RENTON CITY COUNCIL
Regular Meeting

October 23, 2000 Council Chambers
Monday, 7:30 p.m. Municipal Building

MINUTES

CALL TO ORDER
Mayor Pro Tem Randy Corman led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

ROLL CALL OF COUNCILMEMBERS
RANDY CORMAN, Council President; DON PERSSON; KING PARKER; KATHY KEOLKER-WHEELER; DAN CLAWSON; TONI NELSON.

CITY STAFF IN ATTENDANCE
JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; JIM SHEPHERD, Community Services Administrator; LESLIE BETLACH, Parks Director; SYLVIA ALLEN, Recreation Director; DENNIS CULP, Facilities Director; SUE CARLSON, Economic Development Administrator; BETTY NOKES, Economic Development Director; DEREK TODD, Assistant to the CAO; ABDOUN GAFOUR, Water Utility Supervisor; COMMANDER KEVIN MILOSEVICH, Police Department.

APPROVAL OF COUNCIL MINUTES
MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER, COUNCIL APPROVE THE MINUTES OF OCTOBER 16, 2000, AS PRESENTED. CARRIED.

SPECIAL PRESENTATION
Parks: WA Department of Fish and Wildlife Awards
Jim Shepherd, Community Services Administrator, read a letter from the Washington Department of Fish and Wildlife commending the Park and Recreation Divisions’ efforts during the 2000 Sockeye Sports Fishery held on Lake Washington from July 4 to July 16, 2000. The Divisions were recognized for their significant contributions in meeting the above-normal demands placed on the facilities at Gene Coulon Beach Park. Parks Director Leslie Betlach and Recreation Director Sylvia Allen accepted the awards on behalf of their Divisions.

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 2000 and beyond. Items noted included:

* Preconstruction meetings are being held this week for the Downtown Transit Center project, with the hope that construction will get under way within the next three weeks.

* There has been a tremendous amount of sockeye spawning activity in the lower Cedar River and in the newly constructed Elliot Rearing and Spawning Channel. The spawning season typically reaches its peak in late October.

AUDIENCE COMMENT
Citizen Comment: Evans – False Alarm Ordinance
Ralph Evans, 3306 NE 11th Pl., Renton, 98056, commented on a notice he received with his utility bill regarding implementation of the false alarm ordinance. Mr. Evans stated that the information in the notice seems complete except for the following: it does not specify that the false alarm regulations relate only to burglar alarms, and it does not contain an explanation as to why alarms need to be registered. Describing the difference between monitored and unmonitored alarm systems, he pointed out that registration is especially valuable in the case of unmonitored alarms.
Councilman Parker said that as Vice-Chair of the Public Safety Committee, he will review the information contained in the notice.

Ted Turner, 7540 34th Ave. SW, Seattle, 98126, introduced himself as the buyer of lot #12 in Honey Creek Heights which was issued a stop work order by the City upon discovery of an error in the lot coverage calculation. Pointing out that the developer, Harbour Homes, informed Council of the matter at the October 16th Council meeting, he urged Council to resolve the lot coverage issue so that Harbour Homes can move forward with building his house.

MOVED BY KEOLKER-WHEELER, SECONDED BY PERSSON, COUNCIL SUSPEND ITS RULE AND ADVANCE TO THE PLANNING & DEVELOPMENT COMMITTEE REPORT ON THIS SUBJECT. CARRIED.

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding coverage standards in the R-5 (Residential-5 Dwelling Units Per Acre) and R-8 (Residential-8 Dwelling Units Per Acre) zones. In order to resolve an inequity in the zoning code for Development Standards for Single Family Residential zoning designations, the Committee recommended the following changes to the allowable lot coverage:

R-5 Zone: Lots greater that 5,000 sq. ft., 35% or 2,500 sq. ft. whichever is greater. Lots 5,000 sq. ft. or less, 50%.

R-8 Zone: Lots greater that 5,000 sq. ft., 35% or 2,500 sq. ft. whichever is greater. Lots 5,000 sq. ft. or less, 50%.

The Committee further recommended that an emergency be declared and the ordinance regarding this matter be presented for first reading and advanced to second and final reading. MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 380 for ordinance.)

NOMINATIONS FOR VACANT CITY COUNCIL POSITION #6

Mayor Pro Tem Corman opened the floor to nominations. Councilmembers nominated candidates as follows: CORMAN – Gerry Marsh. PERSSON – Milton Snyder. PARKER – none. KEOLKER-WHEELER – Terri Briere. CLAWSON – Steve Dobson. NELSON – Carol Chappelle. Mayor Pro Tem Corman closed the nominations.

BALLOTS:

Having received a majority of the votes, Terri Briere was appointed to the vacant City Council position. Council President Corman announced that Ms. Briere will be sworn in at the next regular Council meeting on November 6, 2000.

MOVED BY KEOLKER-WHEELER, SECONDED BY PERSSON, COUNCIL RECESS FOR TEN MINUTES. CARRIED. Time: 7:55 p.m.

The meeting was reconvened at 8:10 p.m.; roll was called; all Councilmembers
CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing. At the request of a Councilmember, item 7.d. was removed for separate consideration.

Parks: Driving Range Renovation Project, Additional Funds

Community Services Department requested approval to allocate an additional expenditure of $25,200 from the golf course 424 account to purchase additional soil, and meet other requirements in order to complete the Maplewood Golf Course Driving Range Renovation Project. Refer to Finance Committee.

CAG: 00-121, Driving Range Synthetic Turf Installation, American Turf, Inc

Community Services Department submitted CAG-00-121, Maplewood Golf Course Driving Range Synthetic Turf Installation; and recommended approval of the project, and authorization to pay the lump sum amount of $103,499.82 to American Turf, Inc., contractor. Council concur.

CAG: 00-122, Driving Range Grading & Drainage, Ridgetop, Inc

Community Services Department submitted CAG-00-122, Maplewood Golf Course Driving Range Grading and Drainage Project, and recommended approval of the project; and authorization to pay the lump sum amount of $106,971.57 to Ridgetop, Inc., contractor. Council concur.

Plat: Laurel Lane, NE 10th St & Graham Ave NE (FP-00-097)

Development Services Department recommended approval of the Laurel Lane final plat; 14 single family lots on 2.45 acres located in the vicinity of NE 10th St. and Graham Ave. NE (FP-00-097). Council concur. (See page 380 for resolution.)

EDNSP: I-405/NE 44th St Interchange, Memo of Understanding Endorsement, WSDOT

Economic Development, Neighborhoods and Strategic Planning Department recommended approval of an agreement with WSDOT which endorses the Memorandum of Understanding, approved on 6/26/2000, describing the three-way funding partnership between Renton, the State, and developers for the preliminary design of the I-405/NE 44th St. Interchange project. This agreement further documents for the State Legislature the working partnership between Renton and the State. Council concur.

Executive: Renton Chamber of Commerce Services Contract

Executive Department requested approval of a contract in the amount of $7,740 with the Greater Renton Chamber of Commerce for services which include preparation of informational brochures, responding to information requests, and providing space for public meetings within the Chamber offices. Refer to Finance Committee.

Finance: 2001 Solid Waste Rates

Finance & Information Services Department recommended approval of an ordinance to adopt a 5% general increase in solid waste rates for 2001. Refer to Utilities Committee.

Finance: Third Quarter Financial Report

Finance & Information Services Department submitted its Third Quarter Financial Report. Refer to Finance Committee.

Legal: Utility Tax, Definition of Gross Income

Legal Department recommended approval of an ordinance repealing Section II of Ordinance 4825 and readopting the definition of gross income for utility tax purposes. Refer to Finance Committee.

Legal: Taxpayer Refunds & Administrative Appeal Procedure

Legal Department recommended approval of an ordinance establishing a procedure for taxpayer refunds and establishing an administrative appeal procedure. Refer to Finance Committee.

Airport: Renton Chamber of Commerce Lease Extension at LAG-61-633

Transportation Systems Division recommended approval of Addendum #2 to LAG-61-633, Renton Chamber of Commerce’s lease agreement at Renton
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<td>Municipal Airport (LAG-61-633)</td>
<td>Municipal Airport, renewing the lease for a period of ten years and reducing the leased area from 37,500 to 9,600 square feet. Refer to Transportation (Aviation) Committee.</td>
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<td>Airport: Space Rental and Use &amp; Collection Charges</td>
<td>Transportation Systems Division recommended approval of a resolution establishing procedures relating to aircraft tie-down space rental and use and collection charges at Renton Municipal Airport. Refer to Transportation (Aviation) Committee.</td>
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<td>Utility: WRIA-Based Salmon Conservation Plan, Water Resource Inventory Areas 8 &amp; 9</td>
<td>Utilities Systems Division recommended approval of a resolution to enter into interlocal agreements in the amount of $25,000 per year for five years with Water Resource Inventory Areas (WRIA) 8 and 9 to provide for funding and development of a WRIA-based salmon conservation plan. Refer to Utilities Committee.</td>
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<td><strong>Separate Consideration</strong> Item 7.d. Parks: City Hall Roof Space Lease for Antenna, Teligent Communications</td>
<td>Community Services Department recommended approval of a 10-year license agreement with Teligent Communications, L.L.C., to lease antenna space on the roof of Renton City Hall. Revenue generated will be $504,252 over the 10-year period.</td>
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Dennis Culp, Facilities Director, explained that Teligent Communications' proposal is to place 12 antennas on the roof of City Hall and rent a closet-sized space inside the building for equipment storage. Responding to Council inquiry, Mr. Culp said that the antennas are 24 inches in diameter and will be painted the same color as the building so they are not visible from the ground.

John Rabal, Program Manager for Teligent Communications, 13727 175th Ct. NE, Redmond, advised that the line of sight technology used by Teligent is different than what is used for cellular telephones and emergency services. He explained that for every antenna located on City Hall, there is a matching antenna located on another building within the line of sight of City Hall. He pointed out that the only communication is between those two buildings.

Responding to Council inquiry, Mr. Rabal replied that Teligent has identified 12 sites in Renton as potential clients and is in the process of negotiating with them. He confirmed that there is a possibility that Teligent will request to lease additional antenna space from the City in the future. Mr. Rabal noted that the first step is setting up the 12 antennas on City Hall.

Continuing, Mr. Rabal explained that Teligent is approaching the end of its fiscal year and asked that the lease be approved so that the antennas can be installed as soon as possible, thus allowing Teligent to deploy as much technology as it can before the end of the year. Responding to Council inquiry regarding interference with City communications, Mr. Rabal assured that there will be no interference with police emergency communications since Teligent
Facilities Director Dennis Culp pointed out that the agreement specifies that Teligent cannot interfere with existing City communications. Responding to Council inquiry, Chief Administrative Officer Jay Covington stated that the agreement was reviewed by himself, the City Attorney’s Office, the Finance Department, and the Risk Management Division.

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL APPROVE THE LICENSE AGREEMENT WITH TELIGENT COMMUNICATIONS, L.L.C. AND AUTHORIZER THE MAYOR AND CITY CLERK TO EXECUTE THE AGREEMENT

Assistant City Attorney Zanetta Fontes brought to the Council’s attention a clause in the lease regarding transmission interference and reviewed the lease’s termination language.

*MOTION CARRIED.

**OLD BUSINESS**

**Finance Committee**

Finance: Vouchers

Finance Committee Chair Parker presented a report recommending approval of Claim Vouchers 186447 – 186958 and one wire transfer totaling $2,702,781.08; and approval of Payroll Vouchers 28230 – 28452 and 521 direct deposits totaling, $975,073.80. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Planning & Development Committee**

Development Services: Conditional Uses for Churches and Preschools

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding conditional uses for churches and preschools. The Committee reviewed this issue on October 19, 2000, and recommended that the City continue to regulate expansion of churches and new church facilities through a conditional use permit process. The Committee also agreed, however, that small preschools and day care operations, within existing church facilities, which are incidental to the primary use of a school or church facility as currently defined in the zoning code, are accessory uses and do not require a separate use permit.

The Committee recommended that a zoning handout be developed and made available to the public which explains permit requirements, including the need for appropriate fire inspections, building permits, and a business license.

The Committee further recommended that the issue of how to regulate larger preschool and day care operations which do not meet the definition of accessory use, remain in Committee for further development of a revised administrative conditional use process and fee. MOVED BY KEOLKER-WHEELE, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Utilities Committee**

Utility: Surface Water Utility

CIP Budget Intra-Fund Transfer

Utilities Committee Chair Clawson presented a report regarding the Surface Water Utility 2000 Capital Improvement Program (CIP) intra-fund transfer. The Committee concurred in the Planning/Building/Public Works Department recommendation that Council approve an intra-fund transfer of $450,000 within the Surface Water Utility CIP budget from Development Project Category to the Major Maintenance Project Category. MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELE, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.
Utilities Committee Chair Clawson presented a report recommending concurrence in the Planning/Building/Public Works Department recommendation that Council approve the adjusted 2001 appropriations for the Utility Systems funds 421 and 401, as presented to the Committee on October 19, 2000. MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Community Services Committee Chair Nelson presented a report concurring with staff recommendation to proceed with the expansion of the coffee bar at the Renton Senior Activity Center. The Committee authorized $35,000 in matching City funds along with commitments of $25,000 from the Renton Rotary and a private donation of $10,000 to complete this project. MOVED BY NELSON, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

The following resolution was presented for reading and adoption:

**Resolution #3473**

Plat: Laurel Lane, NE 10th St & Graham Ave NE (FP-00-097)

A resolution was read approving the Laurel Lane final plat; 14 single family lots on 2.45 acres located in the vicinity of NE 10th St. and Graham Ave. NE (FP-00-097). MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinance was presented for first reading and advanced to second and final reading:

**Ordinance #4869**

Development Services: Lot Coverage Standards in the R-5 and R-8 Zones

An ordinance was read amending Section 4-2-110A of Chapter 2, Land Use Districts, of Title IV (Development Regulations) of City Code relating to lot coverage standards in the R-5 (Residential-5 Dwelling Units Per Acre) and R-8 (Residential-8 Dwelling Units Per Acre) zones and declaring an emergency. MOVED BY KEOLKER-WHEELER, SECONDED BY PARKER, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Following second and final reading of the above-referenced ordinance, it was MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Councilmember Keolker-Wheeler expressed her appreciation for the update notices from Leslie Wiscomb, Capital Project Coordinator, regarding the progress of the skatepark’s construction.

MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL ADJOURN. CARRIED. Time: 9:06 p.m.