



CITY OF WINLOCK
CITY COUNCIL
REGULAR COUNCIL MEETING – 6:00 PM
October 11, 2021 – 6:00 pm

1. DETERMINATION OF QUORUM

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

Penny Jo Haney Deputy Clerk, Jim Buzzard, City Attorney

2. Call to Order

Mayor Brandon Svenson called the meeting to order at 6:00 pm.

3. FLAG SALUTE

Mayor Brandon Svenson led the flag salute.

4. Approval of Agenda

Before moving to approval of agenda, mayor Brandon Svenson makes a motion to cancel the public hearing.

Council member Lonnie Dowell makes a motion to cancel the public hearing due to improper notification to the public. 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 Poirrier – Approve***
- ***Council member Alvord – Absent***

Council member Jeramy Allman motions to excuse council members Eric Contreras and Lindsey Alvord from the meeting (note: Alvord came in late). 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 Contreras – Absent**
- **Council member Allman - Approve**
- **Council member Poirrier – Approve**
- **Council member Alvord – Absent**

Council member Lonnie Dowell motions to approve the agenda as written. Council member Jeremy Allman 2nd. Passed unanimously.

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

5. Old Business

Mayor Svenson asks if anyone has any old business. There was none.

6. Mayor Comments

Mayor Svenson says that the Nevil Road repair job (for the sink hole) is holding up well. He hopes it will continue to do so until the city can get some funds in. He has applied for funds and is still waiting to hear back. It will take about 1.2 million to fix the culvert the way it needs to be.

He has noticed that the community has been coming together very well lately and it has been nice to see all the nonprofits working so well with each other. School programs are doing very well and the youth programs coming together.

Anne Randt was present at the meeting. The mayor and council invited her to the front and presented her with a beautiful vase in recognition and appreciation for all she has done for the city. Mayor Svenson tells Anne that everyone here loves and appreciates her and so wanted to gift her. Anne accepts and thanks the council saying that they did not need to do that, and that she very much enjoyed working with everyone. She received applause from all present and was thanked personally by each present member.

Council member Lindsey Alvord arrived by this time.

7. Council Comments

Council member Dowell notes that the buildings in the downtown area are looking good these days with the new owners painting and fixing them up. Dowell says that it is really starting to look beautiful in the town again, giving thanks to the property owners who were not all present. John Hebert was present; however, and Mayor Svenson pointed him out saying that he has been spraying away the past few weeks painting his buildings.

Council member Allman says that things this morning looked smooth with BNSF doing their replacement.

Council member Poirrier says that on the 31st of October, members of the community are putting on a Halloween festival at the community center. This will be an event for entire families. During the same time there will be a Trunk or Treat in the Plaza. Poirrier thanks organizers for putting this on for the community.

8. Staff Reports

a. Robert Webster, Community Development Director

Robert Webster goes over his report with the council. As of 10.5.2021 there are 35 single family homes, one (1) four-plex home, and three (3) manufactured homes which puts the city currently at 42 new buildings. There is a (3) three homes short plat that was just passed and a couple more homes that permits are out on but have not been paid yet. They will be next week. The 50-home mark or close to it, should be hit. Hilltop Meadows and Meyers Meadows are both filing for early grading. They are both signing documents to take full responsibility of any problems that may arise in platting. Red Rock is pouring early footings and foundations to get ahead of the weather. Webster believes that all these things are good for the city. Webster states that between Meyers Meadows and Hilltop Meadows, he foresees hitting 100 new homes next year.

Webster says that duplexes are usually a good deal for rentals. They can be platted down the middle so that two separate owners can own each side.

The Park in Grand Prairie needs a road up to it. Webster tells council he needs to talk to Eric about that. Currently Red Rock is the controlling interest in Grand Prairie but there will be a vote in the future so that a new person can take over. City Attorney Jim Buzzard says that this has already been covered. Mayor Svenson says that it has not been finalized.

Webster talks about doing a 40 ft. right of way. He says that is how most counties do it because 60 ft. takes up a lot of room, especially for yardage for homes.

On Alder St, Roger Foley has told Robert that he will pave Alder St. for the city when he is done with his short plat. He is about to have about 6-7 homes going up on that property line. He will be doing some boundary line adjustments on that property. He will widen Alder so that two (2) cars can get up and down it. Currently only one (1) car can go. Council member Dowell asks if Foley has signed

documentation saying that he will do that. Webster says not yet, he wanted to let the council know about it first.

Back about the park in Grand Prairie, Webster gives his opinion on hydro seeding it next year. With the freezes coming in now, he believes it would be a waste of time and money to ask a contractor to come do it when it will be needed again in six (6) months. He has spoken with the contractors who say they will cover it with straw and keep it clean until next spring when they can hydroseed properly. The picnic tables will come in and be bolted down. Holes for play structures will be filled in. They will have everything done in the park besides the seed. They said that they will do it if the city asks; however. Mayor Svenson says that he personally does not have a problem with waiting till spring for them to seed, especially if it is going to keep freezing like it has. It probably will not take. Council member Allman asks if they could just get it in writing that they will hydroseed it in spring. Webster agrees and says he can. Webster cannot sign off on “complete” until everything is done. Until that happens, no homes can be sold. City attorney advises to ask them for a bond that they will hydroseed it.

Council member Dowell asks about Hilltop Meadows and Meyers Meadows having early grading. He was asking considering the public hearing being canceled. Dowell continues saying that the public hearing has not been held yet, but they are already saying that they are going to be putting in footings and pouring concrete. Webster says right now they are not doing anything, and the hearing can be held on the 25th.

There was a county and ecology response to the public hearing announcement. Webster says those are standard responses.

Mayor Svenson asks if there are any other questions for Robert. There were none.

Police – Stephen Valentine, Chief,

Chief Valentine reads the September 2021 report. Seven (7) agency assists, two (2) alarms, four (4) animals, three (3) attempt to contact, two (2) civil issues, two (2) death investigations, seven (7) disorderly disputes, one (1) drug violation, one (1) Fraud, one (1) hit and run, thirteen (13) information, one (1) lost property, one (1) noise complaint, one (1) missing person, seven (7) suspicious, one (1) tagged vehicle, four (4) thefts, twelve (12) traffic, one (1) unsecure door, and one (1) vehicle prowl.

b. Water/Sewer – Rodney Cecil, Superintendent

Rodney Cecil goes over the project update with the council. He asks if anyone has any questions. There were no questions on the report. Council member Jeremy Allman asks if the pump on Nevil Road was still down. Cecil said that no it was not. Allman asks if he has looked at the power consumption for those. He has not looked at the power, but they are getting ready to do a report.

6. Public Comment

Tim White was there on behalf of the high school kids for homecoming. They had reached out to Small Acts of Kindness and asked if they could secure the community building for their homecoming. That would be on October 30th. Small Acts of Kindness already has insurance with the city. He asks the council to reserve the community building for homecoming and at the request of the high school students that the fees be waived. Small Acts of Kindness will supply the insurance. Tim White says that Council member Eric Contreras has been involved in this and will be the go between him and the city. Council member Dowell asks if that would interfere with what is going on at the community building on the 31st. Tim White says that no it will not. They are all working together. Marty Poirrier says that he believes the two (2) parties are coordinating. City Clerk Penny Jo Haney asks who will be responsible for putting in the paperwork. Tim White says Small Acts of Kindness and Eric Contreras will be.

Council member Lonnie Dowell makes a motion to wave the fee for home coming on the 30th. 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 – Absent***
- ***Council member Alvord – Approve***

Mayor Svenson asks if anyone else wishes to speak. No one else did.

7. Consent Agenda

Mayor Svenson asks if there were any questions regarding the consent agenda. There were none but Marty Poirrier thanks Clerk Penny Jo Haney for her added explanations for the vouchers.

a. Approval of Vouchers in the amount of \$311,280.06

b. Approval of Minutes of September 27, 2021

Council member Marty Poirrier motions to accept the consent agenda in its entirety. Council member Jeremy 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 – Absent***
- ***Council member Poirrier – Approve***
- ***Council member Alvord – Approve***

9.

10. Agenda

a. Housing Policy Summit 2021, Commissioner Sean Swope, and Kelly Smith- Johnston, Consultant - Tabled from 9-7-2021.

Kelly Smith Johnson introduces herself to the council. She says she is here twice. Once for The Housing Policy Summit and once for the Energy Innovation Coalition. She asks if council has heard anything about the Energy Innovation Coalition. Council member Dowell says only what she has been presented in the packet. Kelly goes on to say that herself and Commissioner Swope have been convening in the city of Centralia. The purpose of the coalition is for local elected to learn more about the issue of housing. There is a housing crisis across the nation. Lewis County is impacted, and the housing supply is low. She has just heard and noted that Winlock is doing its part to help with supply. Kelly goes on to state that the coalition purpose is to work across jurisdictions while allowing each jurisdiction to act autonomously. The Summit is focused on the whole housing Pipeline. That includes people who are not sheltered all the way up to fair market housing. She asks if there are any questions at this point.

Council member Marty Poirrier asks what sort of cross jurisdictional ideas she had in mind. Kelly says that one example would be permitting. She asks the council if the city uses the county for their permitting. Mayor Svenson says that the City of Winlock handles it in-house. Kelly says that developers want consistent predicable and timely permitting. It is hard to move between different jurisdictions and have different approaches. That said, her and commissioner Swope both believe that no jurisdiction needs mimic another, but if there are ways that a cross jurisdiction method of permitting was agreed upon that was consistent for developers, it would speed up the time for housing builds and help increase the supplies. Council member Allman says that they city has adopted the counties method for permitting. Kelly talks about an agreed upon legislative agreement. The last meeting was canceled due to the death of commissioner Gary Stamper. The next meeting will be on November 2nd. They have been limiting it 1 or 2 elected officials from each jurisdiction and 1 or 2 staff members in light of Covid. Kelly invites Winlock to attend. Mayor Svenson says that they will there.

Council member Lonnie Dowell asks Kelly out of curiosity if she was for or against impact fees. He states that in Winlock they are needed. Dowell says that he has heard that other people are telling the mayor that he should not be doing that. Kelly says that is a topic that she is still learning about as she is still new to everything from last year. She said that she really wants to look at the cost benefit of that. There were no further questions for Kelly.

b. Energy Innovation Coalition, Richard Debolt – Lewis County EDC and Kelly Smith- Johnston, Consultant

Richard Debolt introduces himself to council. Debolt says that in his background he has served as legislator for 24 years and then worked at TransAlta. He has dealt with energy and natural resource issues his whole life. They have started looking at what kind of energy strategy they could have for their community, so they hired Kelly. There was a stakeholder conference on this. How can growth be managed with energy; how can it be used to change and benefit the economy. Energy conservation

projects nearby have been looked at. Hydrogen is being looked at. They also looked around the world at different approaches. Debolt talks about how we have a lot of clean water in the area. He talks about how other areas brought hydrogen in as a replacement for coal. Debolt talks about the areas who have done this have been become more sustainable among themselves and less dependent on outside resources for energy. This project that Debolt is talking about is a Lewis County project. Roughly how this works is, a copper rod is put into the water, electrocuted, and it releases a gas that can be liquified. That liquid can be used in cars and other things. The only by byproduct would be water. This has been around since 2015 and was used a lot in WW2 by Germany but has gotten a bad reputation for that but it's making a comeback. This can be made and used anywhere there is water and does not require a refinery to be made. The City of Winlock is being asked to endorse this project.

The market growth of hydrogen is listed in the packets. The market is there, and it is good. Just one example is that hydrogen trucks in Renton are being built but there is currently no hydrogen for them. If Lewis County got the jump on it, and started making the hydrogen, it would be a very good thing for the county. Winlock is invited to join the coalition.

Currently no one is ahead or even behind them in this project. They are currently the only show in town. They are going after a grant to help get it moving forward.

City Attorney Jim Buzzard asks if they are going to circulate a proclamation. Kelly says that they will once they can add into that letter all the cities who are behind it.

Council member Marty Poirrier asks how it would subsidize Winlock's' citizens energy and what they would do with it. Debolt says that they could sell the energy to their citizens at their own costs and then sell the excesses on the spec market. The price is reasonable.

Poirrier asks if he thinks this energy will offset the lack of energy that the coal energy makes once it goes away or, is this just another clean energy profit maker for the county. Debolt says these are two separate questions and addresses them. It will not offset the energy loss of energy from TransAlta but that none of their energy goes into the Lewis County grid anyway. It is all sold into Bonnyville and then sold to Seattle. In 2035 when people start switching to electric cars after coal goes down and the nuclear plant on the Columbia will not be in service, this will offset that tension.

Debolt says that he hopes the City of Winlock will participate and they will be back to update the city again. The council thanks Kelly and Richard for their presentation.

- c. **Fund Request Mixers and Membrane Pressure Valves – Rodney Cecil, Water/Sewer Superintendent**
Rodney requests money to replace the old mixer at the bottom of the tank that mixes the sludge. Cecil is looking at buying 4 new ones. The current ones have been in for 14 years and have already been rebuilt twice. These would also include three (3) rebuilt kits.

The water rights from Tom McDonalds will be ran through ecology before going in.

Cecil says that they will be making all the wells pump out of the same well. They can all be linked to one well, that can be ran 24/7

Cecil goes over the electrical work to tie everything in including the well at Grand Prairie.

Altogether this will be \$93,000.

Council member Lonnie Dowell motions to approve \$93,000 out of capital improvement to fund the 3 presented projects. 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 Contreras – Absent***
- ***Council member Poirrier – Approve***
- ***Council member Alvord – Approve***

d. Transfer \$195,258.83

This is Nutter pay request #5. Penny Jo Haney thinks that this may be the final.

Council member Lonnie Dowell motions to transfer \$195,258.83 from LGIP for Nutter project #5. Council member Jeramy Allman 2nd. Passed unanimously.

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

e. Housing Development Speed Limits – Tabled from 9.27.21

Mayor Svenson said that he has had several conversations with Kenny and Chief Valentine about this. They were talking about fifteen (15) mph but remembered that they did ten (10) mph in Grand Prairie. They just put-up new signs for ten (10) mph in there and were wondering how they would feel about raising it considering that they are now asking for speed bumps because cars are still going fast through there. In this light, Svenson asks council what they think about dropping it to ten (10) mph in the developments.

Council member Lonnie Dowell motions to table Housing Development Speed Limits until they have documentation to support action. 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 – Absent***
- ***Council member Poirrier – Approve***
- ***Council member Alvord – Approve***

10 Reports/Correspondence

- a. **AWC City Voice 9.29.21**
- b. **AWC City Voice 10.27.21**
- c. **EDC American Rescue Planning**

11. Adjournment

Council member Lonnie Dowell motions to adjourn. Council member Lindsey Alvord 2nd. Passed unanimously.

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

The Mayor adjourned the meeting at 7:15 pm.

Brandon Svenson, Mayor

Attest:

Penny Jo Haney, Clerk-Treasurer