

July 22, 2014 Regular Meeting Minutes
Approved: September 23, 2014

**City of Covington
Regular City Council Meeting Minutes
Tuesday, July 22, 2014**

(This meeting was recorded and will be retained for a period of six years from the date of the meeting).

The Regular Meeting of the City Council of the City of Covington was called to order in the City Council Chambers, 16720 SE 271st Street, Suite 100, Covington, Washington, Tuesday, July 22, 2014, at 7:01 p.m., with Mayor Harto presiding.

COUNCILMEMBERS PRESENT:

Margaret Harto, Joe Cimaomo, Mark Lanza, Marlla Mhoon, Jim Scott, Wayne Snoey, and Jeff Wagner.

STAFF PRESENT:

Derek Matheson, City Manager; Don Vondran, Public Works Director; Noreen Beaufrere, Personnel Manager; Rob Hendrickson, Finance Director; Kevin Klason, Covington Police Chief; Richard Hart, Community Development Director; Scott Thomas, Parks & Recreation Director; Sara Springer, City Attorney; Bob Lindskov, City Engineer; Salina Lyons, Principal Planner; Bill Fealy, Maintenance Worker; and Sharon Scott, City Clerk/Executive Assistant.

Mayor Harto opened the meeting with the Pledge of Allegiance.

APPROVAL OF AGENDA:

Council Action: Councilmember Mhoon moved and Councilmember Lanza seconded to approve the Agenda. Mayor Pro Tem Wagner moved and Councilmember Snoey seconded to amend the Agenda to move the second Public Comment ahead of the Council/Staff Comments. Vote: 7-0. Motion carried.

PUBLIC COMMENT:

Mayor Harto called for public comments.

Sam Pace, on behalf of the Association of Realtors, 29839 154th Avenue SE, Kent, expressed his appreciation for City Manager Derek Matheson's outstanding service to the City of Covington. Mr. Pace then spoke regarding Item 5 on the meeting agenda and asked for the Council's support of the Master Builders Association's request for changes to the Water District's policy.

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

APPROVE CONSENT AGENDA:

C-1. Vouchers: Vouchers #31257-313156, including ACH Payments in the Amount of \$397,345.62, Dated July 7, 2014 and Paylocity Payroll Checks #1002580559-1002580571 and Paylocity Payroll Checks #1002580853-1002580853 Inclusive, Plus Employee Direct Deposits in the Amount of \$173,024.41, Dated July 3, 2014.

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Council Action: Mayor Pro Tem Wagner moved and Councilmember Lanza seconded to approve the Consent Agenda. Vote: 7-0. Motion carried.

REPORTS OF COMMISSIONS:

Human Services Commission – Chair Fran McGregor reported on the July 10 meeting.

Planning Commission – Chair Sean Smith reported on the July 17 meeting.

Arts Commission – Chair Lesli Cohan reported on the July 10 meeting.

Parks & Recreation Commission – July 16 meeting canceled; next meeting August 20.

Economic Development Council – Co-Chair Jeff Wagner reported that the June 26 meeting did not have a quorum.

PUBLIC HEARING:

1. Receive Comments on Covington Mixed Use Development Agreement.

Principal Planner Salina Lyons gave the staff report on this item.

Councilmembers provided comments and asked questions, and Ms. Lyons provided responses.

Mayor Harto called for public comments for the public hearing.

Sam Pace, on behalf of the Association of Realtors, 29839 154th Avenue SE, Kent, spoke in favor of the development agreement with Covington mixed-use commercial site development proposed in the downtown town center zone.

Scott Morris, Inland Group, thanked Ms. Lyons for work she did on the project and spoke in support of the development agreement process.

Mary Pritchard, Covington resident, asked a question related to the project and Mayor Harto provided a response.

There being no further comments, Mayor Harto closed the public comment period for the public hearing and announced that written comments would be accepted up to 5 p.m. on August 12, 2014.

CONTINUED BUSINESS:

2. Approve Amendment to Solid Waste Contract.

Mayor Pro Tem Wagner recused himself from this item and left the Council Chambers.

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Council Action: Councilmember Snoey moved and Councilmember Scott seconded to authorize the City Manager to execute Contract Amendment #1 for solid waste services with Republic Services. Vote: 6-0. Motion carried.

Mayor Pro Tem Wagner returned to the Council Chambers.

NEW BUSINESS:

3. Consider Resolution Approving Multifamily Property Tax Exemptions Agreements.

Principal Planner Salina Lyons gave the staff report on this item.

Councilmembers provided comments.

RESOLUTION NO. 14-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, RELATING TO THE MULTI-FAMILY PROPERTY TAX EXEMPTION PROGRAM; AUTHORIZING THE EXECUTION OF A MULTI-FAMILY HOUSING PROPERTY TAX EXEMPTION AGREEMENT WITH GEMSTAR PROPERTIES, LLC FOR BOTH THE POLARIS AND AFFINITY AT COVINGTON DEVELOPMENTS IN THE TOWN CENTER ZONE.

Council Action: Councilmember Snoey moved and Councilmember Lanza seconded to pass Resolution No. 14-14 approving the city manager to execute twelve-year limited multifamily tax exemption agreements with Gemstar Properties, LLC and the Polaris and Affinity at Covington developments. Vote: 7-0. Motion carried.

4. Consider Appointments to Covington Economic Development Council.

Mayor Pro Tem Wagner recused himself from this item and left the Council Chambers.

Council Action: Councilmember Snoey moved and Councilmember Scott seconded to appoint Jeff Wagner to fill a position on the Covington Economic Development Council with a term expiring July 31, 2016. Vote: 6-0. Motion carried.

Council Action: Councilmember Lanza moved and Councilmember Cimaomo seconded to appoint Laura Roth to fill a position on the Covington Economic Development Council with a term expiring July 31, 2016. Vote: 6-0. Motion carried.

Council Action: Councilmember Mhoon moved and Councilmember Snoey seconded to appoint Eileen Ely to fill a position on the Covington Economic Development Council with a term expiring July 31, 2016. Vote: 6-0. Motion carried.

Mayor Pro Tem Wagner returned to the Council Chambers.

5. Discuss Master Builders Association Request for Support of Covington Water District Policy Change.

City Manager Derek Matheson gave the staff report on this item.

Council Action: There was Council consensus for the Mayor to send a letter to the District that reiterates the city's strong interest in a healthy climate for economic development, offers broad support for any and all efforts to reduce the cost of development, and simplify the standards and processes for development.

6. Interim City Manager Selection.

City Manager Derek Matheson gave the staff report on this item.

Council Action: Mayor Pro Tem Wagner moved and Councilmember Snoey seconded to appoint Rob Hendrickson as interim city manager effective July 26, 2014, and set his compensation at step two of the city manager salary range. Vote: 7-0. Motion carried.

PUBLIC COMMENTS:

Mayor Harto called for public comments.

Mary Pritchard, Covington resident, paid tribute to Derek Matheson and congratulated Rob Hendrickson.

Dave Lucavish, also paid tribute to Derek Matheson.

Briahna Taylor Contract Lobbyist, also paid tribute on Derek Matheson.

Jim Reid, City Council Annual Strategic Planning Summit Facilitator, also paid tribute to Derek Matheson.

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

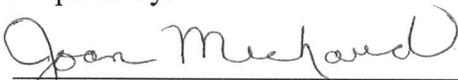
COUNCIL/STAFF COMMENTS:

Councilmembers and staff discussed Future Agenda Topics and made comments.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:00 p.m.

Prepared by:



Joan Michaud
Senior Deputy City Clerk

Submitted by:



Sharon Scott
City Clerk