



# City of Bellevue

450 110th Avenue NE  
Bellevue, WA 98004

## Meeting Agenda City Council Regular Session

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Monday, December 2, 2019

8:00 PM

Council Chambers (1E-126)

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### 1. Call to Order

### 2. Roll Call, Flag Salute

### 3. Approval of Agenda

### 4. Communications - Written and Oral

*Note: The time allowed shall not exceed 30 minutes, and speakers will be called in order from the sign-up sheet. If the number of speakers signed up to speak will exceed the 30-minute period, the Chair is authorized to give preference to (1) persons speaking to items on that meeting's Agenda or anticipated to come on the Agenda within one month and/or (2) to persons who have not spoken to Council in the last quarter. A maximum of three persons are permitted to speak to each side of any one topic.*

### 5. Reports of Community Council, Boards and Commissions

### 6. Report of the City Manager

### 7. Council Business and New Initiatives

### 8. Consent Calendar

- a) [19-571](#) Council Minutes  
*Minutes of November 12, 2019 Extended Study Session*  
*Minutes of November 18, 2019 Study Session*  
*Minutes of November 18, 2019 Regular Session*
- b) [RES 9687](#) Resolution authorizing execution of a General Services Agreement with Premier Properties of Washington, LLC for a five-year term in an amount not to exceed \$500,000, plus all applicable taxes, to manage rentals and operate the Robinswood House.
- c) [RES 9688](#) Resolution authorizing execution of a General Services Contract with Plantscapes, Inc. for a five-year term in an amount not to exceed \$143,522.50, plus all applicable taxes.

- d) [RES 9689](#) Resolution authorizing execution of a General Services contract with Total Landscape Corporation for an initial two-year term in an amount not to exceed \$94,748.81, plus all applicable taxes, including an option to renew for an additional two years in an amount not to exceed \$94,748.81, plus all applicable taxes and any State-mandated prevailing wage increase and/or City-approved special or unanticipated market condition that does not exceed the Consumer Price Index (CPI-U, Seattle-Tacoma-Bellevue) for the most recently completed calendar year.
- e) [RES 9690](#) Resolution authorizing execution of a two-year contract with PPC Solutions, Inc. for uniformed security guard services at City Hall and Bellevue Service Center with an option to renew for an additional three years, for a total contract amount including contingency funds, not to exceed \$1,059,028.53, plus all applicable taxes.
- f) [RES 9691](#) Resolution authorizing execution of a five-year professional services agreement with First American Title Insurance Company for Title and Escrow Services for an amount not to exceed \$300,000, plus all applicable taxes.
- g) [RES 9692](#) Resolution authorizing amendment of a contract with Itron, Inc. for equipment and service for development and implementation of an Advanced Metering Infrastructure (AMI) system to increase the contract amount by \$900,000 to \$21.1 million plus all applicable taxes.
- h) [ORD 6488](#) Ordinance updating the school impact fee schedule for Issaquah School District No. 411 and Renton School District No. 403; amending Section 22.18.100 of the Bellevue City Code; and establishing an effective date.
- i) [RES 9693](#) Resolution authorizing execution of a General Services contract with Canber Corps for an initial two-year term in an amount not to exceed \$73,296.96, plus all applicable taxes, including an option to renew for an additional two years in an amount not to exceed \$73,296.96, plus all applicable taxes and any State-mandated prevailing wage increase and/or City-approved special or unanticipated market condition that does not exceed the Consumer Price Index (CPI-U, Seattle-Tacoma-Bellevue) for the most recently completed calendar year.
- j) [RES 9694](#) Resolution authorizing execution of a General Services contract with Signature Landscape for an initial two-year term in an amount not to exceed \$53,609, plus all applicable taxes, including an option to renew for an additional two years in an amount not to exceed \$53,609, plus all applicable taxes and any State-mandated prevailing wage increase and/or City-approved special or unanticipated market condition that does not exceed the Consumer Price Index (CPI-U, Seattle-Tacoma-Bellevue) for the most recently completed calendar year.

- k) [RES 9695](#) Resolution authorizing execution of a General Services contract with Badgley's Landscape for an initial two-year term in an amount not to exceed \$98,688, plus all applicable taxes, including an option to renew for an additional two years in an amount not to exceed \$98,688 plus all applicable taxes and any State-mandated prevailing wage increase and/or City-approved special or unanticipated market condition that does not exceed the Consumer Price Index (CPI-U, Seattle-Tacoma-Bellevue) for the most recently completed calendar year.
- l) [RES 9696](#) Resolution authorizing execution of a General Services contract with Canber Corps for an initial two-year term in an amount not to exceed \$503,563.96, plus all applicable taxes, including an option to renew for an additional two years in an amount not to exceed \$503,563.96 plus all applicable taxes and any State-mandated prevailing wage increase and/or City-approved special or unanticipated market condition that does not exceed the Consumer Price Index (CPI-U, Seattle-Tacoma-Bellevue) for the most recently completed calendar year.
- m) [RES 9697](#) Resolution authorizing execution of a General Services contract with Monarch Landscape LLC DBA Signature Landscape Services for an initial two-year term in an amount not to exceed \$71,600, plus all applicable taxes, including an option to renew for an additional two years in an amount not to exceed \$71,600 plus all applicable taxes and any State-mandated prevailing wage increase and/or City-approved special or unanticipated market condition that does not exceed the Consumer Price Index (CPI-U, Seattle-Tacoma-Bellevue) for the most recently completed calendar year.
- n) [RES 9698](#) Resolution authorizing execution of a General Services contract with Bagley's Landscape for an initial two-year term in an amount not to exceed \$83,828.80, plus all applicable taxes, including an option to renew for an additional two years in an amount not to exceed \$83,828.80 plus all applicable taxes and any State-mandated prevailing wage increase and/or City-approved special or unanticipated market condition that does not exceed the Consumer Price Index (CPI-U, Seattle-Tacoma-Bellevue) for the most recently completed calendar year.

**9. Public Hearing**

- a) [RES 9699](#) Public Hearing and action on Resolution authorizing the execution of documents necessary to release two existing sewer easements located at 8426 Overlake Drive W, Medina which have been declared surplus to the City's needs and are no longer required for providing continued public utility service; the granting and recording of such release being deemed in the best interest of the public.
1. *Staff Report.*
  2. *Motion to open public hearing.*  
(\*Note: Three-minute limit per person or recognized community organization.)
  3. *Receive public testimony.*
  4. *Motion to close public hearing.*
  5. *Council discussion and action.*

**10. Land Use**

- a) [ORD 6494](#) Ordinance denying appeals of the Hearing Examiner's decision approving a Conditional Use Permit with conditions, on the application of Puget Sound Energy for the South Bellevue Segment of the Energize Eastside Project located at 13625 SE 30th Street and south to the Bellevue city limits at 6927 128th Place SE, Application No. 17-120556-LB; approving said Conditional Use Permit; and establishing an effective date.

**11. Other Ordinances, Resolutions and Motions**

- a) [ORD 6489](#) Ordinance regarding development services under the Bellevue City Code; fees for applications requiring construction, land use, fire, survey, sign, transportation, utility, and clearing & grading review and inspection services; repealing Ordinance No. 6439; and establishing an effective date.
- b) [ORD 6490](#) Ordinance amending Bellevue City Code section BCC 23.11.113 related to fire inspection fees; and establishing an effective date.
- c) [ORD 6491](#) Ordinance approving the 2020 Transportation Impact Fee Rate Schedule to reflect updated Institute of Transportation Engineers (ITE) trip generation factors and a base fee rate of \$6,854 (Attachment A), to be effective on January 1, 2020; retaining a fixed three percent indexing to be applied annually to the rate schedule beginning January 1, 2021; and repealing Ordinance No. 6266-D.
- d) [ORD 6492](#) Ordinance establishing the amount of property taxes to be levied for the year 2020, the second year of the City of Bellevue's 2019-2020 fiscal biennium.
- e) [RES 9700](#) Resolution providing for the banking of levy capacity pursuant to RCW 84.55.005, 84.55.0101 and 84.55.092.

- f) [ORD 6493](#) Ordinance adopting the modification of the 2019-2020 Biennium Budget and 2019-2025 Capital Investment Program Plan, as both have been previously amended; setting forth the estimated revenues and appropriations; establishing job classifications and pay ranges; and establishing an effective date.
- g) [ORD 6495](#) Ordinance amending the Bellevue Land Use Code at Parts 20.30I.130.A.2.d, 20.30I.110, and 20.30I.A.2.a LUC, for the annual Comprehensive Plan Amendment process; and establishing an effective date.

**12. Unfinished Business****13. Continued Oral Communications****14. New Business****15. Executive Session****16. Adjournment**

For alternate formats, interpreters, or reasonable accommodation requests please phone at least 48 hours in advance 425-452-7810 (voice) or email [councilcoordinators@bellevuewa.gov](mailto:councilcoordinators@bellevuewa.gov). For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice). If you are deaf or hard of hearing dial 711. All meetings are wheelchair accessible.

**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.

**Communications – Written and Oral:** 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.

**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.

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

**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.

**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.

**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.