

**CITY OF KALAMA  
CITY COUNCIL MEETING  
MAY 21, 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, Chuck Hutchinson, and Bud Gish. Councilmembers Dominic Ciancibelli and Don Purvis were absent. City staff present were Director of Public Works Carl McCrary, Clerk/Treasurer Coni McMaster, and Police Chief Bruce Hall. City Attorney Paul Brachvogel was also present. Members of the public present are listed on the sign-in sheet.

**2. EXECUTIVE SESSION - None**

**3. CHANGES TO THE AGENDA**

**4. PRESENTATIONS & AWARDS - None**

**5. PUBLIC HEARINGS - None**

**6. PUBLIC COMMENTS/CONCERNS -**

Citizen Jim Bain of 308 N. Second Street, noted that having just returned to town he had some questions regarding the possible purchase of a new building and selling of city property as he has heard all kinds of rumors. He added that he hoped the Council would not ever consider selling the Community Building. Mayor Poulsen and the Council assured the public that this was not being considered. A "town hall" meeting will be held, at which all the information and options being considered will be presented. The Council wants to hear from the public before they make any final decisions. The current facilities are old and becoming over crowded as the city grows. Mr. Bain commented that he hopes a commitment won't be made prior to a bond being in place. Mayor Poulsen stated that he would not move forward with anything without public approval. The buildings are owned by the public. The Council and staff are working on putting together accurate numbers and information to inform the public so they know exactly what is being considered. Ms. Jean Manninen, owner of Poker Pete's, asked about the \$5000 and the 60-day time limit. After several months of discussion, the City had to provide some incentive for the building owners to hold off leasing any further spaces which is why the \$5000 was spent. The 60-days is a time where the Council will get the information to the public and get their input. If

the public will not support, then the City will go no further. The price has not been fully negotiated at this time either. Mayor Poulsen stated he hopes the citizens will attend the upcoming meeting and listen to what the City has in mind. The City will not proceed if the public will not support. Mr. Doug Sessions, asked if the Blue Sky building has been looked at so that it would address future growth of the City. Mayor Poulsen stated yes, and it appeared it would.

Mr. Bain addressed the issue of the City image that is often presented by the local paper, mainly the recent article on the bed and breakfast. He hopes that the issues can be resolved. Mayor Poulsen stated that the Planning Commission is reviewing the zoning code and will address this issue. Mr. Eric Montgomery, owner of the Montgomery House, addressed the Council stating that when contacted by the Daily News, they had hoped that the article would be a positive one showing that the issues are being worked on. Mayor Poulsen assured Mr. Montgomery that he believes the business is a fine addition to the Community and loves what has been done to the home. Mr. Montgomery requested that the Council reconsider the variance on a temporary basis. Mayor Poulsen stated that this would be looked into. Mr. Doug Sessions, a former Planning Commission member noted that when the overlay zone was developed, the Commission may have overlooked some of the possibilities for the area and did not address them adequately. He hopes that this can be corrected.

Mr. Bain ended his comments with encouraging the Council to support the Website and keep it current so people away from the community can use it.

## **7. UNFINISHED BUSINESS**

- A. Contract for Engineering Services**
- B. Contract for Surveying Services**

These items were addressed together. Director of Public Works Carl McCrary explained the process which includes advertising for proposals, reviewing the proposals, and interviewing the top 3 candidates. The Committee of Carl, Councilmembers Chuck Hutchinson and Adam Smee, and Mr. Willis Nixon did the reviews of the proposals and then at the Council's request conducted the interviews and negotiated the costs with the final candidates. The Committee is recommending that we enter into agreements with Gray & Osborne Engineers for engineering and Bluhm & Associates for surveying. Councilmember Chuck Hutchinson made a motion the City Council authorize the Mayor to sign agreements with Bluhm & Associates (surveyors) and Gray & Osborne (engineers) for providing day-to-day surveying and engineering services for the next 12 months. Councilmember Bud Gish seconded, and the motion carried.

### **C. 2008 Budget Amendment – Ordinance 1217**

Clerk/Treasurer Coni McMaster explained the reasons for the budget amendment which include revenues and expenditures that were thought to be coming to the City in late

2007 but did not occur until 2008. These include TIB funds for a street projects and the Park grant from Cowlitz County. The Amalaks have donated money for and purchased a sign for the Community Building which was not in the budget. There were also additional costs for the porches on the Community Building due to dry rot found. The care and feeding of the police dog was not accounted for in the original budget. Both Streets and Water/Sewer have experienced unanticipated expenditures will require the use of reserve funds to cover. The amendment also includes suspending an annual transfer of funds from water to the water reserves to allow the funds to be used for operations. The ordinance is on the agenda for action later in the meeting.

#### **D. Facility Feasibility Study – Costs**

Clerk/Treasurer Coni McMaster informed the Council of the cost estimate received from the architect for doing work on the feasibility study. The assessment of the City Hall building will be \$5200 plus we owe \$3800 for additional work we requested and then an additional \$17000 for completing the work to make a complete presentation of all the options. This would also include completing the facilities plan started a year ago. As this seemed high, Ms. McMaster had asked that the estimate be reviewed for what staff could do that would reduce the costs. She presented four different cost estimates to the Council for consideration. Councilmember Adam Smee noted that it is a large amount, but in order to provide the public with the best information so that they can make informed decisions the City needs to spend the money. The Council owes it to the citizens to provide clear and accurate information. Chief Bruce Hall noted that while staff can work up some of the information, we are not experts in this area. Addressing all the options available to the City is complicated and requires some expertise. The final results will provide information which can be used for improvements to the current buildings, negotiating if we decide to purchase a new building, and just what has to be done. Councilmember Chuck Hutchinson made a motion the Council approve Option 1 for \$35, 200 to complete the feasibility study. Councilmember Adam Smee seconded, and the motion carried.

#### **E. Report on Reservoir Ceiling Paint**

Director of Public Works Carl McCrary provided the Council with information about the paint problem at the 2 million gallon reservoir. He explained for the public that during the recent reservoir cleaning it was discovered that the ceiling paint on the reservoir was peeling excessively. The paint is not toxic and does not contain lead, so there is no danger to the water supply or the public. A special screen has been made and placed so that the paint cannot get into the intake areas. To fix it may require the reservoir be drained, but this is the City's main water supply. The old million gallon reservoir is still there, but has several cracks in need of repair. The City can do some repairs and test the old reservoir so that it can be used if the newer reservoir has to be off-line. The report on the paint indicates that the ceiling may not have been properly prepared prior to the paint being applied. Mr. McCrary is concerned that it is getting close to the time of year when the City has the largest amount of water used. He would like to see the City not take the 2 million gallon reservoir off-line right now. He would like to begin working on the million

gallon reservoir to determine if it can be used. The engineers have estimated the cost to be close to \$10,000. The cost to fix the paint on the 2 million gallon reservoir will be between \$35,000 to 60,000. Councilmember Bud Gish made it clear that the City needs to be sure that any work is inspected thoroughly so to provide the best guarantee that the City doesn't see this problem again. The reservoir is only 10 years old and the paint should have held at least 15. It is obvious from the condition that the paint started peeling some time ago. Councilmember Bud Gish made a motion to authorize Public Works to spend up to \$10,000 to take the next step in determining if the million gallon reservoir can be repaired and put into service. Councilmember Chuck Hutchinson seconded, and the motion carried.

## **8. NEW BUSINESS**

### **A. Plat Extension Request – Water's Walk Phase 4 – Held until later in the meeting.**

### **B. Request for Curb-side Recycling**

Clerk/Treasurer Coni McMaster informed the Council that she and her staff are researching this item. Tentatively, the cost would be between \$4 to \$5 per month and Waste Control would provide the carts. The item was requested to be on the agenda by resident Wayne Winther. Mr. Winther explained that providing curb-side recycling makes recycling easier for everyone. The drop-off locations are not easy enough to encourage everyone to recycle. The community benefits from recycling, and it would be nice to have Kalama be a "green" community. Mayor Poulsen and several of the Council agreed that recycling is beneficial and support the research of the proposal. Ms. McMaster noted that the City has received several calls on the availability of curb-side recycling from residents. She added, the Mr. Winther is actually a resident outside the City limits, so even if the City were to start a program, it would not be applicable to his residence. He would need to talk with the County and/or Waste Control directly. Mr. Jim Bain voiced his support of the idea, as a long time advocate of recycling. The item was tabled until staff can complete the research and provide additional information to the Council.

### **C. Memorandum of Understanding - LCC for Parks & Recreation Program**

Clerk/Treasurer Coni McMaster explained the City has had several parks and recreation classes at the Community Building in the last two years, but the program has not been administered well. Staff time is not available to devote to coordinating the program and the City cannot afford a paid coordinator. Lower Columbia College offers community classes in Woodland and is willing to do the same here in Kalama. They would handle all the administration of the program and the City would just allow the use of the Community Building. Kalama would receive no funds and would have to provide custodial and maintenance services for the building as they do now. The Parks Board supports the idea for a trial basis of a year. Mr. Jim Bain, who instructed one of the classes, supported

the idea as well. Perhaps in the future the City may realize some revenue, but even if not the building will be providing services to the public. Ms. Erin Winters stated she attended the aerobics classes and had to move to Woodland when they were discontinued. The classes will be well received. Councilmember Chuck Hutchinson made a motion the City Council authorize the Mayor to sign the agreement with LCC upon review of the City Attorney to operate the Community Education Classes. Councilmember Adam Smee seconded and the motion carried.

#### **D. Pathways 2020 – Memorandum of Understanding with COG**

This is an agreement under which the Cowlitz Wahkiakum Council of Governments will administer the funds for the Pathways 2020 program. There will be some costs passed to the City for the services and Kalama's share would be \$375. Councilmember Bud Gish made a motion the City Council authorize the Mayor to sign the memo of understanding with the Council of Governments for the Pathways 2020 program. Councilmember Adam Smee seconded and the motion carried.

### **9. ORDINANCES & RESOLUTIONS**

#### **A. Ordinance No. 1217 - An Ordinance of the City Of Kalama, Washington amending the 2008 Budget to include unanticipated revenues and expenditures increasing the total 2008 Budget in the amount of \$48,780.00**

Ordinance No. 1217 was read by title. Councilmember Adam Smee made a motion the City Council adopt Ordinance No. 1217 as read by the City Clerk. Councilmember Bud Gish seconded, and the motion carried.

#### **B. Resolution No 513 - A Resolution of the City of Kalama, Washington declaring the Community Building commercial kitchen stove and the 1988 GMC S15 Pickup surplus and authorizing disposal in the City of Kalama's best interest**

Resolution No. 513 was read by title. Councilmember Bud Gish made a motion the City Council adopt Resolution No. 513 as read by the City Clerk. Councilmember Chuck Hutchinson seconded, and the motion carried. It was noted that the items will be sold "as is."

### **14. EXECUTIVE SESSION – Out of Order**

At 8:23 p.m. Mayor Poulsen announced the Council would be going into executive session to discuss an item of potential litigation for 5 minutes. The meeting resumed at 8:28 p.m.

**8A. Plat Extension Request - Water's Walk Phase 4**

City Attorney Paul Brachvogel stated that the City Council is referring this item to the Kalama Planning Commission to hold the public hearing for review of the request. The City Council will be making a code revision at the next meeting regarding the extension of plats. It was noted that the Planning Commission has a preliminary plat on their June agenda, so this item may not be heard until the July meeting. The applicants acknowledged this and while disappointed as construction is season is here, they accepted that the hearing may not take place before July.

**10. CORRESPONDENCE**

**11. MAYOR'S REPORT & COUNCILMEMBERS' REPORTS**

**A.** Mayor Pete Poulsen invited all the business owners present to attend the Chamber meeting at noon on May 27<sup>th</sup> at the Community Building. They will be discussing the downtown First Street improvements and the contractor will be present. The project includes the replacement of the sidewalks, trees and street lights in the first 2 blocks ( Elm to Geranium) of downtown. While the project was estimated to cost \$655,000, the bids came in \$150,000 dollars less, so some additional work may be able to be completed. The City will continue to look for funds to complete the entire length of First Street to Kingwood.

**B.** Councilmember Adam Smee had no report.

**C.** Councilmember Dominic Ciancibelli was absent.

**D.** CouncilmemberChuck Hutchinson had no report.

**E.** Councilmember Donald Purvis was absent.

**F.** Councilmember Bud Gish had no report.

**12. DEPARTMENT REPORTS**

**A.** Director of Public Works Carl McCrary presented a written report.

**B.** Police Chief Bruce Hall reported he now has a Taser as well as all the officers. They are used as deterrents and to avoid officer injuries when apprehending a suspect. There were several alcohol related incidents over the hot weekend. He reported on the incident with the over-loaded log trucks that happened on Tuesday.

**C.** Clerk/Treasurer Coni McMaster presented a written report.

