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; DENIS LAW; DAN CLAWSON; TONI NELSON; RANDY CORMAN; DON PERSSON; MARCIE PALMER.

CITY STAFF IN ATTENDANCE

KATHY KEOLKER-WHEELER, Mayor; LINDA HERZOG, Interim Assistant to the CAO; ZANETTA FONTES, Assistant City Attorney; BONNIE WALTON, City Clerk; SANDRA MEYER, Transportation Systems Director; ALEX PIETSCH, Economic Development Administrator; DON ERICKSON, Senior Planner; CHIEF GARRY ANDERSON, Police Department.

PUBLIC MEETING

Annexation: Querin II, Hoquiam Ave NE

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 meeting to consider the 10% Notice of Intent petition for the proposed Querin II Annexation; 7.3 acres located between Hoquiam Ave. NE on the west and 144th Ave. SE, if extended, on the east, south of SE 112th St.

Don Erickson, Senior Planner, explained that this annexation was originally submitted for 10.14 acres, and the applicant was unable to obtain the signatures for the 60% petition. Therefore, the annexation was resubmitted for 7.3 acres. Mr. Erickson stated that the subject annexation site contains three existing single-family dwellings and three vacant parcels. The topography of the western portion of the site is relatively flat, whereas the eastern portion contains steep slopes as a result of Honey Creek and its ravine. He noted that King County's 1998 Surface Water Design Manual, Level 2 flow control standards or greater are recommended at the time of development.

Reviewing the public services, Mr. Erickson reported that the site is served by Fire District #25, Water District #90, Renton sewer, and the Renton School District. He pointed out that the site is currently zoned R-4 (four dwelling units per gross acre) in King County, and Renton's Comprehensive Plan designates the site as Residential Single Family, for which R-8 (eight dwelling units per net acre) zoning is proposed. Mr. Erickson reviewed the fiscal impact of the proposed annexation, indicating a surplus of $236 at current development and a surplus of $9,278 at full development. He noted the estimated one-time parks acquisition and development cost of $27,176.

Mr. Erickson stated that the annexation proposal is generally consistent with City policies and relevant Boundary Review Board objectives. He concluded that the annexation appears to further City business goals and is in the best interests of the City.

Public comment was invited.

Martin Kenney, 18719 Yew Way, Snohomish, 98296, stated that he owns property within the annexation area, and noted the successful development to the south of the annexation site. Pointing out that Renton is a progressive city, Mr. Kenney complimented the City's planning staff for their responsiveness.

There being no further public comment, it was MOVED BY CLAWSON,
SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC MEETING. CARRIED.

MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL ACCEPT THE QUERIN II 10% NOTICE OF INTENT TO ANNEX PETITION, AND AUTHORIZE CIRCULATION OF THE 60% DIRECT PETITION TO ANNEX REQUIRING THE ADOPTION OF CITY ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN LAND USE DESIGNATION, AND PROPERTY OWNERS ASSUME A PROPORTIONAL SHARE OF THE CITY’S OUTSTANDING BONDED INDEBTEDNESS. CARRIED.

PUBLIC HEARING
Annexation: Falk II, 102nd Ave SE & S 50th St

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 the 50/50 Direct Petition to annex for the proposed Falk II Annexation, which consists of 6.4 acres, including the abutting 102nd Ave. SE right-of-way, located west of 102nd Ave. SE and south of SE 185th Pl., if extended.

Don Erickson, Senior Planner, explained that the subject annexation site was originally part of larger annexation that was split into two pieces (the 6.3-acre Falk Annexation was approved in December 2003). He reported that the site contains five single-family dwellings, and is essentially flat with steeper slopes on the western side. Public services are provided by Fire District #40, Soos Creek Water and Sewer District, and Renton School District. Mr. Erickson noted that roadway and stormwater improvements are likely.

Continuing, Mr. Erickson reported that existing King County zoning for the site is R-4 (four dwelling units per gross acre). The Renton Comprehensive Plan designates the site as Residential Single Family, for which R-8 (eight dwelling units per net acre) is recommended. He pointed out that the R-8 zoning is compatible with King County's R-6 (six dwelling units per gross acre) zoning to the east of the site.

Mr. Erickson stated that the fiscal impact analysis indicates a surplus of $12,715 at full development, and an estimated one-time parks acquisition and development cost of $22,381. Mr. Erickson concluded that the proposed annexation is generally consistent with City policies and Boundary Review Board criteria. He noted that the 50/50 Direct Petition annexation method is not used very often, but is a valid method. Mayor Keolker-Wheeler emphasized that the applicant made the determination to use this method, not the City.

In response to Councilman Clawson's inquiry regarding access to the annexation site from the north, Mr. Erickson explained that the topography of the area to the north of the subject annexation is limiting as two major ravines transverse the property.

Public comment was invited.

Correspondence was read from Joseph and Martha MacKenzie, 18533 102nd Ave. SE, Renton, 98055, expressing the following concerns regarding the construction occurring on the Falk Annexation site: property line dispute; the removal of trees; flying debris from the wood grinder; the moving, compression and leveling of dirt; the noise; and the dust. The MacKenzies questioned who is liable for any damage to their house due to the vibrations, and they expressed unhappiness that construction will continue if the Falk II Annexation is approved.
Joseph MacKenzie, 18533 102nd Ave. SE, Renton, 98055, expanded on his concerns regarding the construction occurring on the Falk Annexation site as stated in the previously read correspondence. Responding to the Mayor's inquiry, Mr. MacKenzie expressed his opposition to the proposed Falk II Annexation due to the construction.

Mayor Keolker-Wheeler indicated that City staff will investigate the MacKenzie's concerns regarding the construction-related issues.

Robert McIntosh, 10104 SE 187th St., Renton, 98055, stated that he lives adjacent to the southern boundary of the annexation area, and when construction begins, he too will be experiencing the construction-related problems. He noted that water runs through the annexation site, and expressed concern regarding the loss of the wildlife when the area is developed.

There being no further public comment, it was MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

Councilmembers Corman and Briere sympathized with the speakers, each saying that development construction occurred near their homes as well.

Councilman Clawson noted that there will be an approval process for the development of the subject site, and conditions concerning the construction may be imposed. He indicated that under the State Growth Management Act, smaller wild areas are sacrificed in order to have a more contiguous area on the other side of the urban growth boundary.

MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL: ACCEPT THE 50/50 METHOD DIRECT PETITION TO ANNEX; SUPPORT FUTURE R-8 ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN LAND USE DESIGNATION; AND AUTHORIZE THE ADMINISTRATION TO FORWARD THE NOTICE OF INTENT PACKAGE TO THE BOUNDARY REVIEW BOARD. CARRIED.

Linda Herzog, Interim Assistant to the CAO, 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 distributed 15,548 copies of the Renton Community Resource Directory, which is printed in eleven languages, in the first six months of 2005.

* The King County Department of Public Health requested that the east end of the swimming beach at Gene Coulon Memorial Beach Park be closed to swimmers until further notice. This action was taken because levels of fecal coliform and E. coli fluctuate widely from day to day in that section only. The City is in the process of contracting a water quality consulting firm to determine the origin of the contamination.

* Residents are encouraged to participate in the Salmon Watcher Program by observing salmon-bearing streams during the salmon run season. An educational presentation will be held August 31st, from 7:00 p.m. to 9:00 p.m. at the Renton Community Center for interested volunteers.

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


Administrative, Judicial and Legal Services Department recommended confirmation of the appointment of Michael Bailey as the new Finance and Information Services Administrator, effective 9/1/2005; and approval of his salary at Step E of the salary range. Council concur.

City Clerk reported bid opening on 7/20/2005 for CAG-05-098, Maple Valley Hwy. (SR-169) Improvements Phase 1 Cedar River Park Access; five bids; engineer's estimate $842,287; and submitted staff recommendation to award the contract to the low bidder, Sanders General Construction, in the amount of $972,213. Refer to Transportation (Aviation) Committee for discussion of funding.

Council concur.

City Clerk submitted annual Washington State Department of Transportation certification of State Highway Routes within the limits of incorporated cities and towns as of 7/1/2005 (required by RCW 47.24.010). Information.

Development Services Division recommended acceptance of a deed of dedication for additional right-of-way along the frontage of Duvall Ave. NE to fulfill a requirement of the Fotheringill Short Plat (SHP-04-134). Council concur.

Economic Development, Neighborhoods and Strategic Planning Department submitted 60% Notice of Intent to annex petition for the proposed Akers Farms Annexation and recommended that a public hearing be held on 8/15/2005 to consider the petition and R-8 zoning; 13.3 acres located south of Puget Drive S. and east of 108th Ave. SE, if extended. Council concur.

Transportation Systems Division submitted CAG-05-008, Lake Washington Blvd Slip Plane; and requested approval of the project, authorization for final pay estimate in the amount of $121,837.47, commencement of 60-day lien period, and release of retained amount of $22,384.32 to Northwest Cascade, Inc., contractor, if all required releases are obtained. Council concur.

Transportation Systems Division recommended approval of an agreement with KPG, Inc. in the amount of $115,639.07 for design engineering services for the Rainier Ave. S. and Hardie Ave. SW Improvement projects, Phase I. Approval was also sought to transfer funds totaling $200,000 from the NE 4th St. and Hoquiam Ave. NE project and the Transit Center Video project to these projects. Refer to Transportation (Aviation) Committee.

Utility Systems Division reported submittal of the appraisal performed for the vacation of portions of Bremerton Ave. NE, south of NE 4th St. (VAC-04-007; Liberty Ridge LLC, petitioner), and requested that Council accept the appraisal and set compensation for the right-of-way at $5,170. Council concur.

MOVED BY BRIERE, SECONDED BY PERSSON, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.
CORRESPONDENCE
Citizen Comment: Davis - Oversizing Request for Reimbursement, Urban Crafts, BDJS Associates
Correspondence was read from Glenn Davis, Managing Partner, BDJS Associates, 1900 W. Nickerson, PMB 116-168, Seattle, 98119, requesting reimbursement in the amount of $51,264.24 for utilities oversizing along Olympia Ave. NE for the Urban Crafts development. MOVED BY PERSSON, SECONDED BY CLAWSON, COUNCIL REFER THIS CORRESPONDENCE TO THE UTILITIES COMMITTEE. CARRIED.

Citizen Comment: Chan - Waiver Request for Development & Mitigation Fees, Morris Ave Townhomes, N&C Investments
Correspondence was read from Evan Chan, Project Manager, N&C Investments LLC, 7432 SE 27th St., Mercer Island, 98040, requesting waiver of development and mitigation fees for the Morris Avenue Townhomes development located at 513 S. 2nd St. MOVED BY PERSSON, SECONDED BY PALMER, COUNCIL REFER THIS CORRESPONDENCE TO THE FINANCE COMMITTEE. CARRIED.

Added
Citizen Comment: Colman - Municipal Court Security Concerns
Councilwoman Nelson noted receipt of a letter from Rev. Kenneth Colman, Co-Chair Renton Domestic Violence Task Force, United Christian Church, 1707 Edmonds Ave. SE, Renton, 98058, regarding the lack of security in the Renton Municipal Court. Mayor Keolker-Wheeler indicated that the Administration is reviewing the matter.

UNFINISHED BUSINESS
Planning & Development Committee
Vacation: NE 4th St, City of Renton, VAC-04-006
Planning and Development Committee Chair Clawson presented a report regarding the compensation for the City of Renton's street vacation request on behalf of Bales Limited Partnership (VAC-04-006). The Committee recommended concurrence in the staff recommendation to accept the appraisal and waive compensation for the vacation of an eight-foot by 150-foot portion of NE 4th St., located east of Rosario Ave. NE. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Community Services Committee
Human Services: 2006-2008 CDBG Interlocal Agreement, King County
Community Services Committee Chair Nelson presented a report recommending concurrence in the staff recommendation that Renton enter into the joint interlocal agreement to receive Community Development Block Grant funds through the King County Consortium for 2006-2008. The Committee further recommended that the resolution authorizing the Mayor and City Clerk to enter into the agreement be presented for reading and adoption. MOVED BY NELSON, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 274 for resolution.)

Finance Committee
Finance: Vouchers
Finance Committee Chair Persson presented a report recommending approval of Claim Vouchers 239307 - 239740 and one wire transfer totaling $1,882,430.27; and approval of Payroll Vouchers 58507 - 58875, one wire transfer, and 620 direct deposits totaling $2,067,280.59. MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Transportation (Aviation) Committee
Transportation: 2006-2011 TIP
Transportation (Aviation) Committee Chair Palmer presented a report recommending concurrence in the staff recommendation to adopt the annual update of the Six-Year Transportation Improvement Program (TIP), 2006-2011, and the Arterial Street Plan. The proposed TIP includes four new projects: Rainier Ave. (S. 4th Pl. to S. 2nd St.); Hardie Ave. SW Transit/Multi-Modal; May Creek Bridge Replacement; and School Zone Sign Upgrades. Six completed or cancelled projects were dropped from the program. The Committee further recommended that the resolution regarding this matter be
presented for reading and adoption. MOVED BY PALMER, SECONDED BY PERSSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See below for resolution.)

RESOLUTIONS AND ORDINANCES

A resolution was read updating the City's Six-Year Transportation Improvement Program, 2006-2011. MOVED BY CLAOWSON, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Resolution #3762
Transportation: 2006-2011 TIP

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal cooperative agreement with King County regarding the Community Development Block Grant Program. MOVED BY NELSON, SECONDED BY PALMER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Resolution #3763
Human Services: 2006-2008 CDBG Interlocal Agreement, King County

The following ordinance was presented for first reading and referred to the Council meeting of 8/8/2005 for second and final reading:

Ordinance #5151
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 CLAOWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Referring to the 2006 Budget schedule, Council President Briere expressed concern regarding the review of fees and rates and the associated ordinances prior to the presentation of the budget to Council. Discussion ensued concerning the timing of the approval of any proposed fee and rate ordinance. Mayor Keolker-Wheeler stated that the budget schedule will be reviewed.

Council: Information Request on Various Issues

Councilman Persson requested status reports on the following items: the hiring of a new librarian; the proposed parks maintenance facility; the Skyway Towing court case; the prostitution arrests at massage parlors and related City Attorney vouchers; and the replacement of broken window glass at the Pavilion Building and whether the glass was defective and under warranty.

Policy: Bidding and Contracting Requirements (#250-02)

MOVED BY PERSSSON, SECONDED BY CORMAN, COUNCIL REFER THE POLICY ON CONTRACTS TO THE FINANCE COMMITTEE.*

In response to Mayor and staff inquiry, Councilman Persson clarified that he wants a general discussion on the contract policy, including how contracts are handled and how they are reported to the Council.

*MOTION CARRIED.

Council: Committee of the
council announced that Committee of the Whole will meet on
Whole, Annexation Policy
(8/9/2005)

8/9/2005, from 2:00 p.m. to 5:00 p.m., in the Council Conference Room to discuss annexation policy.

EXECUTIVE SESSION AND ADJOURNMENT

MOVED BY BRIERE, SECONDED BY NELSON, COUNCIL RECESS INTO EXECUTIVE SESSION FOR APPROXIMATELY 30 MINUTES TO DISCUSS LITIGATION WITH NO OFFICIAL ACTION TO BE TAKEN AND THAT THE COUNCIL MEETING BE ADJOURNED WHEN THE EXECUTIVE SESSION IS ADJOURNED. CARRIED. Time: 8:45 p.m.

Executive session was conducted. There was no action taken. The executive session and the Council meeting adjourned at 9:16 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
August 1, 2005