CALL TO ORDER

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

ROLL CALL OF COUNCILMEMBERS

DON PERSSON, Council President; ED PRINCE; ARMONDO PAVONE; GREG TAYLOR; RANDY CORMAN; MARCIE PALMER.

DENIS LAW, Mayor; JAY COVINGTON, Chief Administrative Officer; GARMON NEWSOM, Senior Assistant City Attorney; JASON SETH, City Clerk; CHIP VINCENT, Community and Economic Development Administrator; PREETI SHRIDHAR, Deputy Public Affairs Administrator; DOUG JACOBSON, Deputy Public Works Administrator – Transportation; KELLY BEYMBER, Parks & Golf Course Director; JAMIE THOMAS, Fiscal Services Director; ROCALE TIMMONS, Senior Planner; COMMANDER PAUL CLINE and DETECTIVE BOB ONISHI, Police Department.

PROCLAMATION

Small Business Saturday – November 29, 2014

A proclamation by Mayor Law was read declaring November 29, 2014 to be “Small Business Saturday” in the City of Renton and encouraging all citizens to “buy local” and support small businesses and merchants on Small Business Saturday, and throughout the year. MOVED BY PERSSON, SECONDED BY PRINCE, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

Mayor Law remarked that this proclamation is very timely given that the holiday season is approaching. He stated that small businesses are very important to the City, and encouraged everyone to shop locally on Saturday.

PUBLIC HEARING

CED: School District Impact Fees & Capital Facilities Plans

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 adopting amended collection of school district impact fees and capital facilities plans for the Issaquah, Kent, and Renton School Districts.

Senior Planner Rocale Timmons reported that the city of Renton is served by the Renton, Issaquah, and Kent school districts. She explained that each year, the districts provide the City with their capital facilities plans which include requests for impact fees. She further explained that the fees are used by the districts to help offset the impact of growth from schools. Ms. Timmons noted that the fees are only assessed on new residential development, and can only be used for capital improvements.

Ms. Timmons reported that the Issaquah school district is requesting a fee of $4,560 for each new single family home, a decrease of $1,170, and $1,458 for multi-family units, a $351 increase from last year. She reported that the Kent school district is requesting a continuation of both the single family and the multi-family fees from last year. She explained that these fees are $5,486 for each new single family home and $3,378 for each multi-family unit. Additionally, Ms. Timmons reported that the Renton school district is requesting a fee of $5,541 for each new single family home, an increase of $86, and $1,360 for multi-family units, an increase of $21 from last year.
Ms. Timmons reported that staff is recommending adoption of each district’s capital facilities plans and requested impact fees.

Public comment was invited.

Ralph Fortunato (Kent), Director of Fiscal Services for the Kent School District, pointed out that the district has not raised fees for the last five years. He also noted that the district has not collected fees from Renton for the past two years.

John Knutson (Kent), representing the Renton School District, remarked that the district voluntarily limits the fee increase to 1.58%, which is the inflationary change in the Seattle area cost of living adjustment. He also pointed out that the City of Bellevue will begin collecting impact fees for the district in 2015. Mr. Knutson noted that City of Tukwila has no immediate plans for residential development, but anticipates residential construction near Southcenter Mall in seven to ten years. He indicated that the district will continue to communicate with Tukwila regarding the matter of impact fees.

There being no further public comment, it was MOVED BY PRINCE, SECONDED BY PALMER, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED. (See pages 350 and 351 for further information on this topic.)

ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington invited Deputy Public Affairs Administrator Preeti Shridhar to present a video regarding auto theft prevention.

Ms. Shridhar reported that auto thefts have dramatically increased in the Puget Sound region over the past year. She remarked that car thefts tend to increase in the winter because people leave cars running to warm up in the cold weather. She introduced Detective Bob Onishi, and presented a Public Service Announcement video regarding auto theft prevention.

Detective Onishi reported that auto thefts are up 32.5% from last year’s rates for the period January through October. He indicated that in the mid-2000s law enforcement had some success in reducing the rates; however the rates have increased over the last couple of years. He stated that the auto theft prevention video will be played on Renton’s Channel 21 and social media webpages as a public awareness tool.

Responding to Councilmember Taylor’s inquiry, Detective Onishi reported that most of the stolen cars are early ’90s model Hondas and Toyotas. He explained that economics can play a part because no one wants to install $3,000 worth of security equipment in a $1,500 car. He stated that people might be well-served by putting the Club on their car because most criminals will look for something easier to steal. Detective Onishi added that most people simply do not have the mindset of a criminal and cannot comprehend how someone could take something that does not belong to them.

Responding to Mayor Law’s inquiry, Detective Onishi stated that he believes ninety to ninety-five percent of the individuals he deals with are repeat offenders. Mr. Onishi remarked that judges are not setting bail for these types of crimes as high as has been done in the past. He added that he believes this is one cause of the recidivism.
CONSENT AGENDA

Council: Meeting Minutes of 11/17/2014
City Clerk: Appoint Public Records Officer
Court Case: Paulsen, CRT-14-011
CAG: 14-035, 2014 Street Patch and Overlay with Curb Ramps, Lakeside Industries
Utility: Lower Cedar River Restoration Assessment, Herrera Environmental

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

City Clerk recommended adoption of a resolution appointing the City Clerk or designee as Public Records Officer for the City of Renton. Council concur. (See page 351 for resolution.)
Court case filed by Roger Paulsen and Jason Paulsen, POA for Judith Paulsen, petitioner, vs. the City of Renton, et al. Refer to City Attorney and Insurance Services.
Public Works Department submitted CAG-14-035, 2014 Street Patch and Overlay with Curb Ramps project; and requested approval of the project, authorization for final pay estimate in the amount of $24,761.68, commencement of a 60-day lien period, and release of retained amount of $57,638.38 to Lakeside Industries, Inc., contractor, if all required releases are obtained. Council concur.
Utility Systems Division recommended approval of a contract in the amount of $134,976 with Herrera Environmental Consultants for the engineering design of the Lower Cedar River Restoration Assessment project. Council concur.

MOVED BY PERSSSON, SECONDED BY PRINCE, COUNCIL CONCUR IN THE CONSENT AGENDA AS PRESENTED. CARRIED.

UNFINISHED BUSINESS

Committee of the Whole
CED: Affordable Housing – McOmber Correspondence

Council President Persson presented a Committee of the Whole report recommending that Howard McOmber’s requested amendments to encourage affordable owner-occupied housing in the Sunset Area be evaluated and considered as part of the Comprehensive Plan Housing and Human Services Element update planned for 2014-2015 and/or as part of the City’s housing strategic plan to be created in 2015-2016, to the extent applicable or desired in establishing the City’s housing goals and strategies.

The City believes that the current multi-family housing incentives in the Sunset Area are significant. Further, with planned public and private investment in the Sunset Area, private development will be stimulated in the future and additional incentives are not necessary. The Committee of the Whole recommends no further action regarding Mr. McOmber’s requests at this time. The City encourages Mr. McOmber and his associates to participate in the public process for developing a new Housing & Human Services Element for the Comprehensive Plan.

Addendum #1
Background on Requested Amendments to Encourage Affordable Owner-Occupied Homes in the Sunset Redevelopment Area

Howard McOmber has been working with multiple staff in the Department of Community & Economic Development (CED) and corresponding with and testifying before the Renton City Council for more than two years regarding the need for affordable owner-occupied housing in the Sunset Area, more specifically, requesting that the City modify the multi-family housing incentives and development regulations to help facilitate in-fill development of property

...
in the Sunset Area owned by Mr. McOmber and/or his associates as affordable owner-occupied housing.

Mr. McOmber’s early requests included three general items related to his proposed affordable housing development in the Sunset Area:

(i) Waive all of the City’s development and mitigation fees (regardless of the number of housing units included in a project);

(ii) Waive the open space requirements for projects located in close proximity to a City park; and

(iii) Waive the City’s “Complete Streets” development standards.

In exchange for the above provisions, Mr. McOmber offered to provide owner-occupied, low or moderate income housing for up to ten years in the Sunset Area.

On September 13, 2013, CED staff provided a detailed issue paper to the Planning and Development Committee that addressed each of Mr. McOmber’s above requests.

On December 9, 2003, the Planning and Development Committee recommended and the Council approved that additional potential incentives to encourage affordable owner-occupied homes in the Sunset Area be deferred until the City council reviews and approves the Comprehensive Plan Housing and Human Services Element update.

On June 16, 2014, and again on August 4, 2014, CED staff presented material to the Committee of the Whole regarding the above matter. In both cases, the Administration concurred with the adopted Planning and Development Committee report that the above issues be addressed as part of the Comprehensive Plan Housing and Human Services Update effort.

Notwithstanding the recommendation to defer any action at this time, CED noted three particular concerns regarding Mr. McOmber’s requests as part of the Committee of the Whole presentations above:

a) Term – only up to ten years. This is a short time frame given the long term goals;

b) Reluctant to create incentives that retain antiquated housing stock; and

c) Streetscape standards are an intricate part of the Sunset Area Revitalization.

On June 16, 2014, the City Council also received the Community Needs Assessment for Human Services and Housing (CNA), including a Sunset Area Addendum. The CNA was created as part of the City’s efforts to update the Housing and Human Services Element of the Comprehensive Plan. The City currently plans to complete the Housing and Human Services Element update in 2015, followed by a human services strategic plan and a housing strategic plan in 2015-2016.

The Sunset Area Community Revitalization effort includes $250 million of planned public and private improvements, including: new public, affordable and market-rate housing; a new early learning center, library and park; stormwater improvements and Complete Streets upgrades to NE Sunset Boulevard and other local streets; and other services and amenities. More than $60 million has been secured or expended to date.
In July 2014, Mr. McOmber submitted information to the City Council wherein he dropped the “affordable housing” element of his original request. Otherwise, his earlier requests remain basically the same. Mr. McOmber and his associates now plan to pursue conventional financing that won’t accept the limited affordable housing constraints that he proposed earlier.

Addendum #2
Background on City’s Multi-Family Housing Incentives and Support for the Sunset Area

The Sunset Area is one of Renton’s older commercial and residential areas and is in need of revitalization. Since the late 1990s, the City has viewed the Sunset Area (a.k.a. the Highlands) as a high-priority redevelopment area targeted for improvement and investment. The following list chronicles the City Council’s actions during the last eleven years to provide various incentives and support to encourage public and private investment in the Sunset Area and facilitate multi-family housing development:

In December 2003, the City Council adopted Ordinance No. 5061 designating the Highlands as a “residential targeted area” for the purpose of allowing a limited property tax exemption for qualifying new owner-occupied or rental multi-family housing in the Highlands to help support capital investment and redevelopment in the area.

• In the Fall of 2006, the City convened the Highlands Task Force on Land Use and Zoning which resulted in the City Council adopting changes in May 2007, to the City’s land use policies and zoning codes to stimulate redevelopment in the area.

• In August 2007, the City convened the Highlands Phase II Task Force to study additional neighborhood issues which resulted in recommendations that the City Council prioritized and adopted in the Highlands Action Plan in early 2009. The Highlands Action Plan recommendations included creating incentives for redevelopment.

• In July 2008, the City Council adopted Ordinance No. 5400 establishing the Highlands as a designated residential targeted area for low-income housing serving households at or below eighty percent (80%) of the median income to help support development of new high-quality affordable housing.

• In November 2008, the City Council adopted ordinance 5419 to establish the Housing Opportunity Fund (HOF) to help fund eligible affordable housing projects that serve targeted low and/or moderate income households and/or special-needs populations. (The HOF was initially funded by the City Council with $200,000. To date, $75,000 was provided to East King County Habitat for Humanity to support the La Fortuna development, an affordable owner-occupied housing project in the Benson community, and $100,000 was provided to RHA to support two Sunset Terrace replacement public housing projects, the Glennwood Townhomes and the Kirkland Avenue Townhomes. Staff has targeted the remaining $25,000 for RHA’s next Sunset Terrace replacement housing project.)

• In June 2009, the City commissioned a Community Investment Strategy study to prioritize additional public investment in the 269-acre Sunset Area
study area which resulted in the City Council's adoption of the Sunset Area Community Investment Strategy in November 2009. The highest priorities for the Sunset Area Community Investment Strategy included support for the RHA's Sunset Terrace Redevelopment and pursuing a Planned Action Environmental Impact Statement to help facilitate redevelopment in the Sunset Area.

- In February 2010, the City Council amended RMC 4-1-210 to allow the waiver of development and mitigation fees to encourage new owner-occupied housing in the Sunset Area and help support redevelopment in the area.

- In June 2010, the City and RHA partnered together to conduct a Sunset Area Community Planned Action NEPA/SEPA Environmental Impact study. The study was completed in April 2011 and resulted in the City Council's adoption of the Sunset Area Community Planned Action in June 2011, to help facilitate and support private and public investment and redevelopment in the Sunset Area over the next 20 years.

- In August 2011, the City Council further amended RMC 4-1-210 to allow for the waiver of development and mitigation fees to encourage new multi-family rental housing in the Sunset area and help support redevelopment in the area.

- In June, 2014, the City Council received the Community Needs Assessment for Human Services and Housing (CNA), including a Sunset Area Addendum. The CNA was created as part of the City's efforts to update the Housing and Human Services Element of the Comprehensive Plan in 2014-2015. The City also plans to complete a human services strategic plan and a housing strategic plan in 2015-2016.

MOVED BY PERSSON, SECONDED BY PRINCE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

Committee on Committees
Council: 2015 Council Committee Selections

2015 Council President-Elect Prince presented a Committee on Committees report recommending the following Council committee assignments for 2015:

FINANCE
(1st & 3rd Mondays, 5:00 p.m.)
Don Persson, Chair
Greg Taylor, Vice-Chair
Armondo Pavone, Member

PUBLIC SAFETY
(1st & 3rd Mondays, 4:30 p.m.)
Armondo Pavone, Chair
Don Persson, Vice-Chair
Greg Taylor, Member

COMMUNITY SERVICES
(2nd & 4th Mondays, 5:00 p.m.)
Vacant Position, Chair
Marcie Palmer, Vice-Chair
Randy Corman, Member
Finance Committee Vice-Chair Palmer presented a report recommending approval of Claims Vouchers 333645 – 334287, ten wire transfers and two payroll runs with benefit withholding payments totaling $11,956,026.58 and payroll vouchers including 1,453 direct deposits and 128 payroll checks totaling $3,223,626.75. MOVED BY PALMER, SECONDED BY PRINCE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

Budget: 2014 Year-End Amendment

Finance Committee Vice-Chair Palmer presented a report recommending concurrence in the staff recommendation to approve an amendment in the 2013/2014 Budget appropriations in the amount of $6,375,319 with the total amended budget to be $609,250,946 for the biennium. The Committee further recommended that the ordinance regarding this matter be presented for first reading.

MOVED BY PALMER, SECONDED BY PRINCE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED. (See page 351 for ordinance.)

CED: School District Impact Fees & Capital Facilities Plans

Finance Committee Vice-Chair Palmer presented a report recommending concurrence in the staff recommendation to adopt an ordinance to approve impact fee collection changes and Capital Facilities Plans for three school districts within the City of Renton as follows:

- Collect the requested impact fee of $4,560, a decrease of $1,170, for each new single-family home and an impact fee of $1,458 for each multi-family unit, an increase of $361, on behalf of the Issaquah School District; and
- Continue to collect an impact fee of $5,486 for each new single-family home and $3,378 for each new multi-family unit on behalf of the Kent School District; and
- Collect the requested impact fee of $5,541, an increase of $86, for each new single-family home and $1,360, an increase of $21, for each new multi-family unit on behalf of the Renton School District.
RESOLUTIONS AND ORDINANCES

RESOLUTION #4235
City Clerk: Appoint Public Records Officer

The Committee further recommended that the ordinance regarding this matter be presented for first reading.

MOVED BY PALMER, SECONDED BY PRINCE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED. (See later this page for ordinance.)

The following resolution was presented for reading and adoption:

A resolution was read appointing the City Clerk or designee as the Public Records Officer for the City of Renton. MOVED BY PERSSON, SECONDED BY PALMER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for first reading and referred to the 12/1/2014 Council meeting for second and final reading:

An ordinance was read amending Section 4-1-160 of Chapter 1, Administration and Enforcement, of Title IV (Development Regulations), of City Code, setting the impact fee at $4,560 per new single family home and $1,458 per new multi-family unit in the Issaquah School District; Retain the impact fee of $5,486 per new single family home and $3,378 per new multi-family unit in the Kent School District; Setting the impact fee at $5,541 per new single family home and $1,360 per new multi-family unit in the Renton School District; and adopting the Capital Facilities Plans of the Issaquah, Kent, and Renton School Districts. MOVED BY PALMER, SECONDED BY PRINCE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/1/2014. CARRIED.

An ordinance was read amending the City of Renton Fiscal Years 2013/2014 Biennial Budget as adopted by Ordinance No. 5682, and thereafter amended by Ordinance Nos. 5686, 5692, 5715, and 5723 in the amount of $6,375,319, for a total amended amount of $609,250,946 over the biennium. MOVED BY PALMER, SECONDED BY PRINCE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/1/2014. CARRIED.

NEW BUSINESS
Council: Council Vacancy Position No. 6

Council President Persson indicated that Council has the following three options for appointing someone to the Council vacancy: 1) select someone based on the review of the information packets submitted to the City Clerk, ending the process, 2) if someone is not selected Council may announce a slate of candidates to be interviewed, or 3) Council may interview all candidates.

Mr. Persson announced that if interviews are to be conducted, a Special Meeting/Workshop of the Committee of the Whole will be held on Tuesday, December 2, from 5 p.m. to 8 p.m. in Council Chambers. He requested that Councilmembers send any potential questions for candidates to the Council Liaison by 5 p.m., Wednesday, November 27, 2014.

Clarifying, Ms. Palmer stated that the process for filling the vacancy will be discussed on the December 1, 2014 Committee of the Whole meeting. She added that if interviews are to be conducted they will occur on Tuesday, December 2, 2014 at 5 p.m. during a Special Meeting of the Committee of the Whole. She remarked that all candidates should be prepared to be interviewed that Tuesday evening.
Mr. Persson confirmed Ms. Palmer’s clarification and noted that the meeting could go past 8 p.m. He also clarified that Council policy allows 30 minutes per candidate, which can be reduced by the Council President if there are more than six candidates. Mr. Persson remarked that he would only reduce the time if that was the wish of the full Council.

Responding to Councilmember Corman’s inquiry, Mr. Persson stated that all questions from the public or potential candidates regarding the process for filling the vacancy should be directed to the City Clerk. He also noted that he has made a personal decision not to meet with any potential candidates, but has answered some general questions regarding the roles and responsibilities of being a Councilmember.

Mr. Corman remarked that whoever is appointed will have to run for election to complete the rest of the unexpired term in November 2015. He pointed out that the election is only ten or eleven months off and campaigns typically take that long. He remarked that he did not mean to discourage anyone from applying, but wanted to make sure people are aware that a campaign will have to be run.

Discussion ensued regarding previous Council vacancy appointments, the timing for swearing-in the newly appointed Councilmember, the number of remaining Council meetings scheduled for 2014, the potential need for additional Special Meetings, and whether the Mayor can cast a tie-breaking vote. Additional discussion ensued regarding the appointee’s need to run for election of the remaining term in November 2015, and then run for re-election in 2017.

MOVED BY PRINCE, SECONDED BY PALMER, COUNCIL RE-SET THE PUBLIC HEARING DATE FOR THE SUNSET PLANNED ACTION ORDINANCE AMENDMENT TO DECEMBER 8, 2014. CARRIED.

Councilmember Prince requested that the administration prepare information regarding Council quorum and attendance policies for the upcoming 2015 Council Retreat.

Councilmember Taylor reported that he is a founding member of a national organization called Local Progress. He stated that the organization’s next convening will occur in New York City. Mr. Taylor explained that Local Progress has provided stipends to cover most of his travel costs. He requested that Council approve his City travel voucher request in the amount of $947.

Mr. Taylor reported that the organization will be spending three days discussing building progressive cities, fighting for economic justice and worker rights, receiving training on winning police and criminal justice reform, building affordable housing, and empowering and integrating immigrant residents. He added that he sees this opportunity as a significant benefit to the City, as well as well-leveraged use of City funds.

Council discussion ensued regarding the use of City funds for training and educational opportunities outside of the Council-authorized regional committees; whether or not Local Progress is a Political Action Committee and the appropriateness of using City funds for Political Action Committees; and other local elected officials paying their own way to the conference.
MOVED BY PESSON, SECONDED BY PRINCE, COUNCIL DENY COUNCILMEMBER TAYLOR'S TRAVEL VOUCHER EXPENSE REQUEST.*

Mr. Taylor stated that Local Progress is specifically policy driven and is not a Political Action Committee. He emphasized that all of the agenda items that will be discussed at the conference are relevant to Renton and its residents. He also remarked that the Council policy regarding travel expense reimbursement needs to be readdressed.

Mr. Prince stated that the policy allows reimbursement for Council-approved committees without prior approval. He added that although Local Progress has an overarching emphasis on policy, it is sponsored by the Service Employees International Union (SEIU). He noted that he supports the SEIU, but its sponsorship of Local Progress gives the appearance of political action.

Mr. Corman added that the City would not fund sending a Councilmember to the National Democratic Convention even though there may be a lot of good governmental policy discussed. He also noted that the items being discussed at the convention include a $15 an hour minimum wage, paid sick leave, and other economic justice issues. He noted, however, that there may be Renton constituents that want to weigh-in on these issues before Council sends a representative to fight for them. Mr. Corman added that he personally supports many of the issues, but believes it is a matter of due process before Council starts committing City funds for these topics.

Mr. Taylor reiterated that Local Progress is not a Political Action Committee. He emphasized that there is no requirement for representatives to represent either political party. He added that Local Progress is about policy development. Mr. Taylor remarked that he disagrees that Renton residents are not interested in these types of policies. He stated that all of these types of policies directly impact the Renton community. He added that he will be attending the conference whether or not the request is approved.

*MOTION CARRIED.

ADJOURNMENT

MOVED BY PESSON, SECONDED BY PRINCE, COUNCIL ADJOURN. CARRIED.
TIME: 8:05 p.m.

Jason A. Seth, CMC, City Clerk

November 24, 2014
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