



CITY OF RENTON

MINUTES - City Council Regular Meeting

7:00 PM - Monday, December 14, 2020

Council Chambers, 7th Floor, City Hall – 1055 S. Grady Way

CALL TO ORDER

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

ROLL CALL

Councilmembers Present:

Ruth Pérez, Council President
Randy Corman, Council Position No. 1
Angelina Benedetti, Council Position No. 2
Valerie O'Halloran, Council Position No. 3
Ryan McIrvine, Council Position No. 4
Ed Prince, Council Position No. 5
Kim-Khánh Vãn, Council Position No. 7
(All councilmembers attended remotely)

Councilmembers Absent:

ADMINISTRATIVE STAFF PRESENT

Armondo Pavone, Mayor
Ed VanValey, Interim CAO
Leslie Clark, Senior Assistant, City Attorney
Jason Seth, City Clerk
Julia Medzegian, Council Liaison
Kristi Rowland, Organizational Development Manager
Preeti Shridhar, Deputy Public Affairs Administrator
Chip Vincent, Community & Economic Development Administrator
Martin Pastucha, Public Works Administrator
Jan Hawn, Administrative Services Administrator
Kari Roller, Interim Administrative Services Administrator
Ellen Bradley-Mak, Human Resources and Risk Management Administrator
Kelly Beymer, Community Services Administrator
Shane Moloney, City Attorney
Vanessa Dolbee, Planning Director

Ron Strake, Public Works Utility Systems Director
Amanda Askren, Property & Technical Services Manager
April Alexander, Executive Assistant
Interim Chief Jon Schuldt, Police Department Administrator
Deputy Chief Kevin Keyes, Police Department
Melissa Day, Administrative Assistant, Police Department
Commander Dave Leibman, Police Department
(All City staff attended remotely except City Clerk Seth)

ADMINISTRATIVE REPORT

City Clerk Jason Seth reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2020 and beyond. Items noted were:

- Join us for a holiday trivia night on Tuesday, December 15, from 6:30 to 8 p.m. The theme is Holidays Around the World. Visit <http://rentonwa.gov/trivianight> for more information and to register your trivia team. You can play alone or with a group. Compete for a chance to win a variety of prizes and to be crowned Renton's trivia champion!
- Keep the holiday magic alive with a drive-thru visit to see Santa at one of the Shout Out to Santa events. Come visit Santa and bring him your letters on December 19 and 20 from 12 to 4 p.m. Enter the drive thru at the lot next to Cugini Florists & Fine Gifts at 413 S 3rd Street.
- Preventative street maintenance will continue to impact traffic and result in occasional street closures.

AUDIENCE COMMENTS

MOVED BY PÉREZ, SECONDED BY CORMAN, COUNCIL LIMIT AUDIENCE COMMENTS TO THREE (3) MINUTES PER SPEAKER. CARRIED.

- Karen Taylor, Renton, expressed support for the Red Lion Inn continuing to operate as a homeless shelter.
- Harold Odom, Seattle, shared his experience as a homeless person, and expressed support for the Red Lion Inn continuing to operate as a homeless shelter.
- William Yi, Renton, expressed support for the Red Lion Inn continuing to operate as a homeless shelter.
- Simha Reddy, Seattle, stated he is a doctor and opposes the ordinance changing the zoning of homeless shelters.
- Melissa Glen, Renton, stated that the ordinance regarding homeless shelters should have finalized dates and recommended the City create a Homeless Committee to study the issue further.
- LaMont Green, unknown, expressed support of King County turning hotels into homeless shelters and voiced opposition to the ordinance changing the zoning for homeless shelters.
- Gabrielle Weidling, Renton, spoke in support of the Red Lion Inn and opposition of the related homeless shelters ordinance.

- David Smith, Renton, stated he believes the City needs a graceful exit from the Red Lion Inn and expressed support for the related ordinance.
- Larry Gossett, Jr., Seattle, remarked that Renton should be involved in a regional, strategic approach in regard to homelessness.
- Carmen Rivera, Renton, spoke in opposition to the homeless shelters ordinance.
- Diane Dobson, Renton, noted that over 100 individuals had been banned from the Red Lion Inn shelter due to bad behavior and expressed support for the related ordinance.
- Dave McCammon, Renton, expressed support for the homeless shelters ordinance and thanked Council for protecting Renton residents.
- Keith Jackson, Renton, thanked service providers assisting individuals at the Red Lion Inn and expressed opposition to the homeless shelters ordinance.
- Adam Henderson, Renton, stated he feels perfectly safe with the homeless shelter operating at the Red Lion Inn and expressed opposition to the related ordinance.
- Krysta Strasbaugh, Renton, expressed opposition to the homeless shelters ordinance.
- Marc Dines, unknown, stated he was a lead designer of the King County Homeless Authority and expressed opposition to the related homeless shelters ordinance.
- John Hemphill, unknown, expressed empathy for the adults and youth experiencing homelessness and voiced opposition to the related ordinance.
- Zaneta Reid, Snohomish County, expressed opposition to the homeless shelters ordinance.
- Dylan Mayo, Renton, expressed opposition to the homeless shelters ordinance.
- Marvin Rosete, thanked the service providers at the Red Lion Inn shelter and expressed support for the related ordinance.
- Rev. Dr. Linda Smith, Renton, stated the City needs more affordable housing and expressed opposition to the related homeless shelters ordinance.
- Winter Cashman, Renton, voiced opposition to the homeless shelters ordinance.
- Craig Keoppler, remarked that he has lost many tenants in the buildings he owns near the Red Lion Inn, and expressed support for the related homeless shelters ordinance.
- HP, Issaquah, stated he owns the WalMart property and noted that there has been an increase in criminal activity since the shelter began operating. He expressed support for the related homeless shelters ordinance.
- Alison Eisinger, unknown, requested the City commit to finding three acceptable alternate locations for homeless shelters in Renton, and to work in good faith with King County on homelessness issues.
- Nancy Quinn, Renton, expressed disappointment that so many homelessness activists were advocating for the shelter when King County failed to work collaboratively with the City on this issue. She expressed support for the related ordinance.
- Robin Wyss, unknown, stated that SEIU supports the union of workers at the Red Lion Inn and expressed opposition of the homeless shelters ordinance.
- David Heldy, unknown, also spoke in support of the SEIU union members at the Red Lion Inn and expressed opposition of the homeless shelters ordinance.
- Kathy Keolker, Renton, expressed appreciation for Council's work on the issue and expressed support of the related homeless shelters ordinance.
- Tanis O'Connor, Renton, spoke in opposition to the homeless shelters ordinance.

- Marcy Palmer, Renton, stated that the City needs to take a responsible and sensible approach to the issue, and expressed support for the related homeless shelters ordinance.

CONSENT AGENDA

Items listed on the Consent Agenda were adopted with one motion, following the listing. Councilmember Corman requested that Item 5.b be removed for separate consideration.

- a) Approval of Council Meeting minutes of December 7, 2020. **Council Concur.**
- c) **AB - 2778** Community & Economic Development Department recommended approval of the 2021 Lodging Tax Fund allocations in the total amount of \$421,500. **Council Concur.**
- d) **AB - 2777** Community Services Department recommended approval of Amendment 1 to CAG-20-101 with McKinstry Essention, in the amount of \$2,407,491 for the Renton City Hall - Phase 2 Improvements project. **Refer to Finance Committee.**
- e) **AB - 2775** Public Works Transportation Systems Division requested approval to execute three agreements (when final), with The Boeing Company: 1) Permanent Easement Agreement in the amount of \$640,000; 2) Temporary Construction Easement in the amount of \$188,546.95; and 3) The Boeing Compensation Agreement for Park Avenue North Extension in the amount of \$1,355,481, with the total compensation to The Boeing Company for the Park Avenue North Extension project set at \$2,184,027.95. **Refer to Committee of the Whole.**
- f) **AB - 2774** Public Works Transportation Systems Division submitted CAG-14-151, SW Grady Way Overlay project, with Lakeside Industries, Inc., and requested acceptance of the project and release of the contract bond after 60 days, once all State approvals are received. **Council Concur.**

MOVED BY PÉREZ, SECONDED BY CORMAN, COUNCIL CONCUR TO APPROVE THE CONSENT AGENDA, MINUS ITEM 5.B. CARRIED.

SEPARATE CONSIDERATION ITEM 5.b

- b) **AB - 2776** Mayor Pavone appointed the following individuals to the Renton Airport Advisory Committee: Jeanne DeMund to the Kennydale Neighborhood primary position (moving Ms. DeMund from the Kennydale Neighborhood alternate position) for a term expiring May 7, 2024; and appointed Marcie Palmer to the Kennydale Neighborhood alternate position for an unexpired term expiring on May 7, 2023.

MOVED BY CORMAN, SECONDED BY MCIRVIN, COUNCIL CONCUR TO APPROVE CONSENT AGENDA ITEM 5.B AS COUNCIL CONCUR. CARRIED.

UNFINISHED BUSINESS

- a) **Utilities Committee** Chair O'Halloran presented a report concurring in the staff recommendation to authorize the Mayor and City Clerk to execute Amendment No. 2 to CAG-19-313 with Otak, Inc. in the amount of \$558,917 for phase two design services for the Monroe Avenue NE Storm Improvement Project.

MOVED BY O'HALLORAN, SECONDED BY BENEDETTI, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

- b) **Utilities Committee** Chair O'Halloran presented a report concurring in the staff recommendation to authorize the Mayor and City Clerk to execute Amendment No. 1 to CAG-19-139 with Osborn Consulting Services, Inc. in the amount of \$118,582 for design services for the SE 172nd Street and 125th Avenue SE Green Stormwater Infrastructure Design Project.

MOVED BY O'HALLORAN, SECONDED BY BENEDETTI, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

- c) **Transportation Committee** Chair McIrvine presented a report concurring in the staff recommendation to authorize the Mayor and City Clerk to execute Amendment No. 06-20 to Lease Agreement LAG-93-004 with BHC, Inc. The fiscal impact will result in an annual revenue of \$33,998.62 with scheduled increases based on the Seattle-Tacoma area Consumer Price Index-Urban (CPI-U) adjustments and an appraisal to determine the value of the 48,778.51 square foot parcel.

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

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

1. Accounts Payable – total payment of \$7,366,361.65 for vouchers, 10216, 10220, 10290, 388535-388563, 388574-388606, 388617-388635, 388637-388768, 388770-388877; payroll benefit withholding vouchers 6430-6434, 6440-6441, 6443-6446, 388607-388616 and three wire transfers.
2. Payroll – total payment of \$1,463,857.56 for payroll vouchers that include 559 direct deposits and 1 check. (11/01/20-11/15/20 pay period).
3. Municipal Court vouchers 017742 - 017752 totaling \$4,237.08.

MOVED BY PRINCE, SECONDED BY VĂN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

- e) **Finance Committee** Chair Prince presented a report concurring in the staff recommendation to authorize the write off of bad debt in the amount of \$36,222.87 and remove from the City's accounting records.

MOVED BY PRINCE, SECONDED BY VĂN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

- f) **Finance Committee** Chair Prince presented a report concurring in the staff recommendation to approve the Professional Services contract agreement in the amount of \$166,000 annually between the City of Renton and Outcomes by Levy LLC from January 1, 2021 through December 31, 2022.

MOVED BY PRINCE, SECONDED BY VĂN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.**

- g) **Finance Committee** Chair Prince presented a report concurring in the staff recommendation to approve either the 'Agreement for Design, Permitting and Construction Support for Cedar River Trail Relocation and Cedar River Bank Stabilization Project' with GeoEngineers, Inc. that is included in this Agenda Bill packet or the updated copy provided at this meeting. Suggested changes to the agreement do not affect the scope of work or the negotiated cost of the project. In February 2020, the Cedar River experienced a 50-year flood event that eroded a section of riverbank next to the Cedar River Trail, between the Cedar River Dog Park and Riverview Park. The Trail is narrowed in this area to keep the public at a safe distance from the edge of the river

bank. Geotechnical evaluations recommend that the Trail be relocated away from the current escarpment until the river bank can be stabilized from future erosion. This Professional Services Consultant Agreement is estimated to cost \$375,638.00 for the design, permitting and advisory support during construction for the temporary relocation of the Cedar River Trail and stabilization of the Cedar River embankment.

On March 2, 2020, City Council ratified and approved an emergency proclamation by Mayor Pavone that proclaimed the existence of a local emergency due to the flood. With this, and by meeting other FEMA thresholds, the Cedar River Trail and Bank Stabilization project is eligible for Federal reimbursement as FEMA project 4539-DR-WA. This engineering phase will cost the City approximately \$45,077, or 12% of the original cost estimate, and will be budgeted with the General Fund portion of the Parks and Trails Division of the Community Services Department. GeoEngineers, Inc. was selected pursuant to City of Renton Policy and Procedure 250-02 – Purchasing, Bidding and Contracting Requirement, Section 6.10.3 – Emergencies.

MOVED BY PRINCE, SECONDED BY VĂN, COUNCIL CONCUR IN THE COMMITTEE RECOMMENDATION. CARRIED.

LEGISLATION

Ordinances for second and final reading:

- a) **Ordinance No. 5996:** An ordinance was read adopting the following interim zoning controls in response to the Renton Red Lion COVID-19 Deintensification Shelter operating in the City of Renton since April 2020: (1) clarifying and modifying principal, accessory, and unclassified use regulations by amending Subsections 4-2-050.A, 4-2-050.C.4, 4-2-050.C.5, AND 4-2-050.C.6 of the Renton Municipal Code; (2) clarifying and modifying certain land use definitions in the Renton Municipal Code by amending Subsection 4-2-060.K of the Renton Municipal Code, amending the definition of “Diversion Facility” and removing the definition of “Diversion Interim Service Facility” in Section 4-11-040 of the Renton Municipal Code, amending the definition of “hotel” and adding a definition of “hotel, extended-stay” in Section 4-11-080 of the Renton Municipal Code, and amending the definition of “social service organizations” in Section 4-11-190 of the Renton Municipal Code; (3) allowing for one COVID-19 deintensification shelter to temporarily operate in the Commercial Arterial (CA) zoning district by adding a definition of “COVID-19 Deintensification Shelter” in Section 4-11-030 of the Renton Municipal Code and amending Subsections 4-2-060.G, 4-2-080.A.71, and 4-2-080.A.101 of the Renton Municipal Code; and (4) allowing for and regulating land uses serving those experiencing homelessness by adding a new Section 4-4-045, Homeless Services Use, to the Renton Municipal Code and adding a definition of “Homeless Services Use” to Section 4-11-080 of the Renton Municipal Code; making a legislative determination that the ordinance is exempt from full compliance with the State Environmental Policy Act (Chapter 43.21.C RCW); providing for severability; declaring an emergency; and establishing an immediate effective date.

MOVED BY CORMAN, SECONDED BY PÉREZ, COUNCIL ADOPT THE ORDINANCE AS READ.**

Senior Assistant City Attorney Clark answered several inquiries from Council regarding Ordinance No. 5996. Mayor Pavone also noted that the ordinance had been through the Renton Equity Lens and public input processes. Additionally, Council discussion ensued regarding the merits and deficiencies of the ordinance.

MOVED BY VĂN, SECONDED BY MCIRVIN, COUNCIL REVISE SECTION V OF THE ORDINANCE TO REFLECT THAT RMC 4-2-080.A.101.A WILL READ, "AFTER JUNE 1, 2021, THE COVID-19 DEINTENSIFICATION SHELTER SHALL SERVE NO MORE THAN ONE HUNDRED SEVENTY-FIVE (175) PERSONS AT A TIME."

MOTION FAILED.

AYES: VĂN, MCIRVIN. NOES: PÉREZ, CORMAN, O'HALLORAN, PRINCE, BENEDETTI.

MOVED BY VĂN, SECONDED BY MCIRVIN, COUNCIL REVISE SECTION V OF THE ORDINANCE TO REFLECT THAT RMC 4-2-080.A.101.B WILL READ, "THE COVID-19 DEINTENSIFICATION SHELTER SHALL CEASE OPERATIONS NO LATER THAN JUNE 1, 2022, AFTER WHICH DATE THE COVID-19 DEINTENSIFICATION SHELTER WILL BE UNLAWFULLY OPERATING IF IT DOES NOT HOLD A VALID CONDITIONAL USE PERMIT FOR A HOMELESS SERVICES USE AND IS NOT OPERATING IN A LOCATION IN WHICH HOMELESS SERVICES USES ARE ALLOWED."

MOTION FAILED.

AYES: VĂN, MCIRVIN. NOES: PÉREZ, CORMAN, O'HALLORAN, PRINCE, BENEDETTI.

****ORIGINAL MOTION TO ADOPT THE ORDINANCE AS READ CARRIED. ROLL CALL:**

AYES: PÉREZ, CORMAN, O'HALLORAN, PRINCE, BENEDETTI. NOES: VĂN, MCIRVIN.

- b) Ordinance No. 5998:** An ordinance was read amending self-storage standards in Subsections 4-2-060.M, 4-2-080.A.17, 4-2-080.A.22, and 4-2-080.A.59 of the Renton Municipal Code, providing for severability, and establishing an effective date.

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

- c) Ordinance No. 5999:** An ordinance was read adding regulations for standalone solar energy structures by amending Subsection 4-2-060.O of the Renton Municipal Code, amending Chapter 4-4 of the Renton Municipal Code by adding a new Section 4-4-105 "Solar Energy Systems," and adding new definitions of "Solar Energy System" and "Solar Energy System, Ground Mounted, Small Scale" to Section 4-11-190 of the Renton Municipal Code, providing for severability, and establishing an effective date.

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

- d) Ordinance No. 6000:** An ordinance was read updating regulations for the Center Downtown (CD) Zone by amending Subsections 4-2-060.L, 4-2-080.A.3, 4-2-080.A.6, and 4-2-120.B; and the definition of "Dwelling, Attached" in Section 4-11-040 of the Renton Municipal Code; providing for severability; and establishing an effective date.

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

- e) Ordinance No. 6001:** An ordinance was read amending Section 4-1-045 of the Renton Municipal Code by renaming the section from "Vesting" to "Vesting Regulations," eliminating Shoreline Development Permits and Conditional Use Permits from the list of applications that vest at complete application, clarifying duration of vesting, providing for severability, and establishing an effective date.

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

- f) **Ordinance No. 6002:** An ordinance was read revising Accessory Dwelling Unit (ADU) regulations by amending Subsections 4-2-110.C, 4-2-110.E, and 4-2-116.B.2 of the Renton Municipal Code, providing for severability, and establishing an effective date.

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

- g) **Ordinance No. 6003:** An ordinance was read amending Subsection 4-9-070.R of the Renton Municipal Code, relating to the State Environmental Policy Act (SEPA) appeals process, providing for severability, and establishing an effective date.

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

- h) **Ordinance No. 6004:** An ordinance was read revising regulations relating to government facilities by amending Subsection 4-2-060.G of the Renton Municipal Code, amending the definition of "Government Facilities, Other" in Section 4-11-070 of the Renton Municipal Code, and adding new definitions of "Government Maintenance Facilities, Other" and "Government Office, Other" to Section 4-11-070 of the Renton Municipal Code, providing for severability, and establishing an effective date.

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

- i) **Ordinance No. 6005:** An ordinance was read adopting the 2020 amendments to the City's 2015 Comprehensive Plan, maps, and data in conjunction therewith, and establishing an effective date.

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

- j) **Ordinance No. 6006:** An ordinance was read changing the zoning classification of one parcel (King County Parcel Number 1923059047) within the City of Renton from Industrial Medium (IM) to Commercial Arterial (CA) (CPA 2019-M-01) and establishing an effective date.

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

- k) **Ordinance No. 6007:** An ordinance was read changing the zoning classification of 14 parcels within the City of Renton and establishing an effective date.

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

- l) **Ordinance No. 6008:** An ordinance was read changing the zoning classification of twenty-nine parcels bounded by SE Petrovitsky Road to the north, 118th Avenue SE to the East, SE 180th Street to the south, and 116th Avenue SE to the west within the City Of Renton from Residential Four (R-4) to Residential Six (R-6) (CPA 2019-M-03) and establishing an effective date.

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

- m) **Ordinance No. 6009:** An ordinance was read vacating a portion of an alley, located near 1300 Bronson Way N and situated east of Garden Avenue N, west of Meadow Avenue N, north of Bronson Way N, and south of N 2nd Street (1300 Bronson Way N Street Vacation; VAC-20-001).

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

NEW BUSINESS

Please see the attached Council Committee Meeting Calendar.

ADJOURNMENT

MOVED BY MCIRVIN, SECONDED BY CORMAN, COUNCIL ADJOURN. CARRIED.
TIME: 10:03 P.M.

Jason A. Seth, MMC, City Clerk

Jason Seth, Recorder
14 Dec 2020

Council Committee Meeting Calendar

December 14, 2020

December 21, 2020

Monday

NO MEETINGS COUNCIL HOLIDAY

December 28, 2020

Monday

NO MEETINGS COUNCIL HOLIDAY

January 4, 2021

Monday

CANCELED Utilities Committee, Chair Benedetti

CANCELED Community Services Committee, Chair Vän

***CANCELED Transportation Committee, Chair McIrvin**

6:00 PM Committee of the Whole, Chair Corman - Videoconference
1. Park Ave. Extension

7:00 PM City Council Meeting - Videoconference

***Updated Meeting Cancellation**