

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Session

November 19, 2018
8:00 PM

Council Chamber
Bellevue, Washington

PRESENT: Mayor Chelminiak, Deputy Mayor Robinson, and Councilmembers Lee, Nieuwenhuis, Robertson, Stokes, and Zahn

ABSENT: None.

1. Call to Order

Mayor Chelminiak called the meeting to order at 8:07 p.m.

2. Roll Call, Flag Salute

All Councilmembers were present. Councilmember Stokes led the flag salute.

3. Approval of Agenda

→ Deputy Mayor Robinson moved to approve the agenda, and Councilmember Stokes seconded the motion.

→ The motion carried by a vote of 7-0.

4. Communications: Written and Oral

(a) Caolan Manion, a volunteer at the New Bethlehem day center, thanked the City for its strong and consistent support of their program. He spoke about homelessness remaining a crisis and about the need for affordable housing. He thanked the Council for their support and leadership.

(b) Hyla Dobaj, a resident of transitional housing in Kenmore, thanked the City for its support of the New Bethlehem day center. She expressed concern regarding the difficulty in finding affordable housing on the Eastside. She noted that she and her two children lived in her car for a period of time. She spoke about the challenges and emotional impacts of not having a place to live.

- (c) Pamela Johnston encouraged accountability for certain individuals who have misused housing that they have acquired through A Regional Coalition for Housing (ARCH). She expressed concern that some of the housing units have been improperly used as rental properties.
 - (d) John Sambrook spoke about the importance of treating individuals with equal rights. He asked the Council to raise awareness regarding the issue of non-therapeutic circumcision.
 - (e) Melissa Harp expressed concern regarding the misuse of ARCH housing. She urged the Council to demand accountability and to conduct an inventory of affordable housing units to verify that they are being used properly. She said one-third of the affordable units in a building were being misused as rental properties.
 - (f) Claire May, a student at Bellevue College, expressed her concern regarding the lack of affordable housing, especially for teachers and other working class individuals.
5. Reports of Community Council, Boards and Commissions: None.
6. Report of the City Manager
- (a) Digital Cities Award

Mayor Chelminiak noted that Councilmember Lee and Councilmember Zahn attended the National League of Cities (NLC) conference, where they accepted the Digital Cities Award from the Center for Digital Government on behalf of the City. Mr. Chelminiak thanked Information Technology Department staff for their hard work.

Sabra Schneider, Chief Information Officer, said Bellevue received first place in its population category. The award recognizes the work of cities in the areas of open government, mobility, stakeholder engagement, collaboration, cybersecurity measures, hiring and retention, connectivity infrastructure, efficiency, cost control, performance measures, disaster recovery, innovation, and best practices in the areas of information technology.

Ms. Schneider said the major themes in the City's application reflected the values supported by the City Manager and the Council including collaboration, a future focus, innovation, and stewardship. Accomplishments highlighted in the application included City Council priorities advocating for digital technologies, coordinated permitting services for more than 15 jurisdictions in the region, regional fiber optic services through public partnerships, enhancements to security tools and practices, creation of the Bellevue Smart Strategy, the increased use of online resources to serve residents, Smart City Mobility Plan, and an improved web platform for the City Code.

Mayor Chelminiak commented on the importance of local government's role in digital technology. He noted T-Mobile's announcement earlier in the day about the company's decision to remain in Bellevue and to redevelop its headquarters.

Councilmember Zahn said she is proud of all of the things the City has accomplished to win this award. She commended Bellevue's leadership in demonstrating best practices.

7. Council Business and New Initiatives

(a) Request for Waiver of 8-Hour Rule

Mayor Chelminiak said there is a rule that the Council must approve a Councilmember's request for staff work if the work is estimated to extend beyond eight hours of staff time.

Deputy Mayor Robinson recalled that she requested a waiver of the 8-hour rule two weeks ago. She noted the memo in the meeting packet outlining her request. She would like staff to assess the City's progress in developing affordable housing and to review the impact of affordable housing incentives for developers. If the City is not meeting its goals, she would like staff to return with a recommendation.

Ms. Robinson noted that the issue regarding the misuse of ARCH properties, mentioned earlier during oral communications, involved a home ownership program that is not contemplated in the City's affordable housing strategy.

Councilmember Robertson thanked Deputy Mayor Robinson for her written request and expressed support for conducting a survey of affordable housing. However, Ms. Robertson said she is opposed to the suggestion that staff and the Council revisit some of the items included in the Affordable Housing Strategy. She said the strategy was adopted in 2017 and is still relatively new, and the City has a tradition of allowing plans to be implemented over a period of time before changing course.

Ms. Robertson said she supports the proposed survey and would like staff to report on the results before the Council discusses its next steps. She would like to receive periodic updates on the implementation of the Affordable Housing Strategy. She referenced language in the plan indicating that the Council strongly preferred a voluntary affordable housing program for developers. She said more information and public input is needed before considering changes to the plan.

Councilmember Lee expressed support for Deputy Mayor Robinson's interest in the progress of the City's affordable housing efforts. He suggested that staff provide an update on the program without the need for the waiver of the Council's eight-hour rule. Mr. Lee said that any consideration to change the policy decision implementing voluntary versus mandatory measures to create affordable housing would require careful deliberation.

Councilmember Stokes said the Affordable Housing Strategy is an action plan that is designed to be fluid. He noted that he serves on the King County affordable housing task force representing the Sound Cities Association (SCA). He said there is significant interest in the City's implementation of affordable housing policies, and it is appropriate to periodically review the plan to consider modifications. He believes Bellevue should continue to be a leader.

Councilmember Nieuwenhuis concurred with the suggestion for periodic status reports on the Affordable Housing Strategy. He said he supports further analysis of the City's progress toward its goals. However, he cautioned against assumptions about potential policy changes.

Councilmember Zahn said the proposal does not indicate that staff would implement policies that have not been approved by the Council. She noted the urgent need for affordable housing, especially near transit services. She expressed concern that opportunities might be missed if the City is not proactive in this area. She supports a staff review and further discussion with the Council on the findings.

Mayor Chelminiak observed that a key issue is voluntary incentives versus mandatory affordable housing regulations for developers. He supports the goal of producing as much affordable housing as possible near transit services, particularly in the BelRed and Wilburton areas. He expressed support for the Deputy Mayor's request and noted that the Council needs data in order to make wise decisions.

- Deputy Mayor Robinson moved to request a waiver of the 8-hour rule to direct staff to initiate additional work to be conducted relative to affordable housing, and to provide a report to the City Council on the progress of creating affordable housing units under the City's currently adopted Affordable Housing Strategy, as well as recommendations about any modifications to strategies B-1, C-2, C-3, A-5 and C-4 that may achieve the City's goal over the 10-year life of the Affordable Housing Strategy, specifically to the transit-oriented development (TOD) areas. The identified strategies are:
- B-1: Encourage micro apartments around light rail stations through actions such as reduced parking requirements.
 - C-2: Develop affordable housing on suitable surplus public lands in proximity to transit hubs.
 - C-3: Update existing tax exemption programs for affordable housing to increase participation by the developers of new housing.
 - A-5: Promote energy efficiency in the design and construction of affordable units to reduce costs for residents.
 - C-4: Inclusionary Zoning: Increase zoning as an incentive to provide affordable housing in new development.

Councilmember Stokes seconded the motion.

- As an amendment, Councilmember Robertson moved that, following the survey work by staff to assess the progress of the Affordable Housing Strategy, staff shall report the findings of that survey to the City Council. Should additional analysis be recommended at that time because the City is not meeting its goals, staff will provide a scope of the proposed additional work, as well as a process pathway. Councilmember Nieuwenhuis seconded the motion.

Deputy Mayor Robinson said she did not support the amendment, noting that the suggested work would take a long time. She said the purpose is to ask staff for a review and, if the City is not meeting its goals, for recommendations for the Council's consideration.

Councilmember Lee said he supports the Deputy Mayor's objective. However, he does not believe the 8-hour rule needs to be waived in order to receive a status report from staff.

Councilmember Stokes said he did not support the motion to amend.

→ The motion to amend failed by a vote of 3-4, with Councilmembers Lee, Nieuwenhuis, Robertson in favor.

Councilmember Robertson expressed concerns about transparency and the estimated 3 months to 12 months to complete the work. She said she is supportive of the work but does not want it to be conducted without public involvement.

Responding to Councilmember Zahn, Director of Community Development Mac Cummins said the work is likely to take 9 months to one year. If there are specific recommendations regarding amendments to the existing strategies, staff envisions addressing those items as part of TOD planning for the Wilburton and BelRed areas.

Responding to Deputy Mayor Robinson, Mr. Cummins said it is possible that the City is meeting its stated goals for the production of affordable housing units. However, if there are recommendations for revisions to the strategies, Mr. Cummins said staff would likely suggest public outreach before the Council considered action to amend the Affordable Housing Strategy.

Ms. Robinson noted that all of the policies have been approved by the Council. She concurred with a comment by Chris Johnson of the Bellevue Chamber of Commerce, which stated that "any consideration of changing voluntary inclusionary housing to mandatory requirements should include direct stakeholder consultation with the business." Ms. Robinson said she would expand that to include developers and the entire community.

Councilmember Stokes said this will be a transparent process with ample opportunity for public involvement. He wants the Council to focus on implementing the affordable housing policies it has established as soon as possible.

→ The main motion carried by a vote of 6-1, with Councilmember Robertson dissenting.

8. Consent Calendar

→ Councilmember Stokes moved to approve the Consent Calendar, and Deputy Mayor Robinson seconded the motion.

→ The motion to approve the Consent Calendar carried by a vote of 7-0, and the following items were approved:

- (a) Council Minutes
Minutes of October 22, Extended Study Session
Minutes of November 5, Study Session

Minutes of November 5, Regular Session

- (b) Motion to award Bid No. 18030, NE Spring Boulevard Multi-Modal Corridor Zone 1 Project (CIP Plan Nos. PW-R-172 and W-105) to KLB Construction as the lowest responsible and responsive bidder, in the amount of \$5,880,918.50, plus all applicable taxes.
- (c) Resolution No. 9489 authorizing execution of general services agreement with Access Information Protected for professional records storage and destruction services related to offsite storage and maintenance of the City's inactive records, in an amount not to exceed \$375,000, plus all applicable taxes.
- (d) Motion to award Bid No. 18077, Transportation Channelization Unit Price Construction contract, to Stripe Right, Inc as the lowest responsible and responsive bidder, in an amount not to exceed \$750,000, plus all applicable taxes. This contract would provide on-call indefinite quantity delivery of construction services for non-federally funded Transportation Capital Investment Program (CIP) projects funded under the City's Neighborhood Safety, Connectivity and Congestion Levy and Capital Investment Program Plan (CIP).
- (e) Ordinance No. 6433 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.
- (f) Ordinance No. 6434 amending the 2017-2018 General Fund Budget adopted on December 5, 2016, as previously amended, is hereby further amended, to increase the appropriation by \$441,949 and authorizing administrative officials to receive, and expend said funds on behalf of the East Metro Training Group (EMTG) to provide entry-level and on-going training to Fire personnel with Bellevue Fire and the other eight (8) EMTG partners.
- (g) Resolution No. 9490 authorizing execution of a Professional Engineering Services Agreement with HDR Engineering, Inc. in the amount of \$160,448.60, plus all applicable taxes, to provide engineering support services during construction of the NE Spring Boulevard Multi-Modal Corridor Zone 1 Project (CIP Plan No. PW-R-172).
- (h) Resolution No. 9491 authorizing execution of an amendment to the agreement with Premier Golf Centers, LLC for the management of the clubhouses and driving ranges at Bellevue and Crossroads golf courses in an amount not to exceed \$6,000,000, plus all applicable taxes.
- (i) Resolution No. 9492 authorizing execution of a three-year agreement with MacDonald Miller Facilities Solutions for heating, ventilating, and air conditioning (HVAC) system preventive maintenance service at City Hall, with a

two-year renewal option, in a total contract amount including contingency funds, not to exceed \$957,752, plus applicable taxes.

- (j) Motion to approve payment of claims and payroll for the period October 1, 2018 - October 31, 2018.
- (k) Resolution No. 9493 authorizing execution of an amendment to the Agreement for Professional Services with Suzanne Dugan, of the firm Cohen, Milstein, Sellers & Toll, PLLC, Ethics Officer for the City Council, in an amount not to exceed \$115,000 exclusive of any applicable taxes.
- (l) Resolution No. 9494 authorizing execution of a Professional Services Agreement with ARC Architects, to provide technical evaluation and support for an Aquatics Center Feasibility Study Update in the amount of \$186,233, which includes \$9,000, or 5% as contingency, plus all applicable taxes.
- (m) Ordinance No. 6435: 1) authorizing execution of a Department of Homeland Security (DHS) subgrant agreement (and supplements if necessary) with the Washington State Military Department to accept grant funds in the amount of \$256,701 for vulnerable populations planning, citizen preparedness and outreach and sustainment; 2) authorizing the deposit of said funds into the 2019-2020 budget of the Operating Grants, Donations, and Special Reserves Fund in the amount of \$256,701; 3) appropriating unanticipated and future revenues to that fund; and 4) authorizing expenditures of said grant funds.
- (n) Resolution No. 9495 authorizing execution of a Memorandum of Understanding by and between the City and the Bellevue Police Officers Guild (BPOG) temporarily modifying terms of the 2015-2017 BPOG Collective Bargaining Agreement.

9. Public Hearings

- (a) Final Public Hearing on the 2019-2020 Budget and 2019-2025 Capital Investment Program (CIP) Plan

Finance Director Toni Call said this is the third and final public hearing on the 2019-2020 Budget and 2019-2025 Capital Investment Program (CIP) Plan. She noted that the City Manager's Preliminary Budget was presented to the Council on October 15. Additional budget discussions occurred on October 22, November 5, and November 13. The Council anticipates adoption of the budget on December 3.

- At 9:11 p.m., Deputy Mayor Robinson moved to open the public hearing. Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.

The following individuals came forward to comment:

1. Sue Baugh, Chair of the Board of Directors, thanked the Council for its ongoing support of Eastside Pathways and highlighted the program's accomplishments and activities.
2. Pamela Johnston suggested that the budget should reflect the priorities of building community through unity, shaping a common vision, and promoting open, accessible and accountable government. She said she observes many people walking and biking in the Crossroads area, and she questioned whether the related infrastructure needs are being addressed. She encouraged efforts related to placemaking, including through the development of parks.
3. Khizer Sheriff, Executive Director of the Muslim Community Resource Center, thanked the City for its support of social services organizations. He said the Center's funding request to the Human Services Commission was denied because additional information was requested and could not be provided within the deadline. He said the Center provides assistance to everyone, regardless of religion or cultural background. He requested \$50,000 from the Contingency Fund to support the Center's refugee and single women programs.
4. Norm Hansen asked the Council to review the master plan for a park in Bridle Trails and to move the project forward. He said the park is within an easy walking distance of 3,000 multifamily housing units along 148th Avenue NE. He thanked the City for making parks a priority.
5. Chris Johnson, Bellevue Chamber of Commerce, thanked the Council for considering the joint letter of recommendations submitted by the Chamber and the Bellevue Downtown Association (BDA). He expressed support for efforts to manage the increase in healthcare costs for City employees and to meet the LEOFF I (Law Enforcement Officer Fire Fighter) pension liabilities. He concurred with the cost recovery objectives reflected in the fire inspection fee proposal. Mr. Johnson thanked the City for its continued investments in transportation technologies, neighborhood congestion relief, and major transportation projects. He expressed support for the NE 2nd Street extension project.
6. Victoria Hsieh, a member of Bellevue Youth Link, expressed concerns regarding climate change. She thanked the Council for joining the King County-Cities Climate Collaboration (K4C) and for their support of the City's Environmental Stewardship Initiative (ESI) program.
7. Gargi Panatula, a student at the International School and a Sustainability Ambassador, spoke about the need for solutions to address climate change. She thanked the Council for making the commitment to join the K4C. She invited the Council to the Engineering the Greenest School Building workshop to be held at Bennett Elementary School on December 5. She said student leaders, advocates, architects, community leaders, and PTA members have been invited to participate as well.

8. Jennifer Keller, representing People for Climate Action, expressed concerns regarding the impacts of climate change, including the wildfires in California. She said that 70 percent of greenhouse gas emissions originate in cities. She thanked the Council for participating in the K4C. She encouraged funding in the budget for climate action planning and monitoring.
 9. Eric Hanson, representing the Citizens Climate Lobby, thanked the Council for its participation in the K4C and for the upcoming update of the City's Environmental Stewardship Initiative Plan. He encouraged the City to develop a list of its top priorities to reduce greenhouse gas emissions. He said the three highest greenhouse gas emissions sources in Bellevue are vehicle emissions, commercial energy use, and private home energy use. He expressed concern that the K4C will not meet its goal of reducing greenhouse gas emissions by 25 percent by 2020.
 10. Court Olson, People for Climate Action, thanked the City for allocating funds in the budget to address the impacts of climate change. He thanked Mayor Chelminiak for using the words "climate change" and said he hopes the public can move beyond politicizing the issue.
 11. Jeff Thiel, People for Climate Action, urged the Council to update the Environmental Stewardship Initiative Plan to ensure that the City will achieve the K4C greenhouse gas reduction targets. He expressed concern about the global climate crisis and referenced Sweden's success in significantly reducing greenhouse gas emissions. He said cities must be leaders in change through a comprehensive, high-impact strategy.
 12. Marlene Meyer expressed concern about climate change and the environmental impacts. She said efforts to reduce greenhouse gas emissions should begin locally. She encouraged the Council to set specific, attainable goals related to transportation and the built environment.
 13. Curt Allred thanked the Council for joining the K4C. He said he believes that climate change is the most important issue facing humanity. He said it is important for cities to show leadership in reducing emissions and identifying solutions.
- At 9:47 p.m., Deputy Mayor Robinson moved to close the public hearing. Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.
10. Land Use: None.
 11. Other Ordinances, Resolutions and Motions: None.
 12. Unfinished Business: None.

13. Continued Oral Communications: None.
14. New Business: None.
15. Executive Session: None.
16. Adjournment

Mayor Chelminiak declared the meeting adjourned at 9:48 p.m.

Kyle Stannert, CMC
City Clerk

/kaw