



# McCleary Regular City Council Meeting

Wednesday, November 05, 2025 – 6:30 PM

McCleary Community Center & Zoom Meeting

## Minutes

### Join Zoom Meeting

<https://us06web.zoom.us/j/7878553789?omn=87823498073>

Meeting ID: 787 855 3789

(253) 215-8782

Meeting was called to order by Councilmember Brycen Huff, Mayor Pro Tem, at 6:30pm, roll call was taken by City Clerk Treasurer Jamie Vinyard.

### PRESENT

Councilmember Jacob Simmons

Councilmember Brycen Huff, Mayor Pro Tem

Councilmember Andrea Dahl (online)

Councilmember Keith Klimek

### ABSENT

Mayor Chris Miller

Councilmember Brent Schiller

Motion made by Councilmember Huff, Mayor Pro Tem, to excuse Councilmember Schiller, seconded by Councilmember Klimek.

Voting Yea: Councilmember Simmons, Councilmember Huff, Councilmember Dahl, Councilmember Klimek

Motion is approved.

### Agenda Modifications/Acceptance

Motion made by Councilmember Klimek to accept the Agenda, seconded by Councilmember Dahl.

Voting Yea: Councilmember Simmons, Councilmember Huff, Mayor Pro Tem, Councilmember Dahl, Councilmember Klimek

Motion is approved.

### Special Presentations

#### 1. Austin Neary's Apprenticeship Graduation Certificate

City Administrator Jon Martin and Paul Nott, Senior Lineman, recognized Austin Neary from the Lights & Power department for completing the Lineman Apprenticeship Program.

#### 2. Apollo's presentation on Solar Project

City Administrator Martin stated that we still have a solar grant available and the City is looking at possible next steps regarding the survey and its criteria. The Council has asked for alternatives to Amersco, and the City spoke with Apollo, which is a company like Amersco.

He introduced Ryan Davis with Apollo, he noted that there is no ask for action at the present time, only an introduction.

Ryan Davis presented a high-level view of energy construction via a PowerPoint presentation.

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Councilmember Huff, Mayor Pro Tem, stated that the City has been discussing solar for two years, he asked City Administrator Martin if there has been any communication with BKI Engineering to determine if the City moves forward with solar, it could even be hooked up to the grid?

City Administrator Martin stated that there has been no communication with BKI, that the City has mainly communicated with Ameresco regarding what the process would be. Right now the City is at the investment audit stage.

Ryan Davis with Apollo also responded.

Councilmember Huff, Mayor Pro Tem, referred to a study done by the City of Tumwater for electric charging stations that determined that solar was not performing as well as promised. He then referenced a study done in western Washington which ranked the state below Alaska on the practicality of solar due to the weather. He also asked what the cost benefits would be due to other issues that may arise with solar.

Ryan Davis responded to his question stating that energy could also be sold back in order to see a profit and listed other possible benefits.

Councilmember Huff, Mayor Pro Tem, asked if it would be possible for solar to be installed on roofs instead of land.

Ryan Davis said this was possible, but the age of the roof would need to be taken into consideration as installing new solar on aging roofs would not be cost effective.

Councilmember Klimek asked if the Council could see the follow ups that Ryan Davis had discussed in the presentation, to which Ryan Davis confirmed.

#### **Public Comment - Agenda Items Only**

3. Public comment is limited to a maximum of three minutes per person.

Please refrain from interrupting the speaker. Your comments should be respectful and courteous.

**NOTICE: Per RCW 42.17A.555 the use of public facilities to support or oppose candidates or ballot issues is prohibited. Members of the public and the legislative body are not allowed to speak in support of, or in opposition to, a ballot measure or individual candidacy during an open public meeting. Please refrain from raising campaign issues when addressing the Council.**

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Councilmember Huff, Mayor Pro Tem, read the Public Comment notice.

Teri Franklin, resident from East Grays Harbor county, asked if anyone has talked to the Dept of Health before land is annexed into the city?

#### **Consent Agenda**

4. Claims Agenda

The following items are distributed to Councilmembers in advance for study and review, and the recommended action will be accepted in a single motion.

Any item may be removed for further discussion if requested by a Councilmember.

- i. Approval of checks/vouchers/disbursements numbers 55121 to 55162 including EFT's dated 10/18/25-10/31/25 in the amount of \$94,104.45

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- ii. Approval of payroll disbursement for OCTOBER 2025 in the amount of \$294,050.24 (Period: 10/01/25-10/15/25 \$208,770.60 for 10/20/25 payroll. Period 10/16/25-10/31/25 \$85,279.24 for 11/05/25 payroll).
- 5. Minutes from 09.10.2025 meeting  
Minutes from 09.24.2025 meeting  
Councilmember Huff, Mayor Pro Tem, read the Consent Agenda.  
Councilmember Dahl asked about a cable for \$9K listed on the check register, if it was the ether net cable that was needed at the treatment plant.  
City Clerk Treasurer Vinyard said that she would verify.  
Motion made by Councilmember Simmons to approve the Consent Agenda, which was seconded by Councilmember Klimek.  
Voting Yea: Councilmember Simmons, Councilmember Huff, Councilmember Dahl, Councilmember Klimek  
Motion is approved.

#### **Updates**

- 6. Staff Reports Updates - Building Dept., Finance & Administration, Fire Dept., Light & Power, Police Dept, Public Works, and Water & Wastewater  
City of McCleary Fire Chief Andrew Pittman gave a verbal staff report. He stated that Fire District 12 has signed an agreement with Olympic Ambulance for rural McCleary. He reported that the volunteer Fire Department was down to 13 volunteers and that there are volunteers available during the day is very limited as most of the volunteers work jobs that are located out of town.  
He said that as a result, Fire District 12 is taking a proactive look into the future about the impact. There is currently construction at the Fire Department to comply with L&I. The year for fire department goes from October to September, during this year the department responded to 157 calls, which is about a 10% increase from the previous year. He noted that for the year, the volunteers have completed 952 training hours which is comparable to the amount of training hours of professional fire departments.  
He described the grants that have currently been submitted.  
Councilmember Schiller asked about the number of false alarms.  
Fire Chief Pittman said he did not know, but that he would get that information.

#### **New Business**

- 7. Grays Harbor County Tax Refund Levy: 10.2024 - 09.2025  
City Clerk Vinyard stated that she had no additional information to add, but pointed out that the two items presented were a refund from the County and the second part of her response was not heard due to the recording of the video.  
Motion made by Councilmember Dahl to approve the refund of \$202.52, which was seconded by Councilmember Klimek.  
Voting Yea: Councilmember Simmons, Councilmember Huff, Councilmember Dahl, Councilmember Klimek  
Motion is approved.
- 8. Property Tax Levy Ordinance - first read  
Councilmember Huff, Mayor Pro Tem, did a first read of the Property Tax Levy Ordinance which was assigned Ordinance number 896.

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Councilmember Huff, Mayor Pro Tem, asked if it didn't pass, it did not have a big impact on the budget.

City Clerk Treasurer replied that the impact was 1%.

It was discussed that it could be taken next year as well.

**9. Studer Annexation - presented by City Administrator Jon Martin**

City Administrator Martin discussed the process for annexation that was requested by Ranch at Camp Creek to have their property become a part of the City of McCleary.

The petition is being brought forward to begin the process, and the resolution is the first step. There are currently no site plans as that is yet part of the process. He said there will be public hearings and more opportunities for the Council to confirm parts of the process.

City Attorney Madison Pleasant described the Notice of Intent versus the Petition and the statutory procedure.

Councilmember Huff, Mayor Pro Tem, stated that any decision made to move forward at this time is not approving a development, that the decision is just moving forward in a discussion of the process.

**Ordinances and Resolutions**

**10. Studer Annexation Resolution**

Councilmember Huff, Mayor Pro Tem, read the Studer Annexation Resolution, assigned number 786.

Motion made by Councilmember Simmons made a motion to approve Resolution 786, which was seconded by Councilmember Dahl.

Voting Yea: Councilmember Simmons, Councilmember Huff, Councilmember Dahl, Councilmember Klimek

Motion is approved.

**Council Comments**

Councilmember Huff, Mayor Pro Tem, congratulated Austin Neary. He noted the change in dates for the council meetings to the first and third Wednesdays of each month. He mentioned that City Hall is closed for Veteran's Day and thanked Veterans for their service.

**City Administrator Comments**

City Administrator Martin thanked the Lights and Power department for getting the power turned on quickly and ahead of other areas of the county. He noted the Outifi notification system also worked well.

**Public Comment - City Business Only**

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Councilmember Huff, Mayor Pro Tem, read the Public Comment notice.

Carrie Comer, McCleary resident, asked if the Council could think about the coming changes and the Mayor's FB page and pages that are approved or allowed by the City.

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## **Executive Session**

12. Per RCW 42.30.110 (1)(i) to discuss with legal counsel representing the agency matters relating to agency enforcement actions, litigation, or potential litigation.

Per RCW 42.30.140(4)(a) Collective bargaining sessions with employee organizations, including contract negotiations, grievance meetings, and discussions relating to the interpretation or application of a labor agreement; or (b) that portion of a meeting during which the governing body is planning or adopting the strategy or position to be taken by the governing body during the course of any collective bargaining, professional negotiations.

Executive session called at 8:04 pm to last 15minutes. An additional 15 minutes were added to the Executive session which convened at 8:34pm with no action taken.

## **Adjourn**

Meeting adjourned at 8:34pm.

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