

City of Covington
Special (Interview) & Regular City Council Meeting Minutes
Tuesday, February 11, 2020

INTERVIEW: The Council conducted an interview for the Youth Council Adult Leader position beginning at 6:40 p.m. Applicant interviewed: Chele Dimmett.

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, February 11, 2020, at 7:01 p.m., with Mayor Wagner presiding.

COUNCILMEMBERS PRESENT:

Jeff Wagner, Sean Smith, Joe Cimaomo, Jennifer Harjehausen, Fran Hollums, Jared Koukal, and Kristina Soltys.

STAFF PRESENT:

Regan Bolli, City Manager; Andrew McCurdy, Covington Police Chief; Ethan Newton, Parks & Recreation Director; Don Vondran, Public Works Director; Gina Estep, Community Development Director; Casey Parker, Finance Director; Mark Orthmann, City Attorney; and Sharon Scott, City Clerk/Executive Assistant.

Mayor Wagner opened the meeting with the Pledge of Allegiance.

APPROVAL OF AGENDA:

The agenda was approved as amended to add a New Business item regarding an ordinance imposing a temporary moratorium on self-service storage facilities.

PUBLIC COMMUNICATION:

- Chair Adam Turley and Past Chair Thomas Keown provided a presentation on the *State of the Chamber*.

PUBLIC COMMENT:

Mayor Wagner called for public comments.

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

APPROVE CONSENT AGENDA:

- C-1. Minutes: City Council January 14, 2020 Special Meeting (Interview) and Regular Meeting Minutes.
- C-2. Vouchers: Vouchers #40217 - #40290, including ACH payments in the amount of \$449,402.79, dated January 17, 2020; Vouchers #40291 - #40349, including ACH payments in the amount of \$453,971.00, dated January 31, 2020; and Paylocity Payroll Vouchers #1011731278 - #1011731299 inclusive, plus employee direct deposits and wire transfers, in the amount of \$236,671.51, dated January 24, 2020.

- C-3. Resolution to Ratify City Manager's Execution of Real Estate Purchase and Sale Agreement and Authorize City Manager to Execute Other Closing Documents Necessary to Acquire Parcel #362205-9035 for Use as a Public Park.

RESOLUTION NO. 2020-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, RATIFYING THE CITY MANAGER'S EXECUTION OF A REAL ESTATE PURCHASE AND SALE AGREEMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE OTHER CLOSING DOCUMENTS FOR ACQUISITION OF PROPERTY FOR A PUBLIC PARK.

- C-4. Authorize City Manager to Execute a Purchased Services Agreements with MAKERS Architecture and Urban Design for the Development of an Infill Exemption Under RCW 43.21C.229 for Residential Mixed-Use Development and Form-Based Code in One or More Downtown Zoning Districts that Permit Residential Uses.

The consent agenda was approved as presented.

NEW BUSINESS;

1. Consider Appointment to the Youth Council Adult Leader Position.

Council Action: Mayor Pro Tem Smith moved and Councilmember Cimaomo seconded to appoint Chele Dimmett to a two-year term as an adult leader on the Covington Youth Council expiring February 28, 2022. Vote: 7-0. Motion carried.

2. Consider Authorizing City Manager to Execute Contract with Architects Rasmussen Triebelhorn for Architectural Design Services Associated with the Demolition of the Old Covington Elementary School Buildings.

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

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

Council Action: Councilmember Hollums moved and Councilmember Soltys seconded to authorize the city manager to execute a consultant agreement with Architects Rasmussen Triebelhorn in the amount of \$70,047 for designing demolition plans for the Town Center Property. Vote: 7-0. Motion carried.

3. Consider Ordinance Imposing a Temporary 12-Month Moratorium on the Creation, Development or Expansion of Self-Service Storage Facilities.

Community Development Director Gina Estep gave the staff report on this item.

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

ORDINANCE NO. 03-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, IMPOSING A TEMPORARY 12-MONTH MORATORIUM ON THE CREATION, DEVELOPMENT, OR EXPANSION OF SELF-SERVICE STORAGE FACILITIES, WHICH INCLUDES, WITHOUT LIMITATION, ACCEPTANCE, PROCESSING, AND APPROVAL OF BUILDING PERMIT APPLICATIONS OR LAND USE APPLICATIONS FOR SELF-SERVICE STORAGE FACILITIES LOCATED, OR PROPOSED TO BE LOCATED, WITHIN THE MIXED COMMERCIAL AND GENERAL COMMERCIAL ZONES; SETTING FORTH FINDINGS OF FACT IN SUPPORT OF THIS MORATORIUM; IMPOSING THE MORATORIUM; STATING THE EFFECT ON VESTED RIGHTS; PROVIDING FOR EXCLUSIONS; RECOGNIZING THAT A PUBLIC HEARING WILL BE HELD WITHIN 60 DAYS AND A WORK PLAN WILL BE ESTABLISHED; PROVIDING FOR SEVERABILITY; DECLARING AN EMERGENCY; SETTING THE DURATION; AND ESTABLISHING AN IMMEDIATE EFFECTIVE DATE.

Council Action: Mayor Pro Tem Smith moved and Councilmember Koukal seconded to adopt Ordinance No. 03-2020 of the City of Covington, Washington, imposing a temporary 12-month moratorium on the creation, development, or expansion of self-service storage facilities, which includes, without limitation, acceptance, processing, and approval of building permit applications or land use applications for self-service storage facilities located, or proposed to be located, within the mixed commercial and general commercial zones. Vote: 7-0. Motion carried.

FUTURE AGENDA ITEMS:

Councilmembers reviewed future meeting agendas.

COUNCIL/STAFF COMMENTS:

Councilmembers and staff made comments.

PUBLIC COMMENT:

Mayor Wagner called for public comments.

The following person spoke: Beth Porter.

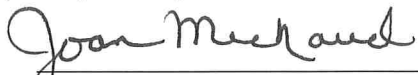
February 11, 2020 Special (Interview) & Regular Meeting Minutes
Approved: March 10, 2020

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

ADJOURNMENT:

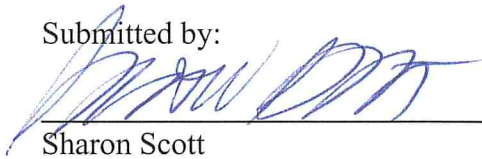
There being no further business, the meeting was adjourned at 7:54 p.m.

Prepared by:



Joan Michaud
Senior Deputy City Clerk

Submitted by:



Sharon Scott
City Clerk