

**City of Covington  
Special & Regular City Council Meeting Minutes  
Tuesday, December 8, 2020**

**NOTE:** *This City Council meeting was held telephonically and virtually to comply with Governor Inslee's Proclamation 20-28 (as amended and extended), which, among other things, suspended various requirements under the Open Public Meetings Act, Chapter 42.30 RCW, and prohibited public agencies from conducting meetings in person through January 19, 2021.*

**INTERVIEW:** The Council conducted interviews for the Equity, Cultural and Social Justice Commission from 5:20 to 7:00 p.m. Applicants interviewed: Don Shaffer, Rommel Marquez, Leslie Hamada, Ira Thomas III, and Bronwyn Thomas.

The Regular Meeting of the City Council of the City of Covington was called to order Tuesday, December 8, 2020, at 7:05 p.m., with Mayor Wagner presiding.

**COUNCILMEMBERS PRESENT:**

Jeff Wagner, Joe Cimaomo, Jennifer Harjehausen, Jared Koukal, Elizabeth Porter, Sean Smith, 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; Ryan Harriman, Planning Manager; Julie Johnston, Personnel and Human Services Planner; Mayson Morrissey Information Technology Manager (in person); and Krista Bates, Executive Assistant/Deputy City Clerk.

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 presented.

**PUBLIC COMMENT:**

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

Denica Grimm provided public comments.

Mayor Wagner read written comments submitted by John Sheller, Governmental Relations Manager with the King County Library System.

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

**APPROVE CONSENT AGENDA:**

C-1. Minutes: City Council November 24, 2020 Special Meeting (Interviews) & Regular Meeting Minutes.

- C-2. Vouchers: Vouchers #41606 - #41658, including ACH payments and electronic funds transfers in the amount of \$457,015.02, dated November 20, 2020; and Paylocity Payroll Voucher #1012992504 - #1012992509 inclusive, plus employee direct deposits and wire transfers, in the amount of \$208,313.66, dated November 27, 2020.
- C-3. Authorize City Manager to Execute an Agreement with Olympic Environmental Resources for Recycling Collection Events for 2021-2022.
- C-4. Pass Ordinance Adopting a 2020 Budget Amendment.

ORDINANCE NO. 18-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, RELATING TO AMENDING THE 2020 BUDGET BY AMENDING SECTIONS 2 AND 5 OF ORDINANCE NO. 20-2019; ADOPTING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

- C-5. Authorize City Manager to Execute an Agreement with the Law Offices of Kim E. Hunter, PLLC for Prosecution Services.
- C-6. Authorize City Manager to Execute an Annual Agreement with James G. Murphy Co. to Surplus Used Vehicles and Equipment through a Public Auction.
- C-7. Authorize City Manager to Enter into a Consultant Services Agreement with Perteet, Inc. for On-Call Development Review Engineering Services.
- C-8. Authorize City Manager to Execute an Amendment to the Professional Services Agreement with John E. Galt for Hearing Examiner Services.
- C-9. Pass Ordinance Adopting 2018 International Building Code and International Fire Code Updates and Amendments.

ORDINANCE NO. 19-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, AMENDING CHAPTERS 15.05 AND 15.20 CMC AND REPEALING CHAPTER 15.30 CMC TO CONFORM WITH UPDATES TO CHAPTER 19.27 RCW, THE STATE BUILDING CODE ACT, ADOPTING THE 2018 INTERNATIONAL CODES EFFECTIVE FEBRUARY 1, 2021; ADOPTING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

- C-10. Authorize City Manager to Execute a New Professional Services Agreement with David Evans and Associates (DEA) for an Integrated Traffic Impact and Concurrency Management System.
- C-11. Authorize City Manager to Execute an Agreement with Gray & Osborne for Design of SR 516 –185th Place SE to 192nd Avenue SE Project (CIP 1128).
- C-12. Authorize City Manager to Execute an Agreement with Cordi & Bejarano, Inc. P.S. for Indigent Defense Services.

The consent agenda was approved as presented.

**PUBLIC HEARING:**

1. Receive Public Comment and Consider Proposed Ordinance Adopting the Kent School District Six-Year Capital Facilities Plan for 2020-21 to 2025-26 and Amending the Capital Facilities and Utilities Element, Appendix, and Existing Conditions Report of the Covington Comprehensive Plan to Include the Same, Including the 2021 Kent School District Impact Fee Schedule.

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.

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

Councilmembers asked questions, and Ms. Estep provided responses and will follow up.

**ORDINANCE NO. 20-2020**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, ADOPTING THE KENT SCHOOL DISTRICT SIX-YEAR CAPITAL FACILITIES PLAN FOR 2020-21 TO 2025-26 AND ASSOCIATED 2021 KENT SCHOOL DISTRICT IMPACT FEE SCHEDULE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

**Council Action: Mayor Pro Tem Smith moved and Councilmember Porter seconded to pass Ordinance No. 20-2020, in substantial form as that provided in the agenda packet, adopting the updated Kent School District Six-Year Capital Facilities Plan for 2020-21 through 2025-26, including the 2021 School Impact Fee Schedule, and amending the Capital Facilities & Utilities Element, Appendix, and Existing Conditions Report of the City's Comprehensive Plan to include the same. Vote: 7-0. Motion carried.**

**NEW BUSINESS:**

2. Consider Appointments to the Equity, Cultural, and Social Justice Commission.

**Council Action: Mayor Pro Tem Smith moved and Councilmember Cimaomo seconded to appoint Don Shaffer to fill Position No. 4 on the Equity, Cultural, and Social Justice Commission with a term expiring September 30, 2022. Vote: 7-0. Motion carried.**

**Council Action: Councilmember Koukal moved and Councilmember Cimaomo seconded to appoint Ira Thomas III to fill Position No. 5 on the Equity, Cultural, and Social Justice Commission with a term expiring September 30, 2023. Vote: 7-0. Motion carried.**

**Council Action: Councilmember Porter moved and Councilmember Harjehausen seconded to appoint Rommel Marquez to fill Position No. 6 on the Equity, Cultural, and Social Justice Commission with a term expiring September 30, 2023. Vote: 7-0. Motion carried.**

**Council Action: Councilmember Soltys moved and Mayor Pro Tem Smith seconded to appoint Leslie Hamada to fill Position No. 7 on the Equity, Cultural, and Social Justice Commission with a term expiring September 30, 2023. Vote: 7-0. Motion carried.**

**Council Action: Mayor Pro Tem Smith moved and Councilmember Harjehausen seconded to appoint Bronwyn Thomas to fill Position No. 8 on the Equity, Cultural, and Social Justice Commission with a term expiring September 30, 2023. Vote: 7-0. Motion carried.**

3. Consider Ordinance Adopting CY2021 Operating and Capital Budget.

Finance Director Casey Parker asked councilmembers if they had any questions on the budget.

Councilmembers provided comments. There were no questions.

ORDINANCE NO. 21-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, RELATING TO ADOPTING THE CY2021 OPERATING AND CAPITAL BUDGET; ADOPTING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

**Council Action: Councilmember Cimaomo moved and Mayor Pro Tem Smith seconded to pass Ordinance No. 21-2020, in substantial form as that provided in the agenda packet, adopting the CY2021 Operating and Capital Budget. Vote: 7-0. Motion carried.**

4. Consider Approving Human Services Commission Recommendations for the 2021-22 Human Services Grant Fund.

Personnel & Human Services Planner Julie Johnston gave the staff report on this item.

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

**Council Action: Councilmember Porter moved and Councilmember Harjehausen seconded to approve the recommendations made by the Human Services Commission for 2021-22 human services grants as presented. Vote: 7-0. Motion carried.**

5. Authorize City Manager to Execute an Interlocal Agreement with King County for Jail Services.

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

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

**Council Action: Councilmember Cimaomo moved and Mayor Pro Tem Smith seconded to authorize the city manager to execute an interlocal agreement with King County for jail services in substantial form as that provided in the agenda packet and to make any changes to the interlocal agreement the city manager deems in the best interest of Covington. Vote: 7-0. Motion carried.**

6. Consider Ordinance Amending CMC 12.60.050 Design Deviations and Design Variances and CMC 13.25.050 Drainage Review Design Deviations and Design Variances.

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

#### ORDINANCE NO. 22-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, RELATING TO AMENDING CMC CHAPTER 12.60.050 DESIGN DEVIATIONS AND, DESIGN VARIANCES, CHAPTER 13.25.050 DRAINAGE REVIEW DESIGN DEVIATIONS AND DESIGN VARIANCES; ADOPTING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

**Council Action: Councilmember Harjehausen moved and Councilmember Soltys seconded to adopt Ordinance No. 22-2020 of the City of Covington, Washington, amending CMC 12.60.050 Design Deviations and Design Variances, and CMC 13.25.050 Drainage Review Design Deviations and Design Variances. Vote: 7-0. Motion carried.**

7. Consider Resolution Denying the Low-Income Impact Fee Exemption Request from Vintage Housing for the Station by Vintage Mixed-Use Development.

Planning Manager Ryan Harriman gave the staff report on this item.

Councilmembers provided comments.

RESOLUTION NO. 2020-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, DENYING THE LOW-INCOME IMPACT FEE EXEMPTION REQUEST FROM VINTAGE HOUSING FOR THE STATION BY VINTAGE MIXED-USE DEVELOPMENT.

**Council Action: Councilmember Cimaomo moved and Councilmember Koukal seconded to adopt Resolution No. 2020-24 denying the low-income impact fee exemption request from Vintage Housing for the Station by Vintage mixed-use development in its entirety. Vote: 7-0. Motion carried.**

8. Review 2020 Summit Action Items List.

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

**FUTURE AGENDA ITEMS:**

Councilmembers reviewed future agenda items.

**COUNCIL/STAFF COMMENTS:**

Councilmembers and staff made comments.

Public Works Director Don Vondran asked the Council for a consensus on saving the large beams from Covington Elementary. There was Council consensus that the beams could be demolished.

There was Council consensus to agree to Mayor Wagner's request to be the city's voting delegate for the Sound Cities Association on December 11.

**PUBLIC COMMENT:**

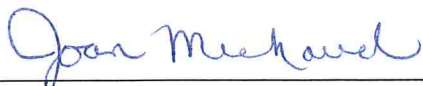
Mayor Wagner called for public comments from the public attending via Zoom.

Communications and Marketing Manager Karla Slate provided public comments.

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

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:02 p.m.



---

Joan Michaud  
City Clerk