

# City of SeaTac

## Regular Council Meeting Minutes

February 14, 2023  
6:00 PM

City Hall  
Council Chambers

**CALL TO ORDER:** Mayor Jake Simpson called the SeaTac City Council Regular Meeting to order at 6:01 p.m.

**COUNCIL PRESENT (in-person):** Mayor Jake Simpson, Councilmember (CM) Mohamed Egal; **(remote):** Deputy Mayor (DM) Senayet Negusse, CMs Peter Kwon, Takele Gobena, Iris Guzmán and Erin Sitterley.

**STAFF PRESENT (in-person):** City Manager Carl Cole, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Multimedia Video Specialist David Inman, Government Relations & Communications Manager Kyle Moore, Executive Assistant Lesa Ellis; **(remote):** Deputy City Manager (DCM) Gwen Voelpel, Public Works Programs Coordinator Mason Giem, Community & Economic Development (CED) Director Evan Maxim, Planning Manager Jenn Kester

**FLAG SALUTE:** Mayor Simpson led the Council, audience, and staff in the Pledge of Allegiance.

**AGENDA REVIEW:** Hybrid Meeting: Broadcast on SeaTV Government Access Comcast Channel 21, Live-streamed on the City's website <https://www.seatacwa.gov/seatvlive>, in-person and remote options for public participation.

### **PUBLIC COMMENTS:**

Earl Gipson spoke regarding Agenda Bills #6050 (Planning Commission) and #6165 (Rental Protections).

The following people spoke regarding Agenda Bill #6165: Corina Yballa, Sosna Woldemariam, Sandy Hunt, Tom Barnard, Angie Gerrald, MariLyn Yim.

Vicki Lockwood commented on Council Procedures, absences, and participation.

Fuzz Hill commented on Neighborhood Safety and Police Pursuit.

### **PRESENTATIONS:**

#### **2022 Adopt-A-Street Group Award and Update.**

PW Programs Coordinator Giem provided a year-in review for the Adopt-A-Street program, litter program, and SeaTac Scrubdown. He also announced the Best SeaTac Adopt-A-Street Program – Terry Williams. Mayor Simpson presented the award to Mr. Williams.

Council discussion ensued regarding the programs, more collaborative opportunities, 11 streets adopted, thanked Mr. Giem for his work, and how to get information out.

#### **Black History Month Proclamation.**

CM Egal read the proclamation. The Council presented the proclamation to African Community Housing & Development Executive Director Hamdi Abdulle.

#### **Introduction of a new City employee: Public Works Inspector Brian Kniffen.**

City Manager Cole introduced Mr. Kniffen.

#### **Key City Issues and Requests for Direction**

City Manager Cole commented on the following items:

- Grant Acceptance: King County (KC) Waste, Reduction and Recycling (WR/R) Grant Acceptance - \$63,712
- Requested referral to Administration & Finance (A&F) Committee: Part-time intern within solid waste. Council concurred.
- Reviewed the January 2023 Real Estate Excise Tax (REET)
- Calendar

**PRESENTATIONS (continued):**

**Committee Updates (for items not included on the agenda) and review of proposed Council Requests**

CM Egal: Planning & Economic Development (PED)

CM Guzmán: Parks & Recreation (P&R)

CM Kwon: Transportation & Public Works (T&PW)

DM Negusse: Public Safety & Justice (PS&J)

**CONSENT AGENDA:**

**Approval of claims vouchers (check no. 135203 - 135282) in the amount of \$966,202.49 for the period ended January 26, 2023.**

**Approval of claims vouchers (check no. 135285 - 135351) in the amount of \$3,631,043.23 for the period ended February 9, 2023.**

*\*Void check 133017 reissue 134283 / void check 134629 reissue 134284*

**Approval of claims EFTs in the amount of \$42,206.57 for the period ended January 24, 2023.**

**Approval of payroll vouchers (check no. 56224 - 56229) in the amount of \$226,661.43 for the period ended January 31, 2023.**

**Approval of payroll electronic fund transfer (check no. 110986 - 111147) in the amount of \$502,343.93 for the period ended January 31, 2023.**

**Approval of payroll wire transfer in the amount of \$170,435.04 for the period ended January 31, 2023.**

**Approval of Summary of Grant Acceptance for the King County Waste Reduction and Recycling - \$63,712.**

**Approval of Council Meeting Minutes:**

**Planning & Economic Development Committee meeting held November 29, 2022**

**Transportation & Public Works Committee meeting held December 1, 2022**

**Parks & Recreation Committee meetings held December 1 and 7, 2022**

**Regular Council Meeting held January 24, 2023**

The following items were reviewed at the February 2, 2023 Parks & Recreation Committee meeting and recommended for placement on this Consent Agenda:

**Agenda Bill #6116; A Motion authorizing the City Manager to execute the amended Interlocal Agreement between the City of SeaTac and Highline School District No. 401.**

**Agenda Bill #6129; A Motion authorizing an Adopt-a-Trail program for the City of SeaTac.**

MOVED BY KWON, SECONDED BY EGAL TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

**ACTION ITEMS:**

**Agenda Bill #6050; An Ordinance #23-1002 amending SeaTac Municipal Code (SMC) 2.15 related to Citizen Advisory Committees, Commissions, and Boards and amending the Planning Commission (PC).**

**Summary:** On March 24, 2022, the PED Committee reviewed CRF2022-01 regarding the establishment of a Renters' Commission. After discussion, the PED Committee recommended the review and evaluation of the current PC approach in SMC 2.15.200 rather than establish a Renters' Commission. The PED Committee wanted the PC to be comprised of more residents (both owners and renters) representing a cross-section of the SeaTac community. Furthermore, the PED Committee wanted to ensure that renter-related policies are reviewed by the PC.

**ACTION ITEMS (continued):**

**Agenda Bill #6050; Ordinance #23-1002 (continued):**

A summary of the PED Committee's proposal is below:

**Proposed PC Membership Terms Approach**

- **Membership size:** Retain membership at seven (7) members.
- **Diversity:** Members should represent a cross-section of the community, including occupations, skills, experiences, ages, ethnicities, and geographic areas.
- **Member representation:** At least one (1) member representing each of the following interests is preferred:
  - Homeowner.
  - Renter.
  - Owner, operator, or employee of a small business within the City limits.
  - Representative of the construction community: builder, architects, engineers, urban planners, designers, etc.
- **Residency:** Require residency in the City for one (1) year prior to appointment to Commission, except:
  - One member can be a non-resident, provided they own, operate, or are employed by a small business in SeaTac.
- **Implementation:** Allow current members to finish out terms, then evaluate all new/reappointment applications against new membership criteria.

**Proposed PC Scope of Work Approach**

- Include in the scope of work the following items that are not currently specifically identified:
  - Housing affordability, demand, preservation, sustainability, and renter and owner issues.
  - Access to transportation and public spaces.
  - Public health and safety, which includes inspections and code compliance.
  - Other Growth Management Act-required topics.
- Clarify that the PC reviews amendments to all “Development Regulations” as defined in the Growth Management Act.

The PED Committee recommended, and the City Council referred, these proposed amendments to the A&F Committee for its review. The A&F Committee recommended increasing the membership of the Planning Commission from seven (7) to nine (9) members.

The Council should review draft code amendments and recommendations from the PED Committee and A&F Committee regarding membership size and take action on one of the two ordinances enclosed. The following are some considerations for Commission size:

- **Candidate availability** - is there interest and commitment by residents to fill two additional positions?
- **Space in Council Chambers** - is there space on the dais and appropriate technology in the Council Chambers to allow all members to attend in person?
- **Meeting management and staff resources** - is there sufficient capacity for meeting management by the Chair and pre-meeting preparation by staff for additional members?

For reference, other SeaTac advisory committees range from five to seven members. A nine-member PC would be the City's largest advisory committee. Also, neighboring cities have PC memberships like SeaTac's: Renton - 9; Tukwila, Burien, Federal Way - 7; Kent - 5. Note that Des Moines does not have a PC.

On July 28, 2022, the PED Committee recommended changes to the duties, responsibilities, and membership requirements for the PC and to retain the seven-member PC.

On December 8, 2022, the A&F Committee recommended increasing the PC membership to 9 members.

Staff recommends retaining the seven-member PC consistent with the PED Recommendation.

Planning Manager Kester reviewed the agenda bill summary.

**ACTION ITEMS (continued):**

**Agenda Bill #6050; Ordinance #23-1002 (continued):**

MOVED BY EGAL, SECONDED BY NEGUSSE TO PASS AGENDA BILL #6050 (ORDINANCE #23-1002).

Council discussion ensued regarding committee review, options, number of members, makeup of the membership, and scope of work.

\*AFTER DISCUSSION, AMENDMENT, AND ROLL CALL VOTE, THE FOLLOWING MOTION WAS APPROVED WITH KWON, GUZMÁN, NEGUSSE, AND SIMPSON VOTING YES AND EGAL, GOBENA, AND SITTERLEY VOTING NO:

A MOTION TO PASS AGENDA BILL #6050 AMENDING SEATAC MUNICIPAL CODE (SMC) 2.15 RELATED TO CITIZEN ADVISORY COMMITTEES, COMMISSIONS, AND BOARDS AND AMENDING THE PLANNING COMMISSION (PC), INCLUDING OPTION A (7 MEMBERS) AND TO INCLUDE LANGUAGE SPECIFYING THE MAKEUP OF THE PLANNING COMMISSION TO INCLUDE “PREFERED, TWO HOMEONERS” AND “PREFERRED, TWO RENTERS”.

**Agenda Bill #6165; An Ordinance adopting a new Title 4, Rental Housing, and a new Chapter 4.05 within Title 4, Rental Housing Protections, amending Chapter 1.15 Code Enforcement, providing for severability, and establishing an effective date.**

**Summary:** On November 29, 2022, the PED Committee passed a motion directing staff to draft an ordinance for the committee's review and discussion at the January PED meeting. The purpose of the ordinance was to establish specific protections for renters entering into rental agreements with landlords in the City of SeaTac.

In providing their motion on November 29, 2022, the PED committee requested staff to review Burien Ordinance 804 and other applicable law. The staff prepared a draft ordinance modeled on the relevant sections of Burien Ordinance 804 for PED committee review on January 26, 2023. Staff also reviewed similar regulations in the cities of Auburn, Federal Way, and Redmond and incorporated language from these jurisdictions into this draft where appropriate.

The PED Committee directed staff to develop an ordinance that incorporated specific regulations related to rental agreements between landlords and tenants. Each aspect of the PED committee's November 29, 2022, motion and the corresponding regulatory language in the ordinance is summarized in the table below.

<b>PED Committee Direction</b>	<b>Draft Ordinance</b>
120-day notice for rent increases greater than 3%	Page 10, line 5, 4.05.070
180-day notice for rent increases greater than 10%	Page 10, line 6, 4.05.070
Move in fees capped at the equivalent of one month's rent, payable in installments	Page 8, line 30, 4.05.050
Late fees capped at \$10 per month	Page 9, line 28, 4.05.060
A social security number cannot be required for application	Page 14, line 17, 4.05.100
Renters on fixed income can adjust rent due date	Page 10, line 23, 4.05.080
Renters protected from eviction or lease termination without just cause; including language outlining the definition of just cause, protecting other tenants and property owners	Page 10, line 32, 4.05.090
No rent increase for uninhabitable units	Page 10, line 15, 4.05.070

**Washington State Legislature:**

The Washington State Legislature is currently contemplating several bills that, if adopted, further amend state law in ways that are relevant to this draft ordinance.

- House Bill 1074 – establishes additional terms around the use of rental deposits;
- House Bill 1124 – requiring landlords to provide notice in advance of increasing rents, limiting late fees, and amending language related to eviction just cause; and,
- Senate Bill 5197 – modifying technical language in eviction notices.

**ACTION ITEMS (continued):**

**Agenda Bill #6165 (continued):**

The first two bills (HB 1074 and 1124) may result in conflicts requiring further edits to the draft ordinance. However, at this time, the conflict is only speculative and may not occur. Consequently, if the Washington State legislature passes any bill that results in a conflict with the SeaTac Renters' Protection Ordinance, the City Council should take action to resolve the conflict at that time.

Following review of the draft ordinance at the January 26, 2023, PED meeting, the PED Committee recommended review and adoption of the Renters' Protection ordinance by the City Council.

CED Director Maxim reviewed the agenda bill summary.

MOVED BY EGAL, SECONDED BY GUZMÁN TO PASS AGENDA BILL #6165.\*

MOVED BY NEGUSSE, SECONDED BY EGAL TO POSTPONE AGENDA BILL #6165 TO THE MARCH 14 COUNCIL STUDY SESSION TO ALLOW TIME FOR COMMUNITY ENGAGEMENT.\*\*

Council discussion ensued regarding the motion to postpone, outreach process, implementation, enforcement, resources as required by this Ordinance, and problematic language.

\*\*UPON A ROLL CALL VOTE, MOTION PASSED WITH KWON, EGAL, GUZMAN, SITTERLEY, NEGUSSE VOTING YES AND GOBENA AND SIMPSON VOTING NO.

**UNFINISHED BUSINESS:** None

**COUNCIL COMMENTS:** Councilmembers commented on the following items:

CM Sitterley: Happy Valentine's Day

DM Negusse: being thoughtful about the process, Happy Valentine's Day

CM Kwon: Lovely Jazz Night, SeaTac calendar, Tax season, Locking Mailbox program

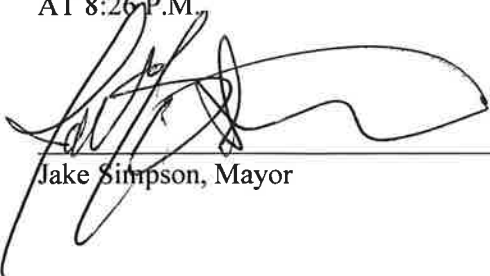
CM Egal: rental protection done in a fair manner

CM Guzmán: rental protection laws

Mayor Simpson: Happy Valentine's Day, Mariners

**EXECUTIVE SESSION:** None

**ADJOURNED:** MAYOR SIMPSON ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:26 P.M.

  
\_\_\_\_\_  
Jake Simpson, Mayor

  
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Kristina Gregg, City Clerk

*CITY OF SEATAC*  
*Black History Month*

*WHEREAS, Black History Month is celebrated every February in recognition of the achievements and contributions made by African Americans and all people of African descent in the United States; and*

*WHEREAS, Black History Month grew out of the establishment, in 1926, of Black History Week by Carter G. Woodson and the Association for the Study of African American Life and History (ASALH), and encourages unity and promotes the American ideal of equal education, social, and economic opportunities for all citizens; and*

*WHEREAS, "Black Resistance" is the theme of the Black History Month 2023 and according to ASALH, African Americans have resisted historic and ongoing oppression, in all forms, and this is a call to everyone to study the history of Black Americans' responses to establish safe spaces, where Black life can be sustained, fortified, and respected; and*

*WHEREAS, The Highline Heritage Museum is honoring Black History Month by showcasing Black historical figures from Washington State; and*

*WHEREAS, much of SeaTac's honor, strength and distinction can be attributed to the diversity of cultures and traditions that are celebrated by the residents of this great region; and*

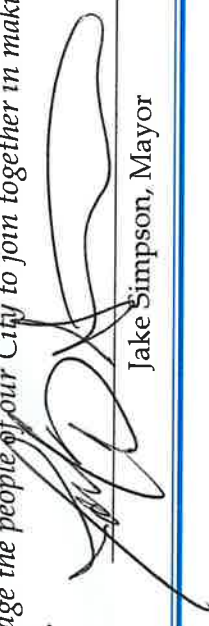
*WHEREAS, African Americans have played a significant role in the history of our nation and Washington State's economic, cultural, spiritual, and political development while working tirelessly to promote their culture and history; and*

*WHEREAS, all Americans are encouraged to reflect on past successes and challenges of African Americans and look to the future to improve society so that we live up to the ideals of freedom, equality and justice; and*

*WHEREAS, the City of SeaTac believes in the equality of all people and recognizes the value added to our community by our diversity.*

*NOW, THEREFORE, I, Jake Simpson, Mayor of the City of SeaTac, on behalf of the City Council, do hereby proclaim February 2023 as Black History Month in the City of SeaTac, and encourage the people of our City to join together in making this a period of rededication to the principles of justice and equality for all.*

*Signed this 14<sup>th</sup> day of February 2023.*



Jake Simpson, Mayor