CITY OF RENTON
MINUTES - City Council Regular Meeting
7:00 PM - Monday, January 27, 2020
Council Chambers, 7th Floor, City Hall – 1055 S. Grady Way

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Pavone called the meeting of the Renton City Council to order at 7:00 PM and led the Pledge of Allegiance.

ROLL CALL

Councilmembers Present:  Councilmembers Absent:
Ruth Pérez, Council President  Council Position No. 2 Vacant
Randy Corman, Council Position No. 1 (via teleconference)
Valerie O’Halloran, Council Position No. 3
Ryan McIrvin, Council Position No. 4
Ed Prince, Council Position No. 5
Kim-Khánh Vǎn, Council Position No. 7

ADMINISTRATIVE STAFF PRESENT

Armondo Pavone, Mayor
Robert Harrison, Chief Administrative Officer
Alex Tuttle, Assistant City Attorney
Jason Seth, City Clerk
Preeiti Shridhar, Deputy Public Affairs Administrator
Ellen Bradley-Mak, Human Resources and Risk Management Administrator
Leslie Betlach, Parks Planning & Natural Resources Director
Judge Terry Jurado
Commander Charles Karlewicz, Police Department

PROCLAMATION

a) Lunar New Year Week: A proclamation by Mayor Pavone was read declaring January 25 - February 8, 2020 to be Lunar New Year Week in the City of Renton, encouraging all members of the community to join in this special observation. Master Tony Au, from the International Lion Dance Martial Arts Team, accepted the proclamation with appreciation.
b) **National Future Business Leaders of America - Phi Beta Lambda Week**: A proclamation by Mayor Pavone was read declaring February 2 – February 8, 2020 to be FBLA-PBL Week in the City of Renton, encouraging all members of the community to join in this special observation. Peter Rustemeyer (FBLA Chapter Advisor) and Gary Tou (President, Hazen FBLA) accepted the proclamation with appreciation.

**MOVED BY PÉREZ, SECONDED BY MCIRVIN, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.**

### SPECIAL PRESENTATION

**a) Judge Jurado Recognition by Washington State Association for Justice**: Sean Malcolm, from the Washington State Association for Justice, presented the William O. Douglas award to Judge Terry Jurado in recognition of his more than 20 years of service. Judge Jurado accepted the award with appreciation.

### AUDIENCE COMMENTS

**MOVED BY PÉREZ, SECONDED BY PRINCE, COUNCIL ADJUST THE TIME ALLOTTED FOR AUDIENCE COMMENT FROM FIVE (5) MINUTES TO THREE (3) MINUTES PER SPEAKER. CARRIED.**

- **George Steed, Silverdale,** stated he is the President of the Washington Pilots’ Association and represents over one thousand pilots, and by extension, another fourteen thousand pilots that reside in Washington. Mr. Steed stated that from a pilot’s perspective the Renton Airport is safe. He noted that the proposed changes to the Airport Master Plan will severely degrade the use of the airport and its economic vitality. He requested that 1) Council request, petition, sue or otherwise cause the Federal Aviation Administration (FAA) to rescind the reclassification of the airport from B-II to D-III, 2) the administration modify the Airport Master Plan to accommodate the needs of current businesses and clients, and 3) the City cease any implementation of the Airport Master Plan until the needs of all parties are satisfied.

- **Gary Young, Bellevue,** indicated that he owns an aviation business located at the Leven Hangar at the airport. He thanked Council for working with him on a new short-term lease and looks forward to finalizing a long-term lease in the future. Mr. Young stated that the FAA’s designation and the Airport Master Plan need considerable work before being implemented. He noted that a solution that works well for the City, airport tenants and clients, Boeing, and the community is highly desired. Additionally, he noted the proposed changes to the Airport Master Plan require that his building be either torn down or modified at significant cost to him and his hangar mate Chuck Pepka of Renton Coil Springs.

- **Carroll Martell, Renton,** remarked that he became a pilot in 1977 as a member of the Boeing Flying Club at Boeing Field, which was later moved to the Renton Airport. He noted that he is still a pilot and acquires fuel and maintenance support from Pro-Flight at the airport. Mr. Martell also indicated that the proposed Airport Master Plan changes require the hangar he uses to be torn down. He asked Council to help local pilots stay in Renton.
Jean Rollins and Andrew Duffus, Renton, presented information to Council regarding the DeLeo Wall property. Ms. Rollins remarked that although the DeLeo Wall is within the corporate limits of the City of Newcastle, the proposed clear-cut of the area would severely impact Renton residents. She asked Council to consider using its influence to get King County to annex the area so it could be included as part of the adjacent Cougar Mountain Wildlife Park. Mr. Duffus shared that King County has been interested in purchasing property in the area since at least 1983, and noted that as late as 2018 the county attempted to purchase properties in that vicinity. He urged Council to adopt a resolution encouraging King County to purchase the DeLeo Wall property.

Rick Lentz, Seattle, stated he has been a tenant at the Renton Airport since 1969. He noted that he had sent Council a letter detailing the impacts of the proposed changes to the Airport Master Plan and the FAA’s re-designation of the airport from B-II to D-III. Mr. Lentz remarked that the FAA Circular that imposed the changes is flawed because it assumes an average airline commercial airport with average airline fleets, pilots, and maintenance. He noted that this is not the case as only new Boeing 737s takeoff with little fuel but rarely land at the airport. He also noted that the FAA Circular also indicates that a trigger for the change was 500 flight operations. He noted that number was reached in 2017 and 2018, but due to the challenges Boeing is currently having with the 737 Max airplanes, that number is not likely to be reached again for many years. He asked Council to petition the FAA to rescind the reclassification of the airport.

Kevin Franklin, Renton, stated he is a local businessman and pilot who flies a seaplane from the Renton Airport. He displayed several photos of his aircraft and noted that the Renton airport is one of the only places where someone can operate a straight floats plane in fresh water in the United States. He then displayed a map indicating that there are other freshwater seaplane bases nearby but they are all in Canada. He urged Council to keep this seaplane base open.

Tom Anderson, Renton, owner of Landing Gear Works at the Renton Airport, stated that he employs ten people and represents many more clients and subcontractors. He stated that his business requires between 11,000 and 15,000 square feet to operate at full capacity and the proposed changes have reduced his footprint at the airport. Mr. Anderson stated that this has already caused some work to go to other businesses, and urged Council to petition the FAA to rescind its reclassification of the airport. He also invited Council to tour his facility in the future.

Steve Beardslee, Maple Valley, stated he is a member of BEFA (Boeing Employees Flying Association) and was speaking on his own and the association’s behalf. Mr. Beardslee noted that the club has about sixteen airplanes and fly about seven thousand hours a year. He also indicated that the airport is a safe operating airport in its current state. He noted that the reduction in tenant space will have a severe economic impact for all of the businesses at the airport.

Denice Carnahan, Renton, remarked that she is a member of a regional hiking club that hikes the DeLeo Wall and adjacent trails regularly. She stated that the club’s mission is to preserve, protect, and promote precious property like the DeLeo Wall. She thanked Council for its past efforts and requested further support to save the property.
• John Carson, Renton, stated that he owns Sky Signs at the Renton Airport which operates five airplanes and employs many people. He remarked that the proposed changes in the Master Airport Plan would likely eliminate his business. He asked Council to petition the FAA to rescind its order to reclassify the airport.
• James Mahoney, Renton, shared his experiences during the Nisqually Earthquake that occurred in 2001. He remarked that a business like Sky Signs could be used to get public safety messages out to the public if roadways are ever disturbed by a future earthquake or other natural disaster.
• Gary Amundson, Newcastle, expressed concern about the pending clear-cut of the DeLeo Wall property. He noted that local citizens had raised almost $35,000 to assist the City of Newcastle with the issues. Mr. Amundson also noted that local authorities had already spent thousands of dollars mitigating May Creek flood issues, and this clear-cut would likely cause new flooding problems.
• Eva Lundahl, Renton, stated that she is a co-founder of the Save DeLeo Wall Campaign. She explained that the organization is working to preserve the area as green space. Ms. Lundahl also explained that the property owner was granted a clear-cut permit in 2018, the City of Newcastle appealed the decision, and the hearing has been repeatedly postponed. She urged Council to assist Newcastle in the appeal process because the environmental impacts of clear-cutting the property will directly impact Renton residents.
• Amanda Drake, Renton, concurred with previous speakers regarding the DeLeo Wall property. She also expressed concern about the owners’ plan to spray pesticides over the area which may drift and negatively affect people and wildlife living nearby. Additionally, Ms. Drake noted that clear-cutting the area may cause property values to decline.
• Katy Ericksen, Renton, stated that her home faces the DeLeo Wall property. She noted that it is more than an “it will look bad” issue because it will break up the local trail system that countless people have worked to preserve.
• Shanna Drake, Renton, noted that her father had been a logger and was always concerned about clear-cuts damaging the environment. She also expressed concern about the chemicals that will be sprayed in the area after the trees are cut down. She stated the plan calls for ten years of spraying which cannot be healthy for humans or wildlife.
• Jeff Dineen, Renton, stated he is speaking as President of the South Renton Neighborhood Association and as a Renton Airport Advisory Committee member. He noted that Council will be receiving a lot of information over the next few months from people with vested interests in the airport and in general aviation. Mr. Dineen cautioned that any action taken by Council will have long-lasting effects to the community. He also noted that as airports increase in size so too do the problems affecting airport businesses and communities living under airport flight paths. He noted that lead and noise issues are all well documented in regards to airports, and questioned who would want to live, eat, and play under a busy flight path.
• Natalie Roberts, Seattle, Tiny Trees Nature Preschool, expressed concern about the pending clear-cut of the DeLeo Wall property. She displayed and read some pictures and cards from preschool students who are concerned about the impact this clear-cut will have on the environment.
Robert Henry, Newcastle, noted that over 20 years ago the cities of Renton and Newcastle created the May Creek Basin Plan to reduce flooding near the DeLeo Wall property. He remarked that a lot of money and time was spent to reduce flooding in the area and the plan is working. Mr. Henry stated that logging the DeLeo Wall property will cause more flooding. He also noted the owners are only likely to make about $100,000 from the clear-cut, which is a lot of money, but questioned whether that was enough to allow them to cause all of these negative impacts to the rest of the community.

Maria Walcott, Renton, stated that she is an avid hiker and believes the DeLeo Wall and Cougar Mountain are local landmarks that should be preserved. She added that the City of Newcastle asked residents to raise funds to complete an appraisal of the community, and have so far raised about $33,000 of the $35,000 needed for the report. She also thanked the Councilmembers who came out and hiked the area. She urged Council to protect the DeLeo property.

Amy Roberts, Renton, stated she lives about three lots away from the DeLeo Wall. She noted that she developed her land responsibly and would not like to see the DeLeo property clear-cut because it will take more than 80 years to rehabilitate.

Kristin Ericksen, Renton, expressed concerns about the pending clear-cut of the DeLeo Wall property. She noted that her family would hike the area when she was a child, and later in school she would run the trails as a member of the cross country team at Hazen High School. She said it was always the team’s favorite area to run.

Doug Norberg, Seattle, remarked that he is a tenant at the Renton Airport and asked the simple question of why fix something that is not broken. He indicated that the current airport set-up is economically viable and that will no longer be the case if the FAA’s re-designation and the proposed Airport Master Plan are implemented.

Peter Denning, Renton, remarked that he lives near the DeLeo Wall property and is an avid trail runner. He shared his experiences running the trail and asked Council to support saving the property.

Jason Colins, Renton, asked Council to provide some funding to support the annual Renton ComicCon event. City Clerk Seth noted for the record that Mr. Colins had also submitted some correspondence and it was forwarded to Council last week.

Councilmember Corman remarked that Council had listened and heard the residents speak on both the DeLeo Wall and airport issues. He noted the City has been working with Newcastle, and will renew its efforts to influence King County into purchasing the property to preserve it as part of the Cougar Mountain Wildlife Park. On the airport issue, Mr. Corman explained that Council would be reviewing this issue at its annual retreat occurring in February. He then asked City Clerk Seth to summarize the airport comments so that they may be forwarded to the FAA, if necessary, in the future.

CONSENT AGENDA

Items listed on the Consent Agenda were adopted with one motion, following the listing.

b) AB - 2557 Administrative Services Department recommended approval of the reorganization of the Finance Division as follows: Convert the Financial Services Manager salary grade m33 Step E to a Budget and Accounting Manager salary grade m33 Step E; Convert the Fiscal Services Supervisor salary grade m25 Step C to a Financial Operations Manager salary grade m28 Step C; and add one Finance Analyst II - Payroll position at salary grade n13, Step C. Refer to Finance Committee.

c) AB - 2558 Community & Economic Development Department submitted the proposed Transit Oriented Development (TOD) Subarea Plan for review and future action. Refer to Planning Commission and Planning & Development Committee.

d) AB - 2566 Executive Department recommended executing Contract No K3008, with the State of Washington Office of Financial Management, in order to receive up to $80,000 in grant funds to assist with the 2020 Census. Council Concur.

e) AB - 2561 Transportation Systems Division requested authorization to execute an agreement with Aviation Management Consulting Group, in the amount of $78,285, to conduct the Airport rate study, and further requested approval of the related budget adjustment. Refer to Transportation (Aviation) Committee.

f) AB - 2563 Transportation Systems Division requested authorization to execute the Cooperative Service Agreement with the United States Department of Agriculture and Animal and Plant Health Inspection Service Wildlife Service, in the amount of $245,501.23 for wildlife hazard mitigation services at the Renton Airport. Refer to Transportation (Aviation) Committee.

MOVED BY PÉREZ, SECONDED BY PRINCE, COUNCIL CONCUR TO APPROVE THE CONSENT AGENDA, AS PRESENTED. CARRIED.

UNFINISHED BUSINESS

a Planning & Development Committee Chair Corman presented a report concurring with the staff, Parks Commission, and Planning Commission recommendation to adopt an update to the Parks, Recreation, and Natural Areas Plan. The Committee further recommended that the Resolution adopting the update be presented for reading.

MOVED BY CORMAN, SECONDED BY MCIRVIN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

b) Finance Committee Chair Prince presented a report concurring in the staff recommendation to approve the following payments:

1. Accounts Payable – total payment of $7,493,596.44 for vouchers, 380360-380726 payroll benefit withholding vouchers 6192-6193, 6195, 6199, 380348-380359 and three wire transfers.
2. Payroll – total payment of $1,526,524.80 for payroll vouchers which includes 665 direct deposits and 4 checks (12/16/19-12/31/19 pay period).
4. Municipal Court – total payment of $5,776.00 for vouchers 017579-017587.

MOVED BY PRINCE, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.
c) **Finance Committee** Chair Prince presented a report concurring in the staff recommendation to approve a 100-percent waiver of the eligible development fees for the Renton Housing Authority Sunset Oaks Apartments development with the City contributing $101,732.80 or 20-percent of the transportation, parks, and fire impact fees. Additionally, staff recommended deferring the execution and recording of the affordable housing restrictive covenant documents to prior to issuance of Temporary Certificate of Occupancy for the first building and to authorize the Mayor to enter into the required contract relating to the terms and conditions of the fee waiver. The estimated total fees requested to be waived for the Sunset Oaks Apartments are $800,860.00. The City would contribute $101,732.80 or 20-percent of the total transportation, parks, and fire impact fees into those respective impact fee accounts. The contribution would be covered by a request for a first quarter budget adjustment. The Committee further recommended that a resolution regarding this matter be presented for adoption.

**MOVED BY PRINCE, SECONDED BY O’HALLORAN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.**

**LEGISLATION**

**Resolutions:**

a) **Resolution No. 4397**: A resolution was read waiving certain development and impact fees for the Renton Housing Authority Sunset Oaks Apartments.

**MOVED BY PRINCE, SECONDED BY MCIIRVIN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.**

b) **Resolution No. 4398**: A resolution was read adopting the 2020 Parks, Recreation and Natural Areas Plan.

**MOVED BY MCIIRVIN, SECONDED BY VĂN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.**

**NEW BUSINESS**

*Please see the attached Council Committee Meeting Calendar.*

a) **Council Vacancy Deliberations - Position No. 2:**

Council made the following the nominations:

- Council President Pérez: Maria Teresa Vazquez
- Councilmember Corman: James Alberson
- Councilmember Prince: Jennifer Davis Hayes
- Councilmember Mcirvin: Angelina Benedetti
- Councilmember O’Halloran: Wesley Bergquist
- Councilmember Văn: Linda Smith

**MOVED BY PÉREZ, SECONDED BY CORMAN, COUNCIL NOMINATES ANGELINA BENEDETTI, JAMES ALBERSON, JENNIFER DAVIS HAYES, LINDA SMITH, TERESA VASQUEZ, AND WESLEY BERGQUIST TO BE INTERVIEWED ON FEBRUARY 3, 2020 AT 3:30 P.M. IN COUNCIL CHAMBERS AS PART OF THE COMMITTEE OF THE WHOLE MEETING. CARRIED.**

January 27, 2020 REGULAR COUNCIL MEETING MINUTES
ADJOURNMENT

MOVED BY PRINCE, SECONDED BY O'HALLORAN, COUNCIL ADJOURN. CARRIED.
TIME: 8:30 P.M.

Jason A. Seth, MMC, City Clerk

January 27, 2020 REGULAR COUNCIL MEETING MINUTES
**February 3, 2020**  
*Monday*

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<td>Community Services Committee, Chair Văn</td>
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<td>3:30 PM</td>
<td>Committee of the Whole, Chair Pérez – Council Chambers</td>
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<td>1. Council Vacancy Interviews</td>
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