

Covington: Unmatched quality of life



AGENDA CITY OF COVINGTON CITY COUNCIL REGULAR MEETING

www.ci.covington.wa.us

Tuesday, January 25, 2011
7:00 p.m.

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

****Note**** A Special Meeting is scheduled from 6:00 to 7:00 p.m.

CALL CITY COUNCIL REGULAR MEETING TO ORDER

ROLL CALL/PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMUNICATION

- National Mentoring Month Proclamation – January 2011 (Tom Wood)

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 shall be for the purpose of the Council receiving comment from the public and is not intended for conversation or debate. Public comments shall be limited to no more than four minutes per speaker. If additional time is needed a person may request that the Council place an item on a future agenda as time allows.**

APPROVE CONSENT AGENDA

- C-1. Approval of Vouchers. (Hendrickson)
- C-2. Execute an Agreement with Reporter Newspapers for Monthly Update, City Report Card, and Annual Residents' Guide (Slate)
- C-3. Blythe Schneider Request for Extension of Commercial Site Development Permit (Lyons)

REPORTS OF COMMISSIONS

- Human Services Chair Haris Ahmad: January 13 Meeting.
- Arts Chair Gregg Lobdell: Oct. 14, Nov. 18, Dec. 9, and Jan. 13 Meetings.
- Parks & Recreation Chair David Aldous: November 17 and January 19 Meetings.
- Planning Chair Sean Smith: Nov. 4, Nov. 18, Jan. 6, and Jan. 20 Meetings.
- **Future Meetings:** Economic Development Council Next Meeting Scheduled for Jan. 27.

COUNCIL/STAFF COMMENTS

- Future Agenda Topics

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

EXECUTIVE SESSION

- Review the Performance of a Public Employee (RCW 42.30.1110(1)(g))

ADJOURN

Any person requiring disability accommodation should contact the City of Covington at (253) 638-1110 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) 638-1110.

Consent Agenda Item C-1

Covington City Council Meeting

Date: January 25, 2011

SUBJECT: APROVAL OF VOUCHERS.

RECOMMENDED BY: Rob Hendrickson, Finance Director

ATTACHMENT(S): Vouchers #24699-24803, in the Amount of \$366,578.28, Dated January 11, 2011; and Payroll Checks #8516-8524, Inclusive, Plus Employee Direct Deposits in the Amount of \$123,914.89, Dated January 7, 2011.

PREPARED BY: Joan Michaud, 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 #24699-24803, in the Amount of \$366,578.28, Dated January 11, 2011; and Payroll Checks #8516-8524, Inclusive, Plus Employee Direct Deposits in the Amount of \$123,914.89, Dated January 7, 2011.

January 11, 2011

City of Covington

City of Covington

City of Covington
Voucher/Check Register

Check # 24699 Through Check # 24803

In the Amount of \$366,578.28

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

Marilla Mhoon
City Councilmember

Council Meeting Date Approved _____

				<u>Check Amount</u>
Check No: 24699	Check Date: 01/11/2011			
Vendor: 1825	Alpha Omega Painting Co.			
1008	Aquatics; paint walls	01/11/2011		1,107.72
				Check Total: 1,107.72
Check No: 24700	Check Date: 01/11/2011			
Vendor: 0499	Bank of America			
0446-1	Aquatics; wire strippers, rotozip tool	01/11/2011		31.19
2959-1	Aquatics recognition dinner	01/11/2011		438.30
4935-1	APWA childrens comic books	01/11/2011		17.92
4935-1	APWA childrens comic books	01/11/2011		17.92
4935-1	APWA childrens comic books, use tax	01/11/2011		-1.42
4935-1	APWA childrens comic books, use tax	01/11/2011		-1.42
8290-1	Parrish; Forestry tuition, Winter 2010	01/11/2011		530.00
9115-1	Aquatics; Hollydaze movie supplies	01/11/2011		96.98
1346-1	Shipping property to former employee	01/11/2011		184.19
1346-1	Classified ads; maintenance worker	01/11/2011		1,065.00
6540-1	Throm; planner	01/11/2011		43.40
6540-1	Council retreat, room rental; 1/29/11	01/11/2011		500.00
6540-1	Council retreat, room rental deposit	01/11/2011		100.00
6540-1	Mhoon; Access training classes	01/11/2011		278.00
3692-1	Back up media, wireless routers	01/11/2011		549.83
3692-1	Memory upgrades, wireless vga	01/11/2011		271.27
3692-1	Memory upgrades, wireless vga, use tax	01/11/2011		-21.48
3544-1	Matheson; various lunch meetings	01/11/2011		126.69
3544-1	Matheson; chamber lunch	01/11/2011		25.00
2959-1	#2767; trailer parts	01/11/2011		20.53
0446-1	Tree lighting supplies	01/11/2011		132.35
0446-1	Wellness retreat lunch	01/11/2011		82.61
0446-1	Aquatics; pool repair supplies	01/11/2011		83.40
				Check Total: 4,570.26
Check No: 24701	Check Date: 01/11/2011			
Vendor: 1676	Bravo Environmental			
528991	Street sweeping; 12/28	01/11/2011		1,031.70
528793	Street sweeping; 12/13, 12/14, 12/15	01/11/2011		2,579.26
528868	Street sweeping; 12/20, 12/21	01/11/2011		1,031.70
528875	Street sweeping; 12/23	01/11/2011		825.36
				Check Total: 5,468.02
Check No: 24702	Check Date: 01/11/2011			
Vendor: 2136	Carbonic Systems, Inc.			
05010044	Aquatics; carbomizer rental	01/11/2011		59.73
01217489	Aquatics; CO2 for ph control	01/11/2011		81.17
				Check Total: 140.90
Check No: 24703	Check Date: 01/11/2011			
Vendor: 0395	City of Buckley			
0395-1	Jail costs; December	01/11/2011		1,026.00
				Check Total: 1,026.00
Check No: 24704	Check Date: 01/11/2011			
Vendor: 0208	City of Kent			
RI 19986	Fire investigations; 4th Quarter 2010	01/11/2011		2,832.00
RI 19986	Fire services; 4th Quarter 2010	01/11/2011		14,865.00
RI 19887	Fire inspection activity sheets	01/11/2011		59.14
				Check Total: 17,756.14
Check No: 24705	Check Date: 01/11/2011			
Vendor: 0391	City of Renton			
24445	Jail costs; November	01/11/2011		280.00
				Check Total: 280.00
Check No: 24706	Check Date: 01/11/2011			
Vendor: 1170	Coastwide Laboratories			
W2262103	Aquatics; cleaning supplies	01/11/2011		490.77
W2262103-1	Aquatics; cleaning supplies	01/11/2011		86.01
W2262103-3	Aquatics; cleaning supplies	01/11/2011		34.86
W2268033	Aquatics; cleaning supplies	01/11/2011		388.31

				<u>Check Amount</u>
				Check Total:
Check No: 24707	Check Date: 01/11/2011			999.95
Vendor: 0364	Code Publishing Company			
37086	Municipal code; electronic updates	01/11/2011		201.48
				Check Total:
				201.48
Check No: 24708	Check Date: 01/11/2011			
Vendor: 0738	ConocoPhillips			
8701695130	Vehicle fuel	01/11/2011		204.69
				Check Total:
				204.69
Check No: 24709	Check Date: 01/11/2011			
Vendor: 2098	Consolidated Electrical Dist.			
8073-68324	Aquatics; exit light	01/11/2011		344.93
				Check Total:
				344.93
Check No: 24710	Check Date: 01/11/2011			
Vendor: 0184	Cordi & Bejarano			
132	Public defender; 12/17/10	01/11/2011		1,620.00
				Check Total:
				1,620.00
Check No: 24711	Check Date: 01/11/2011			
Vendor: 1996	Facility Maintenance Contracto			
IVC08289	Maint shop; strip/refinish floors	01/11/2011		169.41
IVC08289	Maint shop; strip/refinish floors	01/11/2011		169.42
SALES01465	Maint shop; janitorial service, December	01/11/2011		97.60
SALES01465	Maint shop; janitorial service, December	01/11/2011		48.80
SALES01465	Maint shop; janitorial service, December	01/11/2011		97.60
IVC08289	Maint shop; strip/refinish floors	01/11/2011		84.71
				Check Total:
				667.54
Check No: 24712	Check Date: 01/11/2011			
Vendor: 2213	Fleet Services			
24827378	Vehicle fuel	01/11/2011		1,218.73
				Check Total:
				1,218.73
Check No: 24713	Check Date: 01/11/2011			
Vendor: 1733	The Good Earth Works, Inc.			
111437	Leaf blower parts	01/11/2011		10.00
111437	Leaf blower parts	01/11/2011		5.00
111437	Leaf blower parts	01/11/2011		10.00
				Check Total:
				25.00
Check No: 24714	Check Date: 01/11/2011			
Vendor: 0867	Home Depot Credit Services			
0160252	City hall; light bulbs	01/11/2011		119.05
6561660	Aquatics; paint, bucket, tape	01/11/2011		33.88
6017874	Maint shop; hanger, washer, bolts	01/11/2011		3.60
6017874	Maint shop; hanger, washer, bolts	01/11/2011		3.60
6017874	Maint shop; hanger, washer, bolts	01/11/2011		1.80
6017830	Maint shop; peg hooks	01/11/2011		2.66
6017830	Maint shop; peg hooks	01/11/2011		5.30
6017783	Maint shop; lumber, fasteners	01/11/2011		5.79
6017783	Maint shop; lumber, fasteners	01/11/2011		11.57
6017830	Maint shop; peg hooks	01/11/2011		5.30
6017783	Maint shop; lumber, fasteners	01/11/2011		11.57
9072364	Concrete seal	01/11/2011		4.31
20801787	Tree lighting, extension cords	01/11/2011		21.65
7071665	Tote, bags	01/11/2011		37.70
7055690	Bolts	01/11/2011		35.01
3562181	Aquatics; shop vac filter	01/11/2011		17.34
3073973	Aquatics; drill bits	01/11/2011		39.99
4573346	Aquatics; concrete screws	01/11/2011		12.52
4046363	Aquatics; dryer repair parts	01/11/2011		30.89
5059753	Aquatics; dryer repair parts	01/11/2011		14.05
7582982	Aquatics; sponge mop, sponges, cleaner	01/11/2011		63.72
0561862	Aquatics; zipties, clothes, cleaner, blades	01/11/2011		61.85
				Check Total:
				543.15

				<u>Check Amount</u>
Check No: 24715	Check Date: 01/11/2011			
Vendor: 1997	HSBC Business Solutions			
1828694512	City hall; paper products, batteries	01/11/2011		244.38
1828694512	Maint shop; coffee, paper towels	01/11/2011		7.90
1828694512	Maint shop; coffee, paper towels	01/11/2011		15.81
1828694512	Maint shop; coffee, paper towels	01/11/2011		15.81
Check Total:				283.90
Check No: 24716	Check Date: 01/11/2011			
Vendor: 0111	Kenyon Disend, PLLC			
13983	City attorney services; December	01/11/2011		5,514.85
13984	AT&T Mobility; legal, December	01/11/2011		404.05
13985	Jail calendar services; 4th Quarter 2010	01/11/2011		825.00
Check Total:				6,743.90
Check No: 24717	Check Date: 01/11/2011			
Vendor: 0143	King County Finance			
4077925	Maint; sewer treatment, 10/1-12/31/10	01/11/2011		19.43
4077925	Maint; sewer treatment, 10/1-12/31/10	01/11/2011		9.71
4077925	Maint; sewer treatment, 10/1-12/31/10	01/11/2011		19.43
Check Total:				48.57
Check No: 24718	Check Date: 01/11/2011			
Vendor: 1258	King County Finance - GIS			
10-012G GI	GIS Express Program; November	01/11/2011		148.10
10-012G GI	GIS Express Program; November	01/11/2011		148.10
10-012G GI	GIS Express Program; November	01/11/2011		148.10
10-012G GI	GIS Express Program; November	01/11/2011		185.13
10-012G GI	GIS Express Program; November	01/11/2011		111.07
Check Total:				740.50
Check No: 24719	Check Date: 01/11/2011			
Vendor: 0125	Kustom Signals, Inc.			
432473	Radar unit; FH05528	01/11/2011		1,595.33
Check Total:				1,595.33
Check No: 24720	Check Date: 01/11/2011			
Vendor: 1622	Law Offices of Thomas R Hargan			
10-CV12	Prosecution services through 12/31/10	01/11/2011		4,337.46
Check Total:				4,337.46
Check No: 24721	Check Date: 01/11/2011			
Vendor: 0400	Les Schwab			
527940	#2577; flat tire repair	01/11/2011		36.06
Check Total:				36.06
Check No: 24722	Check Date: 01/11/2011			
Vendor: 1131	Lincoln Equipment, Inc.			
SI153556	Aquatics; Grid	01/11/2011		55.19
Check Total:				55.19
Check No: 24723	Check Date: 01/11/2011			
Vendor: 1989	Richard N. Little Consulting, LLC			
1989-1	Government relations; December	01/11/2011		4,000.00
Check Total:				4,000.00
Check No: 24724	Check Date: 01/11/2011			
Vendor: 1921	Mastermark			
0564849	Received/Date stamp	01/11/2011		31.98
Check Total:				31.98
Check No: 24725	Check Date: 01/11/2011			
Vendor: 0252	Microflex			
00019696	Tax audit program	01/11/2011		18.72
Check Total:				18.72
Check No: 24726	Check Date: 01/11/2011			
Vendor: 1866	Minuteman Press			
26422	1,000 - 6x9 envelopes	01/11/2011		228.37
Check Total:				228.37

				<u>Check Amount</u>
Check No:	24727	Check Date:	01/11/2011	
Vendor:	1688	Mountain Mist		
054257-1	Aquatics; bottled water, December	01/11/2011		33.32
054257-1	City Hall; bottled water, December	01/11/2011		108.85
054257-1	Maint Shop; bottled water, December	01/11/2011		9.59
054257-1	Maint Shop; bottled water, December	01/11/2011		4.80
054257-1	Maint Shop; bottled water, December	01/11/2011		9.59
Check Total:				166.15
Check No:	24728	Check Date:	01/11/2011	
Vendor:	1327	Ethan Newton		
1327-1	Newton; mileage reimbursement, December	01/11/2011		106.40
Check Total:				106.40
Check No:	24729	Check Date:	01/11/2011	
Vendor:	2185	Northwest Roof Service, Inc.		
092110	Aquatics; roof repair	01/11/2011		3,721.92
Check Total:				3,721.92
Check No:	24730	Check Date:	01/11/2011	
Vendor:	0004	Office Depot		
1294481837	1099 tax forms	01/11/2011		18.45
5453278940	Office supplies	01/11/2011		165.64
5453279660	Pens	01/11/2011		11.61
5453278940	Tamperproof deposit bags, paid stamp	01/11/2011		26.85
Check Total:				222.55
Check No:	24731	Check Date:	01/11/2011	
Vendor:	1740	Pape Machinery Exchange		
3M 131903S	#2761; backhoe control valve kit	01/11/2011		1,103.76
230945000	Rental; backhoe, 12/1-12/9/10	01/11/2011		851.16
3M 131903S	#2761; backhoe control valve kit	01/11/2011		1,103.76
230945000	Rental; backhoe, 12/1-12/9/10	01/11/2011		851.15
Check Total:				3,909.83
Check No:	24732	Check Date:	01/11/2011	
Vendor:	0057	Petty Cash		
0057-1	Petroleum jelly, o-rings	01/11/2011		15.84
0057-1	Thomas; WRPA conference, bus	01/11/2011		4.50
0057-1	Thomas; grant presentation, parking	01/11/2011		1.50
0057-1	Vondran; KC planning meeting, parking	01/11/2011		8.00
0057-1	Volunteer park maint "Spark Plug" award	01/11/2011		14.92
0057-1	Thomas; grant presentation, parking	01/11/2011		6.00
0057-1	Bolt cutters	01/11/2011		20.35
0057-1	Citizens academy; ice	01/11/2011		9.54
Check Total:				80.65
Check No:	24733	Check Date:	01/11/2011	
Vendor:	2180	Powerplan - OIB		
2318861	Rental; backhoe, delivery charge	01/11/2011		38.79
2318861	#2761; hydraulic thumb installation	01/11/2011		1,438.97
2318861	Rental; backhoe, delivery charge	01/11/2011		38.80
2318861	#2761; 1000 hour service	01/11/2011		1,429.74
2318861	#2761; hydraulic thumb installation	01/11/2011		1,438.98
Check Total:				4,385.28
Check No:	24734	Check Date:	01/11/2011	
Vendor:	0161	Puget Sound Energy		
1777131457	Streets; electricity, 12/2-12/30/10	01/11/2011		101.34
5282721009	Aquatics; electricity, 12/2-12/30/10	01/11/2011		2,050.93
5282721009	Aquatics; natural gas, 12/2-12/30/10	01/11/2011		3,987.54
0047532379	Streets; electricity, 12/2-12/30/10	01/11/2011		112.70
8732768927	Maint shop; electricity, 12/2-12/30/10	01/11/2011		71.11
8732768927	Maint shop; electricity, 12/2-12/30/10	01/11/2011		71.11
8732768927	Maint shop; electricity, 12/2-12/30/10	01/11/2011		35.55
Check Total:				6,430.28
Check No:	24735	Check Date:	01/11/2011	
Vendor:	1851	Qwest Business Services		
1144891863	Aquatics; internet/loop, December	01/11/2011		475.00

				<u>Check Amount</u>
				Check Total: 475.00
Check No: 24736	Check Date: 01/11/2011			
Vendor: 1780	Rainier Gravel & Crushing			
08	#2674; sander repair	01/11/2011		651.60
				Check Total: 651.60
Check No: 24737	Check Date: 01/11/2011			
Vendor: 1197	Rainier Wood Recyclers			
00040010	Parks; disposal fees	01/11/2011		25.00
00040010	Streets; disposal fees	01/11/2011		190.00
				Check Total: 215.00
Check No: 24738	Check Date: 01/11/2011			
Vendor: 1063	Ritz Camera			
1698846820	11 - Digital audio recorders	01/11/2011		1,015.29
1698843600	22 - memory cards	01/11/2011		383.47
1698033740	Camera bag, memory card	01/11/2011		46.68
1698843600	11 - Fuji Finepix XP10, digital cameras	01/11/2011		1,791.78
1698033150	Digital camera, battery, memory card	01/11/2011		244.32
1698843600	11 - camera batteries	01/11/2011		432.56
				Check Total: 3,914.10
Check No: 24739	Check Date: 01/11/2011			
Vendor: 1163	Roto-Rooter Services Co.			
2181603082	Aquatics; deck drain service	01/11/2011		1,086.00
				Check Total: 1,086.00
Check No: 24740	Check Date: 01/11/2011			
Vendor: 1641	Safechecks			
0514720	1,000 - business checks, use tax	01/11/2011		-22.96
0514720	1,000 - business checks	01/11/2011		289.92
				Check Total: 266.96
Check No: 24741	Check Date: 01/11/2011			
Vendor: 1905	Sharp Electronics Corporation			
C706583-70	Copier; usage, 11/18-12/17/10	01/11/2011		15.15
				Check Total: 15.15
Check No: 24742	Check Date: 01/11/2011			
Vendor: 1903	Sound Publishing, Inc.			
344033	Weekly bulletins; 12/3-12/31/10	01/11/2011		1,088.46
344033	Monthly full page ad	01/11/2011		1,400.00
				Check Total: 2,488.46
Check No: 24743	Check Date: 01/11/2011			
Vendor: 0150	Tab Products Co			
1977749	Labels for filing system	01/11/2011		471.89
				Check Total: 471.89
Check No: 24744	Check Date: 01/11/2011			
Vendor: 2212	The Tactical Tailor, Inc.			
RT41640	Tactical vests, rifle attachments	01/11/2011		1,441.12
				Check Total: 1,441.12
Check No: 24745	Check Date: 01/11/2011			
Vendor: 1917	US Bank National Association			
386000046-	Investment charges; 10/1-12/31/10	01/11/2011		5.79
386000046-	Investment charges; 10/1-12/31/10	01/11/2011		60.21
				Check Total: 66.00
Check No: 24746	Check Date: 01/11/2011			
Vendor: 0146	USPS			
0146-1	Development services; postage	01/11/2011		364.42
0146-1	Community development; postage	01/11/2011		57.61
0146-1	Recreation; postage	01/11/2011		80.42
0146-1	Aquatics; postage	01/11/2011		42.46
0146-1	Parks maintenance; postage	01/11/2011		1.22
0146-1	Finance; postage	01/11/2011		696.58
0146-1	Executive; postage	01/11/2011		77.61
0146-1	Public works; postage	01/11/2011		19.42
0146-1	Public works; postage	01/11/2011		19.41

				<u>Check Amount</u>
0146-1	Parks; postage	01/11/2011		12.88
0146-1	Central services; postage	01/11/2011		6.68
0146-1	SWM; postage	01/11/2011		85.55
0146-1	Personnel; postage	01/11/2011		72.10
0146-1	Police; postage	01/11/2011		7.25
Check Total:				1,543.61
Check No:	24747	Check Date:	01/11/2011	
Vendor:	0357	Valley Communications		
11733	800Mhz access fee, December	01/11/2011		75.00
Check Total:				75.00
Check No:	24748	Check Date:	01/11/2011	
Vendor:	0819	Don Vondran		
0819-1	Vondran; APWA meeting, mileage	01/11/2011		27.00
0819-1	Vondran; APWA meeting, mileage	01/11/2011		18.00
Check Total:				45.00
Check No:	24749	Check Date:	01/11/2011	
Vendor:	1408	Washington Workwear Stores Inc		
175	Gaudette; work pants, rain jacket	01/11/2011		31.27
175	Gaudette; work pants, rain jacket	01/11/2011		62.54
175	Gaudette; work pants, rain jacket	01/11/2011		62.54
6008	Thomas; work shirts, gloves	01/11/2011		118.36
Check Total:				274.71
Check No:	24750	Check Date:	01/11/2011	
Vendor:	2112	West Coast Armory		
dec 150	Magazines	01/11/2011		41.61
dec 150	10 - Rifle cases	01/11/2011		657.00
dec 150	2 - Scope mounts	01/11/2011		328.50
dec 150	2 - Scopes	01/11/2011		876.00
dec 150	2 - Rifles	01/11/2011		2,113.35
Check Total:				4,016.46
Check No:	24751	Check Date:	01/11/2011	
Vendor:	0527	WHPacific, Inc.		
36260-12	CIP 1039; engineering, 11/15-12/12/10	01/11/2011		9,107.68
Check Total:				9,107.68
Check No:	24752	Check Date:	01/11/2011	
Vendor:	0995	Xerox Corporation		
052546448	Color copier; usage, 9/28-12/29/10	01/11/2011		1,339.28
599776318	Color copier; lease, December	01/11/2011		425.71
052546449	B&W Copier; usage, 9/21-12/20/10	01/11/2011		200.17
599777750	B&W Copier; lease, December	01/11/2011		518.30
Check Total:				2,483.46
Check No:	24753	Check Date:	01/11/2011	
Vendor:	0143	King County Finance		
7000372	Jail costs; 11/1-11/30/10	01/11/2011		2,873.52
1592932	Jail costs; 11/1-11/30/10	01/11/2011		21,070.23
1592802	Animal control services, 7/1-12/31/10	01/11/2011		29,070.00
Check Total:				53,013.75
Check No:	24754	Check Date:	01/11/2011	
Vendor:	0776	AACE		
AACE105682	Quintanar; 2011 membership dues	01/11/2011		75.00
Check Total:				75.00
Check No:	24755	Check Date:	01/11/2011	
Vendor:	1705	Alpine Products, Inc.		
TM-113624	Graffiti remover supplies	01/11/2011		108.13
Check Total:				108.13
Check No:	24756	Check Date:	01/11/2011	
Vendor:	0254	American Public Works Assoc		
712906	Junkin; APWA dues, 1/1-6/30/11	01/11/2011		31.51
712906	Junkin; APWA dues, 1/1-6/30/11	01/11/2011		31.51
Check Total:				63.02

				<u>Check Amount</u>
Check No: 24757	Check Date: 01/11/2011			
Vendor: 1278	ASCAP			
500639313-	ASCAP; license, 1/1-12/31/11	01/11/2011		309.00
Check Total:				309.00
Check No: 24758	Check Date: 01/11/2011			
Vendor: 0852	ASCE			
434451	Vondran; 2011 ASCE membership dues	01/11/2011		144.00
434451	Vondran; 2011 ASCE membership dues	01/11/2011		96.00
Check Total:				240.00
Check No: 24759	Check Date: 01/11/2011			
Vendor: 0077	Association of WA Cities			
12/17/2010	2011 AWC membership fee	01/11/2011		10,852.00
12/28/10	2011 AWC Drug & Alcohol testing fee	01/11/2011		405.00
Check Total:				11,257.00
Check No: 24760	Check Date: 01/11/2011			
Vendor: 0026	C&B Awards			
23646	Aquatic lifeguards; name badges	01/11/2011		60.82
Check Total:				60.82
Check No: 24761	Check Date: 01/11/2011			
Vendor: 0043	Covington Mini Storage			
0043-11	Storage unit #E32; annual lease	01/11/2011		960.00
0043-11-1	Storage unit #C25; annual lease	01/11/2011		1,440.00
Check Total:				2,400.00
Check No: 24762	Check Date: 01/11/2011			
Vendor: 0308	Covington Tire Factory			
0096526	#2576; lube/oil service	01/11/2011		36.67
0096542	#2909; lube/oil; air filter, blades	01/11/2011		94.74
0096543	#2883; lube/oil services; air filter	01/11/2011		56.00
0096570	#2768; oil/lube service	01/11/2011		30.00
Check Total:				217.41
Check No: 24763	Check Date: 01/11/2011			
Vendor: 1983	De Lage Landen Financial Svcs			
8194431	Copier; lease, 12/15/10-1/14/11	01/11/2011		120.08
Check Total:				120.08
Check No: 24764	Check Date: 01/11/2011			
Vendor: 1409	Delta Communications Systems			
916097	Aquatics; long distance, January	01/11/2011		51.26
Check Total:				51.26
Check No: 24765	Check Date: 01/11/2011			
Vendor: 0699	Department of Licensing			
2490100003	Nemens; 2011 Architect license	01/11/2011		450.00
Check Total:				450.00
Check No: 24766	Check Date: 01/11/2011			
Vendor: 0072	Dept of Labor & Industries			
205388	Aquatics; boiler/pressure license	01/11/2011		103.50
Check Total:				103.50
Check No: 24767	Check Date: 01/11/2011			
Vendor: 1536	Dieterich-Post Company			
939691	Plotter/Scanner maint; 12/21/10-1/21/11	01/11/2011		48.39
939691	Plotter/Scanner maint; 12/21/10-1/21/11	01/11/2011		96.77
939691	Plotter/Scanner maint; 12/21/10-1/21/11	01/11/2011		96.77
Check Total:				241.93
Check No: 24768	Check Date: 01/11/2011			
Vendor: 0812	Dungeness Communications, Inc.			
2036	Website domain hosting; 1/1-2/28/11	01/11/2011		100.00
Check Total:				100.00
Check No: 24769	Check Date: 01/11/2011			
Vendor: 1876	John Gaudette			
1876-1	Gaudette; DOT physical	01/11/2011		27.20
1876-1	Gaudette; DOT physical	01/11/2011		27.20
1876-1	Gaudette; DOT physical	01/11/2011		13.60

				<u>Check Amount</u>
				Check Total:
				68.00
Check No: 24770	Check Date: 01/11/2011			
Vendor: 2045	Goodbye Graffiti Seattle			
13263	Everclean program, January	01/11/2011		376.84
				Check Total:
				376.84
Check No: 24771	Check Date: 01/11/2011			
Vendor: 0902	Institute of Transp Engineers			
42120-11	Vondran; 2011 ITE membership dues	01/11/2011		272.00
				Check Total:
				272.00
Check No: 24772	Check Date: 01/11/2011			
Vendor: 1342	Integra Telecom			
7689736	City hall; telephone, 12/8/10-1/7/11	01/11/2011		1,330.98
				Check Total:
				1,330.98
Check No: 24773	Check Date: 01/11/2011			
Vendor: 1803	Iron Mountain			
CXR4944	Document storage through 1/31/11	01/11/2011		131.00
				Check Total:
				131.00
Check No: 24774	Check Date: 01/11/2011			
Vendor: 1319	King County			
S-16	2011 SCATBd annual dues	01/11/2011		100.00
				Check Total:
				100.00
Check No: 24775	Check Date: 01/11/2011			
Vendor: 0204	King County Pet Licensing			
CV-111	Pet Licenses; December	01/11/2011		30.00
				Check Total:
				30.00
Check No: 24776	Check Date: 01/11/2011			
Vendor: 1921	Mastermark			
0565246	Past due stamp	01/11/2011		20.29
				Check Total:
				20.29
Check No: 24777	Check Date: 01/11/2011			
Vendor: 0252	Microflex			
00019709	Tax tools conversion fee, 1/1-12/31/11	01/11/2011		300.00
				Check Total:
				300.00
Check No: 24778	Check Date: 01/11/2011			
Vendor: 1901	Modern Building Systems, Inc.			
0040576	Maint shop; building lease, 2/1-3/1/11	01/11/2011		569.06
0040576	Maint shop; building lease, 2/1-3/1/11	01/11/2011		284.53
0040576	Maint shop; building lease, 2/1-3/1/11	01/11/2011		569.07
				Check Total:
				1,422.66
Check No: 24779	Check Date: 01/11/2011			
Vendor: 0682	Nextel Communications			
591066496-	Internet connection card, 12/21-1/20/11	01/11/2011		20.50
591066496-	Internet connection card, 12/21-1/20/11	01/11/2011		40.99
591066496-	Internet connection card, 12/21-1/20/11	01/11/2011		60.11
591066496-	Internet connection card, 12/21-1/20/11	01/11/2011		40.99
				Check Total:
				162.59
Check No: 24780	Check Date: 01/11/2011			
Vendor: 0056	Cassandra Parker			
11-2	Parker; 2011 flexible spending	01/11/2011		63.00
				Check Total:
				63.00
Check No: 24781	Check Date: 01/11/2011			
Vendor: 0973	Public Finance Inc.			
0001437	LID administration; 1st Quarter 2011	01/11/2011		122.81
				Check Total:
				122.81
Check No: 24782	Check Date: 01/11/2011			
Vendor: 0275	Puget Sound Clean Air Agency			
11 031 S	2011 Clean air assessment	01/11/2011		8,289.00
				Check Total:
				8,289.00
Check No: 24783	Check Date: 01/11/2011			
Vendor: 0161	Puget Sound Energy			
7042898077	Streets; electricity, 12/4/10-1/4/11	01/11/2011		91.50

			<u>Check Amount</u>
7042894027	Streets; electricity, 12/4/10-1/4/11	01/11/2011	35.90
7042894027	City tree; electricity, 12/4/10-1/4/11	01/11/2011	9.92
4077636381	Streets; electricity, 12/4/10-1/4/11	01/11/2011	93.76
7042897053	Streets; electricity, 12/4/10-1/4/11	01/11/2011	7,228.60
8910394751	City hall; electricity, 12/4/10-1/4/11	01/11/2011	50.30
7042890538	Streets; electricity, 12/4/10-1/4/11	01/11/2011	87.97
7042899661	Streets; electricity, 12/4/10-1/4/11	01/11/2011	121.33
4513241002	SR 516; electricity, 12/4/10-1/4/11	01/11/2011	211.22
4513241002	Crystal view; electricity, 12/2-12/30/10	01/11/2011	9.92
Check Total:			7,940.42
Check No: 24784	Check Date: 01/11/2011		
Vendor: 2217	Puget Sound Health Partners		
8010412	Refund; room rental deposit	01/11/2011	250.00
Check Total:			250.00
Check No: 24785	Check Date: 01/11/2011		
Vendor: 0292	Puget Sound Regional Council		
201120	PSRC; 2011 membership dues	01/11/2011	5,447.00
Check Total:			5,447.00
Check No: 24786	Check Date: 01/11/2011		
Vendor: 0006	Qwest		
4137665359	Aquatics; telephone, 12/26/10-1/26/11	01/11/2011	267.75
6392827698	City hall; telephone, 12/8/10-1/8/11	01/11/2011	132.25
6381431686	Maint shop; telephone, 12/25/10-1/25/11	01/11/2011	36.09
6381431686	Maint shop; telephone, 12/25/10-1/25/11	01/11/2011	72.18
6381431686	Maint shop; telephone, 12/25/10-1/25/11	01/11/2011	72.19
Check Total:			580.46
Check No: 24787	Check Date: 01/11/2011		
Vendor: 2122	Schneider Electric Buildings A		
389883	Aquatics; PASS fee, 1/1-12/31/11	01/11/2011	3,943.00
Check Total:			3,943.00
Check No: 24788	Check Date: 01/11/2011		
Vendor: 0480	SHRM		
01173237	Throm; SHRM membership, 2/1/11-1/31/12	01/11/2011	180.00
Check Total:			180.00
Check No: 24789	Check Date: 01/11/2011		
Vendor: 0736	Sound Security, Inc.		
0523341-IN	Security monitoring; January 2011	01/11/2011	707.50
Check Total:			707.50
Check No: 24790	Check Date: 01/11/2011		
Vendor: 0591	Springbrook Software		
0015859	Software maintenance; 1/11-12/11	01/11/2011	11,210.39
Check Total:			11,210.39
Check No: 24791	Check Date: 01/11/2011		
Vendor: 0062	Suburban Cities Association		
1799	2011 Suburban Cities Dues assessment	01/11/2011	9,874.87
Check Total:			9,874.87
Check No: 24792	Check Date: 01/11/2011		
Vendor: 1775	Tacoma Screw Products, Inc.		
15076219	Aquatics; cap screws	01/11/2011	14.26
Check Total:			14.26
Check No: 24793	Check Date: 01/11/2011		
Vendor: 2103	US Bank Office Equip Finance		
168367407	Copier; lease	01/11/2011	101.89
167958081	Copier lease, 1/3/11-2/2/11	01/11/2011	100.54
167958081	Copier lease, 1/3/11-2/2/11	01/11/2011	150.82
Check Total:			353.25
Check No: 24794	Check Date: 01/11/2011		
Vendor: 2216	Valpak of Western Washington E		
67021	Aquatics; program advertising	01/11/2011	828.17
Check Total:			828.17

				<u>Check Amount</u>
Check No: 24795	Check Date: 01/11/2011			
Vendor: 0046	Verizon Wireless			
0493468713	Maint shop; on call phone, 12/20-1/20/11	01/11/2011		6.01
0493468713	Maint shop; on call phone, 12/20-1/20/11	01/11/2011		12.00
0493468713	Maint shop; on call phone, 12/20-1/20/11	01/11/2011		12.00
			Check Total:	30.01
Check No: 24796	Check Date: 01/11/2011			
Vendor: 0819	Don Vondran			
11-01	Vondran; 2011 flexible spending	01/11/2011		151.13
			Check Total:	151.13
Check No: 24797	Check Date: 01/11/2011			
Vendor: 0119	WABO			
768711	Meyers; 2011 WABO membership	01/11/2011		95.00
			Check Total:	95.00
Check No: 24798	Check Date: 01/11/2011			
Vendor: 2218	WAPRO Treasurer			
2218-1	Scott; WAPRO 2011 membership dues	01/11/2011		75.00
			Check Total:	75.00
Check No: 24799	Check Date: 01/11/2011			
Vendor: 0096	WCIA			
1024	Crime/Fidelity insurance	01/11/2011		294.00
1024	Auto insurance	01/11/2011		1,532.00
1024	Property/Boiler insurance	01/11/2011		13,556.00
1024	Liability insurance	01/11/2011		124,926.00
			Check Total:	140,308.00
Check No: 24800	Check Date: 01/11/2011			
Vendor: 0086	WFOA			
5734	Hendrickson/Parker; WFOA 2011 dues	01/11/2011		100.00
			Check Total:	100.00
Check No: 24801	Check Date: 01/11/2011			
Vendor: 0368	WMTA			
8875	WMTA; 2011 membership dues	01/11/2011		40.00
			Check Total:	40.00
Check No: 24802	Check Date: 01/11/2011			
Vendor: 0355	WRPA			
10-612	WRPA; 2011 agency dues	01/11/2011		422.00
10-612	Patterson; 2011 WRPA dues	01/11/2011		113.25
10-612	Patterson; 2011 WRPA dues	01/11/2011		37.75
10-612	Bahl; 2011 WRPA dues	01/11/2011		94.00
10-612	Newton; 2011 WRPA dues	01/11/2011		146.00
10-612	Junkin; 2011 WRPA dues	01/11/2011		146.00
			Check Total:	959.00
Check No: 24803	Check Date: 01/11/2011			
Vendor: 1894	Diana Ziolkowski			
1894-1	Facility monitoring; 1/10/11	01/11/2011		36.00
			Check Total:	36.00
			Date Totals:	366,578.28
			Report Total:	0.00 366,578.28

January 7, 2011

City of Covington

Payroll Approval

- Request Council approval for payment of Payroll dated 01/07/11 consisting of:

COVINGTON CHECK # 8516 through CHECK # 8524

ADP CHECK # 51542864 through ADP CHECK # 51542869 inclusive, plus employee direct deposits

IN THE AMOUNT OF \$123,914.89

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: _____

01-07-11 Payroll Voucher

Employee	Check/Voucher	Pay Date	Net Pay
Chapter 13 Trustee,	00008516	01/07/2011	1,466.00
City of Covington,	00008517	01/07/2011	2,456.88
Employee Fund,	00008518	01/07/2011	73.00
ICMA Retirement Trust-457,	00008519	01/07/2011	1,748.00
King County Superior Court,	00008520	01/07/2011	159.82
Nationwide,	00008521	01/07/2011	23,991.57
United Way of King County,	00008522	01/07/2011	18.00
VantagePoint Trnsfr Agnt-457,	00008523	01/07/2011	338.40
WA State Support Registry,	00008524	01/07/2011	247.91
Agnish, Ashley	00010001	01/07/2011	172.35
Kirshenbaum, Kathleen M.	00010002	01/07/2011	660.16
Lyon, Valerie J.	00010003	01/07/2011	1,338.01
Matheson, Derek M.	00010004	01/07/2011	7,022.34
Mhooon, Darren	00010005	01/07/2011	1,216.03
Michaud, Joan M	00010006	01/07/2011	1,313.59
Scott, Sharon G	00010007	01/07/2011	2,380.75
Slate, Karla J.	00010008	01/07/2011	2,089.25
Hart, Richard E.	00010009	01/07/2011	2,786.00
Nemens, David S.	00010010	01/07/2011	3,405.23
Quintanar, Louis A.	00010011	01/07/2011	408.96
Cles, Staci M	00010012	01/07/2011	1,558.62
Hagen, Lindsay K.	00010013	01/07/2011	1,323.24
Hendrickson, Robert M.	00010014	01/07/2011	3,140.63
Parker, Cassandra M	00010015	01/07/2011	2,148.99
Egbert, Thomas J.	00010016	01/07/2011	815.55
Gaudette, John J.	00010017	01/07/2011	3.10
Guest, Robert L.	00010018	01/07/2011	479.43
Marchefka, Joe A.	00010019	01/07/2011	2,008.60
Wesley, Daniel A.	00010020	01/07/2011	2,331.15
Christenson, Gregg R.	00010021	01/07/2011	1,581.96
Lyons, Salina K.	00010022	01/07/2011	2,146.16
Meyers, Robert L.	00010023	01/07/2011	2,724.74
Ogren, Nelson W.	00010024	01/07/2011	2,071.33
Thompson, Kelly J.	00010025	01/07/2011	1,894.21
Morrissey, Mayson A.	00010026	01/07/2011	2,386.58
Patterson, Clifford G.	00010027	01/07/2011	2,235.57
Thomas, Scott R.	00010028	01/07/2011	3,044.71
Akramoff, Glenn A.	00010029	01/07/2011	3,067.09
Bates, Shellie L	00010030	01/07/2011	1,801.47
Gamlem, Diane L.	00010031	01/07/2011	1,631.97
Junkin, Ross D.	00010032	01/07/2011	2,339.97
Parrish, Benjamin A.	00010033	01/07/2011	1,600.05
Vondran, Donald M	00010034	01/07/2011	3,080.01
Bahl, Rachel	00010035	01/07/2011	1,349.08
Clarke, Thomas	00010036	01/07/2011	212.91
Evans, Kristin D.	00010037	01/07/2011	56.39
Mathison, Matthew	00010038	01/07/2011	601.42
Middleton, Jordan M.	00010039	01/07/2011	26.01
Newton, Ethan A.	00010040	01/07/2011	1,915.17
Reynolds, Taylor S.	00010041	01/07/2011	20.80
Royal, Tyler L.	00010042	01/07/2011	151.00

01-07-11 Payroll Voucher

Beaufriere, Noreen	00010043	01/07/2011	2,559.61
Throm, Victoria J	00010044	01/07/2011	1,811.24
Carkeek, Lena K.	51542864	01/07/2011	136.42
Golan, Samuel C.	51542865	01/07/2011	78.01
Goldfoos, Rhyan E.	51542866	01/07/2011	167.35
Hatch, Jenessa R.	51542867	01/07/2011	21.43
Johansen, Andrea J.	51542868	01/07/2011	113.94
Panzer, Erika B	51542869	01/07/2011	103.85
Taxes			15,626.48
ADP Fee			256.40
Grand Total			<u><u>123,914.89</u></u>

Agenda Item C-2
Covington City Council Meeting
Date: January 25, 2011

SUBJECT: EXECUTE AGREEMENT WITH REPORTER NEWSPAPERS FOR MONTHLY UPDATE, CITY REPORT CARD AND ANNUAL RESIDENTS' GUIDE

RECOMMENDED BY: Karla Slate, Community Relations Coordinator

ATTACHMENT(S):

1. Covington Reporter Contract for Services

PREPARED BY: Karla Slate, Community Relations Coordinator

EXPLANATION:

In 2010, as in past years, the City contracted services for the Monthly Update, Annual Report Card and Annual Residents' Guide with the Covington Reporter. The Reporter has provided excellent communication, design and content proofing, reasonable rates and flexibility in deadlines.

The Covington Reporter has decided not to increase their fees in 2011 due to our relationship, even though the economy is tough. Their Proposed Contract is attached for review. It is nearly similar to the 2010 Contract for Services.

Due to no rate increase, an excellent relationship with the Reporters' staff and results of the City of Covington's 2009 Citizen Survey, which report residents get the most news about the City from the Reporter, staff recommends contracting with the Reporter again in 2011.

ALTERNATIVES:

Renegotiate fees with the Reporter or choose to create these publications in-house.

FISCAL IMPACT:

We have budgeted \$36,100 in the Executive Office Budget for 2011. Actual costs will likely be less than the budgeted amount.

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

**Council member _____ moves, Council member _____
seconds, to authorize the city manager to execute an agreement with the
Reporter for annual advertising services.**

REVIEWED BY: City Manager; City Attorney



Advertising Agreement

The City of Covington agrees to authorize and use advertising in the Covington Reporter from February 1, 2011 through January 31, 2012. The ad sizes and prices will be at the established nonprofit rates as detailed. Additional pages may be added at these same rates. Up to 50 copies of the newspaper will be provided to the City.

- 6x13 Full page with Full Color to be used for the City of Covington Update \$1473
- Double Truck with Full Color to be used for the City of Covington Update \$2800
- 3 Full pages with Full Color to be used for the City of Covington Update \$4200
- 2 Full pages with Full Color to be used for the Residents Guide \$750 per page \$1500
- Discretionary advertising funds spent into the CMV Reporter \$1000
- Discretionary fund match of \$1000 value in ad space by CMV Reporter

The Covington Reporter newspaper distributes their weekly print edition to the homes in Covington, Maple Valley, Black Diamond, Ravensdale and the surrounding King County area with readership exceeding 44,000. The online edition publishes new stories daily, and rapid breaking news updates distributed on the website with links on Facebook and twitter. Online display advertising at covingtonreporter.com with a link to the city website is available for \$22 per week and is strongly recommended as a highly effective communication tool for the city.

The annual Residents Guide will be produced in booklet form and distributed in the Covington Reporter, delivered to homes in zip code 98042, with an additional 1000 copies of the guide provided to the City. The City will serve as a significant source for news content and will be provided the equivalent of two pages of advertising with full color for \$1500. The publication will be allowed to sell ads to local businesses for placement within the guide.

Agreed to by:

Date _____

Date _____

Rhonda L. Madison
Manager
Covington Reporter

Derek Matheson
City Manager
City of Covington

Attest:

Approved as to form by:

Sharon Scott, City Clerk

Sara Springer, City Attorney

Consent Agenda Item C-3

Covington City Council Meeting

Date: January 25, 2011

SUBJECT: BLYTH SCHNEIDER REQUEST FOR EXTENSION OF COMMERCIAL SITE DEVELOPMENT PERMIT

RECOMMENDED BY: David Nemens, Community Development Director

ATTACHMENT(S):

1. Proposed Blyth Schneider Site Plan
2. Developer's request for extension dated January 3, 2011
3. Kidder Mathews letter dated January 3, 2011

PREPARED BY: Salina Lyons, Senior Planner

EXPLANATION:

The purpose of this agenda bill is to request that the City Council grant a one year extension to the Blyth Schneider Office Building Commercial Site Development Permit, City File No. LU05-0037.

Covington Municipal Code (CMC) 18.110.808 states that if an applicant fails to file a complete building permit within three years of the approval date, the application shall become null and void. The City Council may approve up to two (2) one-year extensions if the applicant can show good faith progress and a justifiable bases for the delay. Essentially, granting two (2) one-year extensions allows for a commercial development permit to be valid for up to five years.

The Blyth Schneider Office Building Commercial Site Development Permit is for the development of a 23,300 sq. ft. three story office/mixed use building on 1.74 acres, and located at 17625 SE 272nd Street. The site contains a portion of Jenkins Creek and associated wetlands. The project made application in 2005 under the former Downtown Commercial Zone and associated regulation. The proposal was approved with conditions by the Community Development Director on January 16, 2008. No associated engineering review, construction permits or building permits have been submitted for the site. (Attachment 1)

The developer submitted a request to the City to extend the land use approval for two years (Attachment 2). The code provision only allows the Council to grant up to two (2) -one year extensions; therefore, the developer will be required to apply for another extension next year if the project has not moved forward. The request is based on a market analysis provided by Kidder Mathews (Attachment 3), whereby it is determined that the sale of commercial building in South King County has remained slow, and that banks are requiring up to 50% down on a construction loan. This has prohibited the applicant from moving forward with the construction of the building at his time.

ALTERNATIVES:

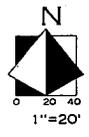
1. Deny the Blyth Schneider request for a one year extension
2. Request additional information from staff

don 04/05/07 11:00am - \\pyramid\clients\Covington\Working\basemap 07-04-03.dwg

CITY OF COVINGTON

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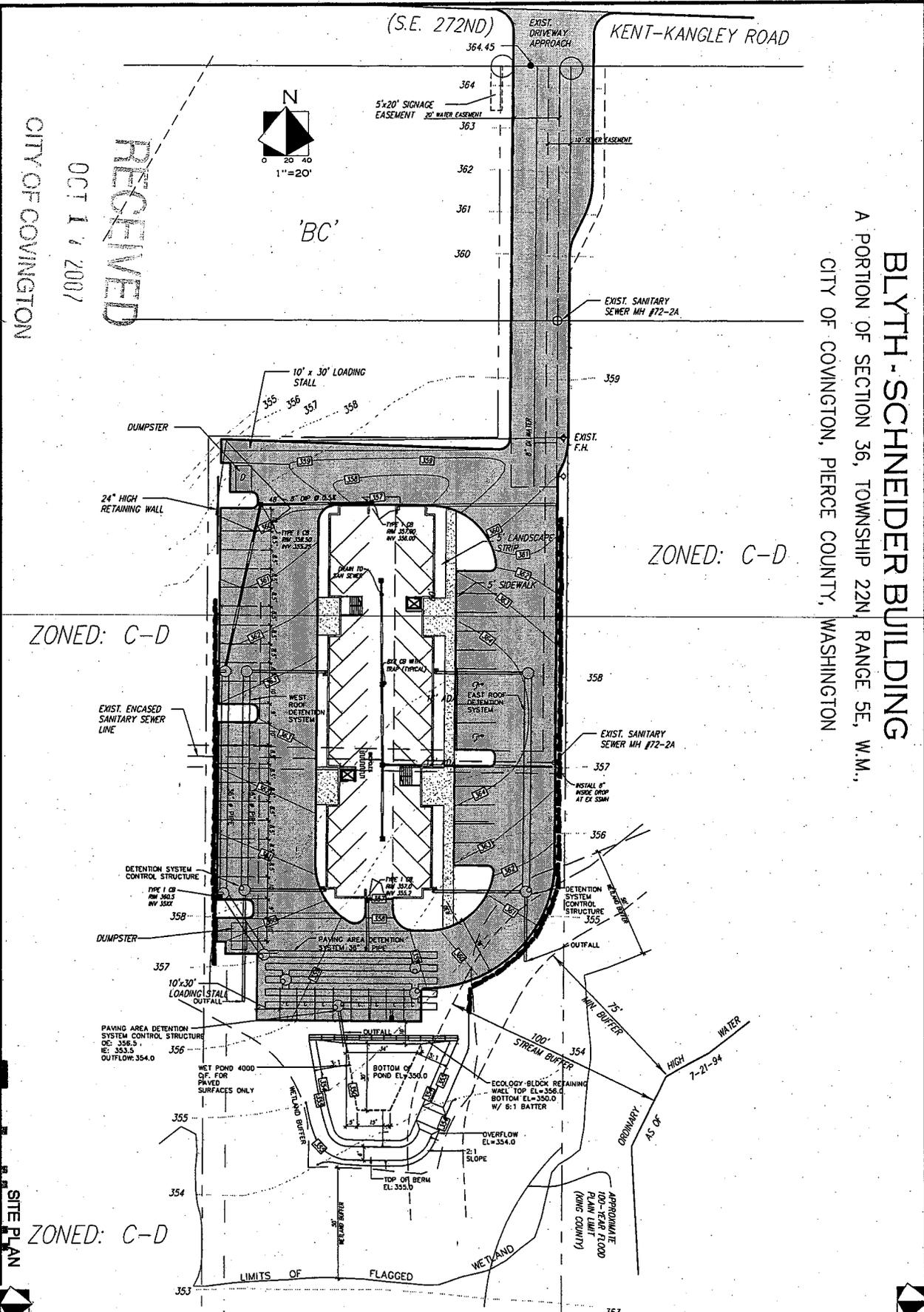
(S.E. 272ND)

KENT-KANGLEY ROAD

ZONED: C-D

ZONED: C-D

BLYTH-SCHNEIDER BUILDING
A PORTION OF SECTION 36, TOWNSHIP 22N, RANGE 5E, W.M.,
CITY OF COVINGTON, PIERCE COUNTY, WASHINGTON



ZONED: C-D

EXHIBIT 3

SITE PLAN

DATE: 4/3/07	REVISED:	APPROVED:
1		
1		
1		
1		
1		
1		
1		
1		
1		

PYRAMID ENGINEERING LLC
 28015 MILITARY ROAD SOUTH, PMB #544
 FEDERAL WAY, WA 98003
 PH 253-852-1164 FAX 253-856-2065



PROPOSED OFFICE/RETAIL BUILDING
PRELIMINARY UTILITY AND GRADING PLAN
17625 SE 272ND STREET COVINGTON, WA

January 3, 2011

Salina Lyons
Senior Planner
City of Covington
16720 SE 271st Street, Suite 100
Covington, WA 98042

RE: **Blyth-Schneider Office Building Commercial Site Development
City File No. LU05-0037/2095
Request for Extension**

Dear Salina,

This letter is to confirm our clients' request for an extension to their Site Development Permit, which was approved on January 16, 2008.

Over the course of these last two+ years, our clients have been working diligently with several local & regional real estate firms to locate a suitable tenant for our project. The building is being designed to focus on medical office tenants, regular office tenants, as well as a possible small retail component on the main level. We have assisted them in these efforts, providing limited architectural guidance to a variety of potential users. So far, they have been unable to secure an agreement for a long term lease, or a sale of the entire property outright.

As we are all very much aware, the current economic conditions have dealt a huge setback to the real estate development market in our area. The attached letter from Richard Davidson of Kidder-Mathews dated January 3, 2011 gives testament to this situation. In Pierce County, in an effort to assist petitioners for building permits, re-zones, site development permits, etc., they have passed a special ordinance, Pierce County Stimulus Ordinance 2008-115s, which is allowing current applications to be "frozen" for up to 24 months to allow more time for conditions to improve. We offer this as further evidence of the gravity of the current real estate market throughout the Pacific Northwest.

For these reasons, we respectfully request a full two-year extension of our existing Site Development Permit for the Blyth-Schneider office project.

Thank you for your consideration.

Respectfully submitted,

James H. Castino, AIA
Principal
Castino Architecture

January 3, 2011

Mr. Doug Blyth
27276 188th Avenue SE
Kent, WA 98042

Dear Doug:

Per our conversation the other day in regards to the status of commercial real estate sales, leasing and general market conditions, the following is a brief synopsis of where things stand today.

LEASING

The South King County office market has seen very little leasing activity in the last year. The majority of companies, unsure of the future, are not looking to expand or commit to longer term leases. For the most part, shorter term renewals or renewals in existing locations comprise the market activity today. Those tenants looking to relocate are seeing extremely aggressive lease rates, tenant improvement packages and concessions as landlords fight to land their business.

SALES

The sale of commercial buildings, while somewhat better, remains very slow. The majority of those property sales are "bottom of the market" type deals. Seller financing is often required in order to close the sale. The lending community has opened up the doors a bit, but for most users, the 30% to 40% down required by lenders is just too prohibitive in light of the owner / users need to keep operating capital in hand.

Land sales and development deals have remained almost nonexistent as the lending community has been reticent to loan on any property not generating a solid bankable income stream. The few remaining lenders willing to consider lending on land purchase or development projects are looking for 50% down on those types of loans.

Hopefully, this information is of help to you in evaluating today's market.

Please feel free to give me a call with any questions.

Sincerely,



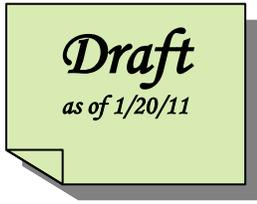
Richard T. Davidson
First Vice President, Partner

RTD\ssf:\agents\rick\1214 blyth letter.docx

**DISCUSSION OF
FUTURE AGENDA TOPICS:**

February 8 – City Council Regular Meeting

(Draft Agenda Attached)



Covington: Unmatched quality of life



AGENDA CITY OF COVINGTON CITY COUNCIL REGULAR MEETING www.ci.covington.wa.us

Tuesday, February 8, 2011
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

- Announcement of Volunteer and Commissioner of the Year (Council)

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 shall be for the purpose of the Council receiving comment from the public and is not intended for conversation or debate. Public comments shall be limited to no more than four minutes per speaker. If additional time is needed a person may request that the Council place an item on a future agenda as time allows.**

APPROVE CONSENT AGENDA

- C-1. Approval of Minutes (Scott)
- C-2. Approval of Vouchers. (Hendrickson)

NEW BUSINESS

1. Fleet Policy Presentation (Akramoff)
2. Consider Interlocal Agreement with the City of Black Diamond for Building Plans Examining, Inspection, and Code Enforcement Services (Nemens)
3. Consider Ordinance to Add Utility Definitions to the Zoning Code (Hart)

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) 638-1110 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) 638-1110.