

Covington: Unmatched quality of life
CITY OF COVINGTON
CITY COUNCIL REGULAR MEETING AGENDA
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Tuesday, September 25, 2012
7:00 p.m.

City Council Chambers
16720 SE 271st Street, Suite 100, Covington

CALL CITY COUNCIL REGULAR MEETING TO ORDER

ROLL CALL/PLEDGE OF ALLEGIANCE

(Pack 506 Cub Scouts - Webelo Den, Spartans Patrol)

APPROVAL OF AGENDA

PUBLIC COMMUNICATION

- Safe Schools Week Proclamation – Week of October 21-27, 2012 (Kent School District)
- Fire Prevention Week Proclamation– Week of October 7-13, 2012 (Captain Larry Rabel)
- Make a Difference Day Proclamation – October 27, 2012 (Glenn Akramoff)
- National Community Planning Month Proclamation – October 2012 (Daniel Key)
- Domestic Violence Awareness Month Proclamation – October 2012 (Victoria Throm)

PUBLIC COMMENT *Persons addressing the Council shall state their name, address, and organization for the record. Speakers shall address comments to the City Council, not the audience or the staff. Public Comment is not intended for conversation or debate. Comments shall be limited to no more than four minutes per person and no more than ten minutes per group. If additional time is needed the city shall be notified in advance and background information shall be submitted in writing regarding the topic that will be addressed. The city reserves the right to deny any request, based on time constraints. Individuals may petition the City Clerk or the City Manager to appear on the agenda of a future study session as time allows for up to 15 minutes to address the council on specific issues or requests.**

APPROVE CONSENT AGENDA

C-1. Minutes: September 11, 2012 Regular Meeting Minutes (Scott)

C-2. Vouchers (Hendrickson)

REPORTS OF COMMISSIONS

- Human Services Vice Chair Fran McGregor-Hollums: Aug. 9 and Sept. 13 meetings.
- Arts Chair Sandy Bisordi: Aug. 9 and Sept. 13 meetings.
- Budget Priorities Advisory Committee Liaison Darren Dofelmier: Aug. 1, Aug. 15, & Sept. 19 meetings. (Sept. 5 meeting canceled.)

Future Meetings:

- Parks & Recreation: Aug. 15 & Sept. 19 regular meetings canceled; next meeting Oct. 17.
- Planning Commission: Aug 2, Aug. 16, Sept. 6, Sept. 20 regular meetings canceled; next meeting Oct. 4.
- Economic Development Council: July & Aug. meetings canceled; next meeting Sept. 27.

NEW BUSINESS

1. Debrief Northern Notch Advocacy Effort (Matheson)

COUNCIL/STAFF COMMENTS - Future Agenda Topics

PUBLIC COMMENT (*See Guidelines on Public Comments above in First Public Comment Section)

EXECUTIVE SESSION – If Needed

ADJOURN

Any person requiring disability accommodation should contact the City of Covington at 253-480-2400 a minimum of 24 hours in advance. For TDD relay service, please use the state's toll-free relay service (800) 833-6384 and ask the operator to dial 253-480-2400.

Consent Agenda Item C-1

Covington City Council Meeting

Date: September 25, 2012

SUBJECT: APPROVAL OF MINUTES: SEPTEMBER 11, 2012 CITY COUNCIL
REGULAR MEETING MINUTES

RECOMMENDED BY: Sharon G. Scott, City Clerk

ATTACHMENT(S): Proposed Minutes

PREPARED BY: Joan Michaud, Senior Deputy City Clerk

EXPLANATION:

ALTERNATIVES:

FISCAL IMPACT:

CITY COUNCIL ACTION: _____ Ordinance _____ Resolution X Motion _____ Other

**Councilmember _____ moves, Councilmember _____
seconds, to approve the September 11, 2012 City Council Regular
Meeting Minutes.**

**City of Covington
Regular City Council Meeting Minutes
Tuesday, September 11, 2012**

(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, September 11, 2012, at 7:04 p.m., with Mayor Harto presiding.

COUNCILMEMBERS PRESENT:

Margaret Harto, Mark Lanza, David Lucavish (arrived @ 7:37 p.m.), Marlla Mhoon, Jim Scott, Wayne Snoey, and Jeff Wagner.

Council Action: Councilmember Wagner moved and Councilmember Mhoon seconded to excuse Councilmember Lucavish who was ill. Vote: 6-0. Motion carried.

STAFF PRESENT:

Derek Matheson, City Manager; Glenn Akramoff, Public Works Director; Noreen Beaufriere, Personnel Manager; Karla Slate, Community Relations Coordinator; Sara Springer, City Attorney; Scott Thomas, Parks & Recreation Director; and Sharon Scott, City Clerk/Executive Assistant.

Mayor Harto opened the meeting with the Pledge of Allegiance followed by a moment of silence in recognition of Patriot Day and National Day of Service and Remembrance.

APPROVAL OF AGENDA:

Council Action: Councilmember Wagner moved and Councilmember Mhoon seconded to approve the Agenda. Vote: 7-0. Motion carried.

PUBLIC COMMUNICATION:

- Lila Henderson, Director of Maple Valley Food Bank, accepted the Mayor's Day of Concern for the Hungry Proclamation.
- Jackie Berganio, Program Manager and Community Coordinator at King County Mental Health, Chemical Abuse and Dependency Services Division, accepted the National Recovery Month Proclamation.
- Former Covington Lobbyist Dick Little was recognized by the Council.

The Council recessed at 7:23 p.m. for a short reception for Mr. Little and reconvened at 7:35 p.m.

PUBLIC COMMENT:

Mayor Harto called for public comments.

Nancy Behm, 26603 161st Avenue SE, Covington, expressed displeasure with workers in High Pointe having materials dropped off as early as 6:15 a.m. and starting work as early as 7:00 a.m.

on weekdays and as early as 8:00 a.m. on weekends. Ms. Behm requested Council to revise the construction work hours from 7:00 a.m. - 8:00 p.m. to 8:00 a.m. – 7:00 p.m, minimizing the hours from a 13-hour workday to an 11-hour workday, and banning construction completely on a Sunday.

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

APPROVE CONSENT AGENDA:

- C-1. Minutes of August 14, 2012 City Council Regular Meeting.

- C-2. Vouchers #28064-28154, in the Amount of \$468,560.37, Dated August 6, 2012; Vouchers #28155-28156, in the Amount of \$13,087.33, Dated August 15, 2012; Vouchers #28157-28207, in the Amount of \$430,720.69, Dated August 20, 2012; Paylocity Payroll Checks #1000681564-1000681580 and Paylocity Payroll Checks #1000681587-1000681588 Inclusive, Plus Employee Direct Deposits in the Amount of \$151,149.45, Dated August 17, 2012; and Paylocity Payroll Checks #1000708601-1000708616 Inclusive, Plus Employee Direct Deposits in the Amount of \$153,308.15, Dated August 31, 2012.

- C-3. Accept Puget Sound Energy Easement on SE Wax Road.

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

NEW BUSINESS:

- 1. Adopt Revised Employee Handbook Resolution.

Councilmember Scott recused himself from this agenda item and left the room.

Personnel Manager Noreen Beaufriere gave the staff report on this item.

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

RESOLUTION NO. 12-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON; ADOPTING A REVISED CITY OF COVINGTON EMPLOYEE HANDBOOK, WHICH SUPERSEDES THE PREVIOUS VERSION OF THE EMPLOYEE HANDBOOK ISSUED UNDER RESOLUTION 07-12.

Council Action: Councilmember Wagner moved and Councilmember Mhoon seconded to pass Resolution No. 12-09 adopting a revised City of Covington Employee Handbook superseding Resolution No. 07-12. Vote: 6-0. Motion carried.

COUNCIL/STAFF COMMENTS:

Councilmembers and staff discussed Future Agenda Topics and made comments.

City Manager Derek Matheson requested the Council’s feedback on the invitation it received from the Southend Area Regional Housing to a joint city council meeting.

Council Action: There was Council consensus to request staff to provide notice of a Special Meeting in order for councilmembers to attend the SEARCH joint meeting on Thursday, October 11, at 7:00 p.m. in Black Diamond.

Mr. Matheson also requested Council’s feedback on the Middle Green River Coalition’s request to be included on the October 9 agenda to update Council on the progress at Cedar Creek Park, including upcoming trail work and an invitation for a fall hike.

Council Action: There was Council consensus to allow Lisa Parsons from the Middle Green River Coalition to speak under Publication Communication at the October 9 Council meeting.

Mayor Harto requested the Council’s agreement to scheduling a review of the Northern Gateway activity on a future agenda.

Council Action: There was Council consensus to request staff to schedule a debriefing of the Northern Gateway activity at a future Council meeting.

Councilmember Mhoon announced she would not be in attendance at the next regular meeting due to a scheduled vacation.

PUBLIC COMMENT:

Mayor Harto called for public comments.

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

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:15 p.m.

Prepared by:

Submitted by:

Joan Michaud
Senior Deputy City Clerk

Sharon Scott
City Clerk

Consent Agenda Item C-2

Covington City Council Meeting

Date: September 25, 2012

SUBJECT: APROVAL OF VOUCHERS.

RECOMMENDED BY: Rob Hendrickson, Finance Director

ATTACHMENT(S): Vouchers #28208-28268, in the Amount of \$233,781.85, Dated September 5, 2012; and Paylocity Payroll Checks #1000730693-1000730705 and Paylocity Payroll Checks #1000730707-1000730708 Inclusive, Plus Employee Direct Deposits in the Amount of \$144,553.24, Dated September 14, 2012.

PREPARED BY: Joan Michaud, Senior Deputy City Clerk

EXPLANATION: Not applicable.

ALTERNATIVES: Not applicable.

FISCAL IMPACT: Not applicable.

CITY COUNCIL ACTION: _____ Ordinance _____ Resolution X Motion _____ Other

Councilmember _____ moves, Councilmember _____ seconds, to approve for payment: Vouchers #28208-28268, in the Amount of \$233,781.85, Dated September 5, 2012; and Paylocity Payroll Checks #1000730693-1000730705 and Paylocity Payroll Checks #1000730707-1000730708 Inclusive, Plus Employee Direct Deposits in the Amount of \$144,553.24, Dated September 14, 2012.

September 5, 2012

City of Covington

City of Covington

City of Covington
Voucher/Check Register

Check # 28208 Through Check # 28268

In the Amount of \$233,781.85

We, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against the City of Covington, Washington, County of King, and that we are authorized to authenticate and certify said claims per the attached register.

Cassandra Parker
Accountant

Mark Lanza
City Councilmember

Wayne Snoey
City Councilmember

Marlla Mhoon
City Councilmember

Council Meeting Date Approved _____

				<u>Check Amount</u>
Check No:	28208	Check Date:	09/05/2012	
Vendor:	2094	"Poly" Bag, LLC		
29678	Maint shop; garbage bags	09/05/2012		90.74
29678	Maint shop; garbage bags	09/05/2012		90.74
29678	Maint shop; garbage bags	09/05/2012		45.36
Check Total:				226.84
Check No:	28209	Check Date:	09/05/2012	
Vendor:	2528	Scott Alan		
2528-9	Covington Days; cartooning event	09/05/2012		60.00
Check Total:				60.00
Check No:	28210	Check Date:	09/05/2012	
Vendor:	1955	All-Around Fence Co.		
4855	Skate park; fence repair	09/05/2012		407.25
4855	Friendship park; fence repair	09/05/2012		407.25
Check Total:				814.50
Check No:	28211	Check Date:	09/05/2012	
Vendor:	0463	Allied Waste Services		
0176-00350	Maint shop; disposal, 8/1-8/31/12	09/05/2012		226.56
0176-00350	Maint shop; disposal, 8/1-8/31/12	09/05/2012		113.28
0176-00350	Maint shop; disposal, 8/1-8/31/12	09/05/2012		226.56
Check Total:				566.40
Check No:	28212	Check Date:	09/05/2012	
Vendor:	1705	Alpine Products, Inc.		
TM-126434	Kids Fest; sign	09/05/2012		182.48
Check Total:				182.48
Check No:	28213	Check Date:	09/05/2012	
Vendor:	0955	American Red Cross		
10134396	Lifeguarding classes	09/05/2012		837.60
Check Total:				837.60
Check No:	28214	Check Date:	09/05/2012	
Vendor:	2140	Amicor Construction		
ACKE-16-12	Minor housing repair; #ACKE-16-12	09/05/2012		2,024.30
Check Total:				2,024.30
Check No:	28215	Check Date:	09/05/2012	
Vendor:	1534	APWA - WA State Chapter		
2012745	Vondran; APWA fall conference	09/05/2012		255.00
2012745	Vondran; APWA fall conference	09/05/2012		170.00
2012710	Wesley; APWA fall conference	09/05/2012		425.00
2012711	Akramoff; APWA fall conference	09/05/2012		212.50
2012711	Akramoff; APWA fall conference	09/05/2012		212.50
Check Total:				1,275.00
Check No:	28216	Check Date:	09/05/2012	
Vendor:	2033	Aquatic Specialty Services		
3136	Aquatics; clean/calibration service	09/05/2012		124.90
3046	Aquatics; pool chemicals	09/05/2012		2,405.22
Check Total:				2,530.12
Check No:	28217	Check Date:	09/05/2012	
Vendor:	0019	AWC Employee Benefits Trust		
100315L092	Medical Insurance Premiums, September	09/05/2012		515.36
100315L092	Medical Insurance Premiums, September	09/05/2012		6,072.38
100315L092	Medical Insurance Premiums, September	09/05/2012		8,333.28
100315L092	Medical Insurance Premiums, September	09/05/2012		2,130.01
100315L092	Medical Insurance Premiums, September	09/05/2012		5,651.88
100315L092	Medical Insurance Premiums, September	09/05/2012		2,049.73
100315L092	Medical Insurance Premiums, September	09/05/2012		805.64
100315L092	Medical Insurance Premiums, September	09/05/2012		4,778.73
100315L092	Medical Insurance Premiums, September	09/05/2012		8,390.88
100315L092	Medical Insurance Premiums, September	09/05/2012		2,233.17
100315L092	Medical Insurance Premiums, September	09/05/2012		1,461.80
100315L092	Medical Insurance Premiums, September	09/05/2012		1,999.90
100315L092	Medical Insurance Premiums, September	09/05/2012		44,422.76
Check Total:				44,422.76

			<u>Check Amount</u>
Check No: 28218	Check Date: 09/05/2012		
Vendor: 0499	Bank of America		
0446-9	Parking attendants orange vests	09/05/2012	22.77
0446-9	Summer concerts/Kid Fest; ribbons	09/05/2012	3.26
9115-9	Volunteer Appreciation; catering	09/05/2012	825.46
0411-9	Aquatics; dunk tank rental, Kids Fest	09/05/2012	336.66
2959-9	Survey service; August	09/05/2012	24.00
2959-9	Refund; Hendrickson, GFOA hotel deposit	09/05/2012	-243.28
9115-9	SSL certificates	09/05/2012	216.69
9115-9	Right angle connector, use tax	09/05/2012	-0.90
0446-9	Summer concerts/Kid Fest; balloons	09/05/2012	35.00
9115-9	Right angle connector	09/05/2012	11.40
9115-9	Wireless VGA, use tax	09/05/2012	-16.95
9115-9	Wireless VGA	09/05/2012	214.06
9115-9	Electrical tape	09/05/2012	6.51
9115-9	Hard drives, use tax	09/05/2012	-30.04
7620-9	City hall; keys	09/05/2012	6.48
7620-9	Matheson; Chamber luncheon	09/05/2012	15.00
3692-9	Slate; 3CMA annual conference	09/05/2012	550.00
7620-9	Acting manager Hart; Chamber lunch, Aug	09/05/2012	20.00
4230-9	Chambers video project hardware	09/05/2012	127.33
0411-9	Ethan; CPRP practice exam	09/05/2012	75.00
9115-9	Volunteer Appreciation; food/decorations	09/05/2012	466.85
9115-9	Covington Days; booth linen cleaning	09/05/2012	76.02
9115-9	Hendrickson/Parker; PSFOA luncheon	09/05/2012	50.00
9115-9	Hard drives	09/05/2012	379.33
Check Total:			3,170.65
Check No: 28219	Check Date: 09/05/2012		
Vendor: 0637	Bill's Locksmith Service, Inc.		
104681	Maint shop; padlocks	09/05/2012	14.45
104681	Maint shop; padlocks	09/05/2012	28.91
104681	Maint shop; padlocks	09/05/2012	28.91
Check Total:			72.27
Check No: 28220	Check Date: 09/05/2012		
Vendor: 0026	C&B Awards		
25107	"Soothing Muse"; art name plate	09/05/2012	8.15
Check Total:			8.15
Check No: 28221	Check Date: 09/05/2012		
Vendor: 2270	CenturyLink		
6317966698	City hall; telephone, 8/13-9/13/12	09/05/2012	47.98
Check Total:			47.98
Check No: 28222	Check Date: 09/05/2012		
Vendor: 0366	City of Covington		
0366-9	Right of Way Permit; CHC 5K/10K Run	09/05/2012	171.00
S12-0014	Summer events; temporary sign permit	09/05/2012	171.00
Check Total:			342.00
Check No: 28223	Check Date: 09/05/2012		
Vendor: 1170	Coastwide Laboratories		
W2461215-1	Aquatics; toilet tissue	09/05/2012	46.36
Check Total:			46.36
Check No: 28224	Check Date: 09/05/2012		
Vendor: 0364	Code Publishing Company		
41523	Municipal code updates	09/05/2012	301.67
Check Total:			301.67
Check No: 28225	Check Date: 09/05/2012		
Vendor: 1091	Complete Office Solutions		
851302-0	Poly zip bags	09/05/2012	68.59
Check Total:			68.59
Check No: 28226	Check Date: 09/05/2012		
Vendor: 1910	Contech Stormwater Solutions,		
INV0000024	Maple Valley; stormfilter cartridges	09/05/2012	9,782.69
INV0000024	Maple Valley; filter return freight	09/05/2012	651.60

				<u>Check Amount</u>
				Check Total: 10,434.29
Check No: 28227	Check Date: 09/05/2012			
Vendor: 0537	Covington Water District			
0537-9	CIP 1010; water meter installation	09/05/2012		5,994.50
				Check Total: 5,994.50
Check No: 28228	Check Date: 09/05/2012			
Vendor: 1983	De Lage Landen Financial Srves			
14830426	Copier lease; 8/15-9/14/12	09/05/2012		120.08
				Check Total: 120.08
Check No: 28229	Check Date: 09/05/2012			
Vendor: 2529	Bill Fealy			
2529-9	Reimbursement; #2577; lumber for repairs	09/05/2012		29.87
				Check Total: 29.87
Check No: 28230	Check Date: 09/05/2012			
Vendor: 2530	GLOCK Professional, Inc.			
TRP/100032	Riches; Armorer's Course, registration	09/05/2012		195.00
				Check Total: 195.00
Check No: 28231	Check Date: 09/05/2012			
Vendor: 0302	Gray & Osborne			
12484.00-3	WSDOT Ped/Bicycle prog; 7/22-8/18/12	09/05/2012		1,619.80
				Check Total: 1,619.80
Check No: 28232	Check Date: 09/05/2012			
Vendor: 1271	Rob Hendrickson			
12-22	Hendrickson; 2012 flexible spending	09/05/2012		96.49
1271-9	Hendrickson; lunch meetings	09/05/2012		80.14
				Check Total: 176.63
Check No: 28233	Check Date: 09/05/2012			
Vendor: 1658	Hertz Equipment Rental Corp.			
26325709-0	MV Rental; skidsteer, 8/5-8/9/12	09/05/2012		574.86
26325709-0	Rental; skidsteer, 7/6-7/20/12	09/05/2012		2,293.63
26325709-0	MV Rental; skidsteer, 7/23-8/5/12	09/05/2012		2,293.62
				Check Total: 5,162.11
Check No: 28234	Check Date: 09/05/2012			
Vendor: 1722	Honey Bucket			
1-516625	Kids Fest; portable toilet rental	09/05/2012		370.00
				Check Total: 370.00
Check No: 28235	Check Date: 09/05/2012			
Vendor: 1701	Johnsons Home & Garden			
368522	Maint shop; hose repair part	09/05/2012		1.08
368522	Maint shop; hose repair part	09/05/2012		2.17
368522	Maint shop; hose repair part	09/05/2012		2.17
368668	Trailer hitch pin	09/05/2012		9.54
				Check Total: 14.96
Check No: 28236	Check Date: 09/05/2012			
Vendor: 0143	King County Finance			
4978-5409	Covington Days; traffic control	09/05/2012		1,321.38
4978-5409	Street services; August	09/05/2012		9,869.52
5652-5652	Street services; August	09/05/2012		663.55
5000-5482	Street services; August	09/05/2012		16,218.49
				Check Total: 28,072.94
Check No: 28237	Check Date: 09/05/2012			
Vendor: 0204	King County Pet Licensing			
0204-9	Pet licensing remittance; August	09/05/2012		290.00
				Check Total: 290.00
Check No: 28238	Check Date: 09/05/2012			
Vendor: 0641	King County Sheriff's Office			
12-316	Police services; 7/4 discretionary ot	09/05/2012		252.86
				Check Total: 252.86
Check No: 28239	Check Date: 09/05/2012			
Vendor: 1828	Kathleen Kirshenbaum			
1828-9	Kirshenbaum; defender screener mileage	09/05/2012		13.73

				<u>Check Amount</u>
				Check Total: 13.73
Check No: 28240	Check Date: 09/05/2012			
Vendor: 1405	Lakeside Industries			
12033813MB Asphalt		09/05/2012		94.07
				Check Total: 94.07
Check No: 28241	Check Date: 09/05/2012			
Vendor: 0400	Les Schwab			
3860003652 #3370; tire		09/05/2012		15.89
3860003652 #3370; tire		09/05/2012		15.89
3860003652 #3370; tire		09/05/2012		7.94
				Check Total: 39.72
Check No: 28242	Check Date: 09/05/2012			
Vendor: 2367	Magnum Print Solutions			
105220 Toner		09/05/2012		118.27
				Check Total: 118.27
Check No: 28243	Check Date: 09/05/2012			
Vendor: 1410	Marlla Mhoon			
1410-9 Mhoon; various meeting mileage, meals		09/05/2012		662.50
				Check Total: 662.50
Check No: 28244	Check Date: 09/05/2012			
Vendor: 1327	Ethan Newton			
1327-9 Newton; mileage reimbursement, August		09/05/2012		74.37
				Check Total: 74.37
Check No: 28245	Check Date: 09/05/2012			
Vendor: 0682	Nextel Communications			
591066496- Internet connection card, 8/21-9/20/12		09/05/2012		61.49
591066496- Internet connection card, 8/21-9/20/12		09/05/2012		40.99
591066496- Internet connection card, 8/21-9/20/12		09/05/2012		20.49
				Check Total: 122.97
Check No: 28246	Check Date: 09/05/2012			
Vendor: 2384	Northwest Stormwater Management			
2770 Catch basin cleaning; 8/13, 8/14		09/05/2012		1,232.50
				Check Total: 1,232.50
Check No: 28247	Check Date: 09/05/2012			
Vendor: 2531	OCSI Training, Inc.			
1108 Myers/Smith; Drug Traffickers class		09/05/2012		150.00
				Check Total: 150.00
Check No: 28248	Check Date: 09/05/2012			
Vendor: 0004	Office Depot			
6203330670 Office supplies		09/05/2012		352.68
6220765470 Office supplies		09/05/2012		164.77
6203330670 Cleaning supplies		09/05/2012		6.22
1496895465 Aquatics; receipt book		09/05/2012		2.05
1898857636 Aquatics; thermal paper		09/05/2012		8.28
6220765470 Aquatics; thermal paper		09/05/2012		41.38
				Check Total: 575.38
Check No: 28249	Check Date: 09/05/2012			
Vendor: 1249	Orca Pacific Inc.			
058459 Aquatics; pool chemicals		09/05/2012		250.87
				Check Total: 250.87
Check No: 28250	Check Date: 09/05/2012			
Vendor: 2525	Pacific Power Products			
600848-01 Electrical service; generator rental		09/05/2012		434.40
600848-01 Summer Concert; generator rental		09/05/2012		464.27
600848-02 Electrical service; generator rental		09/05/2012		434.40
600848-02 KidFest; generator rental		09/05/2012		506.08
600848-00 Electrical service; generator rental		09/05/2012		434.40
600848-00 Summer Concert; generator rental		09/05/2012		494.14
				Check Total: 2,767.69

				<u>Check Amount</u>
Check No:	28251	Check Date:	09/05/2012	
Vendor:	1452	Palmer Coking Coal Company		
IN028203	Crushed gravel	09/05/2012		273.67
IN028188	Crushed gravel	09/05/2012		3,362.26
IN028126	Gardner property; crushed gravel	09/05/2012		201.88
			Check Total:	3,837.81
Check No:	28252	Check Date:	09/05/2012	
Vendor:	2532	Roberta Plastino		
2532	Art purchase; "Soothing Muse"	09/05/2012		250.00
			Check Total:	250.00
Check No:	28253	Check Date:	09/05/2012	
Vendor:	1197	Rainier Wood Recyclers		
00044145	Brush/stump; disposal fees	09/05/2012		194.50
00044203	Brush/stump; disposal fees	09/05/2012		37.50
00044145	Brush/stump; disposal fees	09/05/2012		67.50
			Check Total:	299.50
Check No:	28254	Check Date:	09/05/2012	
Vendor:	2250	SBS Legal Services		
C017	Legal services; August	09/05/2012		5,000.00
			Check Total:	5,000.00
Check No:	28255	Check Date:	09/05/2012	
Vendor:	2474	SCORE		
146	Jail costs; July	09/05/2012		11,160.00
			Check Total:	11,160.00
Check No:	28256	Check Date:	09/05/2012	
Vendor:	1905	Sharp Electronics Corporation		
C755415-70	Copier; usage, 7/23-8/21/12	09/05/2012		20.59
C755412-70	Copier; usage, 7/16-8/14/12	09/05/2012		29.62
C755412-70	Copier; usage, 7/16-8/14/12	09/05/2012		19.75
			Check Total:	69.96
Check No:	28257	Check Date:	09/05/2012	
Vendor:	1774	Shope Concrete Products		
9935350	Frame & grate, cover, rings, risers	09/05/2012		864.71
9935048	Grade rings, ring and slotted cover	09/05/2012		535.91
			Check Total:	1,400.62
Check No:	28258	Check Date:	09/05/2012	
Vendor:	0736	Sound Security, Inc.		
0603798-IN	Security monitoring; September	09/05/2012		964.00
			Check Total:	964.00
Check No:	28259	Check Date:	09/05/2012	
Vendor:	0591	Springbrook Software Inc.		
23067	Access agent maintenance; 8/12-12/12	09/05/2012		282.82
23067	Access agent license	09/05/2012		2,500.00
			Check Total:	2,782.82
Check No:	28260	Check Date:	09/05/2012	
Vendor:	0281	Standard Insurance Company		
0063555100	Life Insurance Premiums, September	09/05/2012		192.40
0063555100	Life Insurance Premiums, September	09/05/2012		51.69
0063555100	Life Insurance Premiums, September	09/05/2012		94.42
0063555100	Life Insurance Premiums, September	09/05/2012		85.23
0063555100	Life Insurance Premiums, September	09/05/2012		21.99
0063555100	Life Insurance Premiums, September	09/05/2012		42.92
0063555100	Life Insurance Premiums, September	09/05/2012		11.25
0063555100	Life Insurance Premiums, September	09/05/2012		85.84
0063555100	Life Insurance Premiums, September	09/05/2012		72.67
0063555100	Life Insurance Premiums, September	09/05/2012		22.50
0063555100	Life Insurance Premiums, September	09/05/2012		270.40
0063555100	Life Insurance Premiums, September	09/05/2012		208.70
0063555100	Life Insurance Premiums, September	09/05/2012		24.83
0063555100	Life Insurance Premiums, September	09/05/2012		34.34
0063555100	Life Insurance Premiums, September	09/05/2012		70.88
0063555100	Life Insurance Premiums, September	09/05/2012		106.82

			<u>Check Amount</u>
0063555100	Life Insurance Premiums, September	09/05/2012	25.30
0063555100	Life Insurance Premiums, September	09/05/2012	68.79
0063555100	Life Insurance Premiums, September	09/05/2012	7.91
0063555100	Life Insurance Premiums, September	09/05/2012	128.75
0063555100	Life Insurance Premiums, September	09/05/2012	171.68
0063555100	Life Insurance Premiums, September	09/05/2012	33.75
0063555100	Life Insurance Premiums, September	09/05/2012	42.92
0063555100	Life Insurance Premiums, September	09/05/2012	46.66
0063555100	Life Insurance Premiums, September	09/05/2012	11.25
0063555100	Life Insurance Premiums, September	09/05/2012	32.19
0063555100	Life Insurance Premiums, September	09/05/2012	29.53
0063555100	Life Insurance Premiums, September	09/05/2012	8.44
0063555100	Life Insurance Premiums, September	09/05/2012	96.57
0063555100	Life Insurance Premiums, September	09/05/2012	72.00
0063555100	Life Insurance Premiums, September	09/05/2012	201.71
0063555100	Life Insurance Premiums, September	09/05/2012	210.86
0063555100	Life Insurance Premiums, September	09/05/2012	137.10
0063555100	Life Insurance Premiums, September	09/05/2012	45.00
0063555100	Life Insurance Premiums, September	09/05/2012	273.68
0063555100	Life Insurance Premiums, September	09/05/2012	38.25
0063555100	Life Insurance Premiums, September	09/05/2012	9.00
0063555100	Life Insurance Premiums, September	09/05/2012	3,088.22
Check Total:			3,088.22
Check No: 28261	Check Date: 09/05/2012		
Vendor: 2390	T&N Enterprise		
2333	Minor housing repair; #DOYL-12.B-12	09/05/2012	348.18
Check Total:			348.18
Check No: 28262	Check Date: 09/05/2012		
Vendor: 2500	Tetra Tech, Inc.		
50592209	CIP 1127; engineering, 6/30-7/27/12	09/05/2012	84,203.46
Check Total:			84,203.46
Check No: 28263	Check Date: 09/05/2012		
Vendor: 0357	Valley Communications		
0013359	800 MHz access fee; August	09/05/2012	75.00
Check Total:			75.00
Check No: 28264	Check Date: 09/05/2012		
Vendor: 0046	Verizon Wireless		
1112621152	Maint shop; on call phone, 8/21-9/20/12	09/05/2012	6.04
1112621152	Maint shop; on call phone, 8/21-9/20/12	09/05/2012	12.08
1112621152	Maint shop; on call phone, 8/21-9/20/12	09/05/2012	12.08
Check Total:			30.20
Check No: 28265	Check Date: 09/05/2012		
Vendor: 0819	Don Vondran		
0819-9	Vondran; APWA congress; per diem, travel	09/05/2012	198.47
0819-9	Vondran; APWA congress; per diem, travel	09/05/2012	297.70
Check Total:			496.17
Check No: 28266	Check Date: 09/05/2012		
Vendor: 2262	Voyager Fleet Systems Inc.		
8692854602	Vehicle fuel	09/05/2012	2,959.36
8692854602	#2882; car wash	09/05/2012	9.76
Check Total:			2,969.12
Check No: 28267	Check Date: 09/05/2012		
Vendor: 0995	Xerox Corporation		
500600913	Color copier; lease	09/05/2012	425.71
500602182	B & W Copier; lease	09/05/2012	518.30
Check Total:			944.01
Check No: 28268	Check Date: 09/05/2012		
Vendor: 1894	Diana Ziolkowski		
1894-9	Facility monitoring; 8/26	09/05/2012	30.00
Check Total:			30.00
Date Totals:			233,781.85

Report Total:	0.00	<u>Check Amount</u> 233,781.85
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September 14, 2012

City of Covington

Payroll Approval

- Request Council approval for payment of Payroll dated 09/14/12 consisting of:

PAYLOCITY CHECK # 1000730693 through PAYLOCITY CHECK # 1000730705 and
PAYLOCITY CHECK # 1000730707 through PAYLOCITY CHECK # 1000730708 inclusive,
plus employee direct deposits

IN THE AMOUNT OF \$144,553.24

WE, THE UNDERSIGNED, DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE CLAIMS ARE JUST, DUE AND UNPAID OBLIGATIONS AGAINST THE CITY OF COVINGTON, WASHINGTON, COUNTY OF KING, AND THAT WE ARE AUTHORIZED TO AUTHENTICATE AND CERTIFY SAID CLAIMS PER THE ATTACHED COUNCIL APPROVAL REPORT.

Robert M. Hendrickson
Finance Director

Mark Lanza
City Councilmember

Wayne Snoey
City Councilmember

Marlla Mhoon
City Councilmember

Council Meeting Date Approved: _____

09/14/12 Payroll Voucher

Payroll Checks for Account Paylocity Account

Check/Voucher	Check Type	Check Date	Employee Name	Net Amount
103542	Regular	9/14/2012	Bates, Krista	121.91
103543	Regular	9/14/2012	Kirshenbaum, Kathleen	632.95
103544	Regular	9/14/2012	Lyon, Valerie	1,452.37
103545	Regular	9/14/2012	Matheson, Derek M	4,394.32
103546	Regular	9/14/2012	Mhoon, Darren S	1,315.04
103547	Regular	9/14/2012	Michaud, Joan M	1,806.60
103548	Regular	9/14/2012	Scott, Sharon G	2,657.02
103549	Regular	9/14/2012	Slate, Karla J	2,286.21
103550	Regular	9/14/2012	Hart, Richard	3,432.24
103551	Regular	9/14/2012	Mueller, Ann M	1,180.55
103552	Regular	9/14/2012	Cles, Staci M	1,722.80
103553	Regular	9/14/2012	Hagen, Lindsay K	1,375.72
103554	Regular	9/14/2012	Hendrickson, Robert	3,555.37
103555	Regular	9/14/2012	Parker, Cassandra	2,312.01
103556	Regular	9/14/2012	Allen, Joshua C	877.94
103557	Regular	9/14/2012	Dalton, Jesse J	1,670.12
103558	Regular	9/14/2012	Fealy, William J	1,827.66
103559	Regular	9/14/2012	Gaudette, John J	1,479.75
103560	Regular	9/14/2012	Hall, Ron	1,203.60
103561	Regular	9/14/2012	Hershaw, Reiner L	829.47
103562	Regular	9/14/2012	Johnson, Juan Carlos	899.86
103563	Regular	9/14/2012	Junkin, Ross D	2,703.62
103564	Regular	9/14/2012	Moorman, Jason	891.32
103565	Regular	9/14/2012	Wesley, Daniel A	2,035.39
103566	Regular	9/14/2012	Bykonen, Brian D	2,953.33
103567	Regular	9/14/2012	Christenson, Gregg R	2,636.65
103568	Regular	9/14/2012	Lyons, Salina K	2,006.18
103569	Regular	9/14/2012	Meyers, Robert L	3,113.34
103570	Regular	9/14/2012	Ogren, Nelson W	2,580.60
103571	Regular	9/14/2012	Thompson, Kelly	1,814.61
103572	Regular	9/14/2012	Morrissey, Mayson	2,616.63
103573	Regular	9/14/2012	Bahl, Rachel A	1,549.65
103574	Regular	9/14/2012	Newton, Ethan A	2,022.65
103575	Regular	9/14/2012	Patterson, Clifford	2,355.78
103576	Regular	9/14/2012	Thomas, Scott R	3,326.62
103577	Regular	9/14/2012	Akramoff, Glenn A	3,386.00
103578	Regular	9/14/2012	Bates, Shellie L	1,818.82
103579	Regular	9/14/2012	Buck, Shawn M	1,474.58
103580	Regular	9/14/2012	Parrish, Benjamin A	1,736.42
103581	Regular	9/14/2012	Vondran, Donald M	3,371.57
103582	Regular	9/14/2012	Andrews, Kaitlyn E	94.81
103583	Regular	9/14/2012	Archuleta, Alexander A	212.31
103584	Regular	9/14/2012	Blakely, Coleman P.	69.58
103585	Regular	9/14/2012	Carrillo, Anthony G	32.11
103586	Regular	9/14/2012	Cox, Melissa	75.84
103587	Regular	9/14/2012	Cranstoun, Alexander M	64.22
103588	Regular	9/14/2012	Felcyn, Adam	288.61

103589 Regular	9/14/2012	Foxworthy, Rebecca	78.03
103590 Regular	9/14/2012	Hendricks, Dane G	262.91
103591 Regular	9/14/2012	Holmes, Kyle	80.28
103592 Regular	9/14/2012	Houghton, Cassandra L	345.10
103593 Regular	9/14/2012	Kim, Tabitha J	281.52
103594 Regular	9/14/2012	Lusebrink, Christa	637.62
103595 Regular	9/14/2012	MacConaghy, Hailey	641.45
103596 Regular	9/14/2012	Mohr, Emily A	33.07
103597 Regular	9/14/2012	Mooney, Lynell	236.45
103598 Regular	9/14/2012	Perko, John	39.74
103599 Regular	9/14/2012	Praggastis, Alexander	196.74
103600 Regular	9/14/2012	Reese, Rachel E	116.46
103601 Regular	9/14/2012	Szarka, Cheyenne	100.27
103602 Regular	9/14/2012	Tomalik, Stefan A	21.41
103603 Regular	9/14/2012	Tran, Jenifer	275.15
103604 Regular	9/14/2012	von Michalofski, Kayla M	21.41
103605 Regular	9/14/2012	Beaufrere, Noreen	2,702.17
103606 Regular	9/14/2012	Throm, Victoria J	1,857.21
1000730693 Regular	9/14/2012	Newell, Nancy	121.91
1000730694 Regular	9/14/2012	Baughan, Jayson H.	537.78
1000730695 Regular	9/14/2012	Bell, Colin Q	381.01
1000730696 Regular	9/14/2012	Carkeek, Lena	149.09
1000730697 Regular	9/14/2012	Cox, Cory R	141.12
1000730698 Regular	9/14/2012	Goldfoos, Rhyan	59.88
1000730699 Regular	9/14/2012	Griffith, Stephen R.	205.40
1000730700 Regular	9/14/2012	Hatch, Jenessa	398.56
1000730701 Regular	9/14/2012	Johansen, Andrea	616.54
1000730702 Regular	9/14/2012	Mayes, Annika L	74.92
1000730703 Regular	9/14/2012	Panzer, Erika	536.25
1000730704 Regular	9/14/2012	Praggastis, Elena C	107.31
1000730705 Regular	9/14/2012	Wunschel, Ethan G.	21.41

Totals for Payroll Checks 78 Items 93,542.92

Third Party Checks for Account Paylocity Account

Check/Voucher	Check Type	Check Date	Employee Name	Net Amount
103607	AGENCY	9/14/2012	ICMA Retirement Trust	14,847.12
103608	AGENCY	9/14/2012	Vantagepoint Transfer Agent-	358.78
103609	AGENCY	9/14/2012	City of Covington	2,675.31
103610	AGENCY	9/14/2012	Paylocity Corporation	125.00
103611	AGENCY	9/14/2012	City of Covington Employee	76.00
103612	AGENCY	9/14/2012	ICMA Retirement Trust	12,450.33
103613	AGENCY	9/14/2012	ICMA Retirement Trust	1,970.19
103614	AGENCY	9/14/2012	ICMA Retirement Trust	192.00
103615	AGENCY	9/14/2012	HRA VEBA Trust	1,050.00
1000730707	AGENCY	9/14/2012	WASH CHILD SUPPORT	110.41
1000730708	AGENCY	9/14/2012	United Way of King County	14.00
Totals for Third Party			11 Items	33,869.14

Tax Liabilities 16955.18
Paylocity Fees 186.00

Total \$ 144,553.24

SUBJECT: DEBRIEF NORTHERN NOTCH ADVOCACY EFFORT

RECOMMENDED BY: Derek Matheson, City Manager

ATTACHMENT(S):

1. Advocacy packet used in discussions with King County officials and Suburban Cities Association (SCA) representatives:
 - a. Mayor Pro Tem Jeff Wagner and Councilmember Wayne Snoey's letter (customized for each official)
 - b. Mayor's letter to King County Council mailed August 15, 2012
 - c. Northern Gateway map
 - d. City zoning map
 - e. H&C Enterprises letter to city manager dated September 6, 2012
2. Draft thank-you letter

PREPARED BY: Derek Matheson, City Manager

EXPLANATION:

The City Council voted 6-1 on August 14, 2012, to transmit the city's Northern Gateway study to King County as well as initiate an advocacy effort to add the Northern Notch to the county's Urban Growth Area (UGA).ⁱ The council then appointed Mayor Pro Tem Jeff Wagner and Councilmember Wayne Snoey to represent the city in the effort.

Over the course of the following month, the council's representatives, mayor, city manager, and/or community development director communicated with every member of the King County Growth Management Planning Council (GMPC) appointed by the county or Suburban Cities Association. The City Council's representatives and senior planner then attended the GMPC meeting on September 11, 2012, as well as a King County Council meeting the following day. After the GMPC decided not to include the Notch in its recommended UGA changes, the City Council's representatives decided to suspend advocacy efforts and schedule a debriefing session on September 25, 2012.

The City Council's representatives, mayor, and city manager met on September 11, 2012, to discuss a possible future strategy. The group believes a solid approach would be to 1) wait until the 2012 King County Comprehensive Plan Update process is complete, 2) engage the Suburban Cities Association on the policy issues surrounding UGA expansion and allocation of population and employment targets to cities,ⁱⁱ and 3) build a coalition of cities with similar UGA issues that would pursue a common strategy for the next King County Comprehensive Plan update in (tentatively) 2016. The city then would develop a Covington-specific advocacy work plan and timeline consistent with the SCA and coalition discussions.

ALTERNATIVES: Discussion item only.

FISCAL IMPACT: Council and staff time.

CITY COUNCIL ACTION: ___ Ordinance ___ Resolution ___ Motion ___ Other

NO ACTION NECESSARY – DISCUSSION ITEM ONLY

REVIEWED BY: Community Development Director; Finance Director; City Attorney

ⁱ The Northern Notch is a component of the larger Northern Gateway area.

ⁱⁱ Population and employment targets were the only criterion for UGA expansion the Notch was unable to meet.



City of Covington

16720 SE 271st Street, Suite 100 • Covington, WA 98042 • (253) 638-1110 • Fax: (253) 638-1122

ATTACHMENT 1a

September 11, 2012

To Growth Management Planning Council

RE: City of Covington Request to add the Jenkins Creek Notch to the UGA

Dear Councilmembers:

Thank you for taking the time to meet with me to discuss the City of Covington's request to add the Jenkins Creek Notch to the Urban Growth Area ("UGA"). The city will pursue this request during the King County Council's process to amend the county's Comprehensive Plan this fall.

The Notch consists of 275 acres on the northwest side of State Route 18. It is designated "rural" by the county, but the city's Comprehensive Plan has identified it as a Potential Annexation Area for many years.

The city offers a solid rationale to add the Notch to Covington's UGA and, later, annex it into the city:

- The Notch is surrounded by the city on three sides and has development patterns similar to those across the street(s) in the city limits. The rural designation makes absolutely no sense on a map or on the ground.
- The Notch meets five of six criteria for inclusion in the UGA. The sixth criterion, Criterion #3, is of questionable application because the city's population and employment targets are artificially low and out of date. The city has already met 48% of its 2006-2031 population target and 200% of its employment target for the same period. Furthermore, much of the buildable land within the current city limits is not suitable for retail development as it consists of small parcels that cannot be aggregated.
- The 2008 county staff report that argues against inclusion of the Notch relies heavily on decades-old plans. The 1990 Soos Creek Basin Plan is of questionable application in light of the federal and state governments' more recent Clean Water Act and National Pollutant Discharge Elimination System ("NPDES") regulations and the City of Covington's corresponding 2011 Shoreline Master Program. The pre-1994 Revised Tahoma / Raven Heights Communities Plan is of questionable application in light of the incorporations of Covington and Maple Valley in 1997 and the cities' modern comprehensive plans. The City of Covington is proud of its environmental record and is more than capable to protect Jenkins Creek and any environmentally-sensitive lands in the Notch.
- The city's efforts to change the Notch's designation are in response to demands from residents and unincorporated neighbors for additional retail opportunities. Our residents have been clear and vocal that they want a pedestrian-oriented town center *and* large-format retail opportunities. The city's Comprehensive Plan and development regulations have begun to evolve the town center concept within the city's existing commercial area, and we are in the midst a subarea planning process for the Notch.
- In an era of stagnant revenues and steadily-increasing expenses at all levels of government, annexation of the Notch would help to ensure the city's financial sustainability for years to come.

I have enclosed Mayor Margaret Harto's August 15, 2012, letter and a map of the Notch. A full copy of the city's Northern Gateway Area Study is available at www.covingtonwa.gov (look for "Quick Links" and then click on "Northern Gateway Study" and then "Final Phase 1 Documents").

Thank you again for your time and consideration. We are happy to respond to your questions.

Sincerely,



Jeff Wagner
Mayor Pro Tem



Wayne Snoey
Councilmember

Enclosures



City of Covington

16720 SE 271st Street, Suite 100 • Covington, WA 98042 • (253) 638-1110 • Fax: (253) 638-1122

King County Council
516 Third Avenue, Room 1200
Seattle, WA 98104

RE: City of Covington Request to add the Jenkins Creek Notch to the UGA

Dear Councilmembers:

On behalf of the Covington City Council, I am formally transmitting the final Northern Gateway Area Study report to the King County Council and Executive staff. We are requesting that you add the Jenkins Creek Notch to the City of Covington's Urban Growth Area (UGA) during your process to amend the King County Comprehensive Plan this fall.

The study area includes two large tracts of land located northwest and southeast of State Route 18, encompassing 484 acres of land located within King County, Covington's UGA, and Covington's city limits as follows:

- 1) Approximately 275 acres, commonly referred to as the Jenkins Creek Notch, located on the northwest side of SR 18. This area is designated rural King County but has been identified by the city's Comprehensive Plan over the past eight years as desirable for inclusion in our UGA. Approximately 60 acres of this area is owned by BranBar LLC, who submitted a request last year to be included in the scoping motion for the 2012 process; and
- 2) Approximately 210 acres, located southeast of State Route 18, designated within Covington's UGA and associated with property owned by the Hawk family. The majority of this property is located within the city limits and is zoned as Mineral (M). The property is currently being used for a gravel extraction and an asphalt operation.

The purpose of this Northern Gateway Area Study was to evaluate the above areas and gain a better understanding of the existing conditions of the total study area; the city's buildable land capacity for housing and job targets; the 20-year market demands for retail, office and housing; and to determine the feasibility of expanding the boundary of Covington to include the 275 acres of the Jenkins Creek Notch, hereafter referred to as the Notch. As it pertains to King County's decision on the Notch, our consultant evaluated the properties and several key policy issues to determine whether or not the city's UGA can be expanded to include the Notch.

The consultant's findings considered the following requirements, as set forth by King County:

1. The consistency with state and King County requirements;
2. The character of the area as either "Rural" or "Urban" in nature;
3. The capacity to meet established housing and job targets under the 2007 Buildable Lands Report (BLR);

4. The presence of urban services;
5. The absence of resource lands: and
6. The adequate protection of critical areas.

Overall, the study indicates that Covington meets five of the six criteria for expanding the UGA to include the Notch. The city would like to stipulate from the outset that we recognize the Notch fails to meet criterion 3, and that the results of the study indicate that the existing land supply and capacity within the city limits and our current UGA can meet the 2007 allocated housing and job growth targets. However, if the Notch were added to the Covington UGA, it would represent only a fraction of the city's entire UGA (10%).

It has become evident through the course of this study that there are a few unintended consequences placed upon the city as a result of the outdated 2031 growth targets given to the city under the 2007 BLR, and numerous mitigating factors suggest those targets may have been allocated below the trends that were occurring in southeast King County at that time. Those targets are no longer appropriate given the economic growth seen in our city over the past five years. Since 2007, the demand for regional commercial and office services, along with additional health care jobs, has substantially increased in the area. The city has already exceeded its relatively small job targets by 200% in the first six years of the 25-year planning period, in spite of the worst economic slowdown since the Great Depression. In 2008-2009, the city completed its new economic development element in its Comprehensive Plan, which outlines the city's economic profile. It was determined at that time that the employment growth already exceeded targets set for 2022, and that the city has begun to position itself to be a medical service provider and regional retail service center for southeast King County. As it pertains to residential growth, the city has met nearly half of its allocated residential growth targets (48%), and the city continues to see a high demand for residential growth.

The pace of permitted residential developments and high job creation numbers, together with our market study, clearly show a demand for more growth in Covington. Further, Covington is the fastest growing city in terms of retail trade in the state. Retail services in Covington focus on a much larger market within rural King County beyond just Covington residents. If the growth targets had been allocated more in-line with the growth and market demands we have seen the past six years, Covington would need more land capacity within existing city limits to meet the market demand. While one may argue that there is sufficient land within the city boundary to accommodate the additional growth, the reality is that the city's existing vision for our downtown and zoning patterns do not accommodate the market demand for a large regional retail center. Most of our available properties are very small in size and not concentrated together in large sites. In short, the BLR and criteria fail to recognize land suitability versus actual retail needs.

Much of our downtown commercial land lends itself to more infill development with small commercial and office buildings and is intended to provide a sense of place to the Covington community. The available vacant or re-developable properties in the downtown are not conducive to locate a future retail center, and the city is responding to the needs and desires of our residents to shop locally and create a reduced carbon footprint by not driving many miles for regional retail services.

The Notch is surrounded on three sides by the City of Covington and development patterns are similar to those found across the streets within the city limits. This irregular city boundary makes little sense as the Notch is a peninsula jutting into the existing city limits. Common sense suggests that this Notch should have been within the original city limits of Covington upon its incorporation in 1997, since the land is very similar to surrounding properties that were included in the original city limits. All the properties in this area have access to public services, including water, sewer, parks, schools, storm drainage, and fire/emergency services. In fact there are several business entities within the Notch itself. Due to their proximities to the city, the properties within the Notch are already characterized by urban growth. The existing lot ownership pattern of the Notch is not significantly different than that of the city limits to the north, west and southwest. Further, the Notch is located on a major freeway interchange, thus it commands a very logical and underutilized location for regional commercial retail services. Major financial investments have been made in this freeway location, and those investments should be recognized and recouped through economic investment that will benefit all levels of government.

The Notch does not contain resource lands of long-term significance for agriculture, forestry or minerals, and it does not meet the criteria for designated resource lands. The city's current critical area regulations, which are modeled after King County's regulations, have been adequate for protecting three large streams and numerous wetland resources within the city limits. It is reasonable to state that our critical regulations would certainly meet the needs for protection of the functions and values of the wetland, stream and steep slope habitats of the Notch. Understanding the value and concern for this section of Jenkins Creek, the city has indicated a willingness to increase the critical area buffers as part of our future subarea planning prior to annexation to match those of King County.

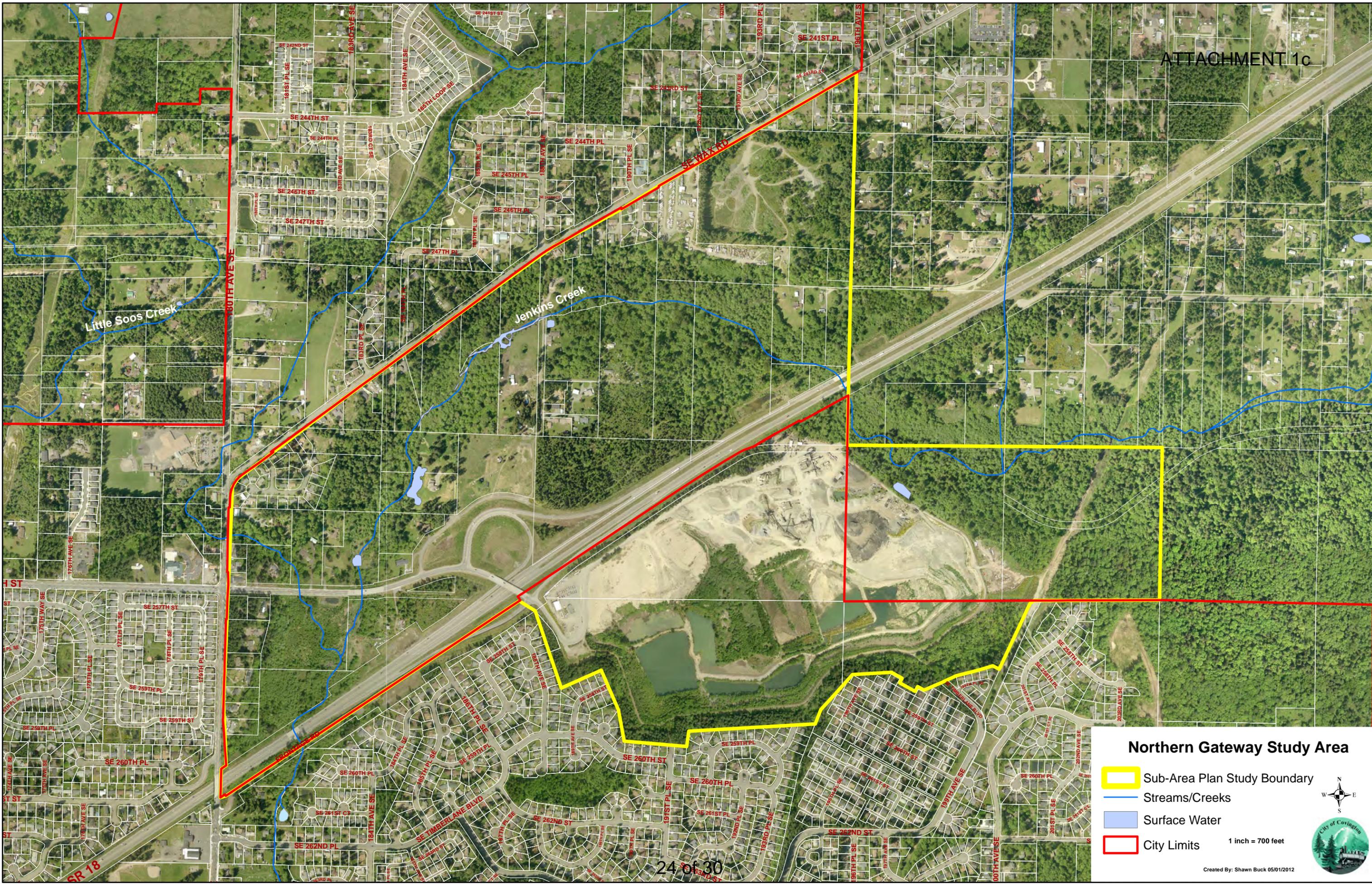
The Covington City Council thanks you for your time to read and evaluate the Northern Gateway Area Study and for considering our desire to modify our urban growth boundary to include the Notch. The city will attend the GMPC meeting on September 11, 2012, and King County Council Committee meetings on September 12 and 19, 2012 to advocate for the city's position to add the Notch to the UGA.

Respectfully,



Margaret Harto, Mayor
City of Covington

Encl: Northern Gateway Study, dated August 13, 2012
Cc: Dow Constantine, King County Executive
Fred Jarrett, Deputy King County Executive
John Starbard, Director of Development and Environmental Services
Covington City Councilmembers

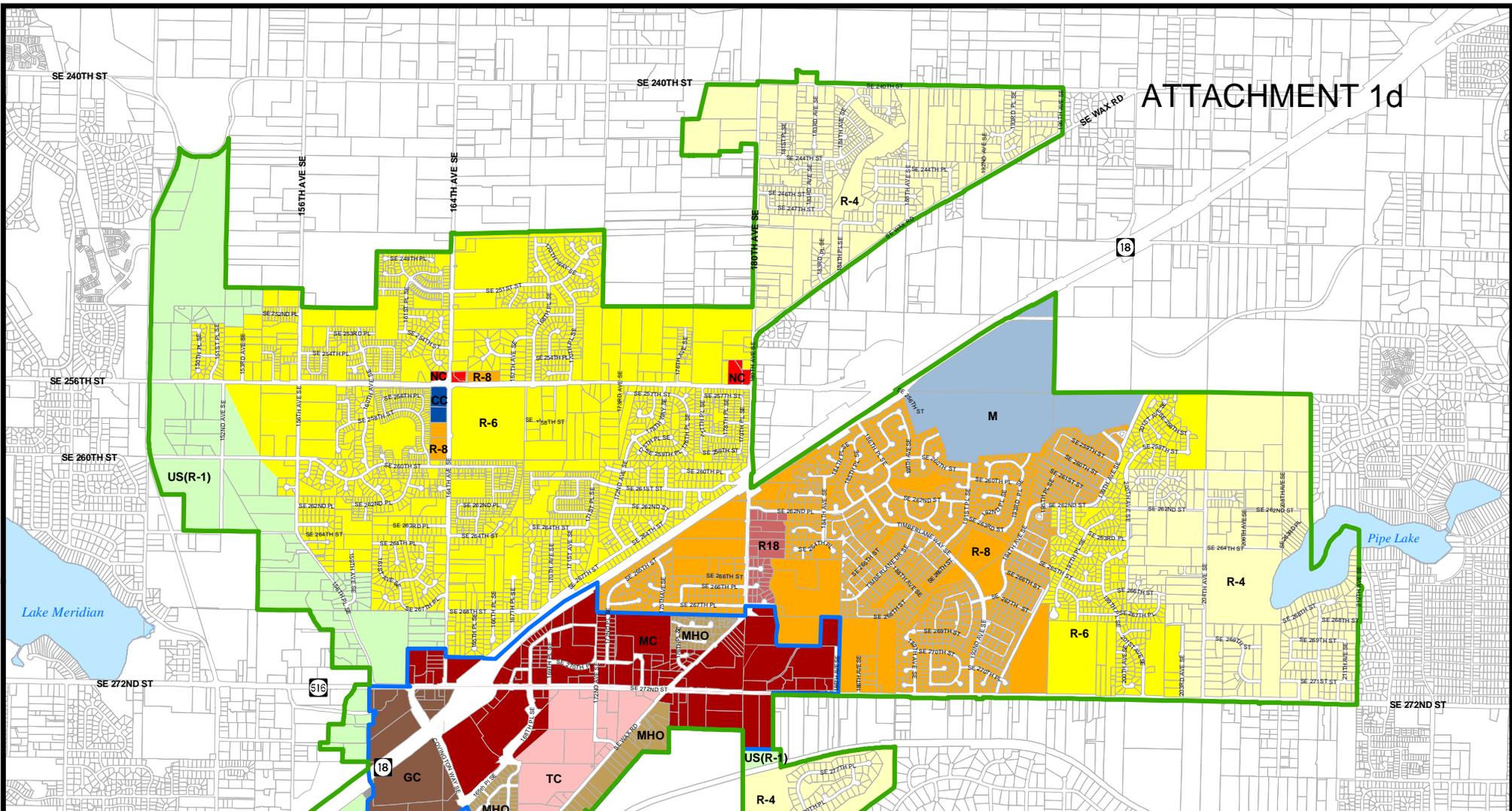


Northern Gateway Study Area

-  Sub-Area Plan Study Boundary
-  Streams/Creeks
-  Surface Water
-  City Limits

1 inch = 700 feet





City of Covington - Zoning Map

	Low Density Residential 4du/ac (R-4)		General Commercial (GC)
	Medium Density Residential 6du/ac (R-6)		Mixed Commercial (MC)
	High Density Residential 8du/ac (R-8)		Mixed Housing/Office (MHO)
	Multifamily Residential 18du/ac (R18)		Town Center (TC)
	Urban Separator (US) 1du/ac (R-1)		Industrial (I)
	Community Commercial (CC)		City of Covington Boundary
	Neighborhood Commercial (NC)		Downtown Boundary
	Mineral (M)		Parcels



The information included on this map has been compiled by Covington staff from a variety of sources and is subject to change without notice. Covington makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. Covington shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of Covington.



A Washington State Co-Tenancy
P.O. Box 7157
Covington, Washington 98042

September 6, 2012

MEMORANDUM OF INTENT

City of Covington
Derek Matheson
City Manager
16720 SE 271st Street, Suite 100
Covington, WA 98042

RE: Jenkins Creek Corridor Letter of Intent

Dear Mr. Matheson:

The purpose of this letter is to express our intent and commitment to work with the city to protect and enhance Jenkins Creek upon future development of our property. As you know, BranBar, LLC/H & C, Enterprises, Inc. is the owner of (70) seventy acres of land in the northwest quadrant of the Highway 18 and SE 256th Street interchange in Covington, Washington. This property resides in what has previously been referred to as the "Jenkins Creek Notch" or "Covington Northern Notch". As part of our desire to develop the property as a retail center, we understand the necessity to protect Jenkins Creek, specifically as it crosses our property. Upon future development, it is our objective to create a separate "Jenkins Creek Stream Corridor Tax Lot," that will allow for the protection, enhancement and continued stewardship of this segment of Jenkins Creek.

The City of Covington's critical area regulations, as applied to this site, would allow for BranBar to dedicate Jenkins Creek and all associated buffers to the city. It is our intent to outright dedicate this area with the request that a partnership be formed with other entities, such as Forterra, formerly known as the Cascade Land Conservancy, to allow for the protection and management of the stream corridor.

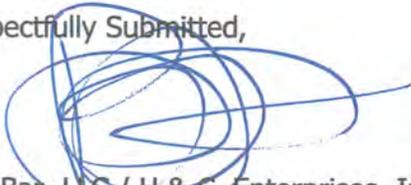
The purpose of such a partnership would ensure thorough planning and protection of Jenkins Creek and the ability to provide improvements for the enjoyment and educational aspects related to the creek. There are many activities associated with this stretch of Jenkins Creek that would be beneficial to the region. One plan, currently led by King County, includes a regional trail system proposed from Soos Creek Trail to Lake Wilderness. By dedicating this stretch to the city, it would advance the opportunity to further this trail plan. In addition, a

partnership would lead to greater success for providing open space and critical habitat associated with Jenkins Creek as it flows through the city to the south.

We understand that there are significant operation and maintenance costs associated with protecting and enhancing Jenkins Creek. It is the intent that these costs and fees be offset by increases in sales tax revenue from the retail users and payment of a city park fee-in-lieu or impact fee by the developer. It is the long-term goal that the Jenkins Creek corridor be managed by the city and ultimately become self-sustaining through partnerships and grant opportunities.

Attached is a copy of the most recent schematic study, by R.W. Thorpe & Associates, Inc. that shows possible public nodes, trails connecting to a retail center, a dedicated park, and the mass of the stream corridor acreage.

Respectfully Submitted,

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

BranBar, LLC / H & C, Enterprises, Inc.
Barry Anderson, Sr. Co-Manager

Attachment: Schematic Stream Rendering

[date]

Honorable King County Executive Dow Constantine
King County Chinook Building
401 5th Ave. Suite 800
Seattle, WA 98104

Honorable King County Councilmembers
516 Third Ave., Rm. 1200
Seattle, WA 98104

Honorable Growth Management Planning Council Members c/o Paul Reitenbach
King County Department of Development and Environmental Services
900 Oakesdale Ave. SW
Renton, WA 98057

RE: City of Covington Request to add the Jenkins Creek Notch to the UGA

Dear Executive Constantine, County Councilmembers, and GMPC members:

On behalf of the Covington City Council, thank you for considering City of Covington's request to add the Jenkins Creek Notch to the Urban Growth Area (UGA) during the 2012 King County Comprehensive Plan update.

This was the first year the city assumed a leadership role in this fascinating issue. We learned it takes more than several months and a thorough study to change the UGA boundary; it takes several years and strong partnerships among the county, cities, and property owners.

We believe that a regional conversation about the UGA boundary and its various irregularities – prior to the next comprehensive-plan update process and focused on policy issues rather than specific proposals – has the potential to produce a more collaborative and streamlined approach to the next update. We hope to explore this concept with the Suburban Cities Association in the near future.

Again, thank you again for the time and effort you and your staff invested in our request. We look forward to working with you further on this issue.

Sincerely,

CITY OF COVINGTON

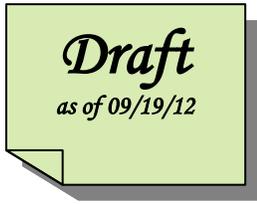
Margaret Harto
Mayor

cc: Deanna Dawson, Executive Director, Suburban Cities Association

**DISCUSSION OF
FUTURE AGENDA TOPICS:**

October 9, 2012 – City Council Regular Meeting

(Draft Agenda Attached)



Covington: Unmatched quality of life
CITY OF COVINGTON
CITY COUNCIL REGULAR MEETING AGENDA
www.covingtonwa.gov



Tuesday, October 9, 2012
7:00 p.m.

City Council Chambers
16720 SE 271st Street, Suite 100, Covington

CALL CITY COUNCIL REGULAR MEETING TO ORDER

ROLL CALL/PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMUNICATION

- Cedar Park Update – Lisa Parsons, Middle Green River Coalition (10 minutes)

PUBLIC COMMENT *Persons addressing the Council shall state their name, address, and organization for the record. Speakers shall address comments to the City Council, not the audience or the staff. Public Comment is not intended for conversation or debate. Comments shall be limited to no more than four minutes per person and no more than ten minutes per group. If additional time is needed the city shall be notified in advance and background information shall be submitted in writing regarding the topic that will be addressed. The city reserves the right to deny any request, based on time constraints. Individuals may petition the City Clerk or the City Manager to appear on the agenda of a future study session as time allows for up to 15 minutes to address the council on specific issues or requests.**

APPROVE CONSENT AGENDA

- C-1. Minutes: September 25, 2012 City Council Regular Meeting Minutes (Scott)
- C-2. Vouchers (Hendrickson)

NEW BUSINESS

1. Recommendations for 2013-2014 Human Services Grant Funding (Throm)
2. City Manager's 2013 Budget Message (Matheson)

COUNCIL/STAFF COMMENTS - Future Agenda Topics

PUBLIC COMMENT (*See Guidelines on Public Comments above in First Public Comment Section)

EXECUTIVE SESSION – If Needed

ADJOURN

Any person requiring disability accommodation should contact the City of Covington at 253-480-2400 a minimum of 24 hours in advance. For TDD relay service, please use the state's toll-free relay service (800) 833-6384 and ask the operator to dial 235-480-2400.