



WINLOCK CITY COUNCIL
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Brandon Svenson, Mayor

Marty Poirrier, Council Position #1 * Eric Contreras, Council Position #2 * Lonnie Dowell, Council Position #3
Jeremy Allman, Council Position #4 *Lindsey Alvord, Council Position #5

**March 28, 2022
CITY COUNCIL MEETING**

PUBLIC HEARING – EXPANSION OF THE CITY OF WINLOCK URBAN GROWTH AREA (UGA)

Mayor Svenson called the public hearing to order at 6:00 pm. Mayor Svenson asked the residents who signed up to speak and who wanted to speak and moved one person to public comment.

David Toyer, Toyer Strategic Advisors, was in attendance to speak about the Winlock UGA Expansion. He was retained last fall by a private party to look at a parcel that is bordering the existing Winlock UGA in Lewis County. The City of Winlock was contacted and asked if they would be interested in submitting a request for an UGA expansion. The Winlock City Council provided the direction and indicated they were interested in expanding the UGA. Toyer Strategic Advisors was asked to put together an analysis of the area and an analysis of whether there was documentation to support an expansion of the UGA. He explained how the process works and what criteria needs to be met. The application must be submitted to Lewis County by April 1, 2022. He explained the County process and when the Lewis County Board of County Commissioners will review it. He explained what information was required in the packet and how the process works. Mayor Svenson said the piece of property is on the east side of I-5 and is 100 acres off Exit 63 and SR 505 right across from the park and ride. The property is inside the urban reserve area identified by Lewis County. Mr. Toyer explained the property was not able to be supported inside an UGA but can potentially be included in the UGA in the future. He explained how it could be included.

The Winlock City of Council did not have any questions or comments.

Terry Andruss, 116 Twin View Ln. – Mr. Andruss was concerned about being required to hook up to city water and sewer services. Mayor Svenson explained he would be required to hook up to city water and/or sewer if either failed. Mr. Andruss asked about the private road and if the City of Winlock would take over maintenance on the road. Mayor Svenson explained it would be the same as the County policy and since it is a private road the City of Winlock would not maintain it.

Paulette Horton, 505 St Rt 505 – She asked about the piece of the property being added to the Winlock UGA. She asked about zoning. Mayor Svenson said it is zoned C2 (25%) or light industrial (75%). She asked how the utilities would get to the other side of Interstate 5. Mayor Svenson said the developers would pay for the utility’s expansion and road improvements. She also asked about the Exit 63 and St Rt 505 improvements. Mayor Svenson said

roundabouts would be installed at Exit 63, N Military Rd, and Mickelsen Parkway. There will also be a truck lane northbound lane toward the Industrial Park and a truck on the southbound lane toward Interstate 5. Mayor Svenson said WSDOT, and developers are involved in mitigating the congestion and coming up with solutions. Council Member Dowell explained the criteria needed to make changes to the roadways to accommodate the anticipated traffic. She asked about the Bay Senior park and that the people living there would have to move within the year. Mayor Svenson said the land was bought and the new owners have asked the residents to relocate.

Mayor Svenson closed the public hearing at 6:20 pm.

1. 6:20 P.M. – CALL TO ORDER

Mayor Brandon Svenson called the meeting to order at 6:20 pm

2. DETERMINATION OF QUORUM

Mayor Svenson determined a quorum was present.

3. FLAG SALUTE

Mayor Brandon Svenson led the Flag Salute

4. APPROVAL OF AGENDA

Council member Jeremy Allman Motions to accept the 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*

5. OLD BUSINESS

Mayor Svenson said the water line replacement is still underway. He said the bump will be fixed on Kerron St.

Council Member Alvord asked about park in Grand Prairie Estates and when the developer was going to plant grass.

Council Member Dowell asked about an update on the bridge railing. Mayor Svenson said he had no information.

Council Member Poirrier asked about the Jones Rd clean up. Mayor Svenson will speak with Kenny and get an update.

Council Member Contreras asked about impact fees. Mayor Svenson said we are still working on impact fees. Marissa explained why a study is important and how it will help when the fees are challenged. Marissa spoke with a member of the Winlock School Board, and they seemed more open to impact fees.

6. MAYOR COMMENTS

No mayor comments.

7. COUNCIL COMMENTS

Council Member Poirrier reported there were several community events. He wanted to thank everyone involved.

8. COMMITTEE REPORTS

- a. Finance Report Ending 2/28/22 – Council member ? said we are doing well.
- b. Grants – Mayor Svenson & Amy Buzzard are working on getting a grant for the sinkhole on
- c. Nevil Rd & St Rt 505. She is working a few other grants.
- d. Park – Monthly Report and Grant Update – Council member Alvord read the Park Board report. She reported the Park Board was accepted by RCO. She gave an update on the grants. She reported the Picker Fest/WAMA was scheduled for this year. The board will meet with Sally Vogel for guidance on how to effectively operate the kitchen and food prep area during the event. The next Park Board meeting will be April 5, 2022, at 10:00 am at the Winlock Community Building.

9. STAFF REPORT

No staff report.

10. PUBLIC COMMENTS – Non-Agenda Items (Limited to 5 Minutes) Please step up to the microphone and state your full name for the record. Please limit your comments to 5 minutes.

Tim Fife, 125 Twin View Ln – Mr. Fife believes all new development should be handled by the City of Winlock. He is concerned about being required to hook-up to the City of Winlock water and septic services. He said his septic system and well are in good working order and he doesn't need or want the city services. He asked to not be inside the city limits or in the urban growth boundary. Mayor Svenson explained they are already in the City of Winlock service area. Mr. Fife asked if there was an appeals process if the drain field or well fails.

Terry Andrus, 116 Twin View Ln – Mr. Andrus is concerned about being required to hook-up to city water and sewer if his well and/or septic system fails. He doesn't want to be in the city limits. Mayor Svenson explained he and the City Council have no interest in going after property owners who already have functioning wells and septic systems. There are only so many connections and the City of Winlock prefers to use those connections for new developments. Mr. Troyer explained the differences between the County & City zoning, taxes, services, etc.

Cathy Chastain, 133 Kakela Rd – Mrs. Chastain is concerned about safety issues on the construction crew. She said she has seen safety violations and no flaggers. Mayor Svenson said he has had multiple conversations with the contractors regarding safety issues. She asked questions regarding water/sewer hook-ups fees if well or septic fails and water/sewer fees. She is also concerned about privacy and would like the developers to pay for a fence.

Judge Alan Unzelman – He came to formally introduce himself. Council member Dowell asked if he was aware there is community service and Judge Unzelman said he was aware.

11. CONSENT AGENDA

- A. Approval of Vouchers for 3-28-22 for \$55,568.14
- B. Minutes of March 14, 2022

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

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*

12. AGENDA

- a. Nutter Corp – SR 505 Sewer Line Change Order Closeout #2

Council member Jeramy Allman motions to approve the Nutter Corp. SR 505 Sewer Line Change Order Closeout #2. Council member Eric Contreras 2nd. Passed unanimously.

- *Council member Allman– Motion*
- *Council member Contreras – 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*

- b. **City of Toledo Contract.**

Mayor Svenson reported the City of Toledo has approved the contract for Community Development and is waiting for the City of Winlock City Council to approve it. Council member Dowell asked how the fees were determined and if Robert Webster agreed with the figures. Mayor Svenson said Michelle Whitten and the City of Winlock discussed the fees. Marissa suggested clarification of fees and services on the contract. The council asked for clarification on terms and fees.

Council member Lonnie Dowell motions to table the contract with the City of Toledo until more information is available. 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 Allman – Approve*
- *Council member Contreras - Approve*
- *Council member Poirrier – Approve*

- **Council member Alvord – Approve**

c. Resolution 2022-05 – Petition for Annexation

Mayor Svenson read the resolution to the council. Mr. Toyer explained the resolution and annexation process and the urban growth boundary line. He said a legal description was not written when the UGA boundary was established. He suggested the legal description follows the road right-of-way when it is written. Marissa pointed out the Federal Way was listed at the city instead of the City of Winlock.

RESOLUTION NO. 2022-05

A RESOLUTION OF THE CITY OF WINLOCK, WASHINGTON ACKNOWLEDGEING THE RECEIPT OF A LETTER OF INTENT TO PETITION FOR ANNEXATION PURSUANT TO RCW 35A.14.120. CONFIRMING THE PREDESIGNATED ZONING AND COMPREHENSIVE PLAN DESIGNATIONS UPON ANNEXATION; REQUIRING ASSUMPTION OF A PROPORTIONATE SHARE OF THE CITY'S INDEBTNESS; AND AUTHORIZING THE CIRCULATION OF 60 PERCENT ANNEXATION PETITIONS.

Council member Marty Poirrier motions to adopt Resolution No. 2022-05 as amended. 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*

d. Adjustment of Employee Positions

Mayor Svenson said it was adding more time to the Court and moving the second court aid to the police department. Penny Jo explained the employee situation.

Council member Lonnie Dowell motions to table the adjustments of employee position. Council member Eric Contreras 2nd. Passed unanimously.

- *Council member Dowell – Motion*
- *Council member Contreras – 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*

13. CORRESPONDENCE

- a. AWC City Vision Magazine
- b. AWC City Voice
- c. MRSC In Focus Local Government

14. ADJOURNMENT

Council member Eric Contreras motions to adjourn. Council member Lonnie Dowell 2nd. Passed unanimously.

- *Council member Contreras – Motion*
- *Council member Dowell – 2nd*
- *Council member Poirrier – Approve*
- *Council member Allman - Approve*
- *Council member Contreras – Approve*
- *Council member Poirrier – Approve*
- *Council member Alvord - Approve*

The meeting adjourned at 7:30 pm.



Brandon Svenson, Mayor

Attest:


Penny Jo Haney, City Clerk