



**SHELTON CITY COUNCIL – MASON COUNTY COMMISSION – PORT OF SHELTON COMMISSION
 Leadership Breakfast – The Ridge Motorsports Park
 Meeting Minutes
 January 28, 2022 – 9:00 a.m.**

City Council	County Commission	Port Commission
Mayor Eric Onisko	Chair Kevin Shutty	Chairman Dick Taylor
Deputy Mayor Joe Schmit	Randy Neatherlin	Kristy Buck
James Boad	Sharon Trask	Sue Patterson
Miguel Gutierrez	County Administrator Mark Neary	Executive Director Wendy Smith
Deidre Peterson		
Sharon Schirman		
City Manager Jeff Niten		
Absent: Kathy McDowell		

CALL TO ORDER

Call to Order: 9:00 a.m.

WELCOME AND PURPOSE

City Manager Jeff Niten opened the meeting with introductions and reviewed the agenda topics.

INTRODUCTION OF AGENDA ITEMS

A. Annexation Blueprint/MOU/ILA – City Manager Jeff Niten

City Manager Niten discussed implementation of consistent development standards within the urban growth area to help encourage development. Discussion followed.

- Create stability and predictability for developers.
- The Port is the economic engine for the County.
- Building space is at a premium.
- Utilities – sewer and water.
- City has utilities near the Port.
- Develop partnerships to leverage utility assets for managed growth.
- Port is not a regulatory agency but is a taxing district and municipal corporation.
- City of Shelton’s new branding initiative.
- Shared starting point – what does each commission need to be successful.

City Manager Niten discussed the beginning steps of moving toward annexation, the Office of Financial Management, comprehensive plans, and the establishment of the urban growth boundaries.

- Proceed with development in a structured way without stagnating the process.
- Have a workshop with subject matter experts to clearly understand impacts to each entity.
- A consistent message to alleviate confusion among constituents.
- Administrators – Jeff Niten, Wendy Smith, and Mark Neary, will meet to discuss each entities needs and then present to a subset of each elected body before next meeting.

B. Economic Development Opportunities – Port Executive Director Wendy Smith

Port Executive Director Smith discussed the importance of serving the community as a whole vs in pods and the importance of having new development and retain what currently exists. Discussion followed.

- Maintain statewide competitiveness – Strong City, Strong County and Strong Port.

- Sewer capacity expansion.
- There is a good amount of developable land.
- Stay environmentally friendly without sacrificing our advantage over regional neighbors.
- Strong legislative delegation that shares priorities and a coordinated ask would be beneficial to all.
- Keep jobs and opportunities available in Mason County.
- Currently there is a housing deficit.
- Joint lobbying option on economic development issues.
- The Port relies on the Washington Public Port Association for lobbying. May be beneficial to partner the City/County lobbyists with the Port Commission.

C. Sewer Capacity Expansion – County Administrator Mark Neary

County Administrator Neary discussed areas that should be considered for sewer capacity and expansion. Discussion followed.

- Work together on grant opportunities.
- Have a shared staff person who writes grant.
- Important there is staff capacity to support any grant funds received.
- Satellite plant expansion so we don't have to discharge into Oakland Bay and Hammersley Inlet.
- Impacts to the local seafood Industry and salmon fisheries.
- UGA expansion is needed for multi-family housing.
- Develop a matrix to identify what areas are significantly distressed and make them the priority.
- Consistent approach by both City and County to formalize development agreements, planned action ordinances, common code, and practices.
- It is proactive to have a community-by-design.
- Include public utility districts in future planning discussions.

D. Land Exchanges – City Manager Jeff Niten

City Manager Niten reported two items for consideration would be a new jail facility by Highway 101 (C Street Landfill) and 90 acres of zone residential land by Brockdale Road.


- Highway 101 at the C Street Landfill is 13 acres with 4 acres to remain protected. Utilities would need to be updated at the location.
- Residential areas adjacent to Brockdale is 90 acres of land zoned residential. The Port has some requirements to protect some of the land from development for the current Runway Protection Zones (RPZ's) and future RPZ's for potential expansion of the airport runway.

CLOSING COMMENTS

- Expand group to include other partners, e.g., public utility districts.
- Meet twice a year and coordinate meetings with upcoming legislative events.
- Joint lobbying.
- Similar City/County codes.
- Shared grant writing opportunities.
- RECOMPETE Act (Rebuilding Economies and Creating Opportunities for More People to Excel) for distressed communities.
- Shared City/County/Port capital improvement project list.

MEETING ADJOURN

Adjourned at 10:43 a.m.



 Mayor Eric Onisko



 City Clerk Donna Nault