

**CITY OF KALAMA  
CITY COUNCIL MEETING  
AUGUST 5, 015**

**1. OPENING**

Mayor Pro Tem Mike Truesdell opened the City Council meeting at 7:00 p.m. Mayor Pro Tem Truesdell led those present in the Pledge of Allegiance.

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

**2. EXECUTIVE SESSION - None**

**3. CHANGES TO THE AGENDA - None**

**4. PRESENTATIONS & AWARDS - None**

**5. PUBLIC HEARINGS**

**A. Stone Forest Preliminary Plat Extension Phase 2**

Mayor Pro Tem Truesdell opened the public hearing at 7:02 pm. City Administrator Adam Smee explained that the approval of the preliminary plat of Stone Forest Phase 2 expires in early 2016 and the developer has requested a seven year extension. City Planner Matt Buchanan provided a staff report informing the Council that the plat was first approved in 2006 and a 5 year extension was granted in 2010 under the former owners. The new owner Synergy Inc has met all the criteria by having invested and shown due diligence in the near complete build out of phase one and having completed engineering and excavation on phase two. The down turn in economy has made the progress slower but it has continually moved forward. All bills are paid and it would be in the best interest of city to allow an additional extension so the plat can be completed. City Planner Buchanan recommends an extension of five years rather than the requested seven years. Staff believes this to be a more appropriate time frame and that further expanding the terms could set precedent that would not be in the City's best interest. The City does not want to encourage continued extensions as plats could become obsolete and codes, standards and the needs of the City can change over time. Mr. Jim Bain of Kalama was a consultant to the original owner and stated he believes the City should grant the seven year as requested since the housing market has been off for at least seven years. This is a good neighborhood and people are looking for places to live in Kalama. Mr. Cornell Rotchsy, the owner and developer, requested the Council please grant the seven years as they are only selling about 12 homes per year. With 82 lots in phase 2 this would cover that continued rate of sales. Phase two will be built in additional phases with the first not recording until late in the fall of next year. He is nervous regarding any changes through the Comp Plan or standards that could be applied to the plat mid-development, which he feels could be counter productive. The development costs are

front loaded as infrastructure for the entire project has to be completed first. Mr. Rotchsy noted that even six years would be better than five. Administrator Smee noted that the Synergy organization has been good to work with and very professional. They have kept the project moving forward and the City wants to encourage this kind of development and developer. He and staff have been working with project engineers and it has gone well. Councilmember Dominic Ciancibelli noted this would be the second extension. He noted the housing demand will be increasing and the economy has improved over the past year. He feels that five years as recommended by staff is plenty of time and it will avoid any conflict with the intent of the code. Councilmembers Mary Putka and Don Purvis confirmed that the it would be possible for the developer to request an additional extension at the end of the five year period. Administrator Smee noted that there is some risk for the applicant as the projects vests for the code and standards for the period under which it is approved. If during the next five years City standards change, the developer may be required to comply with the new standards. This could result in the development being changed midway which the City would try to avoid. It may be better to give the 7 years. A compromise of six years was suggested by the concerns were still setting a precedent for a longer period. Councilmember Ciancibelli made a motion the City Council authorize an extension of the Stone Forest Plat based on the staff recommendations of 5 years extending the plat to February 2021. Councilmember Putka seconded, and the motion carried. The hearing was closed at 7:18 pm.

## **6. PUBLIC COMMENTS/CONCERNS**

**Mr. Jim Bain** invited all present to the Relay for Life event this weekend, beginning on Saturday at 10am at the Kelso High School stadium and track.

## **7. UNFINISHED BUSINESS - None**

## **8. NEW BUSINESS**

### **A. Developer Agreement with Port of Kalama – Amendment to Add Parcels**

City Administrator Adam Smee informed the Council the Port of Kalama has requested an amendment to the current developer's agreement with the Port for the East Port development area. Since adoption of the original agreement the Port has secured three additional pieces of adjacent properties. There have been no code changes during the time period, so they are requesting to add the parcels to the agreement which would vest them under the agreement. Two parcels are property adjacent to Haydu Park and the other is further west on Kalama River Road. City Attorney Paul Brachvogel has reviewed the proposal with not concerns. City Planner Matt Buchanan has filed the SEPA and not comments were received. Administrator Smee recommends the Council adopt the amendment and the Port will then record the agreement against the property. Councilmember Don Purvis made a motion the Council adopt the agreement as amended to include the added parcels. Councilmember Mike Langham seconded. Tabitha Reeder from the Port of Kalama thanked the City for their support of this project. The motion carried.

## **9. ORDINANCES & RESOLUTIONS - None**

**10. CORRESPONDENCE - None**

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

- A.** Mayor Pete Poulsen was absent.
- B.** Councilmember Mike Truesdell had no report.
- C.** Councilmember Dominic Ciancibelli had no report.
- D.** Councilmember Mike Langham had no report.
- E.** Councilmember Donald Purvis had no report.

**F.** Councilmember Mary Putka reported the Library has a volunteer, Sabrina who has taken over the children's library running the summer reading program, starting a teen group and working with the seniors on computer classes. She and Librarian Louise Thomas send their thanks to Clerk/Treasurer Coni McMaster and the Police Department for their help with summer reading. There is also a class for computer programming for 8 to 11 year olds being put on by the Library and Parks & Recreation which will be held here in the Council Chambers. Mary added that Folk is holding their annual August coffee stop at a nearby rest area and are accepting donations of coffee and cookies. Amalak will be doing the Ladies Tea this year and the cost is \$17. Librarian Louise Thomas is working on a book for publishing about Kalama and is looking for photos from 1949 and before along with any historical information.

**12. DEPARTMENT REPORTS**

**A.** City Administrator Adam Smeed report on the Port of Kalama Master plan application which has satisfied all the questions and the City will start the time clock on the 30 days of the first step. There is a tight timeline for the process set by code and the Port eager to move through the process. It is a substantial application which includes traffic studies and environmental impacts. The Port is also doing a fill project near the dry storage area along W. Third Street. Regarding the Shoreline Master Plan update, the City has received comments back from Department of Ecology and there are significant disagreements about what needs to happen with document. Adam noted he will meet with the Port as the largest property owner with shoreline to look at what their needs are, what critical areas that will be developed and what the community needs for economic development. The Port been supportive and helpful during the process, and he hopes to keep it a collaborative effort.

**B.** Superintendent of Public Works Kelly Rasmussen presented a written report. He noted that he has received a third bid on the Police parking lot paving and all have come in over so he will present those along with an amended budget at the next meeting. The crew has replaced all but about 30 meters, so that nearly completes that project. The department has experienced a lot of call outs dealing with electrical issues whether they are PUD or animal issues, but mostly they are false alarms. Later this month or early next month the crew will work with Kalama Telephone to replace the 6-inch portion of the Cloverdale

waterline to provide fire flow out to the Todd Road area. Working with the Telephone Company helps to keep costs down so the City can do it with its own forces. This has been included in the budget for 2015. Kelly noted there have been 5 new water hookups this month and another sewer on Meeker Drive due to a failed septic. Councilmember Don Purvis thanked Kelly for the speed limit sign on Taylor Road where he has seen improvement with traffic slowing down. Kelly added that they also addressed an issue from the public by adding a handicapped sign at the grocery store. Bank remodeling garbage was hauled off by jail crew and Adam noted he is making a little progress. It is low going, but interesting as he finds the base of the building is well built but modifications over the years have been less than stellar. Councilmember Dominic Ciancibelli noted that there needs to be some discuss on how to keep the plants downtown watered as a lot of money from Envision was spent. It is hard to get the business owners to take responsibility to care of the landscaping. Kelly noted that he will have a community service worker watering for a week and working downtown. He added that the water plant is still pumping large quantities of water due to the hot weather.

**C.** City Planner Matt Buchanan noted the Planning Commission is still working on Comp Plan. The Visual Preference survey is still on line. The plan is to hold a September workshop to continue with the visioning process. He hopes to have the plan completed by April.

**D.** Police Chief Randy Gibson presented his statistical report for the 3 week period. He noted that the Music Festival went well with only some intoxication issues having to be addressed. The Fair and parade went well. They will be present at the Car Show on August 16<sup>th</sup> and things there are usually calm.

**D.** Clerk/Treasurer Coni McMaster reported the Community Building reroof will begin later this week. The Music Festival was a good event, even though not as well attended as previous years. She will have final reports on the events at the next meeting. She noted she will be starting the work on the 2016 Budget preparation.

**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. *July Claims Warrants 34995-35003 and 35037-35093, July Payroll Warrants 34982 -34994 and 35004-35036 and electronic payments for a total amount of \$265,203.05.*

2. *Minutes of the July 15, 2015 City Council Meeting*

*Councilmember Don Purvis seconded, and the motion carried.*

### **14. EXECUTIVE SESSION - None**

**15. ADJOURNMENT**

Mayor Pro Tem Truesdell adjourned the meeting at 7:50 p.m. These minutes are not verbatim. A copy of the recording for this meeting is available for review upon request.

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**Mike Truesdell - Mayor Pro Tem**

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**Coni McMaster - Clerk/Treasurer**