently operating out of the parking lot um and part of the South

1:52:39

wing of the former city hall building um in Modular Buildings um that are being constructed on that parking lot and a

1:52:45

portion um of of the department is also um at the Luther Burbank building next

1:52:51

slide please key key police department needs um so

1:52:56

the department has roughly 40 um Department staff um needing workstations to support spaces um for their patrol

1:53:03

units for detectives their Marine units as well as their Administration secure parking as you might imagine for the

1:53:10

Department Vehicles both both personal and their operational um Vehicles public

1:53:15

spacing work space and storage for their record records team um and a single controlled public as uh access ACC Point

1:53:23

um for the precinct as a whole conjoined with that secure interview rooms um next

1:53:30

slide they also require is you might expect a a secure vehicle sally port um

1:53:36

and areas for criminal intake processing and holding evidence storage that's secure and one of the unique things

1:53:42

about Mercer Island um is that it needs special storage um and operational areas for its Marine um unit and dive lockers

1:53:50

um as well as kind of bike storage and its Armory um and a deployment in mudroom um for the for the Department as

1:53:57

well next slide please so you're going to see a series of these diagrams as we move through

1:54:04

each one of um the kind of the Departments that we're talking about to be Co located in this building and these

1:54:10

diagrams represent kind of the organizational strategy that we've talked through with the various

1:54:15

departments and groups and the individuals who will be working there to understand kind of key relational

1:54:21

aspects rooms that need to be functionally adjacent to each other um which is the kind of the rounded um

1:54:26

rectangle that you're seeing enclosing the blue and the purple spaces on the left and the areas that need to be

1:54:32

nearby but not directly um located um next to those other functions and those

1:54:37

are the common areas in green and other kind of ancillary and support spaces in in purple on the top of the diagram

1:54:45

you're seeing kind of the public facing aspects of each one of these um departmental um kind of Suites let's say

1:54:52

or sets um and you'll notice that the public facing aspects in each one of

1:54:57

these is limited um to Lobby outdoor spaces and reception um for most of

1:55:03

them um so next

1:55:10

slide as we look at kind of the Public Public Works needs um as Jason kintner

1:55:15

just mentioned they're currently operating out of the existing building um the admin shop
um on the southern

1:55:21

portion of the the city hall site just behind it um and it includes the yard space and um
various City vehicles and

1:55:28

and material storage those Public Works departments are numerous um engineering
capital projects Parks and Recreation

1:55:34

the utilities teams storm water team Support Services um and other seasonal seasonal
staff that um that work in the

1:55:41

facility next slide those work spaces and support

1:55:47

spaces um need to house approximately 80 employees um including the offices meeting
rooms lunch areas areas for um

1:55:54

storage for field equipment and gear locker rooms and mud rooms cleanup rooms for the
field staff for Dawning and

1:56:00

doing the equipment as they come in um from work in the field um and as you might expect also laundry

1:56:07

facilities next slide some kind of particular needs for

1:56:13

the public works group um sleep rooms for staff during overnight use or for overnight use during Emergency

1:56:19

Operations um those happen from time to time unfortunately and um folks need a

1:56:24

place to to spend the night often um primary loading receiving and storage

1:56:29

areas for their equipment and their inventory and then storage and maintenance facilities for over a 100

1:56:35

pieces of equipment um and vehicles many of which are some of the largest that the and most expensive that the city

1:56:41

owns the VAC trucks as an example next slide so as we look at kind of um the

1:56:49

Public Works organization again above that line at the very very top of the diagram you see a Lobby that is a public

1:56:56

facing aspect of that group along with um some potentially outdoor space but

1:57:01

you can see the relative sizes of the programs that are required um for those groups this happens to be engineering

1:57:07

and capital projects um looking at the relationships between those and some of the common functions that will be shared

1:57:13

among um the the Public Works group field storage lockers mudrooms um some

1:57:19

meeting functions a gym and lunch area yeah next

1:57:25

slide operations and maintenance is um the other component to um the Public

1:57:30

Works uh space needs kind of set um and that includes kind of collaboration

1:57:35

space um a lot of engineer or inventory and storage space um along with kind of

1:57:42

um some of the common spaces that are also required and be shared between between those groups next

1:57:49

Slide the third the third set that I just want to touch on um and talk about is the emergency Operation Center needs

1:57:56

um this was formerly located in the city hall um where there was a dedicated EOC

1:58:01

um built in the basement on the west side of that building um with the closure of City Hall the EOC has

1:58:07

generally operated out of this building the community center um when um when

1:58:12

there's an event that might require its function next slide um the Emergency Operations Center

1:58:19

is a large and flexible command center it's a large large open room um but it has a series of required spaces

1:58:25

that are that adjoin it breakout meeting spaces and areas for the local media support spaces including a call center

1:58:31

emergency radio operations um equipment storage and works spaces to host members of partner agencies that might be

1:58:38

collaborating on a response to an event along with storage for medicine food and water and related supplies for

1:58:44

distribution um during some of those emergency events next slide

1:58:50

please so look as we look at the organization of that um kind of Suite of

1:58:56

operations again there's a public facing Lobby along with um uh an emergency

1:59:01

Operation Center for volunteer components but kind of behind the line there is that kind of uh a flexible use

1:59:10

room of about 800 square feet collocated with meeting rooms call center um equipment storage and that is

1:59:18

um ideally shared with some of the sleeping spaces and other functions that could be provided as part of um the

1:59:24

police function but also as part of the Public Works um function next slide

1:59:31

please uh it and GIS um this is the fourth group I'm going to talk about today that would be Co located in this

1:59:37

building um it and GIS staff um today uh are currently working out of the Luther

1:59:44

uh Burbank admin building or remotely um previously they had operated out of City

1:59:49

Hall and kind of that North Wing next slide

1:59:55

key needs um of itg uh so workstations and support spaces for approximately nine staff um

2:00:03

this team often spends a significant amount of their daily time kind of um

2:00:08

dealing with the unique needs of the police department and the Public Works team um they require equipment and

2:00:14

server storage for the Department access and loading and receiving um for those pieces of equipment and a dedicated um

2:00:21

and secure server room for the city's Central Computers they're in many ways the brain the electronic brain of the

2:00:27

the city organization next slide so as we look at the the

2:00:34

organization of it GIS again you're seeing the relative sizes and relationships of functions most of their

2:00:40

work is internal to the city um there is not kind of a a public facing aspect um

2:00:45

directly anyway to um to their functions but they do need critical access to some

2:00:50

of those other shared function functions field storage and lockers um inventory and storage and some of the other common

2:00:57

components that any um kind of officing or admin staff would require gym lunchroom and other things next

2:01:05

slide so several of the um as as Robbie mentioned several of the support spaces

2:01:11

are sh are shared um and that's an and are a necessity among multiple departments so the sleeping spaces for

2:01:17

staff during emergencies um large and flexible meeting spaces exercise equipment and lunchroom spaces

2:01:24

the lock lockers and storage for the field equipment um along with kind of the shared clean up and wash down areas

2:01:31

and the loading and receiving areas um for equipment and supplies and part of the thinking about

2:01:37

collocating some of these functions is to be able to provide some of the highest quality that we can across a

2:01:43

number of departments recognizing that retaining and retaining great staff is part of maintaining a great Municipal

2:01:50

organization um next slide so again as Robbie mentioned um in

2:01:57

the existing facilities these groups currently um use about 40,000 square feet of building area give or take um

2:02:04

and as we're looking at the preliminary design of this building we're anticipating roughly the same amount of

2:02:09

square footage and there is likely some efficiencies that can be gained by collocating some of these common

2:02:15

functions not duplicating lunchrooms not duplicating um common kitchens or gyms or other things um in order to kind of

2:02:22

um create kind of a holistic uh facility next

2:02:29

slide so also want to talk a little bit about um the essential public facility

2:02:34

um standard and this this happens to be the level four um risk category that um that we mentioned

2:02:40

earlier so the risk category um reflects the relative seriousness of potential

2:02:47

failure in an event and categories can vary from the lowest hazard to human

2:02:52

life which is a risk category one um and they it kind of serves as a threshold

2:02:57

for the variety of code Provisions related to earthquake rain flood snow ice tornadoes W
wind loads here the most

2:03:04

likely or the most often component that is designed to a seismic kind of the lateral shaking
um of a building just

2:03:10

given where we live um in the world most buildings um for municipal function in

2:03:16

fact most buildings in cities are designed to a risk category 2 and that's currently what the
city um

2:03:22

facilities are designed to most essential public facilities are designed to a risk category four
which is the

2:03:28

highest level um of risk next Slide the kind of why build the public

2:03:35

safety and maintenance building to risk category 4 well um it was mentioned a bit earlier
but this type of facility as

2:03:42

you might imagine is the lifeline the to the community um in the most extreme
circumstances and um seismic events or

2:03:49

any other event um that might be of critical or or dire condition for the

2:03:55

community um the city departments proposed to be working out of the these this facility need to remain in

2:04:01

operation during any one of those um events buildings and risk categories are

2:04:07

determined by the international building code the IBC chapter 16 um which

2:04:12

identifies kind of the critical components of each one and next slide you move to

2:04:19

that so in in the building code um it identifies fire rescue ambulance and

2:04:26

police stations and emergency vehicle garages at risk category 4 typically um along with facilities that are

2:04:33

designated for emergency preparedness um dealing with Communications and operations centers and other facilities

2:04:38

required for emergency response and so we're starting from the standpoint that risk category 4 design is the

2:04:44

appropriate level to begin our work next

2:04:49

slide so what does that mean um that means that category for structures are

2:04:54

are designed to um accommodate 50% larger seismic forces or shaking than

2:05:00

risk category 2 to make sure uh as best as we can that they can remain in operation during a seismic event their

2:05:07

Building Systems are also braced um in terms of the mechanical electrical and plumbing systems the piping the ducting

2:05:13

the HVAC systems um all the conduit uh and are rated and certified um to to to

2:05:21

kind of deal with those seismic loads um risk category 4 buildings also have backup water um backup power as you can

2:05:30

imagine they need to be kind of self-sufficient entities within any sort of serious um kind of event um next

2:05:37

slide thanks David yeah okay great yeah next steps you know City staff and

2:05:44

David's North continue to work with these uh police Public Works it

2:05:53

to continue to gather feedback on Design Concepts building arrangements workflow

2:06:00

so I think we have another set of workshops we'll be doing continue some of these kind of

2:06:05

preliminary ideas decisions that you're seeing today U we're also City staff are

2:06:10

preparing to come back to council sometime in June to present publicly some early design and citing

2:06:16

Concepts you know for the public safety Maintenance building you know start getting a little bit of of

2:06:22

you know on a map where might be the Opal Place of building and that will include some

2:06:28

early cost estimates as well please that St David are available for

2:06:36

discussion questions excellent thank you all right

2:06:41

Council I'll open up to questions council member

2:06:48

Jacobson having been responsible kinds of facilities over the years uh my

2:06:55

question would be have we looked at what other people are doing and uh Incorporated best practices at this

2:07:02

stage or is that a subsequent step I I can I can start and the city

2:07:08

can weigh in but um yeah in any CA in any um design exercise we look at

2:07:14

precedence across the country across the world um for what are some of the best practices in a facility of this type um

2:07:20

Mercer Island is in a unique position in some ways in collocating some of these kind of emergency functions all in one

2:07:26

building um which really provides quite a a a great opportunity frankly to begin

2:07:31

to share um some of these kind of common functions um and very specific needs

2:07:38

among a variety of different groups um in terms of the um I think the second part of your question was about

2:07:45

construction processes and and things like that um that is a later stage um

2:07:50

beyond the kind of the preliminary 5% design that we're working on now my question largely related to the design

2:07:56

aspect of it I have another question when you're ready go ahead um the has

2:08:01

the possibility of a a multi-story building been explored

2:08:07

given the U problems that are going to come from trying to keep an existing

2:08:12

facility moving or uh in operation uh while building a new

2:08:19

one yeah all options are on the table right now single story multi-story um

2:08:25

yep council member Jacobson if uh I can jump in looks like we're contemplating

2:08:30

at least a twostory building I think one of the things for you all to anticipate

2:08:36

uh that will be a major uh discussion item for us is parking uh whether the

2:08:41

facility will be surface parked uh we have enough real estate likely to surface Park the whole thing uh but that

2:08:48

may not be what we want to do for for uh the long term uh there's some variables

2:08:55

in between you know lifting the building up and surface parking underneath um or structured parking

2:09:02

underground I mean lots of lots of variety um so when we come to you in June that's going to be one of the

2:09:09

things that we want to start talking to you about obviously uh parking what I just described those range of scenarios

2:09:16

uh there's a pretty significant cost differential as you can imagine um

2:09:21

Structure Parking versus surface parking so that that will be a major decision uh

2:09:27

for the council to help us make thank you council member

2:09:34

and all thanks I was just curious does can anybody on this call tell me what

2:09:39

risk category the community and Event Center

2:09:45

is I don't have I don't have that information yeah yeah well add that to

2:09:51

the follow-up list council member do you have a followup council member anal anything else no that was it okay

2:09:58

council member wer uh I just have a question about how long it takes to actually build a

2:10:03

building once you design and take all the public input like what's the sense of timing uh for construction given you

2:10:12

can't build in the winter with rain and mud I I can give you the thumbnail

2:10:18

sketch um and we actually can build in the winter we typically don't want to be doing the earth work in the winter um so

2:10:26

we want to be in the ground and doing the above ground work during that period of time uh we're looking at about 12 to

2:10:34

18 months actually let me walk that back um from this point forward about 12 to 18 months uh to get to full

2:10:41

design uh from there we're anticipating a construction schedule of about 18 to 24 months uh I get way ahead of the

2:10:49

architect team and a future contract ctor and making those statements but there's a couple things we need to consider uh and one of them is staging

2:10:56

we are actively using that campus and so we may have to build things in

2:11:02

phases um but obviously given our current circumstances uh we are doing what we

2:11:09

can you know to expedite that now Council uh big decision on the horizon

2:11:15

is uh the funding will come from a bond measure uh which will need to go to the ballot and we have not um yet determined

2:11:22

when that will be I imagine we'll start having that conversation um as early as next month so before anything can happen

2:11:30

uh in the ground we have to secure funding for this uh critical facility right so I was just trying to

2:11:37

together the last presentation with this one given the timeline we talked about before so thank you I have I I have

2:11:44

publicly been saying three to five years and uh that timeline comes into Focus uh a lot more clearly the further we get um

2:11:52

I I anticipate the next couple of times we see you we'll really try to button down uh the sequence of steps and

2:11:59

Associate it with kind of key Milestones quick question on the square

2:12:05

footage so so it tied back to 40,000 square feet and at the beginning of the deck you had a slide on the original

2:12:11

footprint of I think you said 40,000 square F feet was that just the the four

2:12:16

departments that we're talking about here the police correct yeah that's the four departments what is the total

2:12:21

square footage of the Old City Hall o I don't have that off top of my head but I can find that out for you

2:12:28

it's right around 40,000 square feet how many it's right around 40,000 square

2:12:34

feet I don't know if Jamie paig is here but she knows the square footage right off the top of her head okay the

2:12:40

diagrams that you produced about overlap common areas and whatnot are you going

2:12:45

to produce a diagram that shows where they overlap so that you know we can see

2:12:50

how big the EOC is and then the common area overlapping with whatever

2:12:56

departments it touched yeah so where we are right now is at kind of the bubble

2:13:02

diagram phase and the next time you will likely see this building it will be in

2:13:07

kind of floor floor plan form so you'll be it will be very clear how the

2:13:12

different departments and groups can interact within each other but also how they can access um the various shared

2:13:19

spaces and the relative size of those um to some of the spaces that they have now

2:13:25

um so all that will be very clear so can you explain why if Old City Hall was

2:13:30

40,000 and this is 40,000 I'm sure we're gaining efficiency

2:13:36

but we must be growing in some area that was deficient before do we know where those Deltas exist well we're also not

2:13:43

including some of the the it's not an Apples to Apples comparison between City Hall and the Public Works facility um

2:13:49

City Hall has Council Chambers courts and other things associated with it the Public Works building itg um police um

2:13:59

as well as the Public Works components that are currently housed and the building that Jason was describing earlier today so those those four groups

2:14:06

are coming together into a new facility yeah so is there is there going to be a way to understand the

2:14:12

efficiencies that are gained and then the growth areas that were maybe under

2:14:17

you know didn't have the correct size facilities before uh in short yes um the I don't

2:14:27

know if I quite follow the what you're exactly looking for so you have 40,000

2:14:32

square feet to begin with and you have 40,000 to end with but we've you know in your conversations and all of your

2:14:38

design work you've found areas of commonality I would have thought over

2:14:43

you know all these decades that there would be design efficiencies and all of that people's work areas have typically

2:14:49

shrunk over the ages right big offices used to be a thing in the 70s I'm just trying to look for that

2:14:55

Delta to try sure I I can give you one example so officing is a great example um if you think about officing in the

2:15:02

1950s 60s 80s even individual offices for most employees um in today's officing

2:15:10

environment many employees still need individual offices others need a seat for a day um others need collaborative

2:15:18

workspaces so what we found over time is that the average square foot per seat

2:15:25

per employee has reduced um from 350

2:15:30

square feet or 250 S feet to about 175 give or take um and some of those

2:15:37

efficiencies are captured in the space allocations that we're looking at now those are balanced by other areas that

2:15:44

have grown there's not enough collaboration space there's not enough U meeting space um itg needs more space

2:15:51

for Storage Public Works needs more space for inventory and cataloging those

2:15:56

components overall have kind of balance themselves out which is why we're talking about very gross square footages

2:16:03

at the moment and trying not yet to drill into the kind of the detailed square foot components that we will get

2:16:09

to um after 5% I get it I'm I'm trying to drag you ahead of where you're at I appreciate that the response council

2:16:15

member wer Mr Mayor just uh Jamie just popped on and shot me a message City Hall is 36,000 squ ft perfect and I

2:16:23

don't have the square footage of the Public Works building but we'll get that for you as well okay council member

2:16:29

wer yeah so I I like the efficiencies of the functionality we're combining into this this new building and um I wonder

2:16:35

if you could talk a little bit about how you're going to engage staff as we get to the next phages of design to make sure that they're all bought into this

2:16:42

and the future staff that'll be here since this will be building that'll be here long before we're all still here so

2:16:48

uh yeah just talk a little bit more about how you're going to engage the folks doing the work to make sure we get all the design elements we need to

2:16:54

Future proof this thing I could take that uh so as you know we've been doing

2:16:59

workshops actually uh since October uh even before you gave us the direction to

2:17:05

design this building uh so the staff have seen a version of the presentation

2:17:10

that you just saw they've even seen an initial uh floor plan concept which we

2:17:16

marked up pretty extensively uh it went back to the um to do some review work

2:17:22

we're also looking at parking as I just mentioned there will be another round of Staff workshops uh to get feedback uh

2:17:29

before we come back to the council so the staff's actively engaged I do think one of the things we'll need to talk

2:17:35

about council is another kind of key decision uh point is uh are we cons are

2:17:42

we are we adding any additional swing space or flexible space for future growth uh right now we've got the

2:17:48

building laid out based on current needs um so that again that's something we

2:17:55

need to talk about we we kind of bubbled in where we might you know add some square footage to accommodate uh

2:18:02

flexible needs you know over the next 10 to 50 years uh but that will be you know

2:18:09

something we'll need to talk about that additional square footage comes with a a considerable price

2:18:14

tag perfect Deputy Mayor Ros yeah first I just want to say this is really exciting um I think you know

2:18:20

from Jason's presentation before um and if you spend a lot of time in city hall there's there were some serious

2:18:27

issues that both able to easily seen and and hard to see but um again if you

2:18:33

haven't seen the inside of the Public Works building recently I strongly encourage you to take that tour with Jason um Jesse you actually kind of

2:18:39

stole my thunder here I was going to ask about future space needs and obviously we have growth targets and things like

2:18:45

that but I am kind of curious how we think about maybe now isn't the right time it sounds like but at some point

2:18:50

before for an ex point if we can kind of talk through that a little more I'd really appreciate it okay C Weinberg yeah I just wanted to

2:18:59

uh add another one uh log on to the the uh the uh the fire of the discussion of

2:19:07

uh we really need to be thinking about the next 50 to 100 years when we're building this building uh and our

2:19:14

current needs um may be very different 50 years uh it may change a lot over the

2:19:20

next next 50 years especially with all the growth that is coming to the community with the long-term changes and

2:19:25

uh density that we can expect um and I I think we need to make sure that we're

2:19:31

thinking about the future and not just the present thank you all right Council

2:19:37

mayor Jacobson well one thing to bear in mind as we design this building is we got to

2:19:43

get the citizens to pay for it and the appetite for our residents for a

2:19:51

goldplated building May well be

2:19:56

limited Okay C some weberg old Hands Old all right Mr Mayor I have another quick

2:20:03

update uh we'll put these in our future slides so we remember them uh City Hall is 36,000 Square ft uh the Public Works

2:20:10

building is about 15,000 square F feet and some change okay I appreciate that all right

2:20:17

not seeing any other discussion we're going to move on to other businesses planning schedule welcome it's going to

2:20:23

be Jesse or Ally that that will be me as long as I don't start coughing again uh Council I just wanted to alert you to u

2:20:30

a change on the the planning schedule as published in your packet I think you've seen a couple emails on this on the June

2:20:37

4th meeting we had originally indicated that the draft water system reliability action plan discussion would be

2:20:42

happening that night that agend item uh and that work is tied to the the Water

2:20:48

emergency we had a year ago uh we have uh while that work is continuing we're going to move that

2:20:54

update out a couple of months our utility teams are currently focusing on the spu pipeline repair I did want to

2:21:01

reassure you if you haven't seen the email yet uh the team that uh we hired to do the reliability action plan is

2:21:08

also the team that is working with us right now on the spu pipeline repair and

2:21:13

consideration of um a long-term pipe replacement so it's all the same team

2:21:18

we're all working together I just need to reorder the agenda items um a bit and

2:21:23

other than that I think that was the only update I have for you tonight

2:21:29

excellent all right Council any upcoming council member absences to

2:21:34

report all right moving on to

2:21:43

council okay July 2nd for Jacobson potentially all right council member

2:21:50

reports Deputy Mayor anything to report yeah I want to um just make sure that everyone's calendar is uh got pride

2:21:58

in the park I think it's I should know this but someone correct me wrong I think it's June 15th um Mar's nodding so

2:22:04

I'll take that as a yes um you know I in in case you haven't seen there was a pretty horrific

2:22:11

um some vandalism that occurred on some of the posters uh the last few weeks and I first I want to thank that the staff

2:22:17

has been all over it and um investigating but also just setting up

2:22:22

some new posters and things like that and um I can't think of a better way to support this cause than for everyone to

2:22:27

in the community to show up and and be there for the um many families but also children that are working really hard on this here here all right I have nothing

2:22:35

to report Council anything to report nothing to report thanks council member weberg uh yeah so the uh Arts

2:22:43

Council met uh at uh in this room uh yesterday and they're working on a

2:22:49

workshop to build six-year plan there's another Workshop scheduled for the 17th

2:22:55

of June all right thank you for that council member Reynolds nothing to

2:23:00

report council member andall nothing to report council member Jacobson uh the utility board meeting

2:23:07

for May was cancelled and I think pushed into June or maybe July uh so there's nothing to report there and on the

2:23:15

um uh King County Solid Waste advisory committee or commissioner whatever it is

2:23:23

uh met and uh discussed a number of kinds of things that are largely in the

2:23:28

future uh so far we're putting out more garbage than we'd hoped and so the and

2:23:36

one of the things this committee is looking at is the various ways of dealing with this four five years or 10

2:23:41

years down the line when there's going to be uh no more Cedar Hills landfill and and maybe no more trains running

2:23:48

down to Arlington so uh it's a it's more of a future planning kind of thing but so far we're not meeting our deadline or

2:23:56

meeting our goals on eliminating or reducing waste solid waste that goes to the

2:24:02

landfill okay thanks for that update the next hybrid meeting of the city council is scheduled for Tuesday June 4 2024 at

2:24:08

5:00 P p.m. the time is now 7:24 p.m. the city council will go into executive session for approximately 75 minutes to

2:24:14

consider the selection of a site or acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likely

2:24:20

Ood of increased price pursuant to RCW 42301 101b and for planning and adapting

2:24:27

adopting a strategy or position to be taken by city council during the course of any collective bargaining professional negotiations or grievance

2:24:33

or mediation proceedings or reviewing the proposals made in the negotiations or proceedings while in progress

2:24:39

pursuant to RCW 42301 404b no action will be taken following

2:24:44

the executive session as a reminder city council please stay seated until the city staff has terminated the broadcast

2:24:50

good evening and thank you for joining us tonight

English (auto-generated)