



Democracy Day, Special Council Session

The City Clerk has scheduled the annual "Democracy Day" at 6:00 pm to receive public comments from the public prior to the start of the October Committee meetings. (Amy)

Public Hearing

Bridget has requested a public hearing on proposed Zoning Code text amendments. These amendments reflect the initial efforts to incorporate the Design Guidelines into the Zoning Code.

Committee of the Whole

1. Update on Kent Parks and Recreation (Angela)

Angela has asked for Committee time to share an update on the status of Kent Parks and Recreation programming, services and activities.

Administrative Recommendation

Receive the staff update, no action is necessary.

Council Action

Receive the staff update.

Community Development Committee

1. Proposed Zoning Code Text Amendments (Bridget)

Bridget has requested Committee time to present recommendations from the staff and Planning Commission to update the Zoning Code to include elements from the recently updated Design Guidelines. The incorporation of Design Guideline elements into the Zoning Code codifies the Design Guidelines and requires development projects to meet those guidelines. The first group of Design Guideline elements include adding sign and lighting requirements into the Zoning text. (attachment)

Administrative Recommendation

The Planning Commission voted in support of the recommended Zoning Code text changes that were previously adopted by Council in the Design Guidelines. I recommend Council's approval of the proposed Zoning Code text changes as presented.

Council Action

Receive the staff report and approve the proposed text changes to amend the City's Zoning Code as presented, with the emergency clause.



Design Guidelines

Community Development Committee (continued)

KLABEN:

2. New Community Reinvestment Area (CRA II) Agreement (Bridget)

Bridget has requested Council's consideration of a new Community Reinvestment Area (CRA) agreement between the City and Klaben Auto for the proposed new Lincoln dealership building. Klaben has proposed a \$3 million investment for land acquisition and site construction for a new Lincoln dealership. The property is in one of the City's CRA districts, so they have applied for a CRA II property tax exemption of 75% for a period of 15 years. (attachment)

Administrative Recommendation

Bridget reports that the proposed project is eligible for the CRA property tax abatement and she and I recommend Council's approval.

Council Action

Approve the CRA II Agreement with Klaben Auto for the proposed new Lincoln dealership building as presented, with the emergency clause.

3. New Community Reinvestment Area (CRA II) Agreement (Bridget)

KLABEN:

Bridget has requested Council's consideration of a new Community Reinvestment Area (CRA II) agreement between the City and Klaben Auto for the proposed \$4,425,000 expansion (15,000 sq feet) and renovation of the Service Center. The property is in one of the City's CRA districts, so they have applied for a CRA II property tax exemption of 75% for a period of 12 years. (attachment)

Administrative Recommendation

Bridget reports that the proposed project is eligible for the CRA II property tax abatement and she and I recommend Council's approval.

Council Action

Approve the CRA II Agreement with Klaben Auto for the proposed expansion and renovation of the Service Center as presented, with the emergency clause.

4. Proposed Exterior Modifications to 265 West Main Street (Bridget)



Bridget has requested Committee time to present a recommendation to consider a request by the property owner at 265 West Main Street to modify the exterior of the building to accommodate a new restaurant and bar. Until Council has completed integrating the design guideline elements into the Zoning Code, the Architectural Review Board is dormant, and Council will need to consider ARB cases during the transition. (attachment)

Administrative Recommendation

Staff reports that the exterior improvements are beneficial and align with the design guidelines passed in December 2023. Bridget and I recommend Council approve the exterior changes as presented.

Council Action

Receive the staff report and approve the proposed exterior changes at 265 West Main Street as presented, with the emergency clause.

Health & Public Safety Committee

1. Paramedicine Program Update (Chief Samels)

Chief Samels has asked for Committee time to share an update on the City's paramedicine program.

Administrative Recommendation

Receive the staff update, no action is necessary.

Council Action

Receive the staff update.



Streets, Sidewalks & Utilities Committee

1. East Main Street Improvement Project Property Acquisition (Hope)

On July 24, 2024, Council passed Resolution No. 2024-061 approving its intent to acquire certain property for the East Main Street Improvement Project. Hope is requesting Committee time to discuss proceeding with the appropriation of a temporary easement required for the Project. The location of the property is 405 East Main Street. (attachment)

Administrative Recommendation

Hope reports that all legal requirements have been met for the City to begin eminent domain at this address and I recommend Council's approval.

Council Action

Authorize the staff to begin eminent domain proceedings for the property located at 405 East Main Street as presented, with the emergency clause.



Information Items

1. Kent Police Statistics

Chief Shearer has provided a copy of the police statistics report for August 2024. In 2024, MTD calls for service are down 9.5% (by 179 calls); traffic citations are up 15.9% (by 22 tickets); accident incidents are down by 0.6% (by 3 incidents) for the month and serious crimes are down by 2 calls, at 2 incidents when compared to August of 2023. (attachment)

2. Income Tax Report

Rhonda Hall has provided a summary of income tax collections for August of 2024. Overall, the City income tax collections YTD are up 3.3% (\$401,045) compared with YTD of 2023. For the month of August, the City income tax collections are up 10.4% (\$143,476) compared to 2023. (attachment)

3. Monthly Permit and Zoning Reports

Bridget Susel has enclosed copies of the monthly zoning and permit violations report for July 2024. Permit revenues were \$43,714 for the month with the most permits being issued for Residential HVAC (34 permits each). There were 12 code enforcement items for the month. (attachment)

4. Monthly Permit and Zoning Reports

Bridget Susel has enclosed copies of the monthly zoning and permit violations report for August 2024. Permit revenues were \$23,148 for the month with the most permits being issued for Residential HVAC (35 permits each). There were 20 code enforcement items for the month. (attachment)