RENTON CITY COUNCIL
Regular Meeting

September 18, 2006 Council Chambers
Monday, 7 p.m.

MINUTES
Renton City Hall

CALL TO ORDER
Mayor Kathy Keolker called the meeting of the Renton City Council to order and led the Pledge of Allegiance to the flag.

ROLL CALL OF COUNCILMEMBERS
RANDY CORMAN, Council President; TONI NELSON; DAN CLAWSON; DENIS LAW; MARCIE PALMER; DON PERSSON. MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL EXCUSE ABSENT COUNCILWOMAN TERRI BRIERE. CARRIED.

CITY STAFF IN ATTENDANCE
KATHY KEOLKER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; ALEX PIETSCH, Economic Development Administrator; NORMA MCQUILLER, Neighborhood Coordinator; TERRY HIGASHIYAMA, Community Services Administrator; MARTY WINE, Assistant CAO; MICHAEL BAILEY, Finance and Information Services Administrator; CHIEF KEVIN MILOSEVICH and COMMANDER CHARLES MARSALISI, Police Department.

PROCLAMATION
Race Equality and Inclusive Communities Week - September 25 to 29, 2006
A proclamation by Mayor Keolker was read declaring the week of September 25 to 29, 2006, to be "Race Equality and Inclusive Communities Week" in the City of Renton, and encouraging all citizens to join in this special observance to reaffirm commitment to ensure racial equality and justice in the City. MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

SPECIAL PRESENTATIONS
Finance: State of Washington Audit Report
Finance and Information Services Administrator Michael Bailey introduced State Auditor Brian Sonntag who read a letter from his office regarding Renton's clean audit findings. He congratulated the City on its exemplary record of no audit findings since 1999, which reflects the dedication of the Council and City staff to strong oversight of operations, good internal controls, and accurate financial reporting. Auditor Sonntag emphasized that Renton is a model for other entities in the State. He presented the letter to the Mayor who stated that the City takes its fiscal responsibilities very seriously.

Community Services: Liberty Park, Outdoor Cinema
Mayor Keolker announced that the special presentation concerning the summer outdoor cinema series will occur at the Council meeting of 9/25/2006.

Added
EDNSP: Neighborhood Program
Neighborhood Coordinator Norma McQuiller gave a report on Renton's Neighborhood Program. She stated that 13 neighborhood picnics were held this summer, ranging from 75 to 721 attendees. Ms. McQuiller relayed residents' appreciation for the picnics, who said they provide an opportunity to meet neighbors and provide a forum for discussion of neighborhood issues. Turning to neighborhood projects, she introduced Angela Laulainen and Jennifer Knickerbocker, project leaders for the North Renton Neighborhood Association's Sartori Educational Center landscaping project. Mses. Laulainen and Knickerbocker presented a pictorial depicting before and after photographs of the project.

Ms. McQuiller stated that the purpose of the Neighborhood Program is to foster a greater sense of community among residents within their neighborhoods. She
reported that grant funds in the amount of $37,000 are still available, and encouraged people to apply for a neighborhood project grant. Ms. McQuiller indicated that applications for the second round of funding are due on September 29.

**ADMINISTRATIVE REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City’s recent progress towards goals and work programs adopted as part of its business plan for 2006 and beyond. Items noted included:

- The City of Renton is now offering "A Guide to Landlord/Tenant Issues," a brochure that contains information provided in part by the Washington State Attorney General's Office and addresses commonly asked questions from the perspectives of both the landlord and tenant.

- The Renton Police Department now has a new Online Police Reporting system that allows citizens to file police reports directly into the Police Department. The system, which is available in English and Spanish, allows the public to file reports on incidents such as minor theft, malicious mischief, lost property, and non-injury hit and run at their convenience over the internet at epolice.rentonwa.gov. Reports filed online receive the same investigation and statistical analysis as reports filed by a police officer.

**AUDIENCE COMMENT**

Citizen Comment: Petersen - Highlands Area Redevelopment, Comp Plan Amends

Inez Petersen, PO Box 2041, Renton, 98056, read a letter from Highlands Community Association (HCA) President Terry Persson, which stated that the HCA appreciates Council's intent to establish a citizen task force. The letter requested that until the task force convenes to review the zoning and text amendments applicable to the Highlands area, that the Highlands-related Comprehensive Plan amendments not be considered by the Planning Commission, and that the amendments not be adopted by Council. Additionally, the letter suggested simplifying the zoning and text amendments Citywide as they are not cost effective for the City to implement and monitor, and are not easy for citizens to understand and use.

Citizen Comment: DeMastus - Highlands Community Association Picnic

Sandel DeMastus, Highlands Community Association (HCA) Vice President, PO Box 2041, Renton, 98056, announced that the HCA is holding a picnic on Saturday, September 22, and she described the food and entertainment that will be provided at the event. Council President Corman indicated that he and his family will attend the picnic.

Citizen Comment: Becraft - Breach of Public Peace Ordinance, Bands

Zack Becraft, 505 Burnett Ave. S., Renton, 98056, voiced his opposition to Ordinance 3281, Breach of the Public Peace. Mr. Becraft stated that his band practices three to four times a week, and he has been informed that it is against the law. Pointing out that he knows of other bands that practice, Mr. Becraft asked to whom the ordinance applies. Police Chief Milosevich confirmed that he will discuss the matter with Mr. Becraft and report back to Council.

Citizen Comment: McOmber - Highlands Area Redevelopment, Comp Plan Amends

Howard McOmber, PO Box 2041, Renton, 98056, pointed out that the Planning Commission is considering Highlands area-related Comprehensive Plan amendments prior to the formation of the task force. He asked that the Highlands-related items be tabled until the task force provides its input towards the new vision for the Highlands area.
Citizen Comment: Jennifer Knickerbocker, 318 Garden Ave. N., Renton, 98057, thanked the City and Neighborhood Coordinator Norma McQuiller for the Neighborhood Program, and for supporting the Sartori Educational Center landscape improvement project. She stressed that the project made a significant change in the North Renton neighborhood.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.


CAG: 06-008, Activity Buildings ADA Upgrades, Regency NW Construction

City Clerk reported bid opening on 8/29/2006 for CAG-06-008, Activity Buildings ADA Upgrades; four bids; engineer's estimate $239,360; and submitted staff recommendation to award the contract to low bidder, Regency NW Construction, Inc., in the amount of $270,912. Council concur.

CAG: 06-152, 2006 Emergency Power Generation, Wick Constructors

City Clerk reported bid opening on 9/7/2006 for CAG-06-152, Water Utility 2006 Emergency Power Generation; three bids; engineer's estimate $1,850,688; and submitted staff recommendation to award the contract to low bidder, Wick Constructors, Inc., in the amount of $2,248,896. Refer to Utilities Committee for discussion of funding.

Development Services: The Landing ROW Dedication

Development Services Division recommended acceptance of a deed of dedication for additional right-of-way at Logan Ave. N. and N. 8th St. as part of The Landing project to fulfill a requirement of the Boeing Development Agreement. Council concur.

Plat: Kennydale Court, Edmonds Ave NE, FP-06-063

Development Services Division recommended approval, with condition, of the Kennydale Court (Ardmore) Final Plat; 29 single-family lots on 4.37 acres located at Edmonds Ave. NE and NE 21st St. Council concur. (See page 311 for resolution.)

Development Services: Hillcrest Square, ROW Dedication, Duvall Ave NE, SA-04-015

Development Services Division recommended approval of two deeds of dedication for additional right-of-way on Duvall Ave. NE to fulfill a requirement of the Hillcrest Square (Bales Mixed Use) site plan. Council concur.

Planning: East Renton Plateau Citizen Task Force

Economic Development, Neighborhoods and Strategic Planning Department recommended the formation of the East Renton Plateau Citizen Task Force. Refer to Planning and Development Committee.

Annexation: Querin II, Hoquiam Ave NE

Economic Development, Neighborhoods and Strategic Planning Department recommended a public hearing be set on 10/2/2006 to consider the proposed expanded Querin II Annexation and future zoning of the site; 24 acres located in the vicinity of Hoquiam Ave. NE and NE Sunset Blvd. Council concur.

Airport: Kaynan Leases Addenda, LAG-84-003 & LAG-85-011

Transportation Systems Division recommended approval of the addenda to the airport leases LAG-84-003 and LAG-85-011 with Kaynan, Inc. Refer to Transportation (Aviation) Committee.


MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

CORRESPONDENCE
Citizen Comment: DNR - Environmental Review Fee Waiver, Lake WA Pilings Removal

A letter was read from Washington State Department of Natural Resources, PO Box 47000, Olympia, 98504, requesting a waiver of the $1,000 environmental review fee for the removal of derelict pilings from the harbor area of Lake Washington adjacent to the Quendall Terminals property. MOVED BY LAW, SECONDED BY CLAWSON, COUNCIL REFER THIS CORRESPONDENCE TO FINANCE COMMITTEE. CARRIED.

UNFINISHED BUSINESS
Community Services Committee
Board/Commission: Advisory Commission on Diversity, Citizenship Condition Waiver for Member

Community Services Committee Chair Nelson presented a report recommending concurrence in the staff recommendation to grant the waiver of the Advisory Commission on Diversity's residency condition for member Antonio Cube, Sr. per Mayor Keolker's request. MOVED BY NELSON, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Human Services: 2007/2008 CDBG Funds Allocation

Community Services Committee Chair Nelson presented a report recommending concurrence in the staff recommendation for Community Development Block Grant (CDBG) funds allocation. The following recommendations for public services are for two years (2007/2008), with the second year being contingent upon performance and availability of funds:

CDBG Public Services:

- Children's Home Society/Strengthening Families $10,000
- Communities in Schools of Renton/Family Liaison Program $10,000
- Emergency Feeding Program of Seattle & King County $10,000
- Institute for Family Development/Parents & Children Together $10,472
  Total $40,472

CDBG Capital Recommendations for 2007 only:

- City of Renton Housing Repair Program $200,000
- Multi-Service Center/Employee Development Services Renton Project $40,812
- ElderHealth Northwest Renovation of Adult Day Health Care Center $40,813
  Total $281,625

Planning and Administration: $40,472

Conditions for CDBG Projects:

1. All CDBG projects are subject to federal environmental review requirements of the National Environmental Policy Act (NEPA) as of the date of submittal of application. An environmental review of Renton-awarded CDBG projects must be completed by King County before contracts will commence. Costs of the NEPA review will be charged to the CDBG project.
2. All projects must comply with CDBG Program Regulations (24 CFR Part 570) and applicable King County Consortium policies as outlined in the King County Consortium Consolidated Housing and Community Development Plan for 2005-2009, as amended.
3. All CDBG projects shall comply with all applicable federal, state, and city laws including without limitation, all city codes, ordinances, resolutions,
standards and policies, as now exist or hereafter adopted or amended, including land use and/or building permit requirements and processes.

The Committee also recommended adoption of the 2007/2008 CDBG Contingency Plan as recommended by the Human Services Advisory Committee should the amount of available funding increase or decrease. For an increase in public service programs funding, the following applies:

1. If the increase is less than $5,000, the additional funding will be considered capital funding.
2. If the increase is $5,000 or more, Community Health Centers of King County's Dental Program will be funded to a maximum of $19,000.
3. If funds remain after funding Community Health Centers, the Human Services Advisory Committee will conduct a request for proposal.

For a decrease in public service programs funding, the following applies:

1. The Institute for Family Development funds will be decreased until the minimum $10,000 funding level is reached.
2. Additional decreases will be made first to Children's Home Society, then to the Institute for Family Development as needed. To offset the reductions in CDBG, allocations to the lowest ranked funded General Funded agencies will be reduced in order as needed to fund Children's Home Society, and Institute for Family Development to the $10,000 level.

For an increase in capital projects funding, the following applies:

1. Any increase will be allocated to the Recovery Centers of King County contingent upon them receiving funding from the King County Consortium for 2007/2008 so that Renton funds may be administered under that contact.
2. If other funds become available to fund the Multi-Service Center Employment Program at the recommended level, capital funds originally allocated to the Multi-Service Center will go to the Recovery Centers of King County under the conditions stated above.

For a decrease in capital projects funding, any decrease will be applied proportionately to the Multi Service Center Employment Program and ElderHealth Northwest.

If there is an increase in planning and administration funding, it will be allocated to planning and administration to cover administrative costs for Renton's CDBG program (CDBG covers approximately 70 percent of the cost of the contract specialist; the General Fund covers 30 percent). If there is a decrease in planning and administration funding, funding is to be decreased for CDBG administrative activities. MOVED BY NELSON, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**RESOLUTIONS AND ORDINANCES**

The following resolution was presented for reading and adoption:

**Resolution #3834**

Plat: Kennydale Court, Edmonds Ave NE, FP-06-063

A resolution was read approving the Kennydale Court (Ardmore) Final Plat; approximately 4.37 acres located in the vicinity of Edmonds Ave. NE and NE 21st St. MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinance was presented for second and final reading and adoption:
An ordinance was read amending the 2006 Budget by reflecting revenue in the amount of $4,610 from The Boeing Company and $33,080 from Harvest Transwestern Lakeshore to cover expenses amounting to $37,690 for contracts with Blumen Consulting Group for Boeing Plant sub-district 1A and 1B consistency analysis work and subsequent appeal. MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Council President Corman stated that he talked with Terry Persson, Highlands Community Association President, who expressed concern regarding the Highlands area-related Comprehensive Plan text amendments. Mr. Corman inquired as to their status.

Councilman Clawson reported that the Planning and Development Committee reviewed the text amendments at its last meeting. He explained that the Comprehensive Plan is an overlay of all the lands of the City as to the general use of that area. Within each Comprehensive Plan designation there may be different zones to implement that designation. Mr. Clawson said it was not his understanding that work on the Highlands-related Comprehensive Plan issues would be placed on hold for the Highlands area citizen task force. He indicated that holding the items would represent a change of course, and need careful consideration.

Economic Development Administrator Alex Pietsch stated that based upon public and Council input and goals, staff developed a revised concept for a zoning package. He explained that in order to make the new zoning construct work, some amendments need to be made to the Comprehensive Plan. Changes to zoning cannot take place without the zoning being consistent with the Comprehensive Plan.

Mr. Pietsch reported that staff is working through the zoning process. He pointed out that the subject of a Highlands task force is in the Planning and Development Committee and staff awaits Council direction on how to move forward with the task force. Mr. Pietsch stated his understanding that staff is to move forward with creating new zoning, and then the task force will be engaged to discuss how the neighborhood moves forward after that.

Discussion ensued as the role of the task force. Mr. Corman stated that it is important that staff, the Planning Commission, the Planning and Development Committee, and the HCA continue to work towards increasing the degree of trust, because ultimately, everyone wants to succeed. Mr. Clawson pointed out that the Planning Commission is an advisory body, and is one of the first steps in the zoning process. (See page 313 for additional comments on the matter).

Sandel DeMastus, Highlands Community Association (HCA) Vice President, PO Box 2041, Renton, 98056, indicated that she forgot to mention in her earlier comments that the HCA picnic will be held at the Highlands Neighborhood Center. On another subject, she referred to an article in the King County Journal regarding a recent pit bull attack in the Renton Highlands, which stated...
it was the 25th dog attack in Renton this year. Ms. DeMastus asked that the City take another look at the dangerous dog issue.

Police Chief Milosevich stated that the dog attack statistic quoted in the article is too high. He reported that 15 dog bite incidents have occurred this year, two of which required hospitalization.

Citizen Comment: McOmber - Highlands Area Redevelopment, Comp Plan Amends

Howard McOmber, PO Box 2041, Renton, 98056, stressed the importance of Highlands area residents having input in the area's zoning. He indicated that the proposed text amendments are complicated and cause difficulty for property owners to develop their property. Mr. McOmber asked that the City work together with residents, and utilize the task force in developing the zoning for the area rather than utilizing it after the zoning process is completed. He pointed out that the neighborhood has existed for a long time and the zoning process does not need to be rushed.

Citizen Comment: Petersen - Highlands Area Redevelopment, Comp Plan Amends

Inez Petersen, PO Box 2041, Renton, 98056, expressed concern that the City is violating State law by not completing the SEPA (State Environmental Policy Act) process prior to consideration of changes to the Comprehensive Plan, zoning, and zoning code. Emphasizing that the Highlands community wants to be directly involved in the Comprehensive Plan amendment process, she said rushing the process is not necessary. Ms. Petersen asked that Council table the Highlands-related Comprehensive Plan amendment items.

Councilwoman Palmer indicated there is confusion as to when in the redevelopment process the task force's role comes into play. She commented that all along, citizens have said they want to be heard and they want to be involved.

Councilman Clawson said that the Planning and Development Committee cannot take any action on the task force until it discusses the matter. He noted that although he does not think it is necessary, if Council is unhappy with the process and wants the Committee to stop, the matter can be referred to Committee of the Whole for discussion and the brakes can be applied to the Comprehensive Plan amendments.

Councilman Persson stated his understanding to be that the Administration was going to take all of the input and formulate a plan that would be the starting point for the task force. He noted that the amendments have not yet come before the Council.

Mayor Keolker advised that the Planning Commission is obtaining public input through its public hearings process before the matter comes before Council. She indicated that the Administration is ready to support whatever Council decides regarding the task force.

Councilman Law stated that Council makes the final decisions, but the decisions will be made with community input. He also expressed confusion regarding the timing of the task force's role. MOVED BY LAW, SECONDED BY PERSSSON, COUNCIL REFER THE TOPIC OF THE UTILIZATION OF THE TASK FORCE TO THE COMMITTEE OF THE WHOLE, BUT THAT THE TOPIC NOT BE TAKEN OUT OF THE PLANNING AND DEVELOPMENT COMMITTEE.*

Discussion occurred regarding the task force, the intent of the motion, the Comprehensive Plan amendments process, the area's development moratorium,
the potential delay to property owners developing their property, the value of utilizing the task force sooner in the process, the difficulty in understanding the amendments, and the City's effort to meet State law regarding the environmental (SEPA) review of the amendments.

*MOTION CARRIED.

EXECUTIVE SESSION AND ADJOURNMENT

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL RECESS INTO EXECUTIVE SESSION FOR APPROXIMATELY 60 MINUTES TO DISCUSS LITIGATION AND PROPERTY ACQUISITION WITH NO OFFICIAL ACTION TO BE TAKEN AND THAT THE COUNCIL MEETING BE ADJOURNED WHEN THE EXECUTIVE SESSION IS ADJOURNED. CARRIED. Time: 8:33 p.m.

Executive session was conducted. There was no action taken. The executive session and the Council meeting adjourned at 9:23 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
September 18, 2006