



## CITY OF SHELTON, WASHINGTON - CITY COUNCIL

City Council Meeting Minutes

February 2, 2021 – 6:00 p.m.

Virtual Platform

### **COUNCILMEMBERS AND PERSONNEL**

#### Councilmembers

Mayor Kevin Dorcy  
Deputy Mayor Deidre Peterson  
James Boad  
Megan Fiess  
Kathy McDowell  
Eric Onisko  
Joe Schmit

#### Personnel

City Manager Jeff Niten  
City Clerk Donna Nault  
Community Development Director Mark Ziegler  
Public Works Director Jay Harris  
Finance Director Aaron BeMiller  
Public Works Administrative Manager Brooke Kilts  
City Engineer Ken Gill

#### Guests

FCS Group – Principal John Ghilarducci and Project Manager Tage Aaker  
EquityPlus, LLC – Avram Fechter

### **CALL TO ORDER**

Call to Order – 6:00 p.m.  
Pledge of Allegiance – Mayor Dorcy  
Roll Call: City Clerk Nault – All present

### **LATE CHANGES TO THE AGENDA**

No late changes.

*Mayor Dorcy – The public is able to make comments during the Public Comment period, as well as any items listed on the business or the action agendas. When making a public comment you will need to state your full name and whether you reside within City limits, within Mason County or reside elsewhere. There are three options for the public to participate in the meeting: (1) join the Zoom meeting by clicking the link on the city's website, (2) email [jeff.niten@sheltonwa.gov](mailto:jeff.niten@sheltonwa.gov), and (3) by calling 360-432-5105.*

### **COUNCIL REPORTS**

Councilmember Schmit stated he would like to recognize an organization in the community who has helped people in need during the COVID 19 pandemic. Elevate Mason County is responsible for establishing an immigrant relief fund raising over \$15,000 to help more than 50 families.

### **CONSENT AGENDA**

1. Voucher numbered 103939 in the amount of \$16,118.04.
2. Vouchers numbered 103940 through 103998 in the total amount of \$139,001.36.
3. Vouchers numbered 104029 through 104069 in the total amount of \$40,274.45.
4. Payroll warrants numbered 3891 through 3892 and 6374 through 6415 and 6416 through 6514. Warrants 103697 through 103717 in the amount of \$756,866.78.
5. Payroll warrants numbered 3893 and 6515 through 6555 and 6556 through 6654. Warrants 103904 through 103924 in the amount of \$766,454.96.
6. Mason County Historical Society Museum 4th Quarter LTAC Report – Written by Director Liz Arbaugh.
7. Shelton-Mason County Chamber of Commerce 4th Quarter LTAC Report – Written by President/CEO Heidi McCutcheon.
8. Minutes from Business Meeting of December 1, 2020.

A motion was made by Councilmember McDowell and seconded by Councilmember Onisko. Passed.

### **PRESENTATIONS**

1. Stormwater Rate Presentation #1 – Presented by FCS Group Principal John Ghilarducci and Project Manager Tage Aaker

FCS Group provided an overview of stormwater rate structures and revenue requirements to cover the financial obligations of the stormwater utility. Discussion followed.

2. Workforce Housing Project – Presented by EquityPlus, LLC

EquityPlus provided a project overview outlining the following:

- Average salary qualifications for residents.
- Predevelopment planning process.
- Project development timelines.
- Project financing.
- Project amenities.
- Review of similar workforce housing projects completed by EquityPlus, LLC.

Discussion followed. City Manager Niten reported the next meeting on this topic is tentatively scheduled for March 16.

### **GENERAL PUBLIC COMMENT**

Steve Whitehouse  
Ginny Brush  
Jef Conklin  
Keith Fuller  
Dean McCoy  
Todd Fague  
Mike Fox

Mark Kamin  
Brent Dille  
Jim Morrell  
Mark Tuson  
Trish McCoy  
Ed Reiter

Mayor Dorcy recessed from the regular meeting and open a public hearing.

### **BUSINESS AGENDA**

1. Public Hearing – Ordinance No. 1965-0121 Department of Ecology 2019 Stormwater Manual Adoption – presented by City Engineer Ken Gill

City Engineer Gill reported Ordinance No. 1965-0121 adopts the 2019 Stormwater Manual for Western Washington allowing the city to meet a requirement of the Western Washington Phase II Municipal Permit. Discussion followed.

*At 7:54 p.m., a motion was made by Councilmember Onisko and seconded by Deputy Mayor Peterson to extend the meeting an additional 30 minutes. Passed.*

Jeff Neely provided public testimony. Discussion followed.

City Clerk Nault provided the first reading of Ordinance No. 1965-0121.

A motion was made by Councilmember Schmit and seconded by Councilmember McDowell to move this item to the February 16, 2021 action agenda. Passed.

Mayor Dorcy closed the public hearing and resumed the regular meeting.

### **ACTION AGENDA**

1. Civic Center Rotating Art Gallery Recommendations – Presented by Community Development Director Mark Ziegler

Community Development Director Mark Ziegler reported the Shelton Arts Commission recommends the artwork of artist Chava Singer be installed at the Civic Center Rotating Art Gallery. Installation would occur on February 23, 2021 and remain in place until May 31, 2021. No public comments.

A motion was made by Councilmember Onisko and seconded by Councilmember McDowell. Passed.

2. Ordinance No. 1964-0121 2020 Supplemental Budget – Presented by Finance Director Aaron BeMiller

Finance Director BeMiller reported Ordinance No. 1964-0121 would increase the expenditure authority of two funds, Bond and Sewer, as necessary to record the payoff of old debt from the October 2020 refunding. No public comments.

City Clerk Nault provided the second reading of Ordinance No. 1964-0121.

A motion was made by Councilmember McDowell and seconded by Councilmember Onisko. Passed.

3. Resolution No. 1183-1120 On-Call Qualified Pool List Contracts – Presented by Public Works Director Jay Harris

Public Works Director Harris reported due to the lengthy process to acquire architecture and engineering services, staff developed a qualified pool of consultants for twelve different categories of work. Staff solicited proposals from consulting firms interested in providing on-call services. After the evaluations were complete, only the top three (or four, in cases where there was a tie) firms per category of work would enter into contract negotiations with the City. No public comments.

City Clerk Nault provided a reading of Resolution No. 1183-1120.

A motion was made by Deputy Mayor Peterson and seconded by Councilmember Onisko. Passed.

### **ADMINISTRATION REPORTS**

City Manager Report – Presented by City Manager Jeff Niten

- The COVID 19 vaccination program has begun in the community.
- Looking Ahead
  - Presentation – FCS Group.
  - Presentation – Veterans Village.
  - Public Hearing – Building Codes.
  - Memorandum of Understanding – Shelton Skate Park.
  - Department of Ecology 2019 Stormwater Manual.

### **ANNOUNCEMENT OF NEXT MEETING**

February 16, 2021 at 6:00 p.m.

### **MEETING ADJOURNED**

Mayor Dorcy adjourned the meeting at 8:10 p.m.

  
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Mayor Kevin Dorcy

  
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City Clerk Donna Nault