



City of Bellevue

450 110th Avenue NE
Bellevue, WA 98004

Meeting Agenda City Council Regular Meeting

Tuesday, January 7, 2025

6:00 PM

Council Chambers (1E-126)

City Council meetings are conducted in a hybrid manner with both in-person and virtual attendance options. To speak at the meeting, you can attend in-person or remotely participate via one of these options:

- www.zoom.us and enter Webinar ID: 898 4695 6034, Password: 702876
- 253-215-8782 and enter Webinar ID: 898 4695 6034

The meeting may also be viewed on BTV Channel 21, or for the best viewing experience watch livestream on Bellevue Television YouTube:

www.youtube.com/bellevuetelevision

1. Call to Order
2. Roll Call, Flag Salute
3. Approval of Agenda
4. Oral Communications

The total time for oral communications is 30-minutes and topics must relate to City of Bellevue government. Persons speaking to items on the agenda will be called first and, if time remains, persons not speaking on an agenda item will be called. The Presiding Officer is authorized, in each category, to give preference to (1) persons who have not spoken to Council within 60 days prior to the meeting or (2) to persons speaking to items anticipated to come on the agenda within 60 days. Speakers will be allowed up to three minutes to speak, and a maximum of three persons are permitted to speak to each side of any one topic. Please note that testimony provided during oral communications will be recorded.

Speakers may register beginning at 12:00 p.m. on the day of the Council meeting using the online link below. In-person assistance to register is available at 5:00 p.m. outside the City Council meeting room on the first floor.

<https://bellevuewa.gov/council-oral-comms>

5. Reports of Boards and Commissions

- a) [25-118](#) Arts Commission recommendations for the 2025 Eastside Arts Partnership Support Grant and Project Grant allocations.

6. Report of the City Manager

- a) [25-119](#) Update of the Fire Community Risk Assessment and Standard of Cover

7. Council Business and New Initiatives

- a) [25-120](#) Council Liaison Recommendation for Appointment to the Human Services Commission

8. Consent Calendar

- a) [25-121](#) Council Minutes
Minutes of December 2, 2024 Special Meeting
Minutes of December 10, 2024 Regular Meeting
- b) [RES 10462](#) Resolution authorizing the execution of a Technical Services Agreement with Interloc Solutions, Inc., in a not to exceed amount of \$1,182,745 plus all applicable taxes for required Maximo asset management system upgrade and ongoing maintenance support services.
- c) [RES 10463](#) Resolution authorizing execution of a grant agreement with King County for \$1,100,000 through the King County Flood Control District's Flood Reduction Grant Program for the Upper Kelsey Creek Phase 2 - Lake Hills Blvd Culvert Replacement Project.
- d) [RES 10464](#) Resolution authorizing the execution of a five-year farm lease with two five-year extension options with 3rd Space LLC d/b/a tBUG (the Bellevue Urban Garden) ("tBug") to provide agricultural services for the Lake Hills Greenbelt for in-kind services to the City valued at up to \$7,675 over the initial term, plus all applicable taxes.
- e) [RES 10465](#) Resolution authorizing the execution of a five-year farm lease with two five-year extension options with Sunshine Chasengnou d/b/a Cha New Life ("Cha New Life") to actively farm agricultural land in the Lake Hills Greenbelt, operate the Larsen Lake blueberry stand, and manage the Larsen Lake public U-pick blueberry operations for income to the City of up to \$101,345.92 over the initial term, which includes \$16,346 in rental income and an estimated \$85,000 in blueberry sales, plus all applicable taxes.

f) [RES 10466](#)

Resolution authorizing the execution of a five-year lease agreement with two five-year extension options with Sunshine Chasengnou d/b/a Cha New Life ("Cha New Life") to operate Mercer Slough produce stand and manage the Mercer Slough public U-pick blueberry operations for income to the City of up to \$102,764 over the initial term, which includes \$57,764 in rental income and an estimated \$45,000 from blueberry sales, plus all applicable taxes.

g) [RES 10467](#)

Resolution authorizing the execution of a five-year farm lease with two five-year extension options with Tou Cher Cha d/b/a Va Cha Garden ("Va Cha Garden") to actively farm agricultural land in the Lake Hills Greenbelt and operate a seasonal flower and produce stand for income to the City up to \$13,724 over the initial term, plus all applicable taxes.

9. Public Hearings**10. Study Session Items**a) [25-122](#)

Recommended Land Use Code Amendment and proposed Bellevue City Code Amendment encouraging the redevelopment of existing buildings into residential uses to respond to Engrossed Substitute House Bill 1042, a 2023 state law restricting requirements that may apply to existing buildings converting to residential use.

11. Land Use Reports**12. Other Ordinances, Resolutions and Motions****13. Written Reports****14. Unfinished Business****15. New Business****16. Executive Session****17. Adjournment**

For alternate formats, interpreters, or reasonable modification requests please phone at least 48 hours in advance 425-452-7810 (voice) or email counciloffice@bellevuewa.gov. For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.

Approval of Agenda: The time at which the agenda is approved. Councilmembers or the City Manager may also suggest adding, withdrawing or moving the order of items on the agenda at this time. A simple majority of Councilmembers present may vote to approve as written or as amended.

Oral Communications: This agenda item provides an opportunity for members of the public to address the Council on any subject except quasi-judicial matters or matters scheduled for a public hearing before the Council. The total time for oral communications is 30 minutes, and speakers must limit their presentation to 3 minutes. A maximum of three persons are permitted to speak to each side of any one topic.

Consent Calendar: Those matters of business that require action by the Council which are considered to be of a routine and non-controversial nature are placed on the consent calendar. The individual items on the consent calendar are typically approved, adopted, or enacted by one motion of the Council.

Public Hearings: Hearings held to receive public comment on important matters before the Council, allowing the public an opportunity to provide input for Council consideration in the decision-making process.

Study Session Items: Council reviews and determines the approach to be used on significant policy issues, to receive progress reports on current issues, or to receive information from the City Manager, staff, or other regional officials.

Land Use: This is the point on the agenda when land use matters, including the City Hearing Examiners' decisions and recommendations on various land use applications, as well as appeals, are taken up for Council discussion and action. Often the items taken up under this agenda item are quasi-judicial in nature.

Written Reports: Council receives updates or progress reports on initiatives, plans, and programs in written format.

Quasi-Judicial: Matters where the Council acts in their judicial capacity rather than their legislative capacity.

Quorum: Minimum number of voting members who must be present for business to be conducted. A quorum of the Bellevue City Council is four (4) members, a simple majority.

Ordinance: Ordinances are legislative acts or local laws. They are the most permanent and binding form of Council action and may be changed or repealed only by a subsequent ordinance.

Resolution: Legislation that is adopted to express the policy of the Council or to direct certain types of administrative action.

Motion: A motion is typically used to indicate majority approval of a procedural action or to authorize disposition of routine items of business on the Council agenda. It may also be used to direct staff to take certain administrative actions.

Executive Session: Private sessions that may be held by the City Council only for the purposes specified in RCW 42.30.110. These include, but are not limited to, issues concerning the buying and selling of real property, certain personnel issues, and litigation. The purpose and length of Executive Sessions is publicly announced prior to recessing into Executive Session.