

August 10, 2021 City Council Special (Interviews) and Regular Meeting Minutes  
Approved: September 14, 2021

**City of Covington  
Special and Regular City Council Meeting Minutes  
Tuesday, August 10, 2021**

**NOTE:** *This city council regular meeting will be held telephonically and virtually in compliance with state executive and legislative actions responding to the COVID-19 emergency.*

**INTERVIEWS:** The Council conducted interviews for the Planning Commission from 5:40 p.m. to 6:47 p.m. Applicants interviewed: Murray Williams, Phil Jones, Jonathan Ingram, and Chelsey Thorne.

The Regular Meeting of the City Council of the City of Covington was called to order Tuesday, August 10, 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 Megan Roberts, Parks and Recreation Director Ethan Newton, Planning Manager Ryan Harriman, Finance Director Casey Parker, City Attorney Mark Orthmann, Desktop Support Technician Keith Drury (in person), City Engineer Bob Linskov, and Executive Assistant/Deputy City Clerk Krista Bates.

All attendees present via Zoom except as noted.

Mayor Wagner opened the meeting with the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

The agenda was approved as amended to move New Business Item No. 7 to the September 14 City Council meeting and to move recognition of 47<sup>th</sup> District Legislators to when legislators can arrive at the meeting.

**PUBLIC COMMUNICATION:**

- Sarah Stephenson accepted the Childhood Cancer Awareness Month Proclamation.
- New Police Chief Megan Roberts was recognized.
- Kathleen Murphy, Behavioral Health Recovery Specialist with King County's Behavioral and Recovery Division, and Will Haggerty, Program Director of Peer Washington's Kent Office, accepted the National Recovery Month Proclamation.

**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 July 13, 2021 Special Meeting – Joint Study Session with Equity, Cultural, and Social Justice Commission Minutes; City Council July 13, 2021 Special (Interview) and Regular Meeting Minutes; and City Council July 20, 2021 Special Meeting – Joint Study Session with Kent School District Board Minutes.
- C-2. Vouchers: Vouchers #42562 - #42613, including ACH payments and electronic funds transfers in the amount of \$713,827.63 dated July 30, 2021; and Paylocity Payroll Voucher #1014125501 - #1014125508 inclusive, plus employee direct deposits and wire transfers, in the amount of \$243,517.40, dated July 23, 2021.
- C-3. Authorize City Manager to Execute a Washington State Department of Transportation Agreement with Gray & Osborne for Design of Rectangular Rapid Flashing Beacons.
- C-4. Authorize City Manager to Award the Construction Contract for Covington Connector – SR 18 (CIP 1201) to Goodfellow Bros., LLC.
- C-5. Authorize City Manager to Execute Change Order No. 2 with Allied Electric Inc. for On-Call Electrical Services.
- C-6. Authorize City Manager to Execute Change Order No. 2 with DM Kelly Mechanical, Inc. for On-Call Plumbing Services.
- C-7. Authorize City Manager to Execute an Amendment to Consultant Services Agreement with Madrona Law Group for Legal Services to Increase the Contract Amount.
- C-8. Consider Awarding and Authorizing City Manager to Execute a Professional Services Agreement with WSP USA, Inc. for Construction Management Services for the SR 516 – Jenkins Creek to 185th Place SE Project (CIP 1127).
- C-9. Authorize City Manager to Execute a Public Works Agreement with Hanson Tree Service LLC for Covington Community Park Wetland and Buffer Area Invasive Plant Removal.

The consent agenda was approved as presented.

**NEW BUSINESS:**

- 1. Consider Appointments to Planning Commission.

**Council Action: Councilmember Harjehausen moved and Councilmember Porter seconded to appoint Murray Williams to fill an opening on the Planning Commission with a term expiring August 31, 2025. Vote: 7-0. Motion carried.**

**Council Action: Councilmember Koukal moved and Mayor Pro Tem Smith seconded to appoint Darren Groth to fill an opening on the Planning Commission with a term expiring August 31, 2025. Vote: 7-0. Motion carried.**

**Council Action: Councilmember Porter moved and Councilmember Soltys seconded to appoint Jonathan Ingram to fill an opening on the Planning Commission with a term expiring August 31, 2025. Vote: 7-0. Motion carried.**

**Council Action: Councilmember Harjehausen moved and Councilmember Soltys seconded to appoint Chelsey Thorne to fill an opening on the Planning Commission with a term expiring August 31, 2025. Vote: 7-0. Motion carried.**

2. (formerly Item 4) 2021 Second Quarter Finance Report.

Finance Director Casey Parker gave the staff report on this item.

3. (formerly Item 5) Discuss Selection of Citizen and Honorary Citizen of the Year.

Communications and Marketing Manager Karla Slate gave the staff report on this item.

**Council Action: Councilmember Koukal moved and Councilmember Cimaomo seconded to name Jim Zook as Covington's Honorary Citizen of the Year for 2021. Vote: 7-0. Motion carried.**

**Council Action: Mayor Pro Tem Smith moved and Councilmember Koukal seconded to name Marc and Stacy Schuh as Covington's Citizens of the Year for 2021. Vote: 7-0. Motion carried.**

**PUBLIC COMMUNICATION CONTINUED:**

- The 47<sup>th</sup> District Legislators were recognized for their help in obtaining funding for SoCo Park.

4. (formerly Item 2) Consider an Ordinance Regarding Downtown Development and Adoption of a Form Based Code and Other Amendments Related to SEPA Infill Exemption and Multifamily Tax Exemption.

Planning Manager Ryan Harriman introduced this item and introduced Scott Bonjukian and Bob Bengford with MAKERS and Lisa Grueter with BERK Consulting who provided the report on this item.

Councilmembers provided comments and asked questions, and Ms. Grueter, Mr. Harriman and Mr. Lindskov provided responses. City Attorney Mark Orthmann also provided comments.

ORDINANCE NO. 08-2021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
COVINGTON, WASHINGTON, RELATING TO  
AMENDMENTS TO THE COMPREHENSIVE PLAN FUTURE  
LAND USE MAP ADJUSTMENTS AND COVINGTON

MUNICIPAL CODE (“CMC”) AMENDMENTS RELATED TO DEVELOPMENT IN DOWNTOWN COVINGTON; REPEALING AND REPLACING CHAPTER 18.31 WITH A DOWNTOWN FORM-BASED CODE; AMENDING CMC 12.120.040, CMC 14.30.040, CMC 18.15.010, CMC 18.15.080, CHAPTER 18.20 CMC, CMC 18.25.060, CMC 18.30.040, CMC 18.35.170, CMC 18.37.020, CMC 18.37.050, CMC 18.40.050, CMC 18.40.070, CMC 18.40.080, CMC 18.50.010, CMC 18.50.030, CMC 18.50.100, CMC 18.50.110, CMC 18.50.160, CMC 18.50.180, CMC 18.65.250, CMC 18.70.070, CMC 18.70.080, CMC 18.70.090, CMC, 18.70.100, CMC 18.70.120, CMC 18.70.140, CMC 18.85.030, CMC 18.90.020, 18.110.010, AND CMC 19.20.060 TO IMPLEMENT THE DOWNTOWN FORM-BASED CODE; AMENDING CHAPTER 16.10 CMC TO ADD A NEW SECTION 16.10.095 AND AMENDING CMC 12.100.050 TO ADD A SEPA INFILL EXEMPTION; AMENDING CMC 3.80.020 AND 3.80.040, THE MULTIFAMILY PROPERTY TAX EXEMPTION; ADOPTING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

**Council Action:** Mayor Pro Tem Smith moved and Councilmember Porter seconded to pass Ordinance No. 08-2021, in substantial form as that provided in the agenda packet, relating to amendments to the comprehensive plan future land use map adjustments, form-based code and implementation revisions, adding a SEPA infill exemption, and amending the multifamily property tax exemption. Vote: 7-0. Motion carried.

5. (formerly Item. No. 3) Consider an Ordinance Extending the Temporary Moratorium on the Creation, Development, or Expansion of Self-Service Storage Facilities (Recommended for action only if council does not adopt New Business Item 2).

No action was needed as Council adopted New Business Item 2.

6. Consider Approving the Purchase of Parcel 302206-9052 for Use as a Public Park and Authorize City Manager to Execute Closing Documents and Complete Other Actions Necessary to Acquire the Property.

Parks and Recreation Director Ethan Newton gave the staff report on this item.

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

**Council Action:** Councilmember Cimaomo moved and Councilmember Harjehausen seconded to approve the purchase and sale agreement for parcel 302206-9052 for use as a public park and authorize the city manager to execute closing documents and complete other actions necessary to acquire the property. Vote: 7-0. Motion carried.

7. 2021 Design and Construction Standards Update.

The item was moved to the September 14 City Council meeting.

**FUTURE AGENDA ITEMS:**

Council discussed future agenda items.

**COUNCIL/STAFF COMMENTS:**

Councilmembers and staff made comments.

Parks and Recreation Director Ethan Newton asked for and received council consensus to move forward with Jenkins Creek Parks design.

**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 9:28 p.m.



Krista Bates, Deputy City Clerk on behalf of Joan Michaud

Joan Michaud  
City Clerk