

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Session

September 16, 2019
8:00 PM

Council Chamber
Bellevue, Washington

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

ABSENT: Deputy Mayor Robinson

1. Call to Order

Mayor Chelminiak called the meeting to order at 8:05 p.m.

2. Roll Call, Flag Salute

All Councilmembers except Deputy Mayor Robinson were present. Mayor Chelminiak led the flag salute.

(a) Mayor's Day of Concern for the Hungry Proclamation

Mayor Chelminiak read the proclamation recognizing September 21, 2019, as the Mayor's Day of Concern for the Hungry in Bellevue. He encouraged everyone to consider donating food items at local grocery stores on Saturday.

(b) Puget Sound Regional Council (PSRC) Vision 2040 Award Presentation

Josh Brown, Executive Director of the Puget Sound Regional Council (PSRC), introduced Villette Nolon, CEO of Imagine Housing. Mr. Brown presented a Vision 2040 award to the City, Imagine Housing, and their partners to recognize their efforts to implement PSRC's growth, transportation, and economic development strategies. He said the new 30Bellevue affordable housing apartments at St. Luke's Church in Bellevue accommodate 63 households of individuals previously experiencing homelessness.

Ms. Nolon thanked PSRC and the City for their work with Imagine Housing. She thanked Megan Adams, the Imagine Housing project manager for the 30Bellevue project, and Demian Minjarez of SMR Architects.

3. Approval of Agenda

- Councilmember Stokes moved to approve the agenda, amended to reflect that Items 6(a) and 6(b) were handled during the earlier Study Session. Councilmember Robertson seconded the motion.
- The motion to approve the agenda, as amended, carried by a vote of 6-0.

4. Oral Communications

- (a) Michelle Pace said she lost her housing in February, and she and her daughter have been staying with different friends. She said she previously worked as a realtor and then finished her college degree during the recession. She said it has been challenging to find help through social services and requested guidance from City staff. She expressed concern that Hopelink requires individuals to spend at least one night in their cars before they can be admitted to the shelter.

Responding to Mayor Chelminiak, Deputy City Manager Nathan McCommon said he would follow up with Ms. Pace.

- (b) Alex Zimmerman expressed concern regarding the numerous tickets he has received from the Bellevue Police Department, including for red light camera violations. He said he has been trespassed from the City of Seattle and King County council meetings.
- (c) Julie Copp, a resident of northeast Bellevue, expressed concern regarding redevelopment in neighborhoods that results in the extensive removal of trees and the construction of larger homes or the subdivision of properties to build two homes. She asked the City to prevent these practices. She noted that at least eight properties in her neighborhood have been subdivided. Ms. Copp said this activity negatively impacts property values.

Mayor Chelminiak asked Ms. Copp to provide her contact information to City staff.

- (d) Victor Parker said he lives on the border of Bellevue and Medina. He said that his neighbor, Dr. Martin Hanson, lives in Bellevue. He described an ongoing problem with a storm drain line through Dr. Hanson's property, which is flooding both of their properties. Mr. Parker submitted a packet of information and exhibits regarding the situation
- (e) Jerry Lutz, Perkins Coie, said he is the attorney for the Parker family. He provided additional comments regarding the flooding caused by the storm drainage system. He said the City requested that the Parkers and Hansons sign a release before the City would repair or replace the infrastructure. Mr. Lutz said the City stopped negotiating with them in August. He said the line should be replaced with a 12-inch pipe.

City Manager Miyake said that the City Attorney's Office is working on the issue.

- (f) Leonard McGhee spoke in support of the plans for neighborhood gateway signage in the original Lake Hills development known as the Delbrook Addition. He expressed concerns regarding redevelopment and asked the City to preserve 151st Place NE as a neighborhood street. He submitted his comments in writing.

5. Reports of Community Council, Boards and Commissions: None.

6. Report of the City Manager

- (a) 2019 Neighborhood Walks

[Item moved to earlier Study Session.]

- (b) Development Services Paperless Permitting Initiative

[Item moved to earlier Study Session.]

7. Council Business and New Initiatives: None.

8. Consent Calendar

Mayor Chelminiak highlighted Consent Calendar items including the KidsQuest Children's Museum contract and grants for Wilburton Hill Park.

→ Councilmember Stokes moved to approve the Consent Calendar, and Councilmember Robertson seconded the motion.

→ The motion to approve the Consent Calendar carried by a vote of 6-0, and the following items were approved:

- (a) Council Minutes

Minutes of August 5, 2019 Study Session

Minutes of August 5, 2019 Regular Session

Minutes of September 3, 2019 Regular Session

- (b) Resolution No. 9656 authorizing execution of a five-year wireless communications facility site lease agreement with Seattle SMSA Limited Partnership dba Verizon Wireless, including a five-year extension option for the continued operation of an existing Wireless Communications Facility (WCF) at Coal Creek Natural Area located at 15502 Newcastle Golf Club Road.

- (c) Motion to award Bid No. 19039, Lake Hills Boulevard Crosswalk Improvements (CIP Plan No. PW-R-199) to NPM Construction Co. as the lowest responsible and responsive bidder, in the amount of \$218,207.00, plus all applicable taxes. This

project is fully funded by the Neighborhood Safety, Connectivity and Congestion Levy.

- (d) Ordinance No. 6474: 1) authorizing execution of a grant agreement with the State of Washington Recreation and Conservation Office (RCO) to accept \$265,000 in grant funds; 2) amending the 2019-2020 General Capital Investment Program (CIP) to increase the appropriation by \$265,000; and 3) amending the 2019-2025 CIP Plan to increase the budget for the Parks Renovation & Refurbishment Plan (CIP P-R-11) by \$265,000 to assist with the cost of replacing the synthetic turf and track surface at Wilburton Hill Park.
- (e) Resolution No. 9657 determining that an existing water line easement located at 221 140th Ave NE is surplus to the City's needs and is no longer required for providing continued public utility service; and setting a time and place for a hearing to consider the release of this easement.
- (f) Ordinance No. 6475 amending the Bellevue City Code (BCC) Chapter 4.10 - Utility Tax Relief Program to align with City Code Chapter 24.10 - Utilities Service Charge Relief; aligning the Utility Rate Relief Program and the Utility Tax Relief Program.
- (g) Resolution No. 9658 authorizing execution of a three-year General Services Contract with Combined Construction Inc., in the amount not to exceed \$200,000, plus all applicable taxes, to provide on-call fence and safety railing repair services.
- (h) Resolution No. 9659 authorizing execution of an Amendment to an existing funding Agreement with KidsQuest Children's Museum (KidsQuest) for \$2,000,000 and adds an additional \$500,000 in annual increments of \$250,000 for two years beginning in 2019 with KidsQuest committing to specified community cultural services for an additional five years to the existing 20-year term of the agreement for a total of 25 years from the date of initial execution or approximately until 2040. The executed Amended Agreement shall be substantially in the form of the Amended Agreement in the Council Library.

9. Public Hearings: None.

10. Land Use

- (a) Ordinance No. 6476: Final Action on the Sambica Activity Center Rezone application, a rezone of a 7.62-acre site located at 4114 West Lake Sammamish Parkway from Neighborhood Business (NB), Multifamily Residential (R-20), and Single-Family Residential (R-5) to Camp and Conference Center (CCC). Permit File No. 19-106704-LQ.

City Manager Brad Miyake said that Ordinance No. 6476 proposes final action on the Sambica Activity Center Rezone application. He recalled the previous discussion on September 3, at which time the Council directed staff to return with an ordinance for consideration.

Nick Melissinos, Deputy City Attorney, said the Sambica rezone application represents a Process III quasi-judicial proceeding. The Hearing Examiner recommended approval of the application and no appeals were filed. Mr. Melissinos noted that this is a closed record proceeding, and the Council's decision must be based on the record before the Hearing Examiner.

Mr. Melissinos said the Council may approve the rezone application as recommended by the Hearing Examiner, approve the rezone with additional modifications or conditions, remand the application to the Hearing Examiner for an additional hearing related to specific issues identified by the Council, or deny the application. He recommended that the Mayor and Councilmembers disclose any ex parte communications regarding the application. He said City staff searched the Council's email accounts and advised that Councilmembers need only to disclose any contacts other than those received through City accounts.

Mayor Chelminiak indicated that Councilmembers did not have any ex parte communications to disclose.

→ Councilmember Stokes moved to adopt Ordinance No. 6476, and Councilmember Robertson seconded the motion.

→ The motion carried by a vote of 6-0.

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

At 8:43 p.m., Mayor Chelminiak declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw