

October 27, 2015 Regular Meeting Minutes  
Approved: November 10, 2015

**City of Covington  
Regular City Council Meeting Minutes  
Tuesday, October 27, 2015**

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 27, 2015, at 7:05 p.m., with Mayor Harto presiding.

**COUNCILMEMBERS PRESENT:**

Margaret Harto, Joe Cimaomo, Mark Lanza, Marilla Mhoon, Jim Scott, Sean Smith, and Jeff Wagner.

**STAFF PRESENT:**

Regan Bolli, City Manager; Don Vondran, Public Works Director; Noreen Beaufrere, Personnel Manager; Rob Hendrickson, Finance Director; Andrew McCurdy, Covington Police Chief; Richard Hart, Community Development Director; Karla Slate, Communications & Marketing Manager; Pat Patterson, Interim Parks & Recreation Director; Sara Springer, City Attorney; Rachel Bahl, Aquatics Supervisor; Ann Mueller, Senior Planner; Casey Parker, Senior Accountant; and Sharon Scott, City Clerk/Executive Assistant.

Mayor Harto opened the meeting with the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

**Council Action: Mayor Pro Tem Wagner moved and Councilmember Cimaomo seconded to approve the Agenda with the addition of an Executive Session. Vote: 7-0. Motion carried.**

**EXECUTIVE SESSION:**

To discuss potential litigation pursuant to RCW 42.30.110(1)(i) from 7:10 to 7:35 p.m.

Mayor Harto announced the City Council would move into Executive Session for fifteen minutes and the regular meeting would reconvene at 7:25 p.m.

At 7:25 p.m. it was announced that the Executive Session would continue for an additional five minutes.

**PUBLIC COMMUNICATION:**

- City Manager Regan Bolli provided a presentation on the city trip to Tatsuno, Japan. Councilmember Scott and City Clerk Sharon Scott provided additional information.

**PUBLIC COMMENT:**

Mayor Harto called for public comments.

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

October 27, 2015 Regular Meeting Minutes  
Approved: November 10, 2015

**APPROVE CONSENT AGENDA:**

C-1. Minutes: May 12, 2015 Transportation Benefit District Special Meeting Minutes and October 13, 2015 City Council Special Meeting Study Session Minutes.

C-2. Vouchers: Vouchers #33175-33235, including ACH payments and electronic fund transfers, in the amount of \$431,201.48, dated October 16, 2015; Paylocity Payroll Checks #1004310095-1004310108 inclusive, plus employee direct deposits in the amount of \$168,580.09, dated October 9, 2015; and Paylocity Payroll Checks #1004374848-1004374859 and Paylocity Payroll Checks #1004374876-1004374876 inclusive, plus employee direct deposits in the amount of \$169,135.26, dated October 23, 2015.

C-3. Approve Interlocal Agreement with Kent Regional Fire Authority for Fire Marshal Services.

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

**REPORTS OF COMMISSIONS:**

**Human Services Commission** – October 8 meeting: no report.

**Parks & Recreation Commission** – no report; October 21 meeting was canceled.

**Planning Commission** – Community Development Director Richard Hart reported on the October 1 meeting and public hearing. The October 15 meeting was canceled.

**Arts Commission** – Chair Lesli Cohan reported on the October 8 meeting.

**Parks & Recreation Priorities Advisory Committee** – Chair Jennifer Harjehausen reported on the September 23 meeting and the October 10 parks tour.

**Economic Development Council** – Co-Chair Jeff Wagner reported on the September 24 meeting. The October 22 meeting was canceled.

**PUBLIC HEARING:**

1. Receive Public Testimony and Consider Resolution on Petition Regarding Hawk Property Annexation.

Senior Planner Ann Mueller gave the staff report on this item.

Mayor Harto called for public comments for this public hearing item.

**Delores Hancock, 16456 SE 240<sup>th</sup> Street, Kent**, spoke in opposition to the Hawk project. Ms. Hancock express her concerns and frustration over the increasing volume of traffic on 240<sup>th</sup> Street and requested Highway 18 overpass modification.

October 27, 2015 Regular Meeting Minutes  
Approved: November 10, 2015

**Brenda Hanson, 20610 SE 250<sup>th</sup> Street, Maple Valley**, spoke about her concerns regarding her property and the proposed annexation.

**Sam Pace, 29839 154<sup>th</sup> Avenue SE, unincorporated King County, representing Seattle-King County Realtors Association**, spoke in support of the annexation.

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

#### RESOLUTION NO. 15-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, PROVIDING FOR THE NOTICE OF INTENT TO ANNEX CERTAIN REAL PROPERTY KNOWN AS THE "HAWK PROPERTY ANNEXATION", AND DIRECTING THAT A NOTICE OF INTENT BE FILED WITH THE KING COUNTY BOUNDARY REVIEW BOARD.

**Council Action: Mayor Pro Tem Wagner moved and Councilmember Cimaomo seconded to pass Resolution No. 15-11, in substantial form as that included in the agenda packet, to accept the Hawk Property 60 percent Annexation Petition with a designation of the Annexation Area as part of the Hawk Property Subarea in the Comprehensive Plan's Future Land Use Map and zoned as R-6 on the city's zoning map, and to direct staff to submit the Notice of Intent to the King County Boundary Review Board for further review. Vote: 7-0. Motion carried.**

2. Receive Public Testimony and Consider Ordinance Extending Interim Recreational Marijuana Regulations.

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

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

Mayor Harto called for public comments for this public hearing item.

**Colleen O'Rourke, P.O. Box 6023, Kent 98064**, asked Council to consider reducing the setbacks from the library to 500 feet when adopting the permanent regulations. Ms. O'Rourke offered her appreciation of the police chief, mayor, councilmembers, and Mr. Hart for meeting with her in person and responding to her telephone calls regarding this issue.

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

ORDINANCE NO. 09-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, TO RENEW THE PREVIOUSLY ADOPTED INTERIM ZONING REGULATIONS FOR RECREATIONAL MARIJUANA PRODUCTION, PROCESSING, AND RETAIL USES FOR SIX MONTHS; PROVIDING FOR A PUBLIC HEARING ON THE RENEWAL; ADOPTING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; DECLARING AN EMERGENCY AND ESTABLISHING AN EFFECTIVE DATE.

**Council Action: Councilmember Lanza moved and Councilmember Scott seconded to adopt Ordinance No. 09-15, in substantial form as that provided in the agenda packet, to renew the city's interim zoning regulations for recreational marijuana production, processing, and retail uses for an additional six months. Vote: 7-0. Motion carried.**

3. Receive Public Testimony Regarding Proposed Fiscal Year 2016 Revenues and Possible Increase in Property Tax Levy (First of Three Public Hearings).

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

Councilmembers asked questions, and Mr. Hendrickson provided responses.

Mayor Harto called for public comments for this public hearing item.

**Sam Pace, 29839 154<sup>th</sup> Avenue SE, unincorporated King County**, speaking on behalf of himself, clarified the dollar amount for medium home prices he spoke about previously and provided comments on property taxes.

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

**NEW BUSINESS:**

4. Consider Ordinance Designating Civic Center Drug Free Zones.

Police Chief Andy McCurdy gave the staff report on this item.

Councilmembers provided comments and asked questions, and Chief McCurdy provided responses.

ORDINANCE NO. 10-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, DESIGNATING CIVIC CENTER

DRUG FREE ZONES; AMENDING CHAPTER 9.45, CRIMINAL CODE, OF THE COVINGTON MUNICIPAL CODE TO ESTABLISH THE SAME; ESTABLISHING SEVERABILITY AND AN EFFECTIVE DATE; AND PROVIDING FOR CORRECTIONS.

**Council Action: Mayor Pro Tem Wagner moved and Councilmember Scott seconded to pass Ordinance No. 10-15, in substantial form as that provided in the agenda packet, designating civic center drug free zones within the City of Covington. Vote: 7-0. Motion carried.**

5. Consider Ordinance Pertaining to School Impact Fees.

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

Councilmembers provided comments.

#### ORDINANCE NO. 11-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, PERTAINING TO SCHOOL IMPACT FEES, REPEALING CHAPTER 18.120 OF THE COVINGTON MUNICIPAL CODE ENTITLED SCHOOL IMPACT FEES; TERMINATING THE INTERLOCAL AGREEMENT WITH KENT SCHOOL DISTRICT REGARDING THE SAME; ESTABLISHING SEVERABILITY; DECLARING AN EMERGENCY AND ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR CORRECTIONS.

**Council Action: Councilmember Cimaomo moved and Mayor Pro Tem Wagner seconded to pass Ordinance No. 11-15, in substantial form as that provided in the agenda packet, relating to school impact fees, repealing Chapter 18.120 of the Covington Municipal Code, and terminating the Interlocal agreement with Kent School District regarding the same. Vote: 7-0. Motion carried.**

#### **COUNCIL/STAFF COMMENTS:**

Councilmembers and staff discussed Future Agenda Topics and made comments.

#### **PUBLIC COMMENTS:**

Mayor Harto called for public comments.

**Sam Pace, 29839 154<sup>th</sup> Avenue SE, unincorporated King County,** spoke in support of Council's action repealing Chapter 18.120 of the Covington Municipal Code, and terminating the Interlocal agreement with Kent School District.

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

October 27, 2015 Regular Meeting Minutes  
Approved: November 10, 2015

**EXECUTIVE SESSION:**

To review the performance of a public employee pursuant to RCW 42.30.110(1)(g) from 9:40 to 9:55 p.m.

Mayor Harto announced the City Council would move into Executive Session for approximately fifteen minutes after which no further action was anticipated.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:55 p.m.

Prepared by:

  
\_\_\_\_\_  
Joan Michaud  
Senior Deputy City Clerk

Submitted by:

  
\_\_\_\_\_  
Sharon Scott  
City Clerk