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
DON PERSSON, Past Council President; DENIS LAW; DAN CLAWSON; TONI NELSON; MARCIE PALMER. MOVED BY NELSON, SECONDED BY LAW, COUNCIL EXCUSE ABSENT COUNCILMEMBERS TERRI BRIERE AND RANDY CORMAN. CARRIED.

CITY STAFF IN ATTENDANCE
KATHY KEOLKER-WHEELER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; ALEX PIETSCH, Economic Development Administrator; BEN WOLTERS, Economic Development Director; MARK SANTOS-JOHNSON, Economic Development Specialist; DENNIS CULP, Community Services Administrator; SYLVIA ALLEN, Recreation Director; MIKE WILSON, Interim Finance and Information Services Administrator; LINDA PARKS, Fiscal Services Director; COMMANDER KATIE MCCLINCY, Police Department.

SPECIAL PRESENTATIONS
Finance: 2003 CAFR Award
Mike Wilson, Interim Finance and Information Services Administrator, announced that Renton has once again won an award for its Comprehensive Annual Financial Report (CAFR) from the Government Finance Officers Association (GFOA). He stated that compliance with GFOA's high standards is reflected by the City's solid bond rating, excellent audit reports, and low audit risk classification.

AWC: Achievement Award of Excellence, REACT Program
Mayor Keolker-Wheeler announced that Renton received the Association of Washington Cities Achievement Award of Excellence for its REACT (Renton Enhanced Abatement and Code Enforcement Team) program. She explained that this interdepartmental effort addresses non-criminal activities and nuisance abatement. Noting that the team members are working together for the benefit of the citizens, the Mayor stated how proud she is of what the team has accomplished so far.

PUBLIC HEARING
Planning: Multi-Family Housing Property Tax Exemption Modifications
This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker-Wheeler opened the public hearing to consider modifications to the existing designated residential targeted areas for a potential limited property tax exemption for eligible multi-family projects.

Alex Pietsch, Economic Development Administrator, stated that Renton has
been actively encouraging the development of high-density, multi-family housing in its urban centers, and one of the tools afforded by the State to encourage that type of development is a limited property tax exemption. Mark Santos-Johnson, Economic Development Specialist, explained that the proposal adds the Commercial Office Residential 3 (COR 3) zone to the existing Urban Center North District 1 (UC-N1) zone designated residential targeted area, and changes the names for three designated residential targeted areas to "Downtown," "Highlands," and "South Lake Washington."

Continuing, Mr. Santos-Johnson reported that eligible projects may be able to receive a partial property tax exemption for up to ten years. The exemption applies to the value of new housing construction, but does not include the value of land, existing improvements, or non-housing related improvements. He stated that the tax exemption also applies to all levels of the ad valorem property tax, including city, county, state, and local taxing districts; and for projects in Renton, this amounts to $11.86 per $1,000 of assessed value for 2005.

Mr. Santos-Johnson explained that eligible projects must be located in designated targeted areas; must be new construction rental or owner occupied multi-family housing with four or more housing units in each building; must have a minimum of either ten or thirty housing units depending upon location; must be mixed-use if located in the Center Downtown zone, UC-N1 zone, COR 3 zone, or in the Center Village zone, unless waived; and must comply with design standards and guidelines.

In conclusion, Mr. Santos-Johnson conveyed staff's recommendation to add the COR 3 zone to the existing UC-N1 zone designated residential targeted area, and to establish new names for the three designated residential targeted areas.

Public comment was invited.

Michael Christ, 1083 Lake Washington Blvd. N., Renton, 98056; Julia Peckham, 1083 Lake Washington Blvd. N., Renton, 98056; and Jim Hambuechen, 1083 Lake Washington Blvd. N., Renton, 98056, spoke in support of the addition of the COR 3 zone to the existing UC-N1 zone designated residential targeted area for the property tax exemption, and noted that the exemption will benefit the Southport development project.

There being no further public comment, it was MOVED BY LAW, SECONDED BY CLAWSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED. (See page 236 for Planning and Development Committee report.)

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 2005 and beyond. Items noted included:

* The Valley Medical Center Cinema on the Piazza will kick off its season in downtown Renton on July 2nd, and will continue every Saturday night through the end of August.

* Two major improvement projects have been completed at the Maplewood Golf Course: 1) the reconstruction of the Number 8 Green and the hillside drainage installation, and 2) the installation of additional parking and overhead netting.

Community Services: "Adopt a…" Program

Reporting on the "Adopt a…" program, Community Services Administrator Dennis Culp explained that the program is a way to leverage park and recreation staff resources, and to outreach for volunteers. Sylvia Allen, Recreation Director, described the volunteer and sponsorship opportunities available.
through the program as follows:

- Adopt a Park - Help maintain Renton's beautiful parks, trails and natural areas.

- Adopt a Program - Help Renton continue to provide quality, affordable recreation programs to participants of all ages.

- Adopt a Participant - Help deserving Renton residents take part in recreation programming.

Ms. Allen pointed out that the program helps the community to be connected to the quality of life programming offered by the City.

AUDIENCE COMMENT

Citizen Comment: Jepson - Airport Honorary Name, Clayton Scott Field

Bill Jepson, 7400 SE 71st St., Mercer Island, 98040, praised Clayton L. Scott, a long-time member of the aviation community, and detailed Mr. Scott's contributions to the aviation industry and his association with Boeing and the Renton Airport. He indicated that Mr. Scott turns 100 years old on July 15th, and requested that the City consider adding the honorary name of Clayton Scott Field to the Renton Airport, in time for his birthday if possible.

Mayor Keolker-Wheeler stated that even if the decision is made to add Mr. Scott's name to the Airport, it is doubtful it can be accomplished in time for his birthday. Jay Covington reported that the request is currently under review by the Community Services Department, and a recommendation will be brought forward to the Council.

CONSENT AGENDA

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

Council Meeting Minutes of June 20, 2005

Approval of Council meeting minutes of June 20, 2005. Council concur.

CAG: 05-073, 2005 Street Overlay, Western Asphalt

City Clerk reported bid opening on 7/22/2005 for CAG-05-073, 2005 Street Overlay; three bids; engineer's estimate $907,765.10; and submitted staff recommendation to award the contract to the low bidder, Western Asphalt, Inc., in the amount of $875,181.04. Council concur.

Development Services: Park Ave Short Plat, ROW Dedication, SHP-04-159

Development Services Division recommended acceptance of the dedication of additional right-of-way at the corner of Park Ave. N. and N. 34th St. to fulfill a requirement of the Park Ave. Short Plat (SHP-04-159). Council concur.

Transportation: Maple Valley Hwy Improvements Project Utilities Relocation, Puget Sound Energy

Transportation Systems Division recommended approval of an agreement with Puget Sound Energy, Inc. in the amount of $80,537.19 for the relocation of existing utilities in connection with the Maple Valley Hwy. (SR-169) Improvements Phase 1 Project. Council concur.

Airport: Boeing Employee Flying Association Lease, Addendum #6, LAG-87-001

Transportation Systems Division recommended approval of Addendum #6 to LAG-87-001, airport lease with Boeing Employee Flying Association, for a rent increase from $40,197.84 to $44,529.71 ($0.322 to $0.3567 per square foot) annually, which will remain in effect until 6/1/2010. Council concur.

Airport: Bosair Lease, Addendum #4, LAG-86-003

Transportation Systems Division recommended approval of Addendum #4 to LAG-86-003, airport lease with Bosair, LLC, for a rent increase from $15,890.29 to $17,602.34 ($0.31 to $0.3434 per square foot) annually, which will remain in effect until 6/1/2010. Council concur.

Airport: Kaynan Lease,
Addendum #11, LAG-84-003

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<tr>
<td>Addendum #11, LAG-84-003</td>
<td>LAG-84-003, airport lease with Kaynan, Inc., for a rent increase from $23,894.76 to $26,808.86 ($3.276 to $3.385 per square foot) annually, which will remain in effect until 6/1/2008. Council concur.</td>
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Transportation: Supplemental Street Lighting Standard for Arterial Street Lighting

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<tr>
<td>Transportation: Supplemental Street Lighting Standard for Arterial Street Lighting</td>
<td>Transportation Systems Division requested approval to adopt the supplemental street lighting standard for arterial street lighting. Refer to Transportation (Aviation) Committee.</td>
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Airport: T-Hangar Lease Rate Increase

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<tr>
<td>Airport: T-Hangar Lease Rate Increase</td>
<td>Transportation Systems Division requested approval of a rent increase for all T-Hangar units at the Airport to $285 per month plus leasehold excise tax, and approval to apply the Seattle/Tacoma Consumer Price Index every three years to the rental rate. Refer to Transportation (Aviation) Committee.</td>
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Vacation: N 14th St, Pool Brothers Construction, VAC-05-001

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<tr>
<td>Vacation: N 14th St, Pool Brothers Construction, VAC-05-001</td>
<td>Utility Systems Division reported submittal of the appraisal performed for the vacation of a portion of N. 14th St. (VAC-05-001; Pool Brothers Construction), and requested that Council accept the appraisal and set compensation for the right-of-way at $21,285. Refer to Planning and Development Committee.</td>
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MOVED BY PERSSON, SECONDED BY LAW, COUNCIL APPROVE THE CONSENT AGENDA AS AMENDED TO REMOVE ITEM 7.d. FOR SEPARATE CONSIDERATION. CARRIED.

Separate Consideration

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<th>Item 7.d.</th>
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<td>Separate Consideration Item 7.d.</td>
<td>Economic Development, Neighborhoods and Strategic Planning Department recommended approval of a lease with Spirit of Washington, Inc. to use the Pavilion Building for meeting and event space.</td>
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Councilman Clawson expressed concern regarding the restroom facilities, as the Pavilion Building restrooms would not be available for those attending events such as the Farmers Market at the Piazza if an event at the Pavilion Building occurred at the same time.

Responding to Councilman Clawson's inquiry, Economic Development Administrator Alex Pietsch stated that the cost of providing a portable toilet is approximately $100. He noted that the restroom facility at the Renton Transit Center is available for use.

Councilwoman Nelson expressed the need for a portable toilet if there is a conflict with the Farmers Market. Councilwoman Palmer also noted the need for a portable toilet if there is a conflict with the Cinema on the Piazza event on Saturday nights.

Councilman Clawson stated his support for the lease, noting that the City will benefit from the Spirit of Washington Dinner Train's advertising. Mr. Pietsch pointed out that the term of the Pavilion Building lease is ten years, with a provision for termination at the end of four years.

Mayor Keolker-Wheeler expressed her hope that this venue will attract larger events to downtown Renton, and not take events away from existing City facilities and other vendors. She praised City staff for all their hard work on the lease, with special thanks to Mr. Pietsch and Economic Development Specialist Mark Santos-Johnson.

MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL APPROVE CONSENT AGENDA ITEM 7.d. AS PRESENTED. CARRIED.

Added CORRESPONDENCE

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<td>Added CORRESPONDENCE</td>
<td>A letter was read from Charles D. Grass, CPA &amp; Associates, PO Box 2563, Renton, 98056, concerning the effect of the NE Sunset Blvd. and Duvall Ave. NE Intersection Improvements Project on his property located at 10733 138th Ave. SE (1625 Duvall Ave. NE). He pointed out that the changes will restrict the current use of his property, reducing the parking availability by 50%.</td>
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**UNFINISHED BUSINESS**

### Finance Committee

**Human Resources: 2005 Group Health Cooperative Medical Coverage Contracts**

Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to approve the annual renewal of the Group Health Cooperative medical coverage agreements as follows: LEOFF 1 (Law Enforcement Officers and Fire Fighters) Employees (Contract No. 0390400); LEOFF 1 Retirees (Contract Nos. 0057500 and 4057500); and all other City of Renton covered employees (Contract No. 1162600). Funding was previously approved by Council in the 2005 Budget. The revisions are applicable to all four of the renewal contracts. As in prior years, Group Health does not send confirming contracts for signature until mid year.

The Committee further recommended that the Mayor and City Clerk be authorized to execute the contracts. **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 238477 - 238901 and two wire transfers totaling $1,973,672.06; and approval of Payroll Vouchers 57758 - 58108, one wire transfer, and 582 direct deposits totaling $1,914,771.09. **MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

### Transportation (Aviation) Committee

**Airport: Development Study**

Transportation (Aviation) Committee Chair Palmer presented a report recommending concurrence in the staff recommendation to approve the Renton Municipal Airport Development Study with a modification to policy recommendation number four from "Permit scheduled seaplane operations from the City of Renton" to "Accept proposals from scheduled seaplane operators."

The Committee further recommended authorizing staff to further explore implementation of the recommendations listed therein. **MOVED BY PALMER, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

### Planning & Development Committee

**Planning: Multi-Family Housing Property Tax Exemption Modifications**

Planning and Development Committee Chair Clawson presented a report regarding the designated residential targeted areas modification and the text amendments to the Multi-Family Housing Property Tax Exemption program. The Committee recommended concurrence in the recommendation of staff that Council:

1. Approve the modification to the Urban Center North District 1 (UC-N1) designated residential targeted area to add the Commercial Office Residential 3 (COR 3) zone; and

2. Adopt an ordinance to modify the UC-N1 designated residential targeted area to add the (COR 3) zone and to make minor text amendments to improve the clarity and intent of the project eligibility requirements in City Code Section 4-1-220D.

The Committee further recommended that the ordinance regarding this matter be presented for first reading. **MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.** (See later this page for ordinance.)
Referring to the letter read at last week's Council meeting from Diane McClaine, 23402 SE 217th Pl., Maple Valley, 98038, it was MOVED BY NELSON, SECONDED BY PALMER, COUNCIL REFER MS. MCCLAINE'S LETTER REGARDING LACK OF PARKING FOR CLASS ATTENDANCE AT GENE COULON BEACH PARK TO THE COMMUNITY SERVICES COMMITTEE. CARRIED.

RESOLUTIONS AND ORDINANCES

The following ordinances were presented for first reading and referred to the Council meeting of 7/11/2005 for second and final reading:

Planning: Multi-Family Housing Property Tax Exemption Modifications

An ordinance was read amending Section 4-1-220, Property Tax Exemption for Multi-Family Housing in Residential Targeted Areas, of Chapter 1, Administration and Enforcement, of Title IV (Development Regulations) of City Code by modifying the designated residential targeted areas and other project eligibility requirements. MOVED BY LAW, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 7/11/2005. CARRIED.

Police: Street Racing Event Attendance Prohibition

An ordinance was read amending Title VI (Police Regulations) of City Code by adding Chapter 6-27, Race Attendance, that prohibits race attendance within a "No Racing Zone" and imposes criminal penalties. MOVED BY LAW, SECONDED BY PALMER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 7/11/2005. CARRIED.

The following ordinances were presented for second and final reading and adoption:

**Ordinance #5147**
Annexation: Wedgewood Lane, 144th Ave SE & 148th Ave SE

An ordinance was read annexing approximately 35.68 acres located east of 144th Ave. SE (Jericho Ave. NE), if extended, and west of 148th Ave. SE (Nile Ave. NE), north of SE 117th St., and west of Honey Creek, south of SE 117th St., if extended (Wedgewood Lane Annexation). MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**Ordinance #5148**
Annexation: Wedgewood Lane, R-4 Zoning

An ordinance was read establishing the zoning classification of property annexed within the City of Renton located east of 144th Ave. SE (Jericho Ave. NE), if extended, and west of 148th Ave. SE (Nile Ave. NE), north of SE 117th St., and west of Honey Creek, south of SE 117th St., if extended, from R-4 (Urban Residential - four dwelling units per acre; King County zoning) to R-4 (Residential - four dwelling units per acre) zoning; Wedgewood Lane Annexation. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Transportation: Harrington Ave NE & NE 7th St Vehicle Speeding Reduction

Referring to the 7/27/2005 staff memo to Council regarding the success of the Tier 1 traffic calming measures that decreased speeding on Harrington Ave. NE and NE 7th St., Councilman Persson complimented staff on their efforts.

Transportation: Jones Rd Bridge Closure, Traffic Volume Increase

Councilman Persson noted that the temporary closure of the Jones Rd. Bridge has increased the volume of traffic on NE 4th St., and he suggested the re-timing of traffic signals and the posting of alternate routes.

Community Services: Fire Station #15 Future Site Sign,

Councilman Persson inquired as to the status of the installation of the sign at 1404 N. 30th St. indicating that it is the future site of Fire Station #15. Noting
Off-Leash Dog Park

Mayor Keolker-Wheeler explained that the matter is on hold (including the signage) due to the concerns of some Kennydale Neighborhood Association members. She assured that the Administration is working on the matter.

Council: Meeting Schedule Changes


Solid Waste: Neighbor to Neighbor Cleanup

Mayor Keolker-Wheeler noted there was some confusion regarding City residency in relation to the curbside cleanup event held on June 25th. Councilwoman Palmer relayed that she received many positive comments about the event.

ADJOURNMENT

MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 8:39 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
June 27, 2005