



CITY OF WINLOCK
CITY COUNCIL

Public Hearing –@6:00 PM

Hilltop Meadows, Parcel #01563100-8001 & 01563100-8002

“Environmental Determination of Non-Significance (DNS) under the State Environmental Policy Act (SEPA) for the Type 3 Hilltop Meadows Application to be Submitted and Administered by the Washington Department of natural Resources “

November 8, 11, 2021 Immediately Following the Public Hearing
Council Meeting.

1. Quorum

Mayor Svenson, Present, Marty Poirrier, Council Position #1; Eric Contreras Council Position #2; Lonnie Dowell, Council Position #3, Jeramy Allman, Council Position #4, Council Position #5, Lindsey Alvord (arrived late)

Penny Jo Haney Deputy Clerk, Marissa Jay, City Attorney

2. Public Hearing

Mayor Svenson called the public hearing to order at 6:00 pm.

Robert Webster explains that the public hearing is for grading only and nothing else. This is the SEPA for the development but all they are doing is the early grading and putting in utilities. They have signed a letter of risk of acknowledgment so if it does not get approved by the hearing examiner then whatever they put into it is their loss. This is the development going in on the five (5) acres behind Guadalajara near the water towers.

Mike McDonald is the first to speak with a few questions. He wanted to clarify if the SEPA was for the entire project, or if there would be another application for the rest of the project. Robert explains that it is for the whole development project. Mike’s 2nd question was if the whole project would be going before the hearing examiner. Robert says that is correct. Mike asked if this was a multi-level development. Robert says that it is an apartment complex. Mike was concerned with the annexation of property. Robert replied that there is no annexation currently. The fee schedule for the utility fees outside the city was brought up. Concerns of it being doubled were expressed. Council member Lonnie Dowell says that does not happen. Mike references an epiphany of the annexation of the UGA. Mayor Svenson says that the city is currently working on that, and it will be going in front of the boundary review board as soon as it is ready. Mike asks if he has an idea on how long that process will be. Svenson says that there is a lot of information that needs to be pulled together first, but he anticipates

it will be ready for review next year. Mike talks about other areas, the completion of a project in a UGA, would come with an annexation of the property into the city as part of the final approval, and asks the council to consider this in the meantime. Mayor Svenson says that they would prefer to focus on annexing the whole UGA at one time rather than individual pieces at a time. Mike explains that it is a very streamlined process to get a new development annexed at which point the city could benefit from the revenue of that section. Council member Dowell states that his understanding is that an annexation must be continuous. In other words, it cannot be city, UGA, city etc. Mike notes that the parcel in question would be continuous on both sides. Mike's next question was about the density of the project. He worries that there may be some issues with stormwater and retention. Mike brought up some other things that Robert explains is all on the deficiency letter.

Back about the UGA annexation, the city attorney, Robert, and Svenson, explain that because the processes are so long, and the boundary board meets only at certain times; therefore, the city would like to do the entire UGA at one time.

The next speaker was Patty Maninfor. She owns property in Winlock and some buildings. She talks about when she tried to annex a piece of property and all the drama that it caused. She explains that eventually she did get the annexation. She says that now she can understand the time it takes to get an annexation, but she is not sure about how the city is going about it. She says that to do that, 80% of the people in that area will have to agree. Moving on, Patty says that she is not happy about the engineer taking 95% of the ground cover on this piece near her property. She says that in the wet season it will be a wet muddy mess. She talks about there needs to be a 24 hour watch to make sure things do not get out of control with the water during the wet season. She also questions the part in the plans how a portion of her property would be dedicated to city street and that no one has contacted her about that. She knows that the property behind her can use the current road which is gravel and used by the city to get to the water tower. She currently has it gated off and she will be able to keep it gated so she does not know how that will be for an apartment complex. She says maybe something like that can be worked out in the future. Patty would like to slow down a bit because some things need to be worked out. Robert asks Patty if the engineer talked to her about the road to her property. Patty replied that she contacted him about it, and that no one had previously attempted to contact her. Robert says that she contacted him, and then he contacted Travis who said that he would call her. He wanted to make sure that he called her like he said he was going to, and Patty replied that yes, he did after the fact in late September. It was misunderstood that the road was a city easement. She reiterates that the road is an easement, but it is not a city easement. Patty's final statement was that sometimes things need to slow down a little bit so that everyone can see what's going on.

Mayor Svenson asks if there is anyone on the phone line. There was not. There was no one else in the audience. Mayor **Svenson closed the public hearing at 6:34 pm.**

3. Call to Order of Regular Meeting

Mayor Svenson called the regular meeting to order at 6:34 pm.

4. FLAG SALUTE

Mayor Brandon Svenson led the flag salute.

5. Approval of Agenda

Council member Jeramy Allman motions to amend the agenda to add the Ordinance #1111 to item G. Council member Lonnie Dowell 2nd. Passed unanimously.

- Council member Allman – Motion

- Council member Dowell– 2nd

- Mayor Svenson – N/A

- Council member Dowell – Approve

- Council member Contreras Approve

- Council member Allman - Approve

- Council member Poirrier – Approve

- Council member Alvord – Approve

6. Executive Session: Professional Contract

Mayor Svenson recessed the regular meeting stating they would discuss a professional contract, and that they would need a least fifteen (15) minutes.

Mayor Svenson recesses the regular meeting at 6:35 pm and returns at 6:50 pm at which time he resumes the regular meeting. A professional contract was discussed, and no decisions were made.

7. Old Business

Eric Contreras asks where we are at with impact fees. Svenson said that there is a gentleman present tonight to speak with the council about that. Council member Jeramy Allman asks where we are at with the timber (Jones Road). So far there has been just one (1) person go up there and look at it. The timber is very small and there is a lot of underbrush. The man who looked at it said in his lifetime, that timber would never be marketable. Svenson does not know yet what it would cost to thin the timber, and in what year the city would be able to harvest. He is looking for a person give a quote on that.

8. Mayor Comments

Brandon Svenson thanked the community for all the support for everyone in the election that just passed.

9. Council Comments

Eric Contreras said that they put on the Halloween festival at the community building, and it was a success. They had around 600 people show up, the kids had a wonderful time. Everyone was happy, and it coincided with the trunk or treat which also did well. He thanked everyone who helped. All the kids from the high school and middle school who pretty much ran all the booths. It was great for the community, and it was good to see everyone out having a good time.

Council member Lindsey Alvord said that she was surprised at how many people came out and was excited about it.

Mayor Svenson said that he loved seeing the families come out and do things together again. He then gave a shout out to the Winlock football team who are going to state. Eric Contreras said a congratulations to player Nolan Swafford for breaking state records.

10. Staff Reports

a. October 2021 Police Report

Chief valentine gave the October police report. One (1) Abandoned vehicle, six (6) agency assists, four (4) alarm, one (1) animal, one (1) attempt to contact, four (4) civil issues, one (1) natural death, one (1) disorderly dispute, three (3) harassment, eight (8) information, one (1) juvenile problem, eight (8) suspicious, three (3) thefts, sixteen (16) traffic, two (2) trespass, two (2) violation PO/RO, one (1) warrant.

6. Public Comment

There was no public comment.

7. Consent Agenda

a. Approval of Vouchers from 10-25-21 for \$110,810.57 and 11-8-21 for \$40,101.10 – Total \$150,911.67

b. Minutes of October 11, 2021

Council member Jeramy Allman motions to approve the consent agenda as written. Council member Marty Poirrier 2nd. Passed unanimously.

- ***Council member Allman - Motion***
- ***Council member Poirrier - 2nd***
- ***Mayor Svenson – N/A***
- ***Council member Dowell – Approve***
- ***Council member Allman – Approve***
- ***Council member Contreras – Approve***
- ***Council member Poirrier – Approve***
- ***Council member Alvord – Approve***

11. Agenda

a. Impact Fees Discussion, Travis Goddardt, City of Woodland

Travis addresses the council by thanking them for inviting him to speak. He is community development director, the deputy clerk treasurer, and the public records official for the city of Woodland. He talks about Woodland to help highlight the similarities as far as fast growth between Woodland and Winlock. Woodland is on the edge of Clark and Cowlitz county with Lewis River to the east and the Columbia River to the west. They are bisected by the railroad as well. There is a significant amount of

un-zoned land, and a lot of industrial growth. Most of the growth in Woodland is commercial and industrial stuff. His city has a lot of transportation challenges.

Travis talks about impact fees for parks, transportation, and fire department. He goes over his formula for Woodland's school, parks, and transportation impact fees as an example with the council to help explain how they handled their fees. It is important to get an engineer involved in the preparation and planning.

Travis goes over some different ways to get developers to pay for things like sections of sidewalks by using defensible reasons like, the developer's development will have children living there who will be walking to the school down the street. There are no sidewalks currently in place and that would be unsafe for children to walk from his development to the school. Or a scenario where a new development with 50 houses is projected to have 30 new students attend the school the following year. A portable classroom can hold 35 children and costs around \$35,000. That should be an ask. These are just two examples of impact fees and why the city should be working with them and doing studies. The city has options like hiring consultants, holding public hearings, and inviting developers to attend, or adopting resolutions that say that each house will generate X number of kids after running the calculations. Travis stresses having everything calculated so when a developer comes to the city wanting to build, the city can be firm in that if they want to build, they need to pay the fees based off the size of their development.

Council member Dowell asks what would happen in the scenario where the school board does not want to co-operate. Is there a way that the city could go ahead and do the calculations on their behalf, The long answer was yes, and Travis explains completely how the city could do this and keep things moving.

b. Resolution 2021-10 – Surplus Guns and Ammo

A resolution of the City of Winlock, Washington, Declaring Personal Property of the City of Winlock to be surplus and of no further use to the City.

Chief Valentine says that recent legislation has made it illegal for officers to carry anything over 50 calibers. They are currently in possession of one (1) Remington Magnum Wingmaster, one (1) Remington 870 Magnum 12-gauge shotgun, (441) 12-gauge shotgun shells, and (34), 12-gauge bean bag rounds. The resolution says there are (30) bean bag rounds, but Valentine explains that it is actually (34).

Valentine explains that he does not want them in the department anymore, and if the legislation changes again to allow these again, these are not the shells or guns that they will want to use anyway and would be purchasing something else.

Council member Lonnie Dowell motions to approve Resolution 2021-10 with the modification (34 bean bag rounds) Council member Jeramy Allman 2nd. Passed unanimously.

- ***Council member Dowell – Motion***
- ***Council member Allman – 2nd***
- ***Mayor Svenson – N/A***
- ***Council member Dowell – Approve***
- ***Council member Allman – Approve***
- ***Council member Contreras – Approve***
- ***Council member Poirrier – Approve***
- ***Council member Alvord – Approve***

c. Lewis County Interlocal Agreement – VPN Emergency and IT Services

Chief Valentine goes over the agreement with the council. This is an annual renewal of the services that are already in place. Council member Dowell asks if the jail bed fees went up three (3) percent. There were a few other questions that the council has. Council decided to table the subject until more information could be found out.

Council member Marty Poirrier motions that Lewis County Interlocal Agreement – VPN and IT Services be tabled until they get the fee schedule. Council member Lonnie Dowell 2nd. Passed unanimously.

- ***Council member Poirrier – Motion***
- ***Council member Dowell – 2nd***
- ***Mayor Svenson – N/A***
- ***Council member Dowell – Approve***
- ***Council member Allman - Approve***
- ***Council member Contreras – Approve***
- ***Council member Poirrier – Approve***
- ***Council member Alvord – Approve***

d. Lewis County Sheriff 2022 Prisoner – Housing Contract

Council member Jeramy Allman motions to approve the 2022 Housing Contract with the mayor to sign. Council member Marty Poirrier 2nd. Passed unanimously.

- ***Council member Allman – Motion***
- ***Council member Poirrier – Motion***
- ***Mayor Svenson – N/A***
- ***Council member Dowell – Approve***
- ***Council member Allman – Approve***

- ***Council member Contreras - Approve***
- ***Council member Poirrier – Approve***
- ***Council member Allman – Approve***

e. Ordinance No. 1110 – Pass Thru Fees

An ordinance of the city of Winlock, Washington, repealing Winlock Municipal code chapter 18.10; and providing for updates to the fee schedules; amending ordinance Nos 972 and 948 as necessary; and providing for severability and establishing an effective date.

Council member Marty Poirrier motions to adopt Ordinance No. Pass Thru Fees with the correction. Council member Jeramy Allman 2nd. Passed unanimously.

- ***Council member Poirrier – Motion***
- ***Council member Allman – 2nd***
- ***Mayor Svenson – N/A***
- ***Council member Dowell – Approve***
- ***Council member Allman – Approve***
- ***Council member Contreras – Approve***
- ***Council member Poirrier – Approve***
- ***Council member Alvord – Approve***

f. Timberland Bank CD Decision

Mayor Svenson says that usual what is done is to renew the CD.

Council member Lonnie Dowell motions to renew the Timberland Bank CD decision. Council member Jeramy Allman 2nd. Passed unanimously.

- ***Council member Dowell - Motion***
- ***Council member Allman – 2nd***
- ***Mayor Svenson – N/A***
- ***Council member Dowell – Approve***
- ***Council member Allman - Approve***
- ***Council member Contreras – Approve***
- ***Council member Poirrier – Approve***
- ***Council member Alvord – Approve***

g. Ordinance 1111

An ordinance of the City of Winlock, Washington, Reaffirming and amending the sections of Winlock municipal code chapter 9.10 to provide for the maximum reimbursement of the incarceration costs authorized by state law and adopting by reference RCW 10.101.010 (3) (a) through (c), repealing ordinance No. 710 as codified at Winlock municipal code chapter 9.40;

amending ordinance No. 962 as necessary; and providing for severability and establishing an effective date.

City Attorney Marissa Jay advises council on the jail bed costs.

Council member Jeramy Allman makes a motion to adopt ordinance No. 1111 and for the mayor to sign. Council member Marty Poirrier 2nd. Passed unanimously.

- ***Council member Allman – Motion***
- ***Council member Poirrier – 2nd***
- ***Mayor Svenson – N/A***
- ***Council member Dowell – Approve***
- ***Council member Allman – Approve***
- ***Council member Contreras – Approve***
- ***Council member Poirrier – Approve***
- ***Council member Alvord - Approve***

10 Reports/Correspondence

- **Notice of Appeal and Public Hearing**
- **AWC City Voice 11.3.21**
- **AWC Elected Official Essentials**
-

12. Adjournment

Council member Lonnie Dowel motions to adjourn. Council member Marty Poirrier 2nd. Passed unanimously.

- ***Council member Dowell – Motion***
- ***Council member Poirrier – 2nd***
- ***Mayor Svenson – N/A***
- ***Council member Dowell – Approve***
- ***Council member Contreras – Absent***
- ***Council member Allman – Approve***
- ***Council member Poirrier – Approve***
- ***Council member Alvord - Approve***

The mayor adjourned the meeting at 8:10 pm.

Brandon Svenson, Mayor

Attest:

Penny Jo Haney, Clerk-Treasurer