



**CITY OF WASHOUGAL
CITY COUNCIL
MINUTES**

**Saturday, June 7, 2025
9:00 AM**

MEETING INFORMATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87432227784>

I. CALL TO ORDER

The meeting commenced 9:00 AM

II. ROLL CALL

Present: Mayor David Stuebe, Councilmembers David Fritz, Molly Coston, Tia Robertson, Julie Russell, Michelle Wagner

Absent from 9 AM - 12:57 PM: Councilmember Ernie Suggs - joined via ZOOM at 12:57 PM

Staff:

David Scott, City Manager

Joe Walsh, Strategic Initiatives Manager

Trevor Evers, Director of Public Works

Daniel Layer, Finance Director/City Clerk

Mitch Kneipp, Community Development Director

Amanda Goulding, Assistant City Clerk & Accounting Specialist

III. PUBLIC COMMENT

None

IV. Session Overview: City Manager David Scott

City Manager David Scott reviewed the agenda topics and breaks.

A. Agenda & Presentation

V. Capital Facilities Project Update: Public Works Director Trevor Evers & Community Services & Strategy Director Joe Walsh

Public Works Director Trevor Evers presented the following: *Current Capital Improvement Projects Updates*

- Water - Overview and current projects
 - New Water Service Lines 32nd St. ('G' St. to 'K' St.)
 - Water Main in 'J' St. (32nd St. to 34th St.)
 - Water System Looping (4th St. to Shepherd Rd.)
 - Water Master Plan Update
 - Automated Meter Reading
- Wastewater
 - Wastewater Lift Station 1
 - Sewer SCADA System Upgrade
 - Biosolids Handling Facility/Anoxic Selector/Lagoon Decommissioning
- Stormwater
 - Stormwater Master Plan
 - Annual Catch Basin & Drainage Improvements
 - Jemtegaard Trail Repairs
 - 2024 Capacity Grant
 - Campen Creek – Washougal High School (Lower Columbia Estuary Partnership Lead)
- Transportation
 - Advanced Traffic System
 - 27th St . Shared use Path
 - Evergreen Sidewalk (42nd St. to Schmid Park)
 - Traffic Calming
 - 32nd St. Safety Improvements
 - Pavement Management
 - Main Street Overlay
 - 32nd Street Underpass
 - Railroad Crossing Improvements
 - ADA Transition Plan
 - Columbia River Trail Lighting (Recently Completed)
- Parks & Cemetery
 - Veteran Memorial
 - Hamllik Basketball Court
 - Town-Center Revitalization
 - Hathaway Park Security Lighting

- Facilities
 - Police Facility Master Plan
 - Fire Station 43 Replacement and Police Remodel (Phase 1 recently completed)
 - Public Works Operations Center Renovation
 - Social Service Building (Phase 1 recently completed)

**VI. Strategic Plan: Semi Annual Update: Community Services & Strategy
Director Joe Walsh**

Community Services and Strategy Director Joe Walsh presented the following: *The Strategic Plan Semi-Annual Update*

- Strategic Goals, Updates, and Performance Measures were presented for the following strategic priorities:
 - Economic Development & Community Prosperity
 - Financial Health & Core Services
 - Vibrant Town Center
 - Smart Growth
 - Redefined Community Identity

Council Break: 10:50 AM

Council Resumed: 11:01 AM

**VII. Multi-family Housing Tax Exemptions Update: Community Development
Director Mitch Kneipp & Finance Director Daniel Layer**

Finance Director Daniel Layer & Community Development Director Mitch Kneipp presented:

- What is the Multi-Family Housing Tax Exemption (MFTE) Program?
 - City designation location in residential targeted area
 - Provides property tax exemptions on residential improvement
 - RCW 84.14
 - Encourages multifamily housing development
 - Fosters market-rate & affordable housing production

- Program Options
 - Exemptions: 8 year, 12 year, 20 year
- Washougal's Current MFTE
 - Under an 8 year Exemption
 - 3 Residential target areas
 - Standards & Guidelines
- Tax Implications for the City
 - Short-Term
 - Long-Term
 - Tax Shift
- Tax Shift
 - Before & After MFTE
 - Ninebark Apartments
- Benefits of the MFTE Programs
- What are the next steps?

Council Lunch Break: 12:04 PM

Council Resumed: 12:32 PM

VIII. Taxation Overview & Comparison: City Manager David Scott

City Manager David Scott presented the taxation overview & comparison:

- General Fund - Revenue sources available & utilized
 - Property tax
 - Sales tax
 - Utility tax
 - Business & Occupation tax (currently not utilized by the City)
- Comparison of 16 taxing locations in Clark County
 - Cities, Towns & Fire/EMS Districts

Break for 15 minutes

IX. Community Funding Options: City Manager David Scott

City Manager David Scott presented *Community Funding Options*:

- Identified Goals & Needs: Fire, Police, Parks & Rec, Transportation, Administration & General staff
- Satisfaction with categories of service
- City services that should receive the most emphasis over 2 years
- Assessment Matrix
- Pavement Management Program budget scenario
- Councilmanic Revenue Options
- Voted Revenue Options
- Transportation Benefit Districts Statewide & Clark County
- Clark County Sales Tax Rates for July 2025
- MPD Statewide
- Business & Occupation Taxes Statewide

X. Council Prioritization & Expression of Interest: Community Funding Options: City Manager David Scott

After this presentation, David Scott gave Council an anonymous, dot exercise for Council to prioritize and express interest in the previously discussed *Community Funding* options.

XI. Meeting Wrap-Up: Council

Mayor Stuebe adjourned the meeting at 2:44 PM.

UPCOMING MEETINGS: Monday, June 9, 2025, Workshop at 5:00 PM & Council at 7:00 PM.

David Stuebe

Mayor

Daniel Layer

City Clerk

