RENTON CITY COUNCIL
Regular Meeting

June 18, 2012
Monday, 7 p.m.

MINUTES
Council Chambers
Renton City Hall

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

ROLL CALL OF COUNCILMEMBERS
RICH ZWICKER, Council President; TERRI BRIERE; ED PRINCE; DON PERSSON; MARCIE PALMER; RANDY CORMAN; GREG TAYLOR.

CITY STAFF IN ATTENDANCE
DENIS LAW, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; IWEN WANG, Administrative Services Administrator; CHIP VINCENT, Community and Economic Development Administrator; NANCY CARLSON, Human Resources Administrator; SUZANNE DALE ESTY, Economic Development Director; KELLY BEYMER, Parks & Golf Course Director; MEHDI SADRI, Information Technology Director; DEPUTY CHIEF ERIK WALLGREN, Fire & Emergency Services Department; CHIEF KEVIN MILOSEVICH, Police Department.

PUBLIC HEARING
Annexation: Windstone V, North of Sunset Blvd N & East of Jericho Ave NE

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Law opened the public hearing to consider proposed R-4 (residential four dwelling units per net acre) zoning and final annexation for the Windstone V Annexation; 4.3 acres located south of NE 16th St., if extended, west but not abutting 148th Ave. SE, north of NE Sunset Blvd., and east of Jericho Ave. NE, if extended.

Associate Planner Angie Mathias reported that the King County Boundary Review Board issued a closing letter approving this annexation on 5/16/2012. She stated that tonight’s hearing is the second of two required public hearings regarding zoning. She explained that the area was pre-zoned in 1996 as R-5, which is a zoning designation that no longer exists.

Ms. Mathias reported that the site consists of single-family residences and vacant land, and there are no regulated slopes. She noted that there is a Class IV waterway that runs along the eastern boundary known as Greenes Stream. Ms. Mathias stated that the existing King County zoning is R-4 (four dwelling units per gross acre), and reported that the City’s Comprehensive Plan designates the site as eligible for residential low density zoning. She recommended that the area be zoned R-4 (four dwelling units per net acre).

Responding to Council inquiries, Ms. Mathias stated that the City uses net density and the County uses gross density. She explained that the setback for Greenes Stream and street right-of-ways will be subtracted from the total amount of land that can be developed. Ms. Mathias also noted that surrounding developments are zoned R-4.

There being no public comment, it was MOVED BY ZWICKER, SECONDED BY CORMAN, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

MOVED BY PRINCE, SECONDED BY CORMAN, COUNCIL APPROVE THE FIRST READING OF THE ORDINANCES REGARDING THE WINDSTONE V ANNEXATION. CARRIED. (See page 191 for ordinances.)
AUDIENCE COMMENT
Citizen Comment: Holman - West Hill Annexation
Steve Holman (King County) stated that he was surprised that Council was considering delaying the West Hill annexation vote again. He remarked that he believes the area has a lot of potential for economic development. Mr. Holman stated that people in West Hill are looking for better fire and police protection, and urged Council to allow these residents the right to participate as full Renton citizens.

Citizen Comment: Ferguson - West Hill Annexation
Dian Ferguson (Tukwila) urged Council to allow the West Hill annexation vote to occur as scheduled. She stated that the support West Hill residents give to Renton does not get enough attention, and explained that residents shop, eat, and conduct business in Renton. Ms. Ferguson emphasized that people in West Hill are mostly concerned with police and fire protection, and jump-starting economic development. She also expressed concern that delaying the vote could mean losing state tax dollars.

Citizen Comment: Scheuerman - West Hill Annexation
Cheryl Scheuerman (Renton) stated that she is a City resident who lives at the base of West Hill and has not seen a greater level of police or street maintenance crews presence compared to other areas. She explained that she is the manager of Skyway Water & Sewer District and praised the City Utility Division staff for working together to lobby for a utility tax in the area that will help close the funding gap. Ms. Scheuerman stated that West Hill residents have a unique relationship with Renton, and explained that they work, play, and eat in Renton, and their children attend the Renton School District. She urged that the election go forward.

Citizen Comment: Rice - West Hill Annexation
Stefanie Rice (Renton) stated that she works in Skyway and is the President of the West Hill Business Association. She remarked that having grown up in Renton she had heard rumors about West Hill regarding safety issues, and stated that they are not true. She also stated that delaying the vote is a slap in the face to all who worked so hard to get the issue on the ballot. Ms. Rice pointed out that the area has park volunteers and neighborhood block watches, which will continue after annexation. She also reiterated that many West Hill residents already work, play, shop, and eat in Renton.

Citizen Comment: Witt - West Hill Annexation
Paul Witt (Renton) urged Council to not move forward with the election at this time. He explained that current City residents are not allowed to vote on the issue, and emphasized that Council has a duty and responsibility to vote in the best interests of those they currently represent. Mr. Witt stated that taking on any revenue-negative responsibility during these tough economic times will lead to immediate demands on staff and City programs that will cause reductions in service levels to current residents.

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

Council: Meeting Minutes of 6/11/2012

CAG: 12-083, Liberty Lift Station, Equity Builders
City Clerk reported bid opening on 6/12/2012 for CAG-12-083, Liberty Lift Station project; six bids; engineer's estimate $329,991.39; and submitted staff recommendation to award the contract to the low bidder, Equity Builders, LLC, in the amount of $362,554.50. Refer to Utilities Committee for discussion of funding.
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UNFINISHED BUSINESS

Committee of the Whole
Annexation: West Hill Election

Council President Zwicker stated that West Hill annexation vote is currently scheduled for the 11/6/2012 ballot. He remarked that if the vote is affirmative it will require the City to develop a plan to take in the area. He explained that there had been some thought previously that Council could decide whether or not to take the area in after an affirmative vote, however, it had been clarified by the City Attorney that if the vote is affirmative the City is required to annex.

Mr. Zwicker further explained that if the proposed Committee of the Whole Committee report is approved by Council the election will be postponed and left open for further discussion as to when it will be re-submitted to the ballot. He emphasized that if the report is not approved, the election will proceed as scheduled.

Council President Zwicker presented a Committee of the Whole Committee report regarding deliberations on West Hill annexation timelines and options. The report stated, “With the consideration of the projected City 2013-2014 budget challenge, the Committee of the Whole wishes to further delay the annexation election until the first Tuesday after the first Monday of November in the year the Council determines that the City’s financial condition improves or other long-term financing tools become available to bridge the annexation funding gap. Therefore, the Committee recommends that Council adopt a resolution requesting King County to remove the item from the November 2012 election and rescind the prior resolution requesting an election.”

MOVED BY PERSSON, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT.*

Councilmember Corman requested clarification between approving this Committee report and leaving the measure on the ballot. He explained that neither option provides a date certain as to when the area will actually be taken in by the City.

Mayor Law affirmed Mr. Corman’s statement, and remarked that the biggest difference is if the report is approved, Council could reset the election at a later date which would preserve the state annexation sales tax credit. He stated that if the issue goes to a vote in November and is not approved, the annexation sales tax credit could be lost.
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Mayor Law also stated that with this report, if the annexation election is approved by voters, the administration is comfortable knowing that the funding issues will be worked out prior to effectuating the annexation. He added that the administration will not propose annexing the area until the City can afford to do so.

Councilmember Corman summarized the issue by stating that approving the report would keep in place the state annexation sales tax credit but delays the vote, and if the economy brightens Council may be able to set a date for the election in the future.

Mayor Law remarked that the issue has been discussed for a long time, and if the annexation election is positive, the City will need to find a way to take West Hill in at some point in time.

ROLL CALL: FOUR NOES: ZWICKER, BRIERE, PRINCE, TAYLOR; THREE AYES: PALMER, PERSSON, CORMAN.

*MOTION FAILED.

Discussion ensued regarding address and zip code changes for persons living in the annexation area presuming the November 2012 election is positive.

Finance Committee
Finance: Vouchers

Finance Committee Chair Briere recommended approval of Claim Vouchers 312556 - 312971, two wire transfers and one payroll run with benefit withholding payments totaling $10,069,079.30, and payroll vouchers including 743 direct deposits and 77 payroll checks totaling $1,649,855.09. MOVED BY BRIERE, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Transportation (Aviation) Committee

Lease: Addendum, Northwest Seaplanes, LAG-91-005

Transportation (Aviation) Committee Chair Corman presented a report recommending concurrence in the staff recommendation to approve the lease rate increase to the Northwest Seaplanes, Inc. lease, LAG-95-001, and authorize the Mayor and City Clerk to sign the lease addendum.

MOVED BY CORMAN, SECONDED BY ZWICKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Airport: Operating Permit & Agreement, Clean Craft Detailing

Transportation (Aviation) Committee Chair Corman presented a report recommending concurrence in the staff recommendation to approve the sublease from Bosair, LLC to Clean Craft Detailing, Inc. and authorize the Mayor and City Clerk to sign the Operating Permit and Agreement with Clean Craft Detailing, Inc.

MOVED BY CORMAN, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Lease: Addendum, Aerodyne, LAG-84-006

Transportation (Aviation) Committee Chair Corman presented a report recommending concurrence in the staff recommendation to approve the lease rate increase and authorize the Mayor and City Clerk to sign the lease addendum to Aerodyne, LLC's lease, LAG-84-006.

MOVED BY CORMAN, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.
**RESOLUTIONS AND ORDINANCES**

**RESOLUTION #4148**  
Finance: Project #63, Community Connectivity Consortium, KC-RCECC

A resolution was read authorizing the Mayor and City Clerk to enter into an addendum to the Community Connectivity Consortium’s Project Agreement Template Policy, between the City of Renton and the Cities of Auburn, Bellevue, Kirkland, Seattle, and King County, Renton School District, University of Washington, and Valley Communications. MOVED BY ZWICKER, SECONDED BY BRIERE, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for first reading and referred to the 6/25/2012 Council meeting for second and final reading:

**Annexation: Windstone V, North of Sunset Blvd N & East of Jericho Ave NE**

An ordinance was read annexing approximately 4.3 acres generally located south of NE 16th St., if extended, west of but not abutting 148th Ave. SE, north of NE Sunset Blvd., and east of Lyons Pl. NE, if extended, Windstone V Annexation. MOVED BY PRINCE, SECONDED BY BRIERE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 6/25/2012. CARRIED.

**Annexation: Windstone V, R-4 Zoning**

An ordinance was read establishing the zoning classification for approximately 4.3 acres, generally located south of NE 16th St., if extended, west of but not abutting 148th Ave. SE, north of NE Sunset Blvd., and east of Lyons Pl. NE, if extended, from R-4 (Residential - four dwelling units per gross acre) King County zoning to R-4 (Residential -four dwelling units per net acre) zoning; Windstone V Annexation. MOVED BY PRINCE, SECONDED BY BRIERE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 6/25/2012. CARRIED.

**Attorney: Tax Related Examinations & Audits, Code Amendment**

An ordinance was read amending Section 5-23-7 of Chapter 23, Examinations, Records Preservation, Successor Liability, and Public Disclosure, of Title V (Finance and Business Regulations), of City Code, by clarifying the intent of the limitation on actions. MOVED BY ZWICKER, SECONDED BY BRIERE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 6/25/2012. CARRIED.

**NEW BUSINESS**

**Annexation: West Hill**

Further discussion ensued regarding the West Hill annexation election including, if the election results are negative there is a possibility that the state annexation sales tax credit will be lost unless the annexation is re-commenced prior to 2015, and the annexation sales tax credit is essential to funding the annexation.

**Community Event: “Queen, it’s a new day,” Anti-Domestic Violence Event**

Councilmember Taylor reported that he attended an anti-domestic violence event entitled “Queen, it’s a new day.” He stated that the event provided a two-day make-over for 100 women who have been abused, broken, or forgotten to show them their worth. He stated that the women were given new work clothes, shoes, massages, and an overnight stay at a nice hotel.

**AUDIENCE COMMENT**

**Citizen Comment: Adams - Fluoridated Water**

Audrey Adams (Renton) explained that calcium fluoride in naturally occurring and comparatively benign, and noted that Renton adds sodium fluoride to its water supply. She remarked that sodium fluoride is synthetic, does not occur naturally, and is more harmful than calcium fluoride. Ms. Adams stated that the City paid $7,600 for 10,000 pounds of sodium fluoride. She remarked that she believes a 50 pound bag contains the equivalent of 2,600 lethal adult doses of the chemical.
EXECUTIVE SESSION & ADJOURNMENT

MOVED BY ZWICKER, SECONDED BY CORMAN, COUNCIL RECESS INTO EXECUTIVE SESSION FOR APPROXIMATELY 30 MINUTES TO DISCUSS PERSONNEL (RCW 42.30.110.1.f.) WITH NO OFFICIAL ACTION TO BE TAKEN AND THAT THE COUNCIL MEETING BE ADJOURNED WHEN THE EXECUTIVE SESSION IS ADJOURNED. CARRIED. Time: 7:53 p.m.

Executive session was conducted. There was no action taken. The executive session and the Council meeting adjourned at 8:44 p.m.

Bonnie I. Walton, CMC, City Clerk

Jason Seth, Recorder
June 18, 2012
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<th>COMMITTEE/CHAIRMAN</th>
<th>DATE/TIME</th>
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<tr>
<td>COMMITTEE OF THE WHOLE</td>
<td>MON., 6/25</td>
<td>Regional Committee Updates; Emerging Issues in Economic Development &amp; Transportation</td>
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<td>(Zwicker)</td>
<td>5:30 p.m.</td>
<td><em>7TH FLOOR CONFERENCING CENTER</em></td>
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<td>COMMUNITY SERVICES</td>
<td>MON., 6/25</td>
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<td>UTILITIES</td>
<td>MON., 6/25</td>
<td>Release of Utility Easements at Renton Village; Yellow Pages Opt-Out Program; Liberty Lift Station Bid Award Funding</td>
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<td>(Taylor)</td>
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NOTE: Committee of the Whole meetings are held in the Council Chambers unless otherwise noted. All other committee meetings are held in the Council Conference Room unless otherwise noted.