MINUTES
City Council Regular Meeting

7:00 PM - Monday, December 10, 2018
Council Chambers, 7th Floor, City Hall – 1055 S. Grady Way

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ROLL CALL

Councilmembers Present:
Ed Prince, Mayor Pro Tempore
Randy Corman
Ryan McIrvin
Armondo Pavone
Don Persson, Council President Pro Tempore
Carol Ann Witschi

Councilmembers Absent:
Ruth Pérez

MOVED BY MCIRVIN, SECONDED BY PAVONE, COUNCIL EXCUSE ABSENT COUNCILMEMBER RUTH PÉREZ. CARRIED.

ADMINISTRATIVE STAFF PRESENT

Robert Harrison, Chief Administrative Officer
Shane Moloney, City Attorney
Jason Seth, City Clerk
Ellen Bradley-Mak, Human Resources / Risk Management Administrator
Chip Vincent, Community & Economic Development Administrator
Gregg Zimmerman, Public Works Administrator
Jan Hawn, Administrative Services Administrator
Jennifer Henning, Planning Director
Jeff Minisci, Facilities Director
Cliff Long, Economic Development Director
Commander Tracy Wilkinson, Police Department
ADMINISTRATIVE REPORT

Chief Administrative Officer Robert Harrison reviewed a written administrative report summarizing the City’s recent progress towards goals and work programs adopted as part of its business plan for 2018 and beyond. Items noted were:

- Inclement Weather Response Reminder: The Public Works Department would like to remind residents to help the City prevent local residential street flooding by monitoring catch basins near your home and keeping them clear of leaves and other debris. Street sweepers are dispatched daily to clean up debris along major arterials. Also, snow is not far away. Please remember that during snow and ice events, the department sanders and snow plows are dispatched to keep major arterials drivable. Visit the City website to view snow route maps. It is imperative that motorists do not park or abandon their vehicles within any portion of the traffic lanes. Abandoned vehicles impair snow and ice removal and impact response of emergency vehicles.
- Start your new year off right with an icy dip into Lake Washington. Join us at Gene Coulon Memorial Beach Park for the Polar Bear Plunge, Tuesday, January 1st at 11:00 a.m. For more information, visit the City website.
- The Renton Senior Activity Center will host a free Newcomers Hour on December 20th at 10:00 a.m. Meet the staff and learn about all of the available programs and activities, including recreational, social, health, educational, and nutritional services. More information can be found on the City website.
- Preventative street maintenance will continue to impact traffic and result in occasional street closures.

AUDIENCE COMMENTS

- Nancy McKinnon, Kirkland, expressed opposition to the fee structure in the proposed Ordinance #5913 - Residential Rental Program.
- William Shadbolt, Mercer Island, representing the Rental Housing Association, expressed opposition to the fee structure in the proposed Ordinance #5913 - Residential Rental Program. He suggested that the fee structure was unconstitutional and overly burdensome.

Discussion ensued regarding any potential fiscal impact delaying the adoption of this ordinance might cause the City. It was determined that there would be no fiscal or budgetary impact caused by a delay in voting on this ordinance.

- Lee Wimberly, Renton, expressed appreciation to City officials and staff for extending REACH’s (Renton Ecumenical Association of Churches) use of the old Chamber of Commerce building for its Meal Coalition until the end of next March.
- Hamid Fakharzadeh, Seattle, expressed opposition to the fee structure in the proposed Ordinance #5913 - Residential Rental Program.
- Heather Price, unknown, representing the Rental Housing Association expressed opposition to the fee structure in the proposed Ordinance 5913 - Residential Property Program, and suggested it was unconstitutional. She did, however, express support for the complaint-driven enforcement mechanism as drafted in the proposed ordinance.
Mary Ryan, Renton, expressed opposition to the fee structure in the proposed Ordinance #5913 - Residential Rental Program. Councilmember Corman clarified that the fee is $150 per rental property owner per year, not per rental unit owned by an individual or business per year.

Star Kavanaugh, unknown, noted that making rental property owners pay an extra $150 per year means her tenant will now have to pay an extra $12.50 per month in rent because she will be passing the fee on to them. She asked Council to reconsider the implementation of the fee.

Additionally, Councilmember Corman requested City Clerk Seth read two letters into the record expressing opposition to staff’s recommendation to Council to approve the Renton Municipal Airport Preferred Airside Alternative #5. The first letter was signed by Warren Hendrickson, NW Mountain Regional Manager for the Aircraft Owners and Pilots Association, Stephen Ratzlaff, President of the Washington Seaplane Pilots Association, and Marleen Mandt, Chair of the Renton Airport Advisory Committee. The second letter was signed by Marleen Mandt.

**CONSENT AGENDA**

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

a) Approval of Council Meeting minutes of 12/3/2018. **Council Concur.**

b) **AB - 2278** Mayor Law appointed the following individuals to the Planning Commission: Mara Fiksdal for an unexpired term expiring on 1/31/2019; Shannon Matson for an unexpired term expiring on 6/30/2019; and Robert Reeder for an unexpired term expiring on 1/31/2020. **Council Concur.**

c) **AB - 2275** Community Services Department recommended approval of the Agreement for Architectural Services, with Mackenzie Architects, in an amount not to exceed $192,000, for architectural services for the City of Renton Police Training Center and City Attorney Office project. **Council Concur.**

d) **AB - 2276** Community Services Department recommended approval of the Washington State Department of Enterprise Services (DES) Energy Savings Performance Contracting (ESPC), also known as the DES/ESCO agreement, for the City Hall HVAC Replacement project, in the amount of $1,986,031. Worked will be performed by McKinstry Co., LLC. **Council Concur.**

e) **AB - 2281** Executive Department recommended approval of Amendment #2 to CAG-15-187, between the City and Cayce & Grove, in the amount of $40,322 a month with the option to increase to an additional $280 per case (an increase of $5 per case), for extending the public defense services contract. **Council Concur.**

f) **AB - 2279** Police Department recommended approval a Memorandum of Understanding (MOU) between the cities of Renton, Kent, and Auburn regarding participation in the Alive & Free violence reduction program administered through the Seattle YMCA. City's cost is $60,000 per year. **Council Concur.**

g) **AB - 2273** Police Department requested authorization to hire a lateral police officer at Step E of salary grade pc60, effective upon the officer's hiring date. **Council Concur.**
h) **AB - 2274** Utility Systems Division recommended approval of a sole source agreement with Ferguson Enterprises, Inc., in the amount of $363,172.50 plus applicable sales tax, for information technology upgrades and technical support services for the City's Sensus Flexnet Automated Metering Infrastructure system. **Council Concur.**

MOVED BY PERSSON, SECONDED BY WITSCHI, COUNCIL CONCUR TO APPROVE THE CONSENT AGENDA, AS PRESENTED. CARRIED.

### UNFINISHED BUSINESS

a) **Committee of the Whole** Council President Prince presented a report concurring in the staff recommendation to approve the updates to the following Council policies:

- 800-01 – Council President and President Pro Tempore
- 800-02 – Meetings of the City Council
- 800-03 – Agenda Order of Business and Approval of Council Meeting Minutes
- 800-04 – Council Correspondence
- 800-05 – Committees of the Council
- 800-06 – Rules of Debate, Decorum, Voting Requirements and Procedures
- 800-07 – Legislative Ordinances and Resolutions
- 800-08 – Lobbying by a Councilmember
- 800-09 – City Council Requests for Staff Assistance
- 800-10 – Filling Council Vacancies
- 800-11 – Council Email
- 800-12 – Contracting Authority
- 800-13 – Remote Attendance at Council Meetings

The Committee further recommended that the resolution regarding this matter be presented for reading and adoption.

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

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

1. Accounts Payable – total payment of $4,562,567.58 for vouchers 112618, 370074-370076, 370092-370353; payroll benefit withholding vouchers 5935-5944, 370077-370091; and two wire transfers.
2. Payroll – total payment of $1,458,275.06 for payroll vouchers which includes 695 direct deposits and 9 checks (November 01-15, 2018 pay period).
3. Municipal Court – total payment of $6,706.82 for vouchers 017328-017348.

MOVED BY PERSSON, SECONDED BY PAVONE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

c) **Finance Committee** Chair Persson presented a report concurring in the staff recommendation to approve the Agreement for Performance of Conservation Services for the King Conservation District Tree Canopy Assessment Grant Project in the amount of $6,000, with no direct expense to the City.

MOVED BY PERSSON, SECONDED BY PAVONE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.
d) Finance Committee Chair Persson presented a report concurring in the staff recommendation to approve Landscape Maintenance Contract Amendment #7 for a three year extension, 2019 through 2021, to the Agreement for Services, CAG-16-078, in the amount of $417,429.10 per year between the City of Renton and Canber Corporation.

    MOVED BY PERSSON, SECONDED BY PAVONE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

e) Finance Committee Chair Persson presented a report concurring in the staff recommendation to approve the 2019 Symetra Excess Loss Agreement, in the amount of $413,720, which protects the city from unforeseen high-dollar medical claims. The premium for excess loss coverage is a 2.33% decrease compared to current rates. The individual deductible stop loss amount will continue to be $250,000, which provides coverage to the plan for high-dollar claims that exceed that amount.

    MOVED BY PERSSON, SECONDED BY PAVONE, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

f) Transportation Committee Chair Corman remarked that the Committee was again holding the Committee Report for the Renton Municipal Airport Master Plan Preferred Airside Alternative recommendation in order to give stakeholder's more time to review the staff memo that explains the reason staff recommended Alternative #5. Mr. Corman encouraged stakeholders to review the memo and submit comments to Council as soon as possible to lessen any potential impacts a delay in the vote on this issue might cause.

g) Utilities Committee Chair Witschi presented a report concurring in the staff recommendation to authorize the Mayor and City Clerk to execute the agreement with Murraysmith, Inc. in the amount of $479,337 for professional services during construction of the Kennydale 320-Pressure Zone Reservoir.

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

LEGISLATION

Resolutions:

a) Resolution No. 4362: A resolution was read authorizing the Mayor and City Clerk to enter into an agreement with the Cities of Auburn and Kent for the purpose of planning, funding, and implementing a joint funding program entitled the “Valley Cities Association,” for the YMCA of Greater Seattle Alive & Free Program.

    MOVED BY PERSSON, SECONDED BY WITSCHI, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

b) Resolution No. 4363: A resolution was read amending Council Policies 800-01 through 800-11 and 800-13.

    MOVED BY PERSSON, SECONDED BY WITSCHI, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.
Ordinances for first reading and advancement to second and final reading:

c) Ordinance No. 5916: An ordinance was read amending Section 4-8-120 of the Renton Municipal Code, amending submittal requirements specific to application type, and providing for severability and establishing an effective date.

MOVED BY MCIIRVIN, SECONDED BY WITSCHI, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Following a second and final reading, it was

MOVED BY MCIIRVIN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

d) Ordinance No. 5917: An ordinance was read amending subsections 4-1-230.C, 4-2-060.I, 4-2-080.A.40, 4-2-080.A.79, 4-2-110.B, 4-2-120.C.22, 4-4-070.H.6, 4-4-070.P.3, 4-4-100.C.6, 4-4-100.E.5.E, 4-5-130.B.4, 4-7-090.B. 4-7-090.E.3, 4-7-090.F.5, 4-8-100.I.3, 4-9-150.D.2.E.II, 4-9-150.E.3, 4-9-150.G, 4-9-200.B.2.A, 4-9-200.C.2.B, 4-9-240.J, 4-10-060.D, and 4-10-060.H, and the definitions of “Clear Vision Area” in section 4-11-030, “Retail, Big Box” and “Retail Sales” in section 4-11-180, deleting the definition of “Big Box Retail” in section 4-11-020, adding a definition of “Wholesale Retail” to section 4-11-230, and amending section 8-7-4 of the Renton Municipal Code, codifying administrative code interpretations from January 5, 2018 to October 5, 2018, and providing for severability and establishing an effective date.

MOVED BY MCIIRVIN, SECONDED BY PAVONE, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Following a second and final reading, it was

MOVED BY MCIIRVIN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

e) Ordinance No. 5918: An ordinance was read authorizing the 2019 Property Tax Levy increase as previously contemplated by Ordinance 5897.

MOVED BY PERSSON, SECONDED BY WITSCHI, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Following a second and final reading, it was

MOVED BY PERSSON, SECONDED BY WITSCHI, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinances for second and final reading:

f) Ordinance No. 5886: An ordinance was read repealing and replacing Chapter 6-3 of the Renton Municipal Code, amending Alarm System Regulations, and providing for severability and establishing an effective date.

MOVED BY PAVONE, SECONDED BY PERSSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

g) Ordinance No. 5902: An ordinance was read amending Subsections 4-8-110.F and 4-9-070.R of the Renton Municipal Code, by allowing the City Council to render a quasi-judicial appeal decision affirming the underlying decision without substantive review, eliminating a hearing examiner appeal when the hearing examiner is the underlying decision maker, specifying appeal paths for procedural and substantive environmental appeals, and providing for severability and establishing an effective date.
MOVED BY MCIRVIN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

h) Ordinance No. 5903: An ordinance was read amending sections 9-11-2, 9-11-5, and 9-11-7 of the Renton Municipal Code, by defining the term honorary street name, establishing procedures for the assignment of honorary street names, and providing for severability and establishing an effective date. (D-144)

MOVED BY MCIRVIN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

i) Ordinance No. 5904: An ordinance was read amending Chapter 4-4 of the Renton Municipal Code, by adding Section 4-4-055, short-term rentals, regulating short-term rentals of a dwelling unit or portion thereof, and providing for severability and establishing an effective date. (D-145)

MOVED BY MCIRVIN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

j) Ordinance No. 5905: An ordinance was read amending “Ground Level Details” in subsection 4-3-100.E.5 and adding Commercial Sign Regulations regarding buildings located in the CD Zone to Subsection 4-4-100.H.4.B of the Renton Municipal Code, regarding downtown window transparency, and providing for severability and establishing an effective date. (D-146)

MOVED BY MCIRVIN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

k) Ordinance No. 5906: An ordinance was read amending Subsection 4-9-250.B.1 of the Renton Municipal Code, by adding development standards from which commercial and industrial land uses can be granted a variance, providing for severability, and establishing an effective date. (D-147)

MOVED BY MCIRVIN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

l) Ordinance No. 5907: An ordinance was read amending Subsections 4-1-045.F.2, 4-6-010.C, 4-6-060.D, 4-6-060.J.3, 4-6-080.K, 4-7-020.A, 4-7-020.D, 4-7-050.B, 4-7-050.C.6, 4-7-050.D.7, 4-7-060.E.3, 4-7-060.F, 4-7-060.G, 4-7-060.H, 4-7-070.A, 4-7-070.H.1, 4-7-070.J, 4-7-070.L, 4-7-070.M, 4-7-070.O, 4-7-080.E, 4-7-080.J, 4-7-080.L, 4-7-110.C, 4-7-130.A, 4-7-200.E, AND 4-9-060.C, Sections 4-7-140 AND 4-7-190, and the definitions of “Final Plat Plan” in Subsection 4-8-120.D.6, “Lot Line Adjustment Map” in Subsection 4-8-120.D.12, and “Short Plat or Binding Site Plan Map, Final” in Subsection 4-8-120.D.19, of the Renton Municipal Code, streamlining, clarifying, and updating short plat and formal plat processes, and providing for severability and establishing an effective date. (D-148)

MOVED BY MCIRVIN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

m) Ordinance No. 5908: An ordinance was read amending Subsections 4-2-060.I, 4-2-080.A.23, 4-9-240.D, 4-8-240.K.2, and the definition of “Mobile Food Vending” in Section 4-11-130 of the Renton Municipal Code, and Repealing Subsection 4-2-060.R of the Renton Municipal Code, regarding Mobile Food Vendors, and providing for severability and establishing an effective date. (D-149)
n) Ordinance No. 5909: An ordinance was read amending Subsections 4-4-080.F.8 and 4-4-080.F.10 of the Renton Municipal Code, amending Parking Standards, and providing for severability and establishing an effective date. (D-151)

MOVED BY MCIRVIN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

o) Ordinance No. 5910: An ordinance was read amending Subsection 4-2-060.G, adding a definition of “Private Club, Fraternal Organization” to Section 4-11-160, and amending the definitions of “Services, Off-Site”, “Services, On-Site”, and “Service and Social Organizations” in Section 4-11-190 of the Renton Municipal Code, amending regulations related to Service and Social Organizations, and providing for severability and establishing an effective date. (D-152)

MOVED BY MCIRVIN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

p) Ordinance No. 5911: An ordinance was read amending Section 4-1-220 of the Renton Municipal Code, by extending and modifying the Multi-Family Housing Property Tax Exemption, and providing for severability and establishing an effective date. (D-154)

MOVED BY MCIRVIN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

q) Ordinance No. 5912: An ordinance was read amending Subsections 4-1-210.A, 4-1-210.B, and 4-1-210.C of the Renton Municipal Code, by extending and modifying the waiver of certain development and mitigation fees, and providing for severability and establishing an effective date. (D-154)

MOVED BY MCIRVIN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

r) Ordinance No. 5913: An ordinance was read amending Subsection 5-5-3.A of the Renton Municipal Code and adding Section 4-5-125 to the Renton Municipal Code to create a Residential Rental Registration and Inspection Program, and providing for severability and establishing an effective date.

MOVED BY MCIRVIN, SECONDED BY PAVONE, COUNCIL HOLD THIS ORDINANCE AND DEFER TAKING ANY ACTION UNTIL THE 1/14/2019 COUNCIL MEETING IN ORDER TO REVIEW CONCERNS EXPRESSED BY MEMBERS OF THE AUDIENCE AT TONIGHT'S COUNCIL MEETING. CARRIED.

s) Ordinance No. 5914: An ordinance was read changing the Zoning Classification of four parcels (7227801315, 7227801290, 7227801295, 7227801300) within the City of Renton from Residential Fourteen Dwelling Units per acre (R-14) to Center Village (CV) (CPA 2018-M-01).

MOVED BY MCIRVIN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

December 10, 2018 REGULAR COUNCIL MEETING MINUTES
t) **Ordinance No. 5915:** An ordinance was read adopting the 2018 amendments to the City's 2015 Comprehensive Plan, Maps, and Data in conjunction therewith.

**MOVED BY MCIRVIN, SECONDED BY PAVONE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.**

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**NEW BUSINESS**

*Please see the attached Council Committee Meeting Calendar.*

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**EXECUTIVE SESSION & ADJOURNMENT**

**MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL RECESS INTO EXECUTIVE SESSION FOR APPROXIMATELY 20 MINUTES TO DISCUSS LABOR NEGOTIATIONS - RCW 42.30.140(4)(B), AND THEN FOR APPROXIMATELY 30 MINUTES TO DISCUSS SALE OF REAL ESTATE - RCW 42.30.110(1)(C), WITH NO OFFICIAL ACTION TO BE TAKEN AND THAT THE COUNCIL MEETING BE ADJOURNED WHEN THE EXECUTIVE SESSION IS ADJOURNED. CARRIED. TIME: 8:16 P.M.**

Executive Session was conducted and no action was taken. The Council meeting adjourned when the executive session adjourned. Time: 9:00 P.M.

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Jason A. Seth, CMC, City Clerk

Jason Seth, Recorder
Monday, December 10, 2018
# Council Committee Meeting Calendar

**December 10, 2018**

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<td>Community Services Committee, Chair Witschi – Council Conference Room</td>
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**January 7, 2019**

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