

**CITY OF KALAMA
CITY COUNCIL MEETING
JULY 15, 2015**

1. OPENING

Mayor Pete Poulsen opened the City Council meeting at 7:00 p.m. Mayor Poulsen led those present in the Pledge of Allegiance.

Councilmembers present were Dominic Ciancibelli, Mike Dennis Langham, Don Purvis, and Mary Putka. Councilmember Mike Truesdell was absent. City staff present were City Administrator Adam Smee, Superintendent of Public Works Kelly Rasmussen, Clerk/Treasurer Coni McMaster, and Police Sgt. Steve Parker. Members of the public present are listed on the sign-in sheet.

2. EXECUTIVE SESSION - None

3. CHANGES TO THE AGENDA

Councilmember Don Purvis requested to add under new business to discuss issues of zoning, revenues, and fees.

4. PRESENTATIONS & AWARDS

Ms. Joanna Boatman one of the organizers of the 125th Anniversary event thanked the Mayor and Council stating the weekend event was successful and showed the essence of Kalama. After being away for a lot of her life she is glad to come home to this community. She noted that she and Neva Poulsen (if here) are very grateful for the museum. This was a great celebration and she has heard nothing but good things. Many have asked if the City would do it again. Mayor Poulsen noted that it takes a community and this event did. After 20 months of planning and 30 volunteers it all came together. He noted that his mother, Neva, had long wanted the museum and while she isn't alive to see it, he is glad he was able to make it a reality.

5. PUBLIC HEARINGS

A. Eagle Cliff Plat Extension Request

Mayor Poulsen opened the hearing at 7:03 pm. Clerk/Treasurer Coni McMaster explained that Eagle Cliff Estates preliminary plat was accepted in 2008 and received an extension in 2013. As the site and plat remain the same as in 2013 staff is recommending approvable of the extension based on the same conditions in 2013 staff report. The economy in the last few has been a factor for all developers which has limited progress on many plats.

For this plat, the extension in 2013 may not have been necessary as under the State statutes, which have been changed repeatedly and very confusing, the plat would have been good for 7 years rather than 5. Owner Lance Wheatley stated that the economy has picked up but there are still enough homes on the market which make selling new property for building less desirable. This has kept the project from moving forward or from being sold to

other developers. Mayor Poulsen noted that the City needs new homes and multi-family housing options and he hopes it will proceed. Councilmember Don Purvis noted the Council wants development. They want to see something built and not keep extending plats indefinitely. Mr. Wheatley acknowledged that, noting that the fact the City will grant extensions helps to get the final product in the end. It is too costly to have to resubmit for preliminary plat again. It was asked if the property is sold would the same reports and conditions be applicable. Mr. Wheatley explained that yes as the approval follows the plat and goes with the property. Councilmember Dominic Ciancibelli asked if Mr. Wheatley was just going to sell the property or going to try to develop it himself. Mr. Wheatley explained that with the recent death of his mother, there are now 3 other heirs involved that may not see things the same way so he isn't sure. He has more invested than just money into the project as he has been involved from the first. On member in the audience stated they support the extension. A neighboring property owner has some personal feelings with having development next door. Mayor Poulsen closed the hearing at 7:15pm.

Councilmember Don Purvis made a motion the City Council approve the request for an extension of the preliminary plat approval for Eagle Cliff Estates until July 2, 2017. Councilmember Mike Langham seconded, and the motion carried.

6. PUBLIC COMMENTS/CONCERNS

A. Fireworks Ordinance – Richard Voss

Mr. Richard Voss of 179 N. 4th Street informed the Council of his concerns with fireworks on the 4th of July when it is so dry and fire danger is high. He would like the Council to consider changing the ordinance so that they could prohibit fireworks if they deem it to be a safety hazard due to high fire dangers. He had been provided some reference information and he believes the Council can take actions so they have the ability to say when it is too hot or too dangerous. He added that most years it wouldn't be necessary. Mayor Poulsen stated this is not unreasonable and the Council will take it under consideration

B. Taylor Road Speed Limit Signs

Mr. Craig Frkovich of 531 Taylor Road as if they could get more speed limit signs on Taylor Road. There is one at Geranium. He noted that people walk along there and cars zip right by. He acknowledged that it is a difficult area to patrol for the police and thinks more signs going down and up might help. Superintendent of Public Works Kelly Rasmussen stated he would look at locating an additional sign at "Coffey" corner along Taylor Road.

C. Tammi Lecler of 5400 Meeker Drive and the newest member of the Parks Committee gave the Council a report on the information she was able to gather during the picnic. While conducting a survey for Parks and Recreation she received lots of feedback and has put together the information for the Council. She noted that better communication is needed as many were not aware of the listed parks. There are also some perception issues, whether valid or not, that the new park and ballfields may be cost prohibitive for the little league to use. Feedback she received regarding the Council was good. Many are really impressed with changes seen. There were people from Portland and other areas of Clark and Cowlitz counties.

7. UNFINISHED BUSINESS- None

8. NEW BUSINESS

Councilmember Don Purvis voiced his thoughts that the City needs to be looking at what motivation factors can be offered to property owners to get downtown building improvements made. As he was thinking about the visual survey being circulated getting input on what citizens would like to see, he thought about how to get owner buy in or what type of fees or incentive could be offered. He asked City Administrator Adam Smee to check out what might be possible. Administrator Smee noted that he spoke with the City attorney who cautioned the City to be careful. If the City wants to adopt a tax or something that requires compliance or has a penalty, then we need to make sure we have the authority under the RCW's. Other way to do is through fees, and they could not be assessed to community as whole as a fee has to provide benefit or it is illegal. Each citizen has to receive a service for any fee they pay and not just a community benefit or an incentive to someone else for the benefit of the community. Administrator Smee continued that the attorney recommended looking into the LID possibility, which is usually used for utilities. This set up for something that will benefit all in a given area and all affected get to vote on it. It would have to be on the ballot. Mayor Poulsen stated that how to generate revenues to deal with facades that need care through taxing and fees are not incentives to the property owner. Any incentive has to come from the City through tax breaks or something with a positive approach. This would be a better way to incentivize the property owners. He feels we need to find a way to give a relief to the owner for making the improvements, working with them and get them to move forward to make some improvements to the property. The City Planner has said as part of the survey we need to get the property owners to participate. The survey will give them a chance to see what people see and think about the current buildings. Service groups might also be able to help.

Leavenworth is an example of the extreme and they did force compliance, but also gave some incentives for compliance. The City needs to talk with towns that have done these things as to what worked. We can't just tax or add fees. Everyone agreed we have to work together to make it happen. Informing the owners so they are aware of what we are doing is the first step to get a serious discussion going, so we can move forward. Councilmember Ciancibelli noted that over the year, have tried several times, but there are certain owners or occupants that won't make any efforts to make improvements. They need to realize that improvements will improve their business. The first stage is to get them to the table so we can find out what the problems are. Mayor Poulsen noted that it isn't clear how to get involvement from the absentee owners that we don't see. Over the years he has had businesses that wanted to locate here, but couldn't find the spaces in what is currently available without large investments for property.

9. ORDINANCES & RESOLUTIONS

A. Ordinance 1361 – 2015 Budget Amendment

Ordinance No. 1361 was read by title: An Ordinance of the City of Kalama, Washington amending the 2015 Budget to account for unanticipated revenues and expenditures for Parks and Recreation Community Education programs, Cowlitz County Rural

Economic funding and the waterline extension at Todd Road project, sewer connection fees beyond anticipated revenues, increase in the scope of work for the water/sewer rate study, KLTv peg money for 2014, guardrail damages, temporary staffing Community Building funding shortages, increasing the Budget in the amount of \$219,100.00. City Administrator Adam Smee and Clerk/Treasurer Coni McMaster explained that this is an auditor requirement and that no funds are in the red. Each item was explained and in most cases it was a case of funds being received that cover the addition expenses such as the County gave us funds for the Todd Road Line project or the damaged guardrail repair which is covered by insurance and will be reimbursed. The only supplement to the budget is going to be the transfers to the Community Building which has not received adequate revenues this year to cover the operating costs and will be supplemented from the General Fund. Councilmember Dominic Ciambelli made a motion the City Council adopt Ordinance No. 1361 as read. Councilmember Mary Putka seconded, and the motion carried.

10. CORRESPONDENCE - None

11. MAYOR'S REPORT & COUNCILMEMBERS' REPORTS

A. Mayor Pete Poulsen reported on the 125th successful event which had an exceptional turnout. He believes that the success is in the planning which paid off. The strawberry shortcake drew in 600 plus and he's not sure on the number in attendance at the picnic but it could possibly be a thousand. Everyone he's heard from seemed very happy about it and downtown business owners saw an increase in their businesses and for some it was the best day ever. Many want the City to do it again. Mayor Poulsen stated he thinks the street dance/beer garden could recur and possibly do it in conjunction with the car show each year. The dance was the result of the work of the kids, 14 year olds, in the leadership class. They put it all together. What was great to see was the people that came to town, families walking down the hills and everyone enjoyed it. The most unique aspect is that it was all free. The money came from the County Big Idea Fund (almost \$15,000) and donations from BNSF (5000 for the picnic), Fibre Credit Union (\$3000 for the cake), RSG Forest Products (\$1500) and Kalama Telephone (\$500). Clerk/Treasurer Coni McMaster stated that based on the preliminary calculations, it appears that all the donations and Big Idea funds covered the cost of the event. There was over \$1200 received in donations, the beer garden grossed over \$4000 and the t-shirt sales have brought in over \$1800. All the donations will go to the Community Building and if all the costs are covered for the beer and t-shirts, those funds may as well if the Council chooses. Mayor Poulsen noted that Kalama could not do anything without the Amalak ladies. They all worked so hard and made it a fantastic time. The museum was a big hit. There were lots of people on the street. The pageant was fantastic and it tied the history all together with pictures and songs and he was proud to be part of it. KLTv will have it broadcast in a few weeks. Mayor Poulsen added that Zelma Kalama, the last great-granddaughter of John Kalama, did attend the event. The tall ships were great to have in town and the crew was very grateful for the welcoming committee bringing them a basket of fruit and cookies. They said no one had ever done that before.

So the Mayor's next project is the Kalama Music Festival, formerly the Blues Festival to be on August first. There will be six bands with the headliner JP Soars out of Florida who also makes cigar box guitars. Mayor Poulsen informed the Council he had asked to buy one to raffled for Helping Hand and Mr. Soars sent one for free. The music lineup is full of

outstanding bands and it includes an acoustic band, some R&B, rock, and just good music in an effort to mix the music up in the future. The beer and wine garden will continue with Ashtown and Terrel's Barbeque will be back. So get the word out. He also requested volunteers. He noted that this year there are presales through Ticket Tomato and they will be helping at the gates. High school kids help with the parking and with food collections as part of the public service requirements.

B. Councilmember Mike Truesdell was absent.

C. Councilmember Dominic Ciancibelli met with Planning Commissioner Don Mathison on Sunday and talked about the Commission meeting on the Urban Growth Boundary. Several County representatives stated that the County knew nothing about it previously which Don had to correct, the real issue was the concerns NW Innovations raised about the permit process and creating an uncertainty that might jeopardize or delay the project, so the Commission has decided to leave the boundary as it is for the time being.

D. Councilmember Mike Langham had no report

E. Councilmember Donald Purvis noted that during the picnic Parks conducted a survey and Ms. Tammi Leclerc provided that feedback. Again communication is key so the public knows what is available. She believes that there are some things that the committee can act on that won't have a lot of costs. There are a lot of long and short term opportunities that can be discussed by the Committee when they meet on July 29th.

F. Councilmember Mary Putka stated the Library thanks everyone for weekend where they have received great community feedback on the event. FOLK was happy with turnout for their activities at the picnic.

12. DEPARTMENT REPORTS

A. City Administrator Adam Smee expanded on the Urban Growth Boundary discussion at the Planning Commission meeting. Kalama is much larger than just what you see on the hillside and downtown, with boundaries that extend from I5 Exit 27 to Exit 32. These areas will be seeing changes in future years. When the Commission talked about the community and how to identify what its needs are for growth they found it came up short with heavy industrial property, so felt extending the west side boundary north was logical. Administrator Smee cautioned the Commission they would get feedback on that recommendations and the Council did at the hearing, so they referred it back to the Commission. So the Commission got to hear the feedback and they handled it all very professionally. They didn't just accept the concerns but asked difficult questions of those concerns. County Commissioner Dennis Weber and County Building and Planning representatives addressed the Commission with concerns that to have a UGB the City and County needed to work together in defining what would happen in the areas included within the boundaries. In the end, the Commission agreed to take some time to discuss with the County how we can work together to address the concerns and have them to recognize our boundary. It was pointed out how the UGB and comp plan is used as a tool for budget and how to deal with the future infrastructure needs so we use our resources in the best way. The

Commission does believe it is reasonable for the community to look beyond the current limits as those that live in these areas consider themselves Kalama citizens. Staff will go and participate and see what happens over the next year which is when the Commission asked for a report back. It will be challenging.

Administrator Smee reported the City has received the Spencer Creek Business park application for their Master plan on the East Port property. The Master Plan is a new process for the City. The application is technically complete with only a few clarifications needed and then the timeline will begin. This is all set out in the code so all participants know the schedule of the process. The East Port area will see some changes which could include roads alterations but it will be a few years out. There has also been a request for a review of the speed limit with the Haydu park opening and the increase in traffic. Haydu Park has received a temporary occupancy permit so the Fair can go on as planned. There are only a couple of ADA requirements that still need to be addressed.

B. Superintendent of Public Kelly Rasmussen presented a written report noting the crew's work on the beatification of downtown with the help of the corrections crew and the setup for the 125th event. The crew also fixed a couple of major water leaks including one on Gore Road and one on Holly Street which wasn't visible at the site as it was traveling underground through the cracks in the basalt. Also another transformer was blown out by a squirrel which caused some issues out at the Cloverdale pump station. The crew finally was able to complete the replacement of the Meeker Lift Station pumps which were rebuilt. The new sewer line out to the new park is nearly completed and they will be doing some training next week.

C. Police Sgt. Steve Parker presented the Department's statistical report. He noted the beer garden and 4th of July events did well and had no problems. The Marine Park sprinklers came on near the end of the 4th of July celebrations which got people to leave the park.

D. Clerk/Treasurer Coni McMaster had no report but added thanks for the Amalak.

E. City Attorney Paul Brachvogel was absent.

13. CONSENT AGENDA

Councilmember Mary Putka made a motion the City Council approve the Consent Agenda including:

1. *Claims Warrants 34918 through 37981 and electronic transactions totaling \$88,290. 69*

2. *Minutes of the July 1 2015 City Council Meeting*

Councilmember Mike Langham seconded, and the motion carried.

14. EXECUTIVE SESSION - None

15. ADJOURNMENT

Mayor Poulsen adjourned the meeting at 8:37 p.m. These minutes are not verbatim. A copy of the recording for this meeting is available for review upon request.

Pete Poulsen - Mayor

Coni McMaster - Clerk/Treasurer