

May 8, 2018 Regular Meeting Minutes  
Approved: June 12, 2018

**City of Covington  
Regular City Council Meeting Minutes  
Tuesday, May 8, 2018**

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, May 8, 2018, at 7:03 p.m., with Mayor Wagner presiding.

**COUNCILMEMBERS PRESENT:**

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

**STAFF PRESENT:**

Regan Bolli, City Manager (arrived @ 8:40 p.m.); Andrew McCurdy, Covington Police Chief (arrived @ 7:35 p.m.); Pat Patterson, Recreation Manager; Don Vondran, Public Works Director; Richard Hart, Acting City Manager/Community Development Director; Casey Parker, Sr. Accountant; Kathy Hardy, City Attorney; and Sharon Scott, City Clerk/Executive Assistant.

Mayor Wagner opened the meeting with the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

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

**PUBLIC COMMUNICATION:**

- City Engineer Bob Lindskov accepted the May 21-27, 2018 National Public Works Week Proclamation.
- Kevin Hamel, Catholic Community Services, accepted the May 14-18, 2018 Affordable Housing Week Proclamation.

**PUBLIC COMMENT:**

Mayor Wagner called for public comments.

**Leroy Stevenson, Covington resident**, spoke against Agenda Item No. 2, the interlocal agreement with the Puget Sound Regional Fire Authority for emergency management services.

**Clay White, LDC Land Use Planner**, spoke in support of Agenda Item No. 3, Master Builders comment letter to Puget Sound Regional Council Update to Vision 2050.

**Jonathan Ingram, Covington resident**, praised staff for the handling of Chick-Fil-A's opening.

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

**APPROVE CONSENT AGENDA:**

C-1. Vouchers: Vouchers #37387 - #37460, including ACH payments in the amount of \$375,673.07, dated April 27, 2018; and Paylocity Payroll Vouchers #1008470071 - #1008470086 inclusive, plus employee direct deposits and wire transfers, in the amount of \$221,394.29, dated April 20, 2018.

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

**PUBLIC HEARING:**

1. To Receive Public Testimony and Adopt a Resolution Accepting the Planning Commission's Recommendation on the 2018 Annual Comprehensive Plan Docket.

Community Development Director Richard Hart entered Supplement No. 1 (written comments received on the proposed 2018 docket) and Supplement No. 2 (typo in Agenda Item No. 1 and additional information on the General Commercial and Urban Separator designations and allowed uses) into the record and then gave the staff report on this item.

Councilmembers asked questions and Senior Planner Ann Mueller and Mr. Hart provided responses. In addition, Soos Creek Water & Sewer District General Manager Ron Speer provided detailed clarifying remarks regarding the soil contamination on the land currently owned by Soos Creek Water & Sewer District.

Mayor Wagner called for public comments for the public hearing.

**Joe Miles, Friends of Soos Creek Park President**, spoke against including LA18-0001 on the 2018 Final Comprehensive Plan Amendment Docket.

**Dr. Nyla Rosen, Institute for Community Leadership**, also spoke against including LA18-0001 on the docket.

**Rev. Malando Redeemer, Institute for Community Leadership**, also spoke against including LA18-0001 on the docket.

**Marc Imlay, Friends of Soos Creek Park**, also spoke against including LA18-0001 on the docket.

**Patti Conley, former resident of Covington**, also spoke against including LA18-0001 on the docket.

**Kristin Nelson, not a resident of Covington**, also spoke against including LA18-0001 on the docket.

**Bob Nelson, not a resident of Covington**, also spoke against including LA18-0001 on the docket.

**Ron Speer, Soos Creek Water & Sewer District President**, spoke in support of including LA18-0001 on the docket and explained the reasons for this request.

**Elizabeth Porter, Covington resident**, spoke regarding some negative impacts and items to consider if LA18-0002 is included on the docket.

**Lynn Bubenas, resident of Covington**, read the letter she previously emailed to Council into the record regarding LA18-0002.

**Alejandro, lives in Covington area**, also spoke against including LA18-0001 on the docket.

**Mary Pritchard, Covington resident**, also spoke against including LA18-0001 on the docket.

**Leroy Stevenson, Covington resident**, spoke regarding LA18-0001 and pointed out that the property was originally approved for a lift station.

**DeAnne Fuller, Covington resident**, spoke regarding her confusion in understanding LA18-0002 and requested better transparency.

**Greg Wingard, Green River Coalition**, spoke against including LA18-0001 on the docket.

**Dan Streiffert, Rainier Audubon Conservation Chair**, spoke against including LA18-0001 on the docket.

**Darcy Jane, Covington resident**, spoke against including LA18-0002 on the docket and asked Council to consider noise impacts from this item.

**Colin Lund, Oakpointe, applicant for LA18-0002**, spoke in favor of including LA18-0002 on the docket and explained the reasons for this request.

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

Councilmembers asked further questions, and Mr. Hart provided responses.

#### RESOLUTION NO. 2018-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, FORMALLY ESTABLISHING THE CITY'S 2018 COMPREHENSIVE PLAN AMENDMENT DOCKET IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE'S GROWTH MANAGEMENT ACT AND COVINGTON MUNICIPAL CODE CHAPTER 14.25 (COMPREHENSIVE PLAN AMENDMENTS).

**Council Action:** Councilmember Harto moved and Councilmember Cimaomo seconded to include LA18-0003 – Proposed text amendments to the City’s Comprehensive Plan to address technical amendments to clarify that plans and manuals, adopted by reference, include approved updates and amendments, and other minor amendments that include an updated Critical Aquifer Recharge Area map, add a policy that was inadvertently left out of the Transportation Element at adoption in 2016, and update text related to the city’s new classification as a Larger City by the Puget Sound Regional Council on the Final Comprehensive Plan Amendment Docket. Vote: 7-0. Motion carried.

**Council Action:** Mayor Pro Tem Smith moved and Councilmember Mhoon seconded to include LA18-0002 – Proposed text amendments to the Land Use Element & Economic Development Element of the City’s Comprehensive Plan to allow an increase in the maximum development thresholds allowed within the Lakepointe Urban Village Subarea on the Final Comprehensive Amendment Docket. Vote: 7-0. Motion carried.

**Council Action:** Councilmember Harto moved and Councilmember Hollums seconded to not include LA18-0001 – proposed amendment to the Future Land Use Map Amendment to change the land use designation of a parcel on the northwest corner of SE 272<sup>nd</sup> Street and 156<sup>th</sup> Place SE from Urban Separator to Downtown General Commercial. Vote: 7-0. Motion carried.

**NEW BUSINESS;**

2. Authorize the City Manager to Execute an Interlocal Agreement with the Puget Sound Regional Fire Authority for Emergency Management Services.

Public Works Director Don Vondran gave the report on this item.

Councilmembers provided comments and asked questions, and Mr. Vondran provided responses.

**Council Action:** Councilmember Cimaomo moved and Mayor Pro Tem Smith seconded to authorize the city manager to execute an interlocal agreement with Puget Sound Regional Fire Authority, in substantial form as provided in the agenda packet, for emergency management services. Vote: 6-1. (voting yes: Cimaomo, Harto, Hollums, Mhoon, Smith, Wagner; voting no: Selland.) Motion carried.

3. Discuss and Consider Action on Supporting the Master Builders Comment Letter to the Puget Sound Regional Council (PSRC) Update to Vision 2050.

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

**Council Action:** Councilmember Harto moved and Councilmember Cimaomo seconded to authorize the Mayor to sign the cover letter and general comment letter to Puget Sound Regional Council on their Vision 2050 Update. Vote: 7-0. Motion carried.

4. 2018 First Quarter Financial Report.

Sr. Accountant Casey Parker gave the staff report on this item.

Councilmembers asked questions, and Ms. Parker and City Manager Regan Bolli provided responses.

**FUTURE AGENDA ITEMS:**

Councilmembers reviewed future meeting agendas.

**COUNCIL/STAFF COMMENTS:**

Councilmembers and staff made comments.

**PUBLIC COMMENTS:**

Mayor Wagner called for public comments.

**Colin Lund, Oakpointe,** informed Council of Lakepointe's application for a major tree cutting permit to remove some hazardous trees.

**Dave Lucavish, Covington resident,** spoke on the Comcast cable franchise and fiber optics.

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

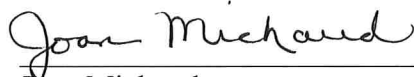
**EXECUTIVE SESSION:**

To consider Real Estate Acquisition pursuant to RCW 42.30.110(1)(b) from 9:45 to 9:55 p.m.

**ADJOURNMENT:**

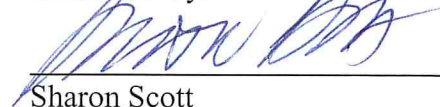
There being no further business, the meeting was adjourned at 9:55 p.m.

Prepared by:



Joan Michaud  
Senior Deputy City Clerk

Submitted by:



Sharon Scott  
City Clerk