

**City of Covington  
Regular City Council Meeting Minutes  
Tuesday, February 23, 2021**

**NOTE:** *These City Council meetings were held telephonically and virtually to comply with state executive and legislation actions that indefinitely prohibit public agencies from meeting in person. This prohibition will remain in effect until the termination of the COVID-19 state of emergency, or until rescinded by gubernatorial or legislative action.*

The Regular Meeting of the City Council of the City of Covington was called to order Tuesday, February 23, 2021, at 7:00 p.m., with Mayor Wagner presiding.

**COUNCILMEMBERS PRESENT:**

Jeff Wagner, Joe Cimaomo, Jennifer Harjehausen, Jared Koukal, Elizabeth Porter, Kristina Soltys, and Sean Smith.

**STAFF PRESENT:**

City Manager Regan Bolli, Covington Police Chief Andrew McCurdy, Parks and Recreation Director Ethan Newton, Public Works Director Don Vondran, Community Development Director Gina Estep, Finance Director Casey Parker, City Attorney Mark Orthmann, City Engineer Bob Lindskov, and Executive Assistant/Deputy City Clerk Krista Bates.

All attendees present via Zoom.

Mayor Wagner opened the meeting with the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

The agenda was approved as presented.

**PUBLIC COMMUNICATION:**

- Terry and Stephanie Thomas were awarded 2020 Volunteer of the Year.
- Marita Ledesma was awarded 2020 Commissioner of the Year.
- Justin Bose was awarded 2020 Youth Volunteer of the Year.
- George Pearson was awarded the 2020 bronze President's Award for Volunteerism.
- Oakpointe Senior Project Manager Robert Schwindt gave the Lakepointe 2020 Annual Report.

**PUBLIC COMMENT:**

Mayor Wagner called for public comments from the public attending via Zoom.

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

**APPROVE CONSENT AGENDA:**

C-1. Minutes: City Council January 30, 2021 Annual Summit Summary and City Council February 9, 2021 Special (Interviews) and Regular Meeting Minutes.

- C-2. Vouchers: Vouchers #41938 - #41992, including ACH payments and electronic funds transfers in the amount of \$2,950,395.21, dated February 12, 2021; and Paylocity Payroll Voucher #1013342813 - #1013342818 and #1013342820 inclusive, plus employee direct deposits and wire transfers, in the amount of \$220,692.49, dated February 5, 2021.
- C-3. Authorize City Manager to Execute Interlocal Agreement with King County for District Court Services.
- C-4. Authorize City Manager to Execute Amendment #3 to Purchased Services Agreement 031-2000 with Long Bay Enterprises, Inc for Real Estate Services.
- C-5. Authorize City Manager to Execute a Human Services Agreement with Vine Maple Place to Administer Rental Assistance through HB 1406 Funds.
- C-6. Authorize City Manager to Execute and Submit Local Agency Agreement and Project Prospectus to Washington State Department of Transportation in Order to Obligate Federal Funds for the Installation of Rectangular Rapid Flashing Beacons.
- C-7. Consider Rejecting All Bids for the Stormwater System Cleaning Project.

The consent agenda was approved as presented.

**REPORTS OF COMMISSIONS:**

**Arts Commission** – No report.

**Economic Development Council** – Co-Chair Kalen Privatsky gave the report.

**Equity, Cultural, and Social Justice Commission** – Mani Dhami gave the report.

**Human Services Commission** – Chair Debbie Jacobson gave the report.

**Parks & Recreation Commission** – Vice Chair Tom Russell gave the report.

**Planning Commission** – Chair Jonathan Ingram gave the report.

**Youth Council** – Member Amelia Bossom gave the report.

**PUBLIC HEARING:**

1. To Receive Public Testimony and Consider an Ordinance Extending the Temporary Moratorium on the Creation, Development, or Expansion of Self-Service Storage Facilities.

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

Mayor Wagner called for public comments for the Public Hearing from the public attending via Zoom.

The following person provided public comment: Doug Blythe.

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

Councilmembers asked questions and Ms. Estep, Mr. Bolli, and Mr. Orthmann provided responses.

ORDINANCE NO. 01-2021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, RENEWING AND IMPOSING AN ADDITIONAL TEMPORARY SIX-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 HAS BEEN HELD; RECOGNIZING THAT A WORK PLAN WILL BE ESTABLISHED; PROVIDING FOR SEVERABILITY; SETTING THE DURATION; AND ESTABLISHING AN EFFECTIVE DATE.

**Council Action:** Councilmember Cimaomo moved and Councilmember Soltys seconded to pass Ordinance No. 01-2021, in substantial form as that presented in the agenda packet, renewing and imposing a six-month moratorium on the creation, development, and expansion of self-service storage facilities in the city’s mixed commercial and general commercial zones. Vote: 7-0. Motion carried.

**CONTINUED BUSINESS:**

2. Proposed Parking Restrictions Within the Timberlane Neighborhood Based on Further Evaluation of Streets Less Than 28’ Wide, Parking on Both Sides, and Emergency Vehicle Access.

City Engineer Bob Lindskov gave the staff report on this item.

Councilmembers asked questions, and Mr. Lindskov and Mr. Bolli provided responses.

**Council Action:** Mayor Pro Tem Smith moved and Councilmember Porter seconded to authorize staff to add parking restrictions using Option A as proposed in Attachment 1 in the agenda packet on the streets of 187<sup>th</sup> Avenue SE, 186<sup>th</sup> Place SE, 186<sup>th</sup> Court SE, and 189<sup>th</sup> Avenue SE, and mail to those residents on 265<sup>th</sup> Street with a change to Option B. Vote: 7-0. Motion carried.

Council recessed for a short break from 8:30 to 8:35 p.m.

**NEW BUSINESS:**

3. Consider Exploration of a Mailbox Replacement Program.

City Engineer Bob Lindskov and Covington Police Chief Andrew McCurdy gave the staff report on this item.

Councilmembers provided comments and asked questions, and Chief McCurdy, Mr. Orthmann, and Mr. Bolli provided responses.

There was Council consensus to hold an open house on April 27 to inform the public of what the city is doing regarding mail theft and what the public can do prevent it.

4. Consider Resolution to Approve an Interfund Loan from General Fund to Capital Investment Program (CIP) Funds for Various Phases of the Covington Connector Project (CIP 1201) and the SR 516 – Jenkins Creek to 185<sup>th</sup> Avenue SE Project (CIP 1127).

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

Councilmembers asked questions, and Mr. Vondran and Ms. Parker provided responses.

RESOLUTION NO. 2021-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, TO APPROVE AN INTERFUND LOAN UP TO \$2,500,000 FROM THE GENERAL FUND TO CAPITAL INVESTMENT PROGRAM FUND FOR VARIOUS PHASES OF THE COVINGTON CONNECTOR PROJECT (CIP 1201) AND THE SR 516 – JENKINS CREEK TO 185TH AVENUE SE PROJECT (CIP 1127).

**Council Action: Mayor Pro Tem Smith moved and Councilmember Cimaomo seconded to Pass Resolution No. 2021-02, in substantial form as that provided in the agenda packet, approving an interfund loan up to \$2,500,000 for the various phases of the Covington Connector Project (CIP 1201) and construction of the SR 516 – Jenkins Creek to 185<sup>th</sup> Avenue SE Project (CIP 1127). Vote: 7-0. Motion carried.**

5. Approve City Manager Merit Goals for 2021.

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

Councilmembers proposed some additional merit goal options and provided comments and asked questions. Mr. Bolli and Mr. Orthmann provided responses.

**Council Action: Councilmember Cimaomo moved and Councilmember Soltys seconded to approve the 2021 Merit Goals for the City Manager as follows: 1) Bring Council a proposal to increase the TBD sales tax rate to provide additional funding for roads; 2) Bring Council**

**a proposal to adopt a Criminal Justice sales tax to provide additional funding for public safety; 3) Bring Council a proposal for moving forward with procuring mental health services through HB 1406 funding. Vote: 7-0. Motion carried.**

6. Discussion and Action to Rescind Youth Council Appointment.

City Attorney Mark Orthmann gave the staff report on this item.

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

**Council Action: Councilmember Porter moved and Councilmember Cimaomo seconded to remove Luke Smith from Position No. 8 on the Youth Council. Vote: 7-0. Motion carried.**

There was Council consensus to bring the Ethics Policy concerning the Youth Council back for discussion at a future meeting.

**FUTURE AGENDA ITEMS:**

Councilmembers reviewed future agenda items.

**COUNCIL/STAFF COMMENTS:**

Councilmembers and staff made comments.

**PUBLIC COMMENT:**

Mayor Wagner called for public comments from the public attending via Zoom.

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

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:00 p.m.



---

Joan Michaud  
City Clerk