



WINLOCK CITY COUNCIL

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Brandon Svenson, Mayor

Jess Bowers, Council Position #1 * Chuck Camps, Council Position #2 * Jodie Curtis, Council Position #3 *
Jeramy Allman, Council Position #4 * Lindsey Alvord, Council Position #5

Public Hearing

1) 2025 Budget

Mayor, Svenson opened the Public Hearing at 6:00 p.m.

Mayor, Svenson asked if anyone had any questions or wished to speak at this time. There was no one in the audience or via zoom that wish to speak at this time.

Mayor Svenson closed the Public Hearing at 6:01 p.m.

City Council Meeting

November 25, 2024, at 6:00 p.m.

CALL TO ORDER

Mayor Svenson called the regular meeting at 6:01 p.m.

DETERMINATION OF QUORUM

Mayor Brandon Svenson, Present, Jess Bowers, Present, Council Position #1; Chuck Camps , Present, Council Position #2; Jodie Curtis, Present, Council Position #3; Jeramy Allman, Present, Council Position #4; Lindsey Alvord, Absent, Council Position #5.

Others Present

City Attorney, Marissa Jay, City Assistant Clerk, Mindi Baird, and City Treasurer, Jill Davis

1. Flag Salute

Mayor Svenson led the flag salute.

2. APPROVAL OF AGENDA

Mayor, Svenson requested to move Agenda item (c) and (a) around.

Council Member, Jeramy Allman Motioned to Approve the Amended Agenda. Second, by Council Member Jodie Curtis, the Motion Passed unanimously.

- ***Council Member Allman – Motion***
- ***Council Member Curtis – Second***
- ***Mayor Svenson –N/A***
- ***Council Member Bowers – Approve***
- ***Council Member Camps – Approve***
- ***Council Member Alvord – Absent***

3. OLD BUSINESS

Mayor, Svenson said he had no old business to report at this time.

4. MAYOR COMMENTS

Mayor Svenson said Military Road is looking great and is very happy with the work out there. They have been communicating great with Robert and his self. The work is being done well, moving along quickly, but with quality. Mayor Svenson said its looking good and should last a long time. Mayor, Svenson said that the fence at the high school ended up being in the right of way where the fire hydrants will go and the footing for the fire hydrants. The construction company took the fence down and the school didn't have the revenue to put it back up. Mayor, Svenson said himself, Kenny, Public Works, Water/Sewer and the schools Public Works will work together to put the fence back up. Mayor Svenson said they are working quickly as possible to open up Nevil to SR 505, weather permitting.

6. COUNCIL COMMENTS

Council member, Jeramy Allman wished everyone a Happy Thanksgiving, and hopes everyone is safe this holiday.

7. Reports

Community Development, Robert Webster – Robert said Mindi and himself have been effective and productive reviewing permits and assisting people quickly as possible. Robert moved on to say, we are currently sitting on Forty-seven homes and currently working on another four, four plex unit permits, hopefully we will get them in by the end of the year. Robert provided Mayor, Svenson and the council with a report of development updates. Robert said Grant Ave should start in the spring. Robert and the council had a short discussion on a few of the development projects.

Mayor, Svenson expressed appreciation to Robert for everything he does here. Mayor, Svenson said we are the third largest city in the county working with a one-and-a-half-man crew and Robert has taken on the Better half of this as a one-man band and the next biggest city is Chehalis with a four-person community development department and hiring a Community Director. Mayor, Svenson

moved onto say the reason why this city is functioning as well as is, is because of our staff that has excelled in this position and appreciates everything Robert is doing.

9. Public Comment – No one in the audience, or via zoom, wished to comment at this time.

10. CONSENT AGENDA

Approval of Vouchers for November 25, 2024, for thirty-four thousand nine hundred and thirteen dollar and seven cents (\$34,913.07) and minutes from November 12, 2024. **Council Member Jodie Curtis Motioned to Approve the Consent Agenda with correction to the minutes. Second, by Council Member Jeremy Allman, the Motion passed unanimously.**

- **Council Member Curtis - Motion**
- **Council Member Allman – Second**
- **Mayor Svenson – N/A**
- **Council Member Bowers – Approve**
- **Council Member Camps – Approve**
- **Council Member Alvord – Absent**

11. AGENDA

- a. **HOA Hearings & Covenants (Jay Vander Stoep) – Discussion** - Jay introduced himself. Jay said he has been the City Hearing Examiner for about twenty years. Jay said in the last five years we had fifteen to twenty home sights here. Jay said some of the new sites are small they have small garages and small driveways and in about ten years from now and you have resident with junk in their yard that depreciates value and home equity value, multiply that by a lot and it effects the whole community. Jay said the covenants he provides we will be putting on to all the new developer so that it gives the neighbors a right to say hey. The convenance gives the city a right to do something about it. Jay suggested to have a Code Enforcement Officer could even be a citizen. Jay said having a mechanism now can help to preserve the beauty of this community, if you don't have a Code Enforcer this can have a huge effect on your community. Mayor, Svenson thanked Jay and asked about pushing for overflow parking in place of cramming more houses. Jay said the City can require the development to provide the overflow parking, but still risk parking RV etc.

- b. **Ordinance 1177-2025 Budget** – Mayor Svenson reads. **AN ORDINANCE OF THE CITY OF WINLOCK, WASHINGTON, ADOPTING THE ANNUAL BUDGET FOR THE CITY OF WINLOCK, WASHINGTON, FOR THE CALENDER YEAR 2025 AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.** Mayor, Svenson said promises were made and promises were kept. When we went into annexation, we said it was for revenue that the city would need in purity. Mayor Svenson said you can see it with other cities struggling, but the City of Winlock will not be struggling, in part of annexation and the money we were asking for is the same as it was last year, that means we did not raise the levy rates they are the same as last year. Mayor, Svenson moved onto say he said that they would lower taxes, but of when you get your taxes there are levies

involved, so could not guarantee that the overall bill would be lowered not knowing what the fire department or school was going to do. Mayor, Svenson moved onto say that the county is increasing property tax this year, not sure of the number it was point nine zero (.90 per thousand) but also the county charges a road tax for one point two zero (1.20 per thousand). When you live in the county you assume property tax at point nine zero (.90) and road tax at one point two zero (1.20). When your annexed into the city limits the road tax is at one point two (1.2) turns into the city levy at seven point three (7.3) and there is the reduction in taxes. Mayor, Svenson said even if we took the maximum amount allowed, we would been at one point one (1.1) which is still lower than what we were paying but would have increase the former citizens rates. Mayor, Svenson said everyone is raising taxes and the only city in this county that has lower taxes on the city citizens and would have lower taxes on the citizens of the UGA and is happy to say that the promise was kept, and the city is bringing in one hundred ninety-one thousand dollar (\$191,000.00) in tax with having while having them lower this year. **Council Member, Jeramy Allman Motioned to Approve Ordinance No. 1177 2025 Budget. Second, by Council Member Jess Bowers, the Motion passed unanimously.**

- **Council Member Allman - Motion**
- **Council Member Bowers - Second**
- **Mayor Svenson – N/A**
- **Council Member Camps – Approve**
- **Council Member Curtis– Approve**
- **Council Member Alvord – Absent**

- c. **Water Leak Reduction Request, Aaron Tormanen** – Mayor, Svenson mentioned he was a little concerned, being this is a brand-new development. Council Member, Jodie Curtis pointed out that Kamstrup flagged the leak. The Council briefly discussed that it could be a faulty meter. **Council Member, Jeramy Allman Motioned to Approve Water Leake Reduction for Aaron Tormanen. Second, by Council Member Chuck Camps, the Motion passed unanimously.**

- **Council Member Allman – Motion**
- **Council Member Camps – Second**
- **Mayor Svenson – N/A**
- **Council Member Bowers – Approve**
- **Council Member Curtis – Approve**
- **Council Member Alvord – Absent**

- d. **Professional Services Agreement, Hearing Examiner** – The professional services provided Shall conduct public hearings, prepare findings of facts in accordance with adopted city policies and render decisions in writing. Mayor, Svenson, City Attorney, Marissa Jay, and the Council discussed the safety of citizens the new development HOA and the language in the agreement needs further review. **Council Member, Jeramy Allman Motioned to Table this until more information is available. Second, by Council Member Jodie Curtis, the Motion passed unanimously.**

- **Council Member Allman – Motion**
- **Council Member Curtis – Second**
- **Mayor Svenson – N/A**
- **Council Member Bowers – Approve**
- **Council Member Camps – Approve**
- **Council Member Alvord – Absent**

e. **Roundtree Turn Lane Stormwater** – Community Development Director, Robert Webster said the city need to sign off on the storm water pond design, since the city annexed, we have taken over responsibility of the right of way it's still the governments water, but we will maintain it. City Engineer will review and stamp the plans. City Attorney, Marissa said the City is the permitting agencies, but they still need to meet state requirements. The council discussed safety of traffic flow and requested more information to be provided **Council Member, Jeramy Allman Motion to Table this until they get more information. Second, by Council Member Chuck Camps, the Motion passed unanimously.**

- **Council Member Allman – Motion**
- **Council Member Camps – Second**
- **Mayor Svenson – N/A**
- **Council Member Bowers– Approve**
- **Council Member Curtis – Approve**
- **Council Member Alvord – Absent**

f. **iWorq Service Agreement and Proposal** – Community Development Director, Robert Webster said this is a software service that we sat in on classes with Toledo and it will cut down on a lot of time and provide more accuracy. Toledo is using the same software that will link to Robert. They have already provided training following along with Toledo's. The billing term is three years, and the annual fee is twenty-four hundred dollars (\$2,400.00) **Council Member, Jeramy Allman Motion to Approve the iWorq and proposal . Second, by Council Member Jess Bowers, the Motion passed unanimously.**

- **Council Member Allman – Motion**
- **Council Member Bowers – Second**
- **Mayor Svenson – N/A**
- **Council Member Camps – Approve**
- **Council Member Curtis – Approve**
- **Council Member Alvord - Absent**

12. Executive Session, (RCW 42.30.110 (e), (f), (g) – Litigation

Mayor, Svenson recessed the regular meeting twenty (20) minutes at 6:53 p.m. to go into Executive Session for RCW 42.30.110.

Mayor, Svenson returned to the regular meeting at 7:13 and said there was no decision made at this time.

13. Adjournment

Council Member Allman Motioned to adjourn the meeting. Second, by Council Member Chuck Camps, the Motion passed unanimously. The meeting adjourned at 7:14 pm.

- ***Council Member Allman – Motion***
- ***Council Member Camps - Second***
- ***Mayor Svenson – N/A***
- ***Council Member Bowers – Approve***
- ***Council Member Curtis – Approve***
- ***Council Member Alvord – Approve***

Mayor Svenson adjourned the meeting at 7:14 p.m.



Brandon Svenson, Mayor

Attest:



Mindi Baird, Assistant Clerk