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

ROLL CALL OF COUNCILMEMBERS
TERRI BRIERE, Council President; MARCIE PALMER; DON PERSSON; RANDY CORMAN; TONI NELSON; DAN CLAWSON; DENIS LAW.

CITY STAFF IN ATTENDANCE
KATHY KEOLKER-WHEELER, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; SYLVIA ALLEN, Recreation Director; TOM PUTHOFF, Recreation Specialist II; DEREK TODD, Assistant to the CAO; COMMANDER FLOYD ELDRIDGE, Police Department.

SPECIAL PRESENTATION
Community Services: Teen Programs
Tom Puthoff, Recreation Specialist II, reviewed the events and activities that comprise the Recreation Division's teen programs. He reported that the Renton neighborhood centers offer drop-in activities for teens, attracting between 70 to 160 participants each day. Mr. Puthoff highlighted activities such as the Hip Hop Dance program, horseback riding, ski trips, rock climbing, overnight campouts, and the Great Escapes Teen Camp.

Continuing, Mr. Puthoff explained that the Renton Youth Council program is comprised of approximately 100 members, and a large part of the program is volunteerism. The Renton Youth Council participates in community awareness projects, and organizes activities such as the flashlight egg hunt and citywide dances. Additionally, the Renton Youth Council is involved with the Renton Youth Enrichment and Support Fund project, which awards grants to local area youth groups, and with the Eastside Youth Hall of Fame, which is a joint project with various cities that recognizes outstanding teens.

APPEAL
Planning & Development Committee
Appeal: Ridgeview Court Preliminary Plat, Cliff Williams, PP-04-131
Planning and Development Committee Chair Clawson presented a report regarding the appeal filed by Cliff Williams, Ridgeview Court, LLC, on the Ridgeview Court Preliminary Plat (PP-04-131). The Committee heard this appeal on 5/5/2005. After reviewing the record, the written appeal and hearing oral argument, and having heard about the background of this project from staff and receiving staff's recommendation, the Committee recommended that the Council find that the evidence submitted by the appellant justifies reversing the Hearing Examiner's recommendation concerning the plat, approving the plat, and approving the site plan. The Committee therefore recommended that the Council change the Hearing Examiner's recommendation, approve the preliminary plat, and approve the site plan with the following changes to the Hearing Examiner's report, recommendation and decision:

1. There should be added Finding 28 to read: "The Comprehensive Plan and zoning provided for a mixed-use area, which permitted residential development. Providing homeownership opportunities in all neighborhoods is a policy under the Comprehensive Plan. While it might be preferable to have a buffering use between the post office and the residential development, because of the separation from NE 4th St., there does not appear to be a viable current market for a buffering non-residential use. Since a residential use is permitted, and the plat has been designed to
provide an elevation change between the post office and the residential properties, as well as additional setbacks, a fence and landscaping, the use is not only permitted, but is perhaps the only use that can currently be made of the property. Those persons that are sensitive to noise should be able to determine that the house they are considering buying backs up on a post office and that there will be some noise from the post office, and avoid making such a purchase."

The Hearing Examiner's conclusions should be modified as follows:

1. Conclusion No. 1 is amended by striking the last two sentences.
2. Conclusion No. 2 is stricken in its entirety.
3. Conclusion No. 4 should be modified by striking the first three sentences thereof.
4. Conclusion No. 5 is modified by striking the last sentence thereof.
5. Conclusion No. 6 is modified by striking the last sentence thereof and substituting in its place "On balance, the public use and interest is served by this proposal."
6. Conclusion No. 7 is stricken in its entirety.
7. Conclusion No. 9, wherein the Hearing Examiner recommends that the Council deny the residential plat is reversed.
8. Conclusion No. 10 wherein the site plan is denied because of the denial of the plat is reversed and the Council instead accepts the Hearing Examiner's alternative decision on the site plan.
9. Conclusion No. 17 recommending denial of the proposed plat and site plan is reversed.
10. The Hearing Examiner's recommendation that the City Council should deny the proposed plat is reversed.
11. The Hearing Examiner's decision that the site plan is denied because of the recommended denial of the plat is reversed and the Hearing Examiner's alternative recommendation and decision is adopted. However, the Committee recommended that the masonry wall imposed as noise mitigation by the Hearing Examiner be eliminated and, in its place, there be installed a cedar fence, triple pane windows, and double insulation.

MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

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 2005 and beyond. Items noted included:

* The City has hired two companies that will work together to treat the rapidly spreading Eurasian milfoil in Lake Washington that threatens the safety of swimmers, boaters, and float planes. While there will be no restrictions for fishing and swimming during this treatment, the boat launch will be closed May 16th at 6:00 a.m. through May 19th at 10:00 a.m. to allow the contractor to work within the harbor area.

* Last week, 25 residents at Houser Terrace in the Renton Highlands had their
vehicle tires slashed in an act of vandalism. The Police Department apprehended the youths responsible for the damage. Local business owners, service clubs, and individual community members stepped up and turned a traumatic situation into an act of true generosity. Les Schwab Tires, Skyway Towing, and Discount Tires helped replace all the tires. Rotary Club of Renton, Highlands Community Church, and several individuals also pledged financial assistance to the affected residents who were all reimbursed for their losses.

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

Council Meeting Minutes of May 2, 2005 Approval of Council meeting minutes of May 2, 2005. Council concur.

Community Event: Renton River Days Fee Waivers & Banner Installation Administrative, Judicial and Legal Services Department requested the following: waiver of permit fees for 2005 Renton River Days activities endorsed by Renton River Days Board of Directors; waiver of City Center Parking garage fees from July 22 to July 24; and authorization to install River Days banners on City light poles from June 20 to July 25. Council concur.

Development Services: Kwan Short Plat, ROW Dedication, SW 4th Pl, SHP-03-019 Development Services Division recommended acceptance of a deed of dedication for additional right-of-way along the frontage of SW 4th Pl. to fulfill a requirement of the Kwan Short Plat (SHP-03-019). Council concur.

Plat: Savannah at the Park, Union Ave NE, PP-04-163 Hearing Examiner recommended approval, with conditions, of the Savannah at the Park Preliminary Plat; ten single-family lots on 1.73 acres located at 909 Union Ave. NE (PP-04-163). Council concur.


Annexation: Merritt II, SE May Valley Rd & Coal Creek Parkway Economic Development, Neighborhoods and Strategic Planning Department recommended a public meeting be set on 5/16/2005 for the proposed Merritt II Annexation (located south of SE May Valley Rd. and east of Coal Creek Parkway) and associated rezones, the boundaries of which were expanded by the Boundary Review Board from 20.6 to 133 acres. Council concur.

Transportation: SR-169 Route Development Plan, WSDOT Transportation Systems Division recommended approval of an agreement in the amount of $50,000 with the Washington State Department of Transportation for the SR-169 Route Development Plan and Corridor Study. Refer to Transportation (Aviation) Committee.

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

UNFINISHED BUSINESS

Transportation (Aviation) Committee Transportation: NE 3rd/4th St Corridor Improvements Study Final Report

Transportation (Aviation) Committee Chair Palmer presented a report recommending concurrence with the staff recommendation to set a public hearing on 5/23/2005 for the NE 3rd and 4th Street Corridor Improvements Project Study final report. MOVED BY PALMER, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. Ms. Palmer encouraged people who are interested in the long range transportation plan for the corridor to attend the public hearing.

Finance Committee Finance: Bad Debt Write Off

Finance Committee Chair Persson presented a report regarding bad debt write off. The Finance and Information Services (FIS) Department presented to the
Committee a list of bad debts totaling $52,524.22. The FIS Department and the City's collection agency have attempted to collect these debts for over 24 months without success. The total bad debt consists of uncollectible accounts for services provided by the Police Department, Renton Municipal Airport, Community Services Department, Public Works Department, and Utility Billing Division.

The Committee recommended granting to the FIS Department the authority to write off the total bad debt of $52,524.22, and to authorize the department to make the necessary accounting adjustments to remove these debts as owing on the City's financial records.*

Mr. Persson explained that this action represents an accounting adjustment, and the City is still going to try to recover the money.

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

Finance: Vouchers
Finance Committee Chair Persson presented a report recommending approval of Claim Vouchers 237061 - 237489 and two wire transfers totaling $2,847,310.02; and approval of Payroll Vouchers 57031 - 57257, one wire transfer, and 575 direct deposits totaling $1,880,579.83. MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Utilities Committee
Latecomer Agreement: Wharton, Sewer Extension (SE 122nd St), LA-04-001
Utilities Committee Chair Corman presented a report recommending concurrence in the staff recommendation to approve Glenn Wharton's request for latecomer agreement for a period of 15 years for the purpose of recovering a portion of the cost of extending wastewater facilities for a residential project at 14035 SE 122nd St. The application for latecomer agreement was submitted on 3/22/2004, and the preliminary costs were approved by the City Council on 5/17/2004. Construction of the project started 7/2/2004, and was completed 3/30/2005. Staff has received as-built plans, reviewed the final costs, and updated the assessment roll.

The Committee further recommended that the City Clerk send out notices of the latecomer's potential assessment and the right to appeal, with Council retaining the right to rule on the final action. If no appeals have been submitted within 20 days of the date of the mailing, the Committee recommended that the City Clerk mail the final assessment notice, and that the Mayor and City Clerk be authorized to execute and record the latecomer agreement to finalize the matter. MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Community Services Committee
Community Services: Park Rules & Regulations Changes
Community Services Committee Chair Nelson presented a report regarding the amendments to the Park Rules and Regulations. The Committee recommended concurrence in the staff and Park Board recommendation to approve the amendments to Section 11 of the Park Rules and Regulations, to indicate that domestic animals, except for service animals, can be restricted from specific events held at City parks, upon request and subsequent approval of the Park Board, and that all domestic animals in City parks be on a leash, including service animals.

The Committee further recommended that the resolution regarding this matter be presented for reading and adoption. MOVED BY NELSON, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT.
Councilwoman Nelson pointed out that the Park Rules and Regulations amendment allows special event organizers to apply to the Park Board for the prohibition of domestic animals from specific events, such as the Farmers Market.

Planning and Development Committee Chair Clawson presented a report regarding the multi-family housing property tax exemption applications and agreements. The Committee recommended concurrence with the staff recommendation to authorize the Economic Development, Neighborhoods and Strategic Planning Department Administrator to approve the multi-family housing property tax exemption applications for Merrill Gardens at Renton Centre and Parkside at 95 Burnett.

The Committee also recommended adoption of two resolutions to approve multi-family housing property tax exemption agreements that address the terms and conditions for Merrill Gardens at Renton Centre and Parkside at 95 Burnett to receive a partial property tax exemption upon completion. The Committee further recommended that the resolutions regarding these matters be presented for reading and adoption. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See later this page for resolutions.)

RESOLUTIONS AND ORDINANCES

Resolution #3751
Community Services: Park Rules & Regulations Changes

Resolution #3752
EDNSP: Multi-Family Housing Property Tax Exemption, Merrill Gardens at Renton Centre

Resolution #3753
EDNSP: Multi-Family Housing Property Tax Exemption, Parkside at 95 Burnett

NEW BUSINESS

Utility: Sewer Moratorium in East Renton Plateau PAA

Finance: Utility Tax Exemption

Community Services: City Center Parking, Fee Waiver for Special Events

CARRIED. (See later this page for resolution.)

A resolution was read approving amendments to the Park Board's Park Rules and Regulations. MOVED BY NELSON, SECONDED BY PALMER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

A resolution was read approving a multi-family housing property tax exemption agreement and authorizing the Mayor and City Clerk to execute the agreement for the Merrill Gardens at Renton Centre project. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

A resolution was read approving a multi-family housing property tax exemption agreement and authorizing the Mayor and City Clerk to execute the agreement for the Parkside at 95 Burnett project. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

MOVED BY BRIERE, SECONDED BY LAW, COUNCIL REFER THE ISSUE OF IMPOSING A SEWER MORATORIUM IN THE EAST RENTON PLATEAU POTENTIAL ANNEXATION AREA TO COMMITTEE OF THE WHOLE. CARRIED.

MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL REFER THE ADMINISTRATION'S (4/22/2005) UTILITY TAX EXEMPTION REPORT TO THE UTILITIES COMMITTEE. CARRIED.

Councilman Corman stated his support for waiving the parking fees at the City Center Parking garage for the Farmers Market. Councilman Law also voiced his support for the fee waiver, and suggested waiving parking fees for other special events as well.
MOVED BY PERSSSON, SECONDED BY CORMAN, COUNCIL AUTHORIZE THE ADMINISTRATION TO APPROVE FREE PARKING AT THE CITY CENTER PARKING GARAGE FOR SPECIAL EVENTS AS APPROPRIATE. CARRIED.

Community Event: Bike to Work Day, 5/20/2005

Councilman Clawson announced that May 20th is "Bike to Work Day" and he encouraged people to participate.

**ADJOURNMENT**

MOVED BY LAW, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 8:18 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann

May 9, 2005