
**LEXINGTON FLOOD CONTROL ZONE DISTRICT
OF COWLITZ COUNTY**

**MEETING MINUTES
July 5, 2022**

The Board of Supervisors of the Lexington Flood Control Zone District of Cowlitz County, Washington, met in regular session on Tuesday, July 5, 2022, at 10:00 a.m., in the Public Works Conference Room, Public Works Administration Building, 1600 - 13th Avenue S., Kelso, WA.

PRESENT: Michael Pinto, Chairman
Lee Wolf, Supervisor
Frank Randolph, Attorney
Patrick Harbison, Diking Engineer
Emilie Cochrane, Secretary

Supervisor Wesemann was excused.

GUESTS: Samantha McDonald

1. The meeting was called to order by Supervisor Pinto at 10:00 a.m.
2. **APPROVAL OF MINUTES OF PREVIOUS MEETINGS** – *Supervisor Wolf moved to approve the minutes from the June 6, 2022 regular meeting as presented. The motion was seconded by Supervisor Pinto and passed unanimously.*
3. **VOUCHER RATIFICATION** – *Supervisor Wolf moved to ratify the vouchers from May 2022 in the amount of \$3,107.07. The motion was seconded by Supervisor Pinto and passed unanimously.*
4. **PAYROLL RATIFICATION** – *Supervisor Wolf moved to ratify payroll for May 2022 in the amount of \$2,064.00. The motion was seconded by Supervisor Pinto and passed unanimously.*
5. **AUDIENCE PARTICIPATION FOR ITEMS NOT ON AGENDA**

Samantha McDonald, a resident of the District, was present to discuss her concerns regarding the Cowlitz River RV Park, under development further down on the agenda.

6. OLD BUSINESS

Supervisor Pinto asked about expanding the District's boundaries as there continues to be a number of developments off Columbia Heights Road which are not presently part of the District, but will impact stormwater run-off. Mr. Harbison explained that these properties should be automatically added to the District at the time of the homes are built. However, he promised to look into it.

Financials:

- **Cash Flow** – The cash flow chart for May 2022 was presented for review.
- **Treasurer General Ledger Report** - The Treasurer General Ledger Report for May 2022 was presented for review and discussion.
- **Org Budget Status Report** - The Organizational Budget Status Report for May was presented for review and discussion.

Levee Certification Process

- **FEMA Process** – Nothing to report.

South Fork Detention Structure Project

- **General Update**
- **Permitting** – Mr. Harbison checked with Building and Planning on the status of the permit. A hearing will be set for the permitting review, and there is no wait time before material from the site can be pulled. The bidding process takes about 2 months. The goal is to get the base material down before the rainy season, with construction occurring during the winter months. Mr. Harbison explained that there is minimal risk involved with moving forward with the bidding process before the hearing takes place, as he is confident the decision will be favorable.
- Nothing back from WSDOE.
- **Right of Way** – The District will seek other appraisers at this time. Mr. Whittaker has been notified of the reason for the delay.

Vegetation Management

- **General** – The mowing has started and some of the spraying has been done. The County will continue mowing on top of the levee. Patrick met on-site with the School District to discuss the placement of the gate which need to be erected before winter. A request was made to have the tree which has grown into the dike removed. This would make mowing easier. The Supervisors agreed to have it removed. People have been dumping garbage and riding quad vehicles up the road onto the levee located near the Ventura Pump Station. A suggestion was made to send a notice regarding these issues to the property owners at the end of Ventura.
- **Tree Removal**
 - **Lake Dorothy**—Nothing to report.

Emergency Action Plan – Nothing to report. Still waiting for water levels to go down.

McCorkle Creek Pump Station Generators – Hamer Electric will be providing updates every 3 months to Mr. Harbison. Finalizing the design will need to go to bid at least 4 months prior to obtaining the generator.

Sparks Pump Station Vibration – Mr. Harbison met with Triangle Pump, who provided a

quote on pulling the pump. Work on the motor is not included since that won't be known until the pump is visually. A guardrail extension was erected the last time the pumps were pulled which could cause some difficulty now. If the guardrail needs to be moved, a certified guardrail mover will be brought in to do so. Further discussion was held.

Supervisor Wolf moved to approve the proposal from Triangle Pump as presented. The motion was seconded by Supervisor Pinto and passed.

Development

- **N. Fork McCorkle Creek Dike Issues** – A recommendation for how to fix the damage done to the dike was provided by Shannon Wilson. A meeting has been scheduled for Thursday to go over it with the contractor. Mr. Harbison will contact the Board and Mr. Randolph by email after the meeting to provide an update.
- **Cowlitz River RV Park** – The most recent proposed development plan was provided for review and discussion. Mr. Harbison has not heard a ruling from the hearing examiner yet. This will require a 408 Approval Process by the USACE at which time a decision on whether or not this will detrimentally effect the levee will be made. Further discussion was held regarding the potential impacts to the levee and the language used in the District's easement. Mr. Harbison mentioned some of the current plans that will need to be changed. An Encroachment Permit application must be submitted, and stormwater is also an issue. Supervisor Wolf asked how these changes might affect the certification process with FEMA.

Ms. McDonald, who attended the meeting, broached some of her and the community's concerns regarding the proposed RV Park including the size of the individual spaces located against the levee, rules and conditions set by the RV Park, increased traffic, non-existent "water enjoyments" as described by the developer and potential damage to the Cowlitz River. Additional discussion was held on possible safety measures.

Mr. Harbison will reach out to the developer to discuss aspects of the plans that will impact the levee. He will remind the developer that nothing can be built up, over or on the levee, without first acquiring the necessary permits.

- **Apartments/Condo Development near Pankratz Pump Station** – Nothing to report.
- **Maxwell Property** – This development was originally approved in 2004 and included two cul-de-sacs. There are numerous things that are now creating issues prior to obtaining final approval. The gate needs to be installed this summer.
- **Riverside Park next to Fire Station** – Nothing to report.

7. **NEW BUSINESS** – None

8. **CORRESPONDENCE** – None

9. PENDING

S. Fork McCorkle Creek Erosion Repair – Nothing to report.

Cowlitz Drive Pump Station – Nothing to report.

Ventura Pump Station – No issues for several months.

10. OTHER - None.

11. SET SPECIAL MEETING DATE / ADJOURNMENT / CONTINUATION OF MEETING

The next regular meeting will be held on Monday, August 1, 2022, at 10:00 a.m., in the Public Works Administration Building training room.

The meeting adjourned at 11:25 a.m.



Chairman