

October 25, 2016 Regular Meeting Minutes  
Approved: November 9, 2016

**City of Covington  
Regular City Council Meeting Minutes  
Tuesday, October 25, 2016**

The Regular Meeting of the City Council of the City of Covington was called to order in the City Council Chambers, 16720 SE 271<sup>st</sup> Street, Suite 100, Covington, Washington, Tuesday, October 25, 2016, at 7:05 p.m., with Mayor Wagner presiding.

**COUNCILMEMBERS PRESENT:**

Jeff Wagner, Joe Cimaomo, Margaret Harto, Fran Hollums, Marlla Mhoon, and Sean Smith.

**COUNCILMEMBERS PRESENT:**

Mark Lanza.

**Council Action: Councilmember Mhoon moved and Mayor Pro Tem Smith seconded to excuse Councilmember Lanza who had previously given notice of his absence. Vote: 6-0. Motion carried.**

**STAFF PRESENT:**

Regan Bolli, City Manager; Rob Hendrickson, Finance Director; Andrew McCurdy, Covington Police Chief; Richard Hart, Community Development Director; Ethan Newton, Parks & Recreation Director; Bob Linskov, City Engineer; Sara Springer, City Attorney; and Sharon Scott, City Clerk.

Mayor Wagner opened the meeting with the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

**Council Action: Councilmember Mhoon moved and Councilmember Hollums seconded to approve the Agenda. Vote: 6-0. Motion carried.**

**PUBLIC COMMENT:**

Mayor Wagner called for public comments.

**Sheryl Ward, Covington resident, representing Multicare,** advised Council that Multicare is supportive of four-year nursing programs and advanced degrees and has reached out to Green River college to change its programs from two-year to four-year.

**Chris May, Covington resident,** implored the Council to take a hard look at where it's going and how it's impacting residents of the community. Ms. May requested Council to not raise taxes, and expressed her concerns over the garbage rates, and property taxes, and housing costs.

**Leslie Hamada, not a Covington resident,** asked Council to keep affordable housing at the forefront of all plans.

There being no further comments, Mayor Wagner closed the public comment period.

**APPROVE CONSENT AGENDA:**

- C-1. Minutes: September 13, 2016 City Council Special & Regular Meeting Minutes; September 27, 2016 City Council Regular Meeting Minutes; and October 11, 2016 City Council Regular Meeting Minutes.
- C-2. Vouchers: Vouchers #34771-34838, including ACH payments and electronic fund transfers, in the amount of \$517,236.77, dated October 14, 2016; and Paylocity Payroll Checks #1005933893-1005933910 inclusive, plus employee direct deposits, in the amount of \$188,847.52, dated October 21, 2016.
- C-3. Authorize Covington Mixed-Use Commercial Site Development (Inland Group) Statutory Warranty Deed for Dedication of Right-of-Way.
- C-4. Authorize Lakeside Industries Easement Agreement for Use of a Portion of City-Owned Right-of-Way.
- C-5. Approve Ordinance Amending Portions of CMC 16.10, 14.30 and 14.45 Relating to the State Environmental Policy Act (SEPA) Policies and Procedures for Permits and Appeals.

ORDINANCE NO. 17-2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, AMENDING SELECT SECTIONS OF CHAPTERS 16.10, 14.30, AND 14.45 OF THE COVINGTON MUNICIPAL CODE, RELATING TO THE STATE ENVIRONMENTAL POLICY ACT POLICIES AND PROCEDURES FOR PERMITS AND APPEALS; PROVIDING FOR CORRECTIONS AND SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

- C-6. Consider Ordinance to Repeal CMC Chapter 18.100, Property Specific Development Standards/Special Overlay Districts Regulations.

ORDINANCE NO. 20-2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON REPEALING CHAPTER 18.100 OF THE COVINGTON MUNICIPAL CODE (CMC) RELATING TO PROPERTY SPECIFIC DEVELOPMENT STANDARDS AND SPECIAL OVERLAY DISTRICTS; PROVIDING FOR CORRECTIONS AND SEVERABILITY; AND ESTABLISHING AN EFFECTIVE

- C-7. Approve Covington Community Park Phase 2 Design and Construction Grant Funding Project Agreement.

C-8. Approve Covington Water District System Extension Application and Agreement for Covington Community Park Phase 2.

**Council Action: Councilmember Mhoon moved and Councilmember Cimaomo seconded to approve the Consent Agenda. Vote: 6-0. Motion carried.**

**REPORTS OF COMMISSIONS:**

**Human Services Commission** – Chair Leslie Hamada reported on the October 13 meeting.

**Parks & Recreation Commission** – Vice Chair Bryan Higgins reported on the October 19 meeting.

**Arts Commission** – Chair Lesli Cohan reported on the August 11, September 8, and October 13 meetings.

**Planning Commission** – Chair Bill Judd reported on the October 6 and October 20 meetings.

**Economic Development Council** – City Manager Regan Bolli commented on the upcoming Open House scheduled for October 27.

**PUBLIC HEARINGS:**

1. Receive Testimony from the Public Regarding Proposed Fiscal Year 2017 Budget and Revenues Sources and Set the Property Tax Levy.

Finance Director Rob Hendrickson gave the staff report on this item.

Mayor Wagner called for public comments for the public hearing.

**Chris May Covington resident**, requested Council to keep the tax levy rate low, promote growth, and seek different revenue sources.

There being no further comments, Mayor Wagner closed the public comment period for this public hearing.

Mayor Pro Tem Smith asked a clarifying question, and Mr. Hendrickson provided a response.

2. Receive Testimony from the Public and Consider Ordinance Regarding Kent School District's Six-Year Capital Facilities Plan and School Impact Fees.

Community Development Director Richard Hart gave the staff report on this item.

Mayor Wagner called for public comments for the public hearing.

**Chris May, Covington resident**, stated her concerns regarding how levy heavy jurisdictions have become and requested Council to not approve the impact fees.

There being no further comments, Mayor Wagner closed the public comment period for this public hearing.

Councilmembers asked questions, and Mr. Hart provided responses. Lisa Tylor, Kent School District Fiscal Services, provided further information to Council. Councilmembers asked further questions, and Ms. Tylor provided responses.

ORDINANCE NO. 18-2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, ADOPTING THE KENT SCHOOL DISTRICT SIX-YEAR CAPITAL FACILITIES PLAN FOR 2017-2022 AMENDING THE CAPITAL FACILITIES AND UTILITIES ELEMENT, APPENDIX, AND EXISTING CONDITIONS REPORT OF THE COVINGTON COMPREHENSIVE PLAN TO INCLUDE THE SAME; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

**Council Action: Councilmember Harto moved and Councilmember Mhoon seconded to pass Ordinance No. 18-2016, in substantial form as that included in the agenda packet, adopting the updated Kent School District Six-Year Capital Facilities Plan for 2017-2022, including the 2017 School Impact Fee Schedule, and amending the Capital Facilities & Utilities Element, Appendix, and Existing Conditions Report of the City's Comprehensive Plan to include the same. Vote: 6-0. Motion carried.**

3. Receive Testimony from the Public and Consider Ordinance on Interim Zoning Regulations CMC Title 18.55 Regarding Temporary and Permanent Signs.

Community Development Director Richard Hart gave the staff report on this item.

Mayor Wagner called for public comments for the public hearing.

There being no comments, Mayor Wagner closed the public comment period for this public hearing.

Councilmembers asked questions, and Mr. Hart and City Attorney Sara Springer provided responses.

ORDINANCE NO. 19-2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, RELATING TO TEMPORARY AND PERMANENT SIGNS; ESTABLISHING INTERIM ZONING REGULATIONS FOR TEMPORARY AND PERMANENT SIGNS; ADMINISTRATION AND PERMITTING, AND ENFORCEMENT IN THE COVINGTON

MUNICIPAL CODE (CMC) TITLE 18.55; ADOPTING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; DECLARING AN EMERGENCY; AND ESTABLISHING AN EFFECTIVE DATE.

**Council Action: Councilmember Cimaomo moved and Councilmember Mhoon seconded to pass Ordinance No. 19-2016, in substantial form as that included in the agenda packet, to establish interim zoning regulations for temporary and permanent signs until May 2, 2017. Vote: 6-0. Motion carried.**

**CONTINUED BUSINESS:**

4. Consider Resolution Establishing Youth Council.

City Manager Regan Bolli gave the staff report on this item.

Councilmembers provided comments and suggested an edit to the resolution, and Mr. Bolli provided a response.

Councilmember Harto sought confirmation that Kentlake High School was within the three-mile radius of city limits, and staff confirmed that it is within the three-mile radius.

RESOLUTION NO. 2016-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, ESTABLISHING A YOUTH COUNCIL

**Council Action: Councilmember Harto moved and Councilmember Cimaomo seconded to adopt Resolution No. 2016-19, in substantial form as that included in the agenda packet, establishing a City of Covington Youth Council.**

**Council Action: Councilmember Mhoon moved and Councilmember Hollums seconded to amend the motion to strike second half of last sentence of 4.4. Vote: 6-0. Motion carried.**

**NEW BUSINESS:**

5. Update on Covington Community Park Phase 2 – 90% Design and Cost Estimate.

Parks & Recreation Director Ethan Newton introduced Consultant Connie Reckord from MacLeod Reckord. Ms. Reckord gave the PowerPoint presentation to Council.

6. 2017 Legislative Agenda Presentation.

Lobbyist Briahna Murray, Gordon Thomas Honeywell Governmental Affairs, introduced new team member Chelsea Hager. City Manager Regan Bolli and Ms. Murray then gave the report on this item.

Councilmembers provided comments, suggested edits, and asked questions, and Ms. Murray and Mr. Bolli provided responses.

**FUTURE AGENDA ITEMS:**

Councilmembers reviewed future agenda items.

**COUNCIL/STAFF COMMENTS:**

Councilmembers and staff made comments.

**PUBLIC COMMENT:**

Mayor Wagner called for public comments.

**Beth Porter, Covington resident,** spoke regarding her concerns about a possible reduction in buffer between the LakePointe Urban Village and the existing neighborhood and her concerns that a hotel would be part of the project.

**Sheryl Ward, Covington resident,** agreed with Ms. Porter's concerns and asked for the opportunity to provide public comment.

**Chris May, Covington resident,** spoke regarding the pedestrian flags that City Engineer Bob Lindskov had reported on and noted she felt the flags are effective. Ms. May also noted that the middle schoolers tended to have more difficulty with the proper use of them. Ms. May requested Council to encourage more telecommunication companies to provide service to Covington so as to provide competition.

Richard provided comments to Council to address the concerns regarding the LakePointe Urban Village. Mr. Hart reported that no final decisions have been made and that a public hearing process will be coming.

There being no further comments, Mayor Wagner closed the public comment period.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:17 p.m.

Prepared by:



Joan Michaud  
Senior Deputy City Clerk

Submitted by:



Sharon Scott  
City Clerk