

RENTON CITY COUNCIL  
Regular Meeting

December 4, 2006  
Monday, 7 p.m.

Council Chambers  
Renton City Hall

MINUTES

**CALL TO ORDER**

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

**ROLL CALL OF  
COUNCILMEMBERS**

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

**CITY STAFF IN  
ATTENDANCE**

KATHY KEOLKER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; JENNIFER HENNING, Current Planning Manager; ALEX PIETSCH, Economic Development Administrator; TERRY HIGASHIYAMA, Community Services Administrator; LESLIE BETLACH, Parks Director; PETER RENNER, Facilities Director; MICHAEL BAILEY, Finance and Information Services Administrator; MARTY WINE, Assistant CAO; PREETI SHRIDHAR, Communications Director; CHIEF I. DAVID DANIELS and DEPUTY CHIEF CHUCK DUFFY, Fire Department; CHIEF KEVIN MILOSEVICH and COMMANDER DAVID LEIBMAN, Police Department.

**PROCLAMATIONS**

Forty Assets Month -  
December 2006

A proclamation by Mayor Keolker was read declaring the month of December 2006 to be "Forty Assets Month" in the City of Renton and encouraging all citizens to join in this active partnership hereby named "Show Your Assets Renton!" benefiting children, youth, families, and, ultimately, each one of us. MOVED BY LAW, SECONDED BY NELSON, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

Marcie Maxwell accepted the proclamation with appreciation on behalf of the Forty Assets leadership team. She explained that the team is comprised of community members, organizations, and businesses whose mission is to identify and celebrate existing "Assets" for children and youth and to encourage and support the establishment and growth of "40 Developmental Assets" throughout the community. Susan Richards with Communities in Schools of Renton also expressed appreciation for the proclamation.

**Added**

Entrepreneurship Month -  
December 2006

A proclamation by Mayor Keolker was read declaring the month of December 2006 to be "Entrepreneurship Month" in the City of Renton and encouraging all citizens to join in this special observance. MOVED BY LAW, SECONDED BY PERSSON, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

Hazen High School DECA students Alice Yankov (Entrepreneurship Project Member) and Miranda Tran (Vice President of Community Relations for DECA Area 4) accepted the proclamation.

**PUBLIC HEARINGS**

Utility: Sewer Moratorium in  
East Renton Plateau PAA

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public hearing to consider extending the moratorium on sewer availabilities for new subdivisions within the East Renton Plateau Potential Annexation Area (PAA) for an additional six months. The current moratorium expires 12/5/2006.

Economic Development Administrator Alex Pietsch explained that the moratorium was enacted in June 2005 in response to a citizen group, Citizens'

Alliance for a Responsible Evendell (CARE). He indicated that Council supported the CARE request to let citizens determine the election outcome regarding the Preserve Our Plateau Annexation prior to providing sewer outside the City. Mr. Pietsch noted that the annexation election has been set for 2/6/2007.

Since the last moratorium extension, Mr. Pietsch stated that no formal applications for sewer service are pending, and that five to six property owners representing approximately 100 new units have been in informal discussions with sewer utility staff. He pointed out that although the annexation area boundary does not encompass the entire East Renton Plateau PAA, staff recommends that the moratorium continue to cover the entire PAA.

Mr. Pietsch reviewed the differences between King County and Renton development standards for the area, pointing out that Renton does not allow multi-family uses. He noted the discrepancy in the way each jurisdiction calculates density, explaining that the City uses net density and King County uses gross density. Concluding, Mr. Pietsch said staff recommends that Council extend the existing moratorium for an additional six months.

Public comment was invited.

Gwendolyn High, 13405 158th Ave. SE, Renton, 98059, introduced herself as the president of CARE, which is the proponent of the Preserve Our Plateau Annexation. In regards to the differences between King County and Renton development standards, she noted that in addition to the density calculation difference, King County also allows the transfer of developmental rights. Ms. High encouraged Council to extend the moratorium.

There being no further public comment, it was **MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.** (See page 431 for resolution.)

Budget: 2007 Annual City of  
Renton

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public hearing to consider the City of Renton 2007 Budget. Michael Bailey, Finance and Information Services Administrator, indicated that this is the second and final public hearing on the proposed 2007 Budget.

Public comment was invited.

Inez Petersen, PO Box 1295, Renton, 98057, expressed her hope that sufficient funds have been set aside in the budget for City sidewalk improvements, especially in the Highlands area. Additionally, Ms. Petersen pointed out that the Administration is well paid, and questioned why so many services are outsourced. Expressing concern regarding the City's use of consultant services, she stated that the amount of outsourcing should be limited.

Susan Richards, Communities in Schools of Renton (CISR) Executive Director, 1055 S. Grady Way, Renton, 98057, voiced her appreciation for the City's support for human services in the Renton community. Pointing out that CISR focuses on supporting children's success in school and life, she stated that the City's commitment to human services is making a difference for CISR and for everyone who is served by City-funded programs.

Dan McDougall-Treacy, Homeless Family Services Director for Valley Cities Counseling, 2704 I St., Auburn, 98002, stated his appreciation for the 1 percent for human services funding commitment in the 2007 Budget. Noting that

family homelessness is a growing problem in King County, Mr. McDougall-Treacy described the services provided by the organization, including mental health and chemical dependency outreach.

Alisha Mark, King County Sexual Assault Resource Center (KCSARC) Board Member, 3625 NE 10th Ct., Renton, 98056, thanked the City for its support of human services. She indicated that KCSARC has served the Renton community for 30 years, and is committed to continue serving victims and families of sexual assault.

Correspondence was read from Kathleen Southwick, Crisis Clinic Executive Director, 1515 Dexter Ave. N., Seattle, 98109, supporting the inclusion of the additional \$157,000 in human services funding in the 2007 Budget. Pointing out that the Crisis Clinic's 24-hour crisis line was not included in the funding recommendations, she expressed her hope that the inclusion of the additional funding will allow the City to continue to support the crisis line.

Correspondence was read from Denise Klein, Senior Services Executive Director, 2208 2nd Ave., Seattle, 98121, expressing appreciation for the recommended funding for the Senior Services' Meals on Wheels and Volunteer Transportation programs in 2007 and 2008.

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

Development Services: Private  
Stormwater Utilities in  
Geologically Hazardous Areas

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public hearing to consider revisions to the critical areas regulations of City Code to allow private surface water systems to be installed and discharge in geologically hazardous areas, when such utilities would reduce erosion and improve slope stability.

Jennifer Henning, Current Planning Manager, reported that only publicly-owned surface water facilities may develop and install conveyance pipes on steep slopes. She explained that a public utility can run a stormwater line down a steep slope and disperse water at the bottom, but a private developer must disperse stormwater at the top of the slope and risk erosion, landslides, and slope instability.

Pointing out that development in critical areas is prohibited unless exempted by City Code, Ms. Henning stated that staff recommends allowing private stormwater facilities the same exemption as public stormwater facilities. She indicated that staff will conduct a SEPA environmental review of the matter, and then present the related ordinance for first reading.

Public comment was invited. There being none, it was **MOVED BY LAW, SECONDED BY CORMAN, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.**

## **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 2006 and beyond. Items noted included:

- \* Washington State Department of Transportation and the City of Renton

will hold a Springbrook Creek Wetland and Habitat Mitigation Bank project

kick-off event on December 7, at the project site (800 SW 27th St.). The project will re-establish and enhance more than 130 acres of wetlands in the Renton area.

- \* During December, the City of Renton will be conducting a community telephone survey in Renton and surrounding areas to identify current and future residents' needs and interests related to cable television operations and programming. The survey is part of the City's cable television franchise review process.
- \* Two Salvation Army "Giving Trees" are on display with gift tags at Renton City Hall and the Renton Community Center. Select a gift tag and experience the joy of giving by returning it taped to an unwrapped gift, to either location, by December 18.

#### **AUDIENCE COMMENT**

Citizen Comment: Petersen - Various

Inez Petersen, PO Box 1295, Renton, 98057, praised the Communities in Schools of Renton organization and the 40 Assets program. She announced the Highlands Community Association's Christmas Family Sock Hop on December 16 at the Highlands Neighborhood Center. Additionally, she said the recent appeal filed will have no bearing on duplex owners who want to improve their duplexes. Ms. Petersen displayed photographs showing an unimproved duplex and a duplex that has undergone improvements.

Citizen Comment: Daniel - Violation Notice re Pigeon Keeping

Due to the limited English of Khaimou Daniel, 4014 NE 7th Ct., Renton, 98056, Chief Administrative Officer Jay Covington explained that Mr. Daniel's received an order to correct from the City due to the keeping of pigeons. Planning/Building/Public Works Administrator Gregg Zimmerman clarified that City Code sets a limit of three pets in the zone where Mr. Daniel's lives; therefore, Mr. Daniels is asking for Council's consideration of the matter.

Council President Corman noted the confusion regarding the intent of City Code for situations such as the keeping of four fish in an aquarium or four birds in a cage. Mayor Keolker stated that the Administration will investigate the matter and report back to Council.

Citizen Comment: Rider - 2006 Comprehensive Plan Amendments, Kennydale Blueberry Farm

Susan Rider, 1835 NE 20th St., Renton, 98056, speaking on behalf of the Kennydale Creek Areas Alliance, thanked Council for making the decision to protect the peat wetland system. She disagreed with a suggestion made by a citizen at last week's Council meeting to raise the appeal fee to \$500, saying that the high fee would prevent her and others from having a voice in City affairs. Requesting that Council deny the rezone of the Kennydale Blueberry Farm, Ms. Rider stated the current Resource Conservation zoning is the most appropriate for this unique and fragile property, which is the heart of the wetland system.

Citizen Comment: McOmber - East Renton Plateau PAA Future Zoning

Howard McOmber, 475 Olympia Ave. NE, Renton, 98056, invited everyone to the Highlands Community Association's Christmas Family Sock Hop on December 16. On another topic, Mr. McOmber stated that R-1 zoning is not realistic for the East Renton Plateau Potential Annexation Area. He indicated that a developer wants to build 70 units on 30 acres in the vicinity of 171st Ave. SE and SE 138th St., and suggested that Council keep an open mind when reviewing the rezoning for the area.

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| Citizen Comment: Livengood - Airport-Related Noise                                | Elaine Livengood, 511 S. 19th St., Renton, 98055, expressed concern about the increase in noise if more corporate jet traffic is allowed at the Renton Municipal Airport. Noting that she lives at the top of Talbot Hill, she asked that the effect of the noise on residents be taken into consideration.   |
| Citizen Comment: Puckett - Maplewood Addition Annexation                          | Iola Puckett, 15270 Pine Dr., Renton, 98058, asked to be made a party of record on the matter of the Maplewood Addition Annexation.   |
| <b>CONSENT AGENDA</b>   | Items on the consent agenda are adopted by one motion which follows the listing.  |
| Council Meeting Minutes of 11/20/2006   | Approval of Council meeting minutes of 11/20/2006. Council concur.  |
| Council Meeting Minutes of 11/27/2006   | Approval of Council meeting minutes of 11/27/2006. Council concur.  |
| CAG: 06-165, Tiffany Park Activity Building, Danneko Construction                 | City Clerk reported bid opening on 11/16/2006 for CAG-06-165, Tiffany Park Activity Building; four bids; engineer's estimate \$316,000; and submitted staff recommendation to award the contract to low bidder, Danneko Construction, in the amount of \$448,147.20 (budgeted amount \$355,000). Refer to <u>Finance Committee</u> for discussion of funding. |
| Community Services: Forestry Ordinance Development, State Natural Resources Grant | Community Services Department recommended approval of an agreement with the Washington State Department of Natural Resources for a grant in the amount of \$10,000 to be used in the development of a forestry ordinance. Council concur. (See page 431 for resolution.)  |
| Court Case: Ronald W Hemphill & Tina Marie Hemphill, CRT-06-005                   | Court Case filed by Curman Sebree, 1191 2nd Ave., 18th Fl., Seattle, 98101, on behalf of Ronald W. Hemphill and Tina Marie Hemphill. Mr. Hemphill, a City of Renton employee, alleges workplace discrimination, retaliation, and defamation. Refer to <u>City Attorney and Insurance Services</u> .   |
| Planning: Multi-Family Housing Property Tax Exemption, Sunset Clause Extension    | Economic Development, Neighborhoods and Strategic Planning Department recommended approval to extend the sunset clause to 12/31/2009 for accepting applications for the Multi-Family Housing Property Tax Exemption Program. Council concur. (See page 431 for ordinance.)  |
| Police: Records Management System, New World Systems Corporation, CAG-98-022      | Finance and Information Services Department recommended approval of an addendum in the amount of \$211,305 to CAG-98-022, agreement with New World Systems Corporation, to upgrade the Police Department's existing records management system. Council concur.  |
| Finance: Internet Video Streaming, Granicus                                       | Finance and Information Services Department recommended approval of an agreement in the amount of \$49,179 with Granicus, Inc., for software, training, and service for Internet video streaming of meetings. Council concur.   |
| Fire: Renton Heart Month Activities, Budget Amend                                 | Fire Department requested approval to use \$12,500 from 2006 year-end fund balance for the Renton Heart Month campaign in February 2007. Council concur. (See page 431 for ordinance.)  |
| Airport: Airport Layout Plan Update   | Transportation Systems Division recommended approval of the preferred alternative for the Airport Layout Plan, which is a main component of the 1997 Airport Master Plan. Refer to <u>Transportation (Aviation) Committee</u> .   |
| Transportation: Duvall Ave NE Improvements,                                       | Transportation Systems Division recommended approval of Supplemental Agreement #6 to CAG-03-131, agreement with Berger/Abam Engineers, Inc.,  |

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| Berger/Abam Engineers   | for design services in the amount of \$482,000 for the Duvall Ave. NE Widening Project. Approval was also sought to transfer \$388,800 from the roadway construction budget to the design budget for this project. Refer to <u>Transportation (Aviation) Committee</u> .   |
| Transportation: Maple Valley Hwy Improvements Phase 2, WSDOT  | Transportation Systems Division recommended approval of an agreement with Washington State Department of Transportation regarding cost sharing for the Maple Valley Hwy. (SR-169) Improvements Project, Phase 2. Refer to <u>Transportation (Aviation) Committee</u> .   |
| Utility: Well 5A Water Treatment Improvements Phase 2, HDR Engineering  | Utility Systems Division recommended approval of an agreement in the amount of \$234,292 with HDR Engineering, Inc. for the Well 5A Water Treatment Improvements Phase II Project pre-design. Council concur.<br><br>MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.   |
| <b>UNFINISHED BUSINESS</b><br><b><u>Committee of the Whole</u></b><br>Legislature: 2007 Council<br>Legislative Priorities | Council President Corman presented a Committee of the Whole report regarding Renton's 2007 legislative priorities. The Committee concurred with the recommendation of the Administration to adopt the 2007 legislative priorities as presented. Topics include streamlined sales tax, requested capital budget funding for the Sam Chastain Trail, other infrastructure funding, economic development tools, transportation, annexation policy, automobile theft, removal of derelict vessels from Lake Washington, and other issues that will be tracked throughout the Legislative Session.<br><br>The Committee further authorized the Administration to work with other agencies and the Legislature regarding these issues and initiatives on its behalf. MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. |
| <b><u>Finance Committee</u></b><br>Budget: 2006 Year-End<br>Amendments  | Finance Committee Chair Persson presented a report recommending adoption of the 2006 Year-End Budget Amendments Ordinance, which appropriates funds from fund balance and new revenue increasing 2006 expenditures in various funds and departments. This ordinance increases the 2006 Budget by \$1,031,418 to a new total of \$215,341,581. The Committee further recommended that the ordinance regarding this matter be presented for first reading. MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 431 for ordinance.)   |
| <b><u>Committee on Committees</u></b><br>Council: 2007 Committee<br>Assignments   | Council President-elect Nelson presented a Committee on Committees report recommending the following Council committee chairmanships and committee assignments for 2007:<br><br>Community Services Committee: Randy Corman, Chair; Marcie Palmer, Vice Chair; Terri Briere, Member.<br><br>Finance Committee: Don Persson, Chair; Denis Law, Vice Chair; Dan Clawson, Member.<br><br>Planning and Development Committee: Terri Briere, Chair; Dan Clawson, Vice Chair; Marcie Palmer, Member.<br><br>Public Safety Committee: Denis Law, Chair; Don Persson, Vice Chair; Randy Corman, Member.   |

Transportation (Aviation) Committee: Marcie Palmer, Chair; Randy Corman, Vice Chair; Don Persson, Member.

Utilities Committee: Dan Clawson, Chair; Terri Briere, Vice Chair; Denis Law, Member.

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

## RESOLUTIONS AND ORDINANCES

### **Resolution #3845**

Utility: Sewer Moratorium in East Renton Plateau PAA

A resolution was read establishing facts, extending a moratorium on sewer availability for new subdivisions within the East Renton Plateau Potential Annexation Area, and establishing a termination date of 6/4/2007 for the moratorium. MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

### **Resolution #3846**

Community Services: Forestry Ordinance Development, State Natural Resources Grant

A resolution was read authorizing the Mayor and City Clerk to enter into a grant agreement for a \$10,000 grant from the Washington State Department of Natural Resources for the forestry ordinance development project. MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for first reading and referred to the Council meeting of 12/11/2006 for second and final reading:

Planning: Multi-Family Housing Property Tax Exemption, Sunset Clause Extension

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 extending the sunset to 12/31/2009 for applications for the property tax exemption for multi-family housing in residential targeted areas. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/11/2006. CARRIED.

Fire: Renton Heart Month Activities, Budget Amend

An ordinance was read amending the 2006 Budget by using \$12,500 from the Fund 010 fund balance for the purpose of purchasing equipment for 2007 Renton Heart Month activities. MOVED BY LAW, SECONDED BY PERSSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/11/2006. CARRIED.

Budget: 2006 Year-End Amendments

An ordinance was read providing for the 2006 year-end budget amendments in the total amount of \$1,031,418. MOVED BY PERSSON, SECONDED BY LAW, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 12/11/2006. CARRIED.

## NEW BUSINESS

Planning: Kennydale Blueberry Farm

Council discussion ensued regarding the funding for and an assessment of the Kennydale Blueberry Farm property for potential purchase. MOVED BY CLAWSON, SECONDED BY PERSSON, COUNCIL REFER THE ITEM OF THE BLUEBERRY BOG TO THE COMMITTEE OF THE WHOLE. CARRIED.

Community Services: Senior Center Thanksgiving Dinner

Councilman Persson thanked City employees and Rotary Club of Renton members for volunteering to assist with the Thanksgiving Dinner held at the Senior Activity Center on November 23. He noted that 250 people were served dinner, and 200 people were provided take out dinners.

## School District: Activities

Councilwoman Nelson reviewed Renton School District announcements and activities, including: the recognition of Bryn Mawr Elementary School students and staff for making the State's highest level of improvement over three years on the reading section of the Washington Assessment of Student Learning (WASL), the participation of nine Renton High School students in the King County Bar Association's Future of Law Institute, and the food drive conducted by Sartori Education Center.

**AUDIENCE COMMENT**

Citizen Comment: Petersen - Colee Fence Height Variance, 2006 Comprehensive Plan Amendments

Inez Petersen, PO Box 1295, Renton, 98057, expressed concern about the denial of Jeff Colee's request for an over-height fence variance. Additionally, she claimed that the public hearings conducted for the 2006 Comprehensive Plan amendments are invalid due to lack of due process; therefore, the resulting adopted ordinances relating to the amendments are also invalid.

Council: Public Hearing Notification

Council President Corman voiced his intention to have public hearing notification be a topic of discussion at a future Committee of the Whole meeting. He noted that staff is working on an e-mail notification feature for the City's website, which can supplement the outdated notification process of publishing in the newspaper and posting on telephone poles.

Mayor Keolker stated that although the public hearing notification system may seem somewhat outdated, it must be done in order to comply with State law. She indicated that staff proposes to do some things in addition to the State requirements.

**EXECUTIVE SESSION AND ADJOURNMENT**

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL RECESS INTO EXECUTIVE SESSION FOR APPROXIMATELY 45 MINUTES TO DISCUSS POTENTIAL LITIGATION AND PROPERTY ACQUISITION WITH NO OFFICIAL ACTION TO BE TAKEN AND THAT THE COUNCIL MEETING BE ADJOURNED WHEN THE EXECUTIVE SESSION IS ADJOURNED. CARRIED. Time: 8:26 p.m.

Executive session was conducted. There was no action taken. The executive session and the Council meeting adjourned at 10:16 p.m.

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Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann  
December 4, 2006