CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

ROLL CALL OF COUNCILMEMBERS

KING PARKER, Council President Pro tem; DAN CLAWSON; TIMOTHY SCHLITZER; RANDY CORMAN. MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL EXCUSE ABSENT COUNCILMEMBERS BOB EDWARDS, TONI NELSON AND KATHY KEOLKER-WHEELER. CARRIED.

CITY STAFF IN ATTENDANCE

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; SUE CARLSON, Economic Development, Neighborhoods and Strategic Planning Administrator; MICHAEL KATTERMAANN, Director of Neighborhoods & Strategic Planning; RON STRAKA, Utility Engineering Supervisor.

APPROVAL OF COUNCIL MINUTES

MOVED BY PARKER, SECONDED BY CLAWSON, COUNCIL APPROVE THE MINUTES OF MARCH 2, 1998, AS PRESENTED. CARRIED.

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 1998 and beyond. Items noted included:

* The City's Street Maintenance section began repairing sidewalks, curbs and gutters in the North Renton residential neighborhood as part of the 1998 city-wide sidewalk repair effort.
* Groundwater samples taken from the Stoneway Concrete property contained high levels of PCE, narrowing the search for the source of the contamination.
* The Renton Municipal Code can now be accessed through the City's web site at www.ci.renton.wa.us.
* Those interested in current downtown redevelopment efforts can attend an open house on March 25th at Jubilante Restaurant to learn more about specific projects, timelines and related information.

CONSENT AGENDA

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

Streets Main Ave S ROW Acquisitions (Just Compensation Set) Technical Services Division requested Council set just compensation for right-of-way to be acquired for the Main Ave. S. road project, in accordance with the submitted appraisal (435 Main Ave. S., $26,000; 903 S. 4th St.,
$8,900; 323 Main Ave. S., $15,370; 333 Main Ave. S., $225,000; 329 Main Ave. S., $4,500; and 330 Main Ave. S., $2,800). Council concur.

Airport Sky Harbor Lease, Rent Amount Agreement Change

Transportation Division recommended denial of the request from Sky Harbor Aviation for adjustment of retroactive rent at Renton Municipal Airport, and further recommended that the amount owed by Sky Harbor be reduced by $3,000 in recognition of the amount voluntarily paid by lessee for pavement resurfacing upon its leased premises. Refer to Transportation (Aviation) Committee.

Airport AT&T Lease for Fiber Optic Line, LAG-87-001 (Extension)

Transportation Division recommended approval of Addendum #2-98 to LAG-87-001, AT&T's lease for its fiber optic line contained in property on the west side of the Renton Municipal Airport, to extend the time period of the lease for five years to 10/31/2002. At that time, the lease will continue indefinitely as a year-to-year lease unless and until either party terminates it. Refer to Transportation (Aviation) Committee.

MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

CORRESPONDENCE

WSDOT I-405 Ramp Metering and Park 'N' Ride Areas

Councilman Corman noted the receipt of anonymous correspondence relaying concerns about the NE 30th St. area, which has developed into an informal park and ride with cars stretching onto Kennewick Place NE.

Library Library Board Request for Increased Library Funding

Councilman Corman thanked Mayor Tanner for agreeing to evaluate, during 1999 Budget deliberations, the request from the Library Board for more funding.

OLD BUSINESS
Finance Committee

Finance Water/Sewer Bond Refunding

Finance Committee Chair Parker presented a report concurring that Water/Sewer Utility Refunding Bonds be sold to Piper Jaffray, Inc. A total of $6,120,000 in principal bonds will be sold. Over the life of the bonds, the City will save over $300,000 - approximately $20,000 annually for the next sixteen years. The Committee further recommended passage of the bond ordinance as provided by Foster Pepper Shefelman, the City's bond counsel. The Committee further recommended that the Mayor execute the bond purchase agreement with Piper Jaffray for purchase of the bonds. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 86 for ordinance.)

Parks New Outdoor Swimming Pool Financing Plan

Finance Committee Chair Parker presented a report regarding a financing plan for a new pool. On December 8, 1997, the Committee of the Whole adopted the recommendation presented in the Swimming Pool Feasibility Study dated November 25, 1997, and referred this issue to the Finance Committee to recommend a financing plan for the proposed $4 million facility. The
Committee met on January 5, February 23 and March 9, 1998, to discuss ways to finance a new pool; particularly the merits of submitting a bond issue to the voters. It was generally agreed that there was insufficient knowledge in the community about the status of the existing pool or the willingness of voters to pay for a replacement facility. Therefore the Committee recommended concurrence in the staff recommendation to complete a survey of residents to help determine the willingness of voters to fund construction of a new pool. The Committee further recommended that funds to complete the survey be made available from 1998 funding sources, and that the survey be completed in sufficient time to consider a Fall 1998 bond issue. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning & Development Committee Vi Chair Schlitzer presented a report regarding a moratorium on industrial and warehouse uses in the Valley. Early in 1997, Renton was experiencing an increase in the number of inquiries for warehouse space in the Valley area. The issue was referred to the Committee to consider a moratorium or other action. No moratorium was enacted and does not appear to be necessary. The Committee recommended no additional action be taken on this item and that it be removed from the referral list. MOVED BY SCHLITZER, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Transportation (Aviation) Committee Chair Schlitzer presented a report recommending that Council approve a contract in the amount of $59,917 with CH2M Hill for replacement of the Renton Municipal Airport Tower heating, ventilation and air conditioning (HVAC) unit; authorize the Mayor and City Clerk to execute the contract; and authorize the transfer of $60,000 from the unobligated Airport fund balance to the Control Tower HVAC Project. MOVED BY SCHLITZER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Air Transportation (Aviation) Committee Chair Schlitzer presented a report recommending that Council approve a contract in the amount of $70,432 with HNTB for design and construction administration of the Runway 15 Safety Area Improvements project at Renton Municipal Airport. The Committee further recommended that the Mayor and City Clerk be authorized to execute the contract with HNTB and that a transfer of $70,432 be authorized from the unobligated Airport fund balance to the Runway 15 Safety Area Improvement project. The Committee further recommended that the Mayor and City Clerk be authorized to execute the application, assurances and acceptance, and other FAA documents related to this project and its FAA airport improvement grant. MOVED BY SCHLITZER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Utilities Committee Chair Clawson presented a report recommending concurrence in the staff recommendation to approve a final easement to Puget Sound Energy for undergrounding electrical service through Cedar River Trail Park. The Committee further recommended that upon staff review and approval, the Mayor and City Clerk be authorized to execute the final easement document.
MOVED BY CLAWSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Parks Cedar River Trail Easements re Bryn Mawr System Improvements, The Boeing Co, CAG-98-

Utilities Committee Chair Clawson presented a report recommending concurrence in the staff recommendation to approve the Memorandum of Understanding with The Boeing Company to facilitate construction of a storm sewer interceptor in Cedar River Trail Park. The Memorandum of Understanding will be utilized to prepare the final agreement and required amendments to the Potable Water and Electrical Use Agreement (CAG-96-116) and Fire Hydrant and Fire Water Use Agreement (CAG-73-098), and final easement documents. The Committee further recommended that the Mayor and City Clerk be authorized to execute the Memorandum of Understanding. MOVED BY CLAWSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Parks Cedar River Trail Easement re Bryn Mawr System Improvements, King Cty

Utilities Committee Chair Clawson presented a report recommending concurrence in the staff recommendation to approve King County’s temporary construction easements through Cedar River Trail Park for the Bryn Mawr System Improvement Project. Improvements include construction for the

siphon addition/trunk replacement, Boeing outfall interceptor, and undergrounding existing above-ground utilities. The Committee further recommended that upon staff review and approval, the Mayor and City Clerk be authorized to execute the temporary construction easement. MOVED BY CLAWSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 86 for resolution.)

Parks Cedar River Trail Easement, US West

Utilities Committee Chair Clawson presented a report recommending concurrence in the staff recommendation to approve a final easement to U.S. West Communications for undergrounding telephone service through Cedar River Trail Park. The Committee further recommended that upon staff review and approval, the Mayor and City Clerk be authorized to execute the final easement document. MOVED BY CLAWSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Public Works Cedar River Flood Damage Reduction, The Boeing Co, CAG-98-

Utilities Committee Chair Clawson presented a report recommending concurrence in the staff recommendation to approve an agreement with The Boeing Company to participate in a funding partnership for the design, initial construction, and maintenance of the U.S. Army Corps of Engineers Cedar River Section 205 Flood Damage Reduction Project. The project will provide 100-year event flood protection for the lower Cedar River in Renton. The maximum Boeing Company contribution through this agreement is to be $1,050,000 for design and initial construction, and $80,500 annually for project operation and maintenance. MOVED BY CLAWSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Public Works Aquifer Protection Code Changes

Utilities Committee Chair Clawson presented a report regarding amendments to the City’s Aquifer Protection Ordinance. The Committee has been briefed by Water Utility staff on draft amendments to City aquifer protection regulations. The Committee concurred with the staff
recommendation to initiate the State Environmental Policy Act (SEPA) process, and that a final ordinance be prepared for Council’s consideration. MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Public Works Cedar River Flood Damage Reduction, King County, CAG-98- Utilities Committee Chair Clawson presented a report recommending concurrence in the staff recommendation to approve an interlocal agreement with King County to participate in a funding partnership with the City of Renton for the design and initial construction of the U.S. Army Corps of Engineers Cedar River Section 205 Flood Damage Reduction Project. The project will provide 100-year event flood protection for the lower Cedar River in Renton. The maximum share of King County's contribution through this agreement is $1,050,000 for design and initial construction. The Committee further recommended that the resolution regarding this matter be presented for reading and adoption. MOVED BY CLAWSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 86 for resolution.)

Public Works Cedar River Flood Damage Reduction, Army Corps of Engineers, CAG- Utilities Committee Chair Clawson presented a report recommending concurrence in the staff recommendation to approve a project cooperation agreement, financing plan and statement of financial capability with the U.S. Army Corps of Engineers for the Cedar River Section 205 Flood Damage Reduction Project. The project will provide 100-year event flood protection for the lower Cedar River in Renton. With funding partnerships, the estimated project cost to the City is $1,048,667 for initial construction, and $80,500 annually for operation and maintenance. The funding for the project is budgeted in the approved 1998 Surface Water Utility's Capital Improvement Program budget in the Lower Cedar River Sediment Management account and the approved Airport Improvement Program account. The Committee further recommended that the resolution regarding this matter be presented for reading and adoption. MOVED BY CLAWSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 86 for resolution.)

ORDINANCES AND RESOLUTIONS The following resolutions were presented for reading and adoption:

Resolution #3312 Public Works Cedar River Flood Damage Reduction, Army Corps of Engineers, CAG- A resolution was read authorizing the Mayor and City Clerk to enter into a project cooperation agreement with the United States Department of the Army Corps of Engineers for the Renton Cedar River Section 205 Flood Damage Reduction Project. MOVED BY CLAWSON, SECONDED BY SCHLITZER, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

Resolution #3313 Public Works Cedar River Flood Damage Reduction, King County, CAG-98- A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal agreement with King County for the Renton Cedar River Section 205 Flood Control Project funding partnership. MOVED BY CLAWSON, SECONDED BY SCHLITZER, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.
The following ordinance was presented for second and final reading:

**Ordinance #4709**  
Finance Water/Sewer Bond Refunding

An ordinance was read relating to the waterworks utility of the City, including the sewerage system as a part thereof; providing for the issuance of $6,120,000 par value of Water and Sewer Revenue Refunding Bonds, 1998, of the City for the purpose of obtaining the funds with which to pay the cost of refunding the City's outstanding Water and Sewer Revenue Refunding Bonds, 1977, Issue No. 3, Water and Sewer Refunding and Improvement Revenue Bonds, 1992, and Water and Sewer Revenue Bonds, 1994; authorizing the execution of an agreement with First Trust National Association as refunding trustee; fixing the date, form, denominations, maturities, interest rates, terms and covenants of those bonds; renaming a fund; creating a special bond redemption account and a bond redemption fund to provide for the payment of the bonds; creating a reserve fund; creating a rate stabilization fund; providing for bond insurance; and approving the sale and providing for the delivery of the bonds to Piper Jaffray Inc. of Seattle, Washington.  

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ADOPT THE ORDINANCE AS PRESENTED. ROLL CALL: ALL AYES. MOTION CARRIED.

**NEW BUSINESS**  
Planning Moratorium on Residential Developments in Commercial Areas

Councilman Parker stated it had come to his attention that Renton's Zoning Code currently allows large apartment developments to locate in several of the City's prime commercial areas. He felt this would not be appropriate.

Mike Kattermann, Director of Neighborhoods & Strategic Planning, said staff has prepared a moratorium affecting three Comprehensive Plan land use designations in the City, and five zoning categories. The problem is that the Employment Area Commercial, Center Suburban and Center Neighborhood land use designations all allow multi-family development. Concerns were raised that the desired balance between commercial and residential development could inadvertently be upset, or that stand-alone multi-family housing might deplete prime commercial properties. Imposing the moratorium would give staff six months to analyze whether changes should be made to the Comprehensive Plan and/or Zoning Code in response to this matter.

**Resolution #3314**  
Planning Moratorium on Residential Developments in Commercial Areas

A resolution was read declaring a moratorium on residential development in the Center Suburban (CS) land use designation implemented by the Center Suburban (CS) and Residential Multi-family Suburban Center (RM-C) zoning classifications, the Center Neighborhood (CN) land use designation implemented by the Center Neighborhood (CN) and Residential Multi-Family Neighborhood (RM-N) zoning classifications, and the Employment Area-Commercial land use designation implemented by the Arterial Commercial (CA) zoning classification; establishing a public hearing on March 23, 1998; and establishing a termination date for the moratorium in six months. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

**Parks Lake Washington DNR-Owned Property**

Councilman Corman asked whether the Lake Washington delta area located at the mouth of the Cedar River, owned by the Department of Natural Resources (DNR), will be dredged along with the Cedar River portion of the project.
Mayor Tanner replied that the delta is not causing the flooding. Ron Straka, Utility Engineering Supervisor, explained that the flooding is caused by the sedimentation on the bed of the river proper, which impedes the capacity of the river channel to convey flows. Dredging will be performed 20 to 30 feet beyond the north side of the Boeing bridge, however, to ensure 100-year flood event protection.

Councilman Schlitzer suggested that staff provide a presentation on the Department of Natural Resources' Lake Washington properties for Council's information.

Chief Administrative Officer Jay Covington clarified that the DNR has not precluded Renton from dredging the delta; in fact, the delta was dredged three years ago in an attempt to relieve flooding problems.

**ADJOURNMENT**

MOVED BY PARKER, SECONDED BY CLAWSON, COUNCIL ADJOURN. CARRIED. Time: 8:18 p.m.

MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold

3/09/98