

**October 26, 2011**

The SPECIAL Joint Meeting of the Woodland Quality Community Coalition (WQCC) Woodland City Council, Woodland School District and Port of Woodland was held on the above date at the Woodland School District Commons, 755 Park Street, at 6:00 p.m. The meeting was called to order by Nelson Holmberg, Port of Woodland.

**WQCC-Woodland Quality Community Coalition**

**Mission Statement** - *Community stakeholders promoting common values, visions & goals for Woodland and the Lewis River Valley.*

**City of Woodland**

Councilmember John Burke  
Councilmember Benjamin Fredricks  
Councilmember Marilee McCall  
Councilmember Al Swindell  
Fire Chief Mike Jackson  
Community Development Planner Carolyn Johnson

**Woodland School District**

Boardmember & Chair, Jim Bays  
Boardmember Tina Caton

**Cowlitz Co.**

Comm Michael Karnofski

**Woodland Downtown Revitalization**

Tom Golik

**Port of Woodland**

Executive Director Nelson Holmberg  
Commissioner Dale Boon  
Commissioner Paul Cline  
Commissioner Jerry Peterson

**Facilitator**

Steve Harvey, CWCOG

Steve Harvey opened the meeting. Review of the last session in July. There was some confusion and a lot of discussion at the last meeting. Suggestion that steps forward would be to start with forming a core group to take the suggestions to the next level.

Started with review on page four, discussion on how to accomplish the priority items. Need to develop scope with the core group and bring back action plans to move forward. There is a lot of passion in the community for many of the items/issues that were raised.

We also need to develop a mission statement for the WQCC group.

Discussion on what we are here for as a group and how we best utilize what we have already established.

Questions on if we can do this as a Town Hall function that involves getting information out to the public. One of the things that we don't do so much of a good job of getting info out; only 20-some people came to the mayor debate and it's the same people that are always involved. Thoughts expressed that having it open to the public could be something to try to get people involved and to get the information out. If we have good communication between the

organizations as we have been doing with the WQCC, it works well in getting good information out to the public.

Feelings that we did not advance from the last meeting because there was so much stuff going on and so many groups involved that it wasn't productive. Expressed by many that we need to condense the group again to have an effective work group. There was not a small group meeting between July and now and so there has been no other work done since July.

Suggestion that we should choose a few of the projects that did come out of the July meeting and assign just a few of them so that they can be moved forward. There could then be a Charrette meeting with the public to work on the vision for those individual projects.

What we don't want to lose is the ability for us as governing bodies to bounce things off of each other and share information. It is helpful to have the three groups interact to meet and pull suggestions from each other.

Suggestion that before public meeting reports that we clarify the agenda for the meeting - what we're going to talk about and report to public - so that we are clear as a group, and so that the public knows whether they want to come and visit with the group on that evening for that subject.

Need to review at the January meeting what topic would be most appropriate for town hall setting and Charrette session in April as a tentative timeline.

The group liked the format of meeting for the first hour and reporting on what has been done by each of the organizations and the 2<sup>nd</sup> half to be open for public conversations. Nelson, Marilee, and a school representative will meet on a monthly basis to work on the agenda. Chief Jackson has volunteered to be the staff member if that is needed.

Back to the question as to what we do with the meeting notes from the July session. Small group will form the topics into a table format and re-present to the group at the next meeting.

Back to the agenda for the evening, discussion on economic development. There have been discussions with city staff on how to simplify codes or to standardize them. One of the areas that is important to economic development is that we all have a role: Schools are important when companies look to locate here, Port is important as an industrial location and City is important as the regulator and how the taxes impact the businesses.

The thinking in some communities is to go through the process of determining who is responsible for certain areas of economic development and possibly create a MOU of who is responsible for what functions and interactions with prospective businesses. The steering committee for the Comp Plan has started some interactive groups of talking with neighbors and with organizations to determine what the people want to see in the community. They will be coming to our community soon to talk with the Woodland people. They will also be involving the Cowlitz Economic Development Council in the process.

Question asked if High School/Youth Council would be involved in the process. They have worked with some of the leadership groups. Would like to see more civics taught in the schools and have a student representative at the Council meetings, it would be good to see more kids involved and to get their opinions.

School board has had student involvement on the Board for the last 15 years. They are considered a Student Body officer that is the school board representative. They get their student feedback from ASB meetings, sometimes the Board has a specific topic that they ask the rep to get student opinion on. There have been times in the past where they have meet with a group of kids informally to get their input.

It has grown to the point that at their conventions there is a program presented regarding student representatives to the board. It seems that it would be a good opportunity to bring in kids that aren't a part of the student government. It's a constant that we need to try to reach the people that we don't normally reach. New things that are happening in the school: There is an equestrian club that is in its second year and a trap shooting club will start next year.

Other school district news: Steve Madsen has resigned from the School Board.

Back to economic development: Discussion- we need to make sure that we keep communication clear so that we don't work against each other. What would be the ground rules for starting this process? We had a workshop on economic development at City council about a year ago and it didn't go so well. One of the biggest issues is that codes/rules conflict and are unclear. We have added an enhancement to the budget this year to fund work on the code to fix some of those issues. We need to have rules that it is okay to be able to be honest and have the groups come to each other and say "this is BAD for us, it would be better if you considered a different action/process instead, and here's our suggestions for alternatives".

City is the provider of infrastructure, land use, and codes. Lots of discussion on where commercial/industrial lines should or shouldn't be. Comes down to level of service of street systems and infrastructure that is going to serve business. Maybe having a series of steps that we come to when opportunities arise.

Suggestion that there be an "exit interview" regarding the last process at Exit 21 - what worked and what didn't work and suggestions to make it better - then can develop a process from that.

Distribution of the business survey - question about "now what?" Need to address what the next steps are for addresses the problems. First step would be to identify what the priorities are and next step would be to identify funding for the tasks.

Other business at city is PSST. The ballot is out to the voters and we will watch for their decision.

Port business is in the middle of the budget process. Tomorrow is the second of two meetings for completion of the budget process. Update on the Guild Road project - good communication with the City in the last few weeks, good communication with the engineer on the project as well. Just

about done with everything that needs to be done by the end of the month. Continuing the process on the boat launch project. Commissioner Karnofski and Ron Junker are meeting with the Port. Austin Point is looking like the front runner for the location. Will have a more extensive report at the next meeting. Question on what's going on by the pilings - it is Columbia River Carbonates hoping to build a barge offloading terminal there instead of bringing in to PDX. Right now they are doing the due diligence work before starting the project. It's a back up policy because they are totally dependent on the RR and they need a back up source in case there are problems. If they change it to primary process, it will have more traffic on the Dike Road. It is about 5 years out because there are many permits to be obtained.

Cowlitz County is working on their budgets. \$40 million budget with a \$6 million shortfall with another \$1.7 million requests for additional staffing. The Big Idea advisory group has been started for this next year. Have spent some time talking to different groups re the BPA lines. Commissioners wish to effect the smallest number of people possible. They are looking at the .01 mental health tax as well.

Town hall meeting in Cougar area and had only 5 people show up. Have had a few calls on an explosive materials distributor that there are some complaints regarding. Tour of brokers from Vancouver, Portland and Salem areas to go through Cowlitz County. First stop will be Port of Woodland. They are coming through tomorrow and will also be going through downtown. Will be showcasing Fleetwood and the newly annexed property as well. City of Longview, all three ports, City of Longview, Weyerhaeuser and CREDC are all involved. The mental health tax is not a voter-approved one, can go through Commissioners office for approval.

School District: Funding for regular school program is dependent every 2-3 years on levy. Need to renew on ballot in February 2012. Beginning to work on that now so that details will be clarified by December when they have to pass the resolution. Have started Lewis River Academy that is geared for use for people that choose to home school their children. If they do it on their own, they have to subscribe and pay for each of the classes, but if they go through the school, they can do it without cost. Started with target of about 30 kids, break even is about 25-30 kids. They already have over 30 signed up and the program is actually making money. There is a waiting list right now for more people that are interested for next year. There is one full time staff member that is devoted to the program that can assist with the online program. Funding for the program comes from being able to turn them in as students of the district, just have to watch the staffing and the nickels to make sure that it doesn't create additional costs. The students are also eligible to participate in extracurricular activities and sports.

There has been a lot of discussion over the last 5-6 years about the school location on Dike Access Road. The Board has passed a resolution declaring their intent to build on that site. There is a committee working on the scope of the project for size, dollar amount, and date to begin. Enrollment has hit bottom and is beginning to rebound. Not the best time employment-wise to run a ballot measure for dollars, but it is a good time for low building costs. With prices as low as they are now, it could be 20% less at this time and in a \$50M project, 20% is significant. \$49.4M and after state kicks in \$11-\$13M. With the state budget situation, there are some concerns going into the school construction fund and we don't want to lose the funds that have been allocated to us.

Downtown Woodland Revitalization: Retreat at the Grange next Tuesday to review the projects

that have been on their lists. November after hours will be hosted by DWR and theme will be "Thank you Volunteers". Will be held at the Grange hall. The ad-hoc committee that is working on the downtown design standards seems to be moving forward and we'll review the results in a few months.

Don Fluke that is a former superintendent of our schools passed away recently. He is the one that started the scholarship fund that is about \$60k now and is used to award 6-8 scholarships every year from the interest earned on the fund.

The meeting adjourned at 8:00 p.m.

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Charles E. Blum, Mayor

Minutes approved: November 21, 2011

Attest: \_\_\_\_\_  
Marilee McCall, Councilmember / Mayor Pro Tem

These minutes are not a verbatim record of the proceedings.