

**CITY OF KALAMA
CITY COUNCIL MEETING
APRIL 16, 2008**

1. OPENING

Mayor Pete Poulsen opened the City Council meeting at 7:00 p.m.

A. Flag Salute

Mayor Poulsen led those present in the Pledge of Allegiance.

B. Roll Call

Councilmembers present were Adam Smee, Dominic Ciancibelli, Chuck Hutchinson, Don Purvis, and Bud Gish. City staff present were Director of Public Works Carl McCrary, Clerk/Treasurer Coni McMaster, and Police Chief Bruce Hall. City Planner Justin Erickson was also present. Members of the public present are listed on the sign-in sheet.

2. EXECUTIVE SESSION

Mayor Poulsen announced the Council would be going into executive session to discuss several legal matters for 20 minutes and the City Attorney, Paul Brachvogel, would be in attendance at the session by telephone. City Clerk/Treasurer Coni McMaster, Director of Public Works Carl McCrary, and Mike Conway of Wallis Engineering were asked to attend. The meeting resumed at 7:20 pm.

3. CHANGES TO THE AGENDA - None

4. PRESENTATIONS & AWARDS - None

5. PUBLIC HEARINGS - None

6. PUBLIC COMMENTS/CONCERNS - None

A. Planning Commission - Report to the Council

Planning Commission Chairman Don Mathison informed the Council of the items the Planning Commission has been working on so far this year. They completed recommendations on a Street Vacation and the Larson PUD preliminary plat application. The focus of the Commission will be the update of the zoning code. They are currently reviewing the residential code sections and hope to complete those sections by early summer. He noted that the Commission is appreciative of the staff members and City Planner Justin Erickson for all they do to help and support the Commissioners. One of the zoning issues they will look at will

include the compatibility of the street capacities within zoning designations. The Commission, with 3 new members, would like to have some training opportunities. The Short Course on Planning will be presented by the Council of Governments in May, and they would like some specific Kalama training as well. The attendance issues have resolved themselves with the new make up on the Commission. Councilmember Chuck Hutchinson asked if the Commission was planning on re-designating the City's current zones. Mr. Mathison noted that major changes are not anticipated, but some minor adjustments may be made. They would avoid any spot zoning. Councilmember Dominic Ciancibelli asked about the computer software program the Commission has inquired about. Mr. Mathison noted that they are working with the Council of Governments on the "community vision" which would provide a vision of how development will look once all the buildings are constructed. Councilmember Don Purvis asked if the Commission would be working on any design guidelines. Mr. Mathison replied that the design guidelines would be a part of the zoning code update when they get to the commercial zoning.

B. Montgomery House

Mayor Poulsen noted that many of those present wished to address the issue of the bed and breakfast facility. He requested the Montgomeries wait until after the meeting scheduled for tomorrow morning before making the issues public. There are rumors flying and the issue could be better addressed one on one rather than publicly. Ms. Montgomery stated that she preferred to address the issue here tonight.

Ms. Julianna Montgomery of 180 S. First Street presented a letter and read it to the City Council. Her letter addressed the issues, concerns and problems that occurred during the process of establishing the bed and breakfast business they have opened. To do this, she had to submit a conditional use permit and finally received approval at the beginning of April. The City has now informed her that the "event venue" portion of her business was not in compliance with the zoning and could not be a part of the business. Without this function, the B&B will have to close and they will sell the building. In her letter she stated that she was not provided information in a timely manner from the City and would like to see positive changes for the future. She continued that it is common for B&B's to include event spaces which the City does not seem to understand. This should have been addressed during the conditional use review. In the end she stated that she hopes her experience will "prompt the City to make necessary changes so that we, and our supportive community can gain confidence that the City is in business to attract business for the good of the community, not work to provide road blocks that turn away or shut down businesses that the community wants and supports."

Councilmember Adam Smee clarified that the location of 180 S. First Street is in the R-2 zone but also in the professional service overlay zoning. Mayor Poulsen pointed out that the conditional use permit application submitted did not contain any mention of an event venue, and no where during the hearing process was it brought up. The inviting of the public into the facility expands the use of the building to more than a B&B. There were mistakes made on both sides perhaps, but the City is mandated to enforce the codes. The City's intent was never to "run you out of town." The City supports the businesses, as is evident by the upcoming Downtown Streetscape project. Mayor Poulsen added that the meeting set for tomorrow was scheduled to try to come to some resolution of the problem. Councilmember Dominic Ciancibelli stated that he has stayed at many B&B's and has never heard of the event venue in his travels. The space is used for guest activities, but the scope in this case appears to be more public oriented. It was noted that had the application included more information, it would have been dealt with sooner, but the City was not aware of the additional activities until it saw the B&B advertising. It was confirmed that the meeting would still take place in the morning and the lines of communication were open to work together.

Mayor Poulsen asked if anyone else wanted to comment, and there were none.

7. UNFINISHED BUSINESS

A. Larsen PUD - Planning Commission Recommendations - Preliminary Plat

City Planner Justin Erickson briefly reviewed the recommendations from the Planning Commission covering the proposal, the process and conditions of approval. The proposal is for a Planned Unit Development (PUD) of 17 lots which will include townhouses and one single family dwelling. The townhouses will be attached like duplexes but will be privately owned. This is the first PUD the City has seen in many years. The proposal went to hearing before the Planning Commission at which they adopted findings and facts and set 18 conditions for approval. The biggest issues were the developing of Date Street which will be widen to 20-feet at its narrowest spot and 28 at the widest. The townhouses will have sprinkler systems to address concerns of the 3 stories and private driveways. Parking was a big issue and the Commission set an additional condition that more off street parking be created. The Planning Commission is recommending approval of the preliminary plat. It was noted by the Council that there would be sewer grinder pumps used. The street access and ownership of the access differs from the normal code requirements, which is allowable through the PUD development. All the easements will be clearly designated on the final plat

documents. In this case the private drives alleviate the need for so many driveways on a narrow street and work best for the development of the area. The exact location of the project was indicated on the large city aerial photo.

Councilmember Chuck Hutchinson made a motion the City Council approve the Larson PUD preliminary plat per the recommendations of the Planning Commission. Councilmember Bud Gish seconded. The motion carried with a voter of 4 to 1 with Councilmember Don Purvis voting against the motion.

B. Award Bid for the Downtown Streetscape Project Phase 1

Mayor Poulsen announced the City Council would delay the award in order to clarify some of the bidding requirements. The Council set a special meeting for next Wednesday, April 23, 2008 at 6 pm to award the bid.

C. Facilities Plan - Options for New Facilities

Architect Rob Barrantine explained that after many discussions a draft concept has been drawn of how the spaces could be laid out in the Blue Sky Building should the City decide to move forward. There are still different options and alternatives being discussed. It is an existing building and therefore putting multiple functions into it can be challenging, but a balanced solution can be found. At this time the City is considering leasing the lower floor to provide space for the Police and the Library in the beginning. There would be a lease/option put in place to secure the building. The Library would not reach its long term goal unless it were to move out at a future date. The space in the building would allow the Police and the City Hall to meet their long range space options set in the plan provided that in the future the Library were to find a new location. It was acknowledged that once the Library was moved to the facility, it would probably be there for a while. It will be a larger and more efficient Library space. The proposal for the building does present a good opportunity. The Council needs to make some preliminary decisions about moving forward. The building owners need the City to make a commitment in order to hold the building. The City needs to look at the financial aspects including doing appraisals of its own facilities and the new building. There was some discussion regarding the type of construction of the building. It is a class B construction which is basically wood frame. It will or could last as long as any other wood frame building. The stucco type finish has had some history of problems, but the manufacturers have addressed those problems. There are also ways of testing the building.

It was noted that a big part of the financing aspect of the

proposal is based upon the sale of the City facilities, so the next step if the City wants to move forward is to have the facilities appraised. Mayor Poulsen noted that in the end, the City will still need a bond to purchase the building. Clerk/Treasurer Coni McMaster pointed out that once the lease is in place and the Police building sold, the City will be committed for the long-term if the purchase was to fall through. Councilmember Adam Smee noted that liquidating an asset to cover operating expenses is not necessarily a good business move. It was suggested that the issue be discussed at a workshop. Ms. Nelson, the building owner suggested that if they hold the building, the City may need to agree to put up a non-refundable fee. The option to buy would be for a negotiated price. The building was appraised about 4 months prior, so the City may not need to get a new appraisal.

Councilmember Don Purvis made a motion the City move forward with having the buildings appraised with a limit of \$10,000. Councilmember Dominic Ciancibelli seconded. The motion carried with a vote of 4 to 1 with Councilmember Gish voted against the motion.

The City Council set this item to be included at the special meeting to be held next Wednesday, April 23, 2008 at 6 p.m.

D. Envision Kalama - Tree Plaques for Trees at Fir Street

Clerk/Treasurer Coni McMaster asked the Council if they felt that plaques for the trees at First and Fir were appropriate. These trees had been put in place as a part of the Fir Street Improvements. Envision Kalama is working on the plaques for the trees that will be provided through donations and had asked if the City wanted plaques on these trees. The Council took no action.

8. NEW BUSINESS - None

9. ORDINANCES & RESOLUTIONS - None

10. CORRESPONDENCE -

- A. Letter from City to Longview Housing Authority regarding sidewalk replacement
- B. Citizen's note of appreciation - Community Service Officer Cody Traub

11. MAYOR'S REPORT & COUNCILMEMBERS' REPORTS

- A. Mayor Pete Poulsen had no report
- B. Councilmember Adam Smee had no report.

C. Councilmember Dominic Ciancibelli had no report.

D. Councilmember Chuck Hutchinson reported the Police are down to 87.5% capacity. Mayor Poulsen confirmed that Officer David Plaza had left the City and will be working in Woodland. There was some discussion regarding the facts that we train the officers and then they get hired away from us. The recent officers have been certified, so the City has not incurred the cost of sending them to the academy, but we have still lost good officers to jurisdictions with the ability to pay more and offer additional benefits.

E. Councilmember Donald Purvis had no report.

F. Councilmember Bud Gish reported the Public Works Committee met and covered items such as the hold on the Community Building siding project, the downtown project, and the Todd Road waterline. The County is still moving forward with their project and the City will use 6 inch line instead of 8 inch due to costs. The issue of the peeling paint on the ceiling of the 2 million gallon reservoir was also discussed. To correct the problem, the City will have to drain the reservoir. It will need to be off line for 2 weeks. Councilmember Gish added that the Gwynne Road Reservoir has not yet been demolished.

12. DEPARTMENT REPORTS

A. Director of Public Works Carl McCrary provided photos of the problems at the 2 million gallon reservoir and a solution they have come up with. The peeling paint is not harmful and does not contain lead, but the one concern is if piece of it gets into the outflow pipe. They designed a "witch's hat" screen that the crew put in place today that will keep that from happening. Mr. McCrary added that they are looking at how to seal some of the cracks in the 1 million gallon reservoir so they could use it to during the shut down of the big reservoir. Fixing the paint issue is going to be expensive; probably about \$40,000.

B. Police Chief Bruce Hall reported the department is down to only one Pit Bull in the kennel. They had to destroy one with the owners permission. They did adopt out another dog that had been abandoned. Chief Hall added that the City's drug dog had made a successful drug find of heroin this week. The Department was assisting the County on a call. Sgt. Parker and the dog are participating in training weekly.

C. Clerk/Treasurer Coni McMaster provided the first quarter financials and reported the annual report is nearly complete. The updates for the code books are here, so she requested the Council bring in their books. Ms. McMaster informed the Council that the Ninth Street vacation they had previously approved was now void as the applicant did not pay for the right-of-way to complete the transaction. Ms. McMaster stated she received a request from the Days of Discovery committee to use the Community Building

for the upcoming event. The City is not involved in the event this year, so a determination as to whether they qualify for the non-profit rates will have to be determined. They are not located in Kalama. It was requested that their non-profit status be verified as well.

D. City Attorney Paul Brachvogel was absent.

13. CONSENT AGENDA -

Councilmember Bud Gish made a motion the City Council approve the Consent Agenda including the minutes of the April 2, 2008 City Council meeting. Councilmember Dominic Ciancibelli seconded, and the motion carried.

14. EXECUTIVE SESSION

15. ADJOURNMENT

Mayor Poulsen adjourned the meeting at 9:02 p.m. These minutes are not verbatim. A copy of the tape can be made available for listening.

Pete Poulsen - Mayor

Coni McMaster - Clerk/Treasurer