

**CITY OF KALAMA
CITY COUNCIL MEETING
JUNE 17, 2009**

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 Adam Smee, Dominic Ciancibelli, Chuck Hutchinson, and Don Purvis. Councilmember Bud Gish was 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. City Planner Matt Hermen and Planning Commission Chairman Don Mathison were present. 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 - None

6. PUBLIC COMMENTS/CONCERNS - None

7. UNFINISHED BUSINESS

A. Planning Commission Recommendations Commercial Zoning Code Update

City Planner Matt Hermen informed the Council that the Planning Commission held a public hearing on May 28, 2009 on the proposed commercial zoning code update. At the hearing the only comments received were from local citizen Jim Bain. This update advances the goals set in the City's comprehensive plan. Mr. Hermen read the findings into the record. There are no environmental concerns and no adverse impacts from the changes proposed for the code. The Kalama Planning made a unanimous recommendation that the draft be adopted by the City. Planning Commission Chairman Don Mathison added that the Commission went through this process very studiously with the goal to also make the code user friendly for both staff and the public. They hope the new chart included in the code will make this possible. Chairman Mathison acknowledged all the hard work of Planner Hermen as well as the entire city staff. The draft of the updated code was also presented to the Port of Kalama and the Chamber. This provided opportunity for those entities to have input into the process prior to the final draft.

Mayor Poulsen asked about the reference to signs and how this would affect the existing signs? Any signs already in place would be

considered to be pre-existing, non-conforming signs. Changes would not be required unless there are changes to the sign or it is abandoned. Mayor Poulsen then asked about the buffers for the large lot estates. Planner Hermen noted that if the County was planning was under Growth Management, this type of use would not be allowed within the City. The purpose of the buffers was to continue to allow and preserve those that do exist. Mayor Poulsen confirmed that the height limitations included in the update were not being changed. Councilmember Don Purvis asked if the zoning map was being changed. It is not. Councilmember Dominic Ciancibelli noted that with the recent fire having destroyed a downtown structure, the need for making sure buildings conform to current codes as much as possible was emphasized. The structure had not been made to upgrade at any time in the past when it was remodeled or worked on. Any structure rebuilt will have to meet the current codes. Mr. Ciancibelli noted that he liked the references to the historic buildings and keeping that effect in the downtown area. He asked about the references under screening requirements to "berms" and how they would be used. It was explained that these were meant for the Highway Commercial District and not the Central Business District. Councilmember Adam Smee asked about the architectural review which will be done by the City Planner now instead of the building official. Planner Hermen explained the decisions will be made based upon the criteria set out in the code and not only on his judgment. There was some discussion on how changes after approval would be addressed. Councilmember Chuck Hutchinson asked about the temporary buildings being limited to 60 days. It was noted that any permanent structure will be required to have permanent footings.

Mr. Jim Bain commented that former Commissioner (now Councilmember) Ciancibelli had developed a photo book of the older architecture throughout Kalama several years ago. He strongly suggested that this be found and used as a reference guide for staff and builders. Mr. Bain added that the Commission did a wonderful job, and it is a shame the Commission has now been put on furlough. With development slow, now is the time to plan. He recommends the City put the Commission back to work as soon as possible. He also suggested that they could work in sub-committees to address issues now and be ready when the City can again afford to have the expert staff advising the Commission. Chairman Mathison noted that the Commission works for the Council. Without the professional advice of the staff, the Commission could be placing the City at risk when address such serious issues as zoning and development codes. Mr. Bain suggested the Commission be creative and work on issues such as design code or the sign code. Mayor Poulsen stated that the City will be monitoring the budget and will look at the options.

Mayor Poulsen asked the Council if they felt the need to hold a workshop to further discuss the commercial zoning code update. The Council did not.

B. I&I Projects

Director of Public Works Carl McCrary explained that I & I stands for inflow and infiltration. This often is a result of broken sewer

lines. The City has discovered areas on Holly and Ivy where there are some major line breaks. There has been money budgeted to make these types of repairs. Councilmember Adam Smee asked about using the reserve and the effects this will have. Clerk/Treasurer Coni McMaster explained that the I & I fund was built up from a portion of the hookup fees, but that several years ago it was decided to change to have all the fees be put into the sewer reserve. So the I & I fund is not being replenished, but there are funds available in the other sewer reserve which could be used for I&I as well. This other reserve is also used for the loan payments. It was noted that repairs of the broken lines will have an impact on the operating of the sewer plant as well. Having the crew do the projects will also keep the staff working. There is \$60,000 included in the current budget, but Mr. McCrary noted that he will probably need additional funding. *Councilmember Dominic Ciancibelli made a motion the City Council authorize the I & I Projects be completed as funded up to \$60,000. Councilmember Adam Smee seconded, and the motion carried.*

8. NEW BUSINESS

A. Authorize Mayor to sign Professional Services Agreement for Indigent Defense Services with Debra Burchett

Mayor Poulsen informed the Council he had interviewed Ms. Burchett, and he believes she will be a good fit for the City. She comes highly recommended and already has a working relationship with the prosecutor. She has a process in place that will be beneficial for the City in cutting jail costs. The City will pay a retainer of \$1200 per month and no longer have to pay several attorneys appointed by the court. The process should become more efficient and still provide a good defense to the clients. *Councilmember Dominic Ciancibelli made a motion the City Council authorize the Mayor to sign the agreement with Ms. Burchett to provide legal services to indigent defendants on Kalama's behalf. Councilmember Don Purvis seconded, and the motion carried.*

9. ORDINANCES & RESOLUTIONS

A. Ordinance No. 1240 – An Ordinance of the City of Kalama, Washington, relating to Zoning and Land Use, repealing Sections 17.26.080 and 17.26.170, amending Sections 17.16.010, 17.16.020, 17.18.030 and Chapter 17.08, 17.21, 17.26, 17.28 of Title 17 of the Kalama Municipal Code, and adopting a new Section 17.56.017 and Chapter 17.60 to the Kalama Municipal Code.

Ordinance No. 1240 was read by title. *Councilmember Chuck Hutchinson made a motion to put into effect Ordinance No. 1240 as read by the City Clerk. Councilmember Don Purvis seconded, and the motion carried.*

10. CORRESPONDENCE

A. Notice of Joint Entity Meeting – June 30, 2009 – Mayor Poulsen noted that the Councilmembers are welcome to attend the

meeting. The City is hosting this time and it will be here at City Hall. It was noted that the public is also welcome to attend.

B. Invitation to the AWC Annual Dinner - Spokane

11. MAYOR'S REPORT & COUNCILMEMBERS' REPORTS

A. Mayor Pete Poulsen commended the local Fire Department and those from Woodland and Longview for the superior job they did last week fighting the fire at Heritage Square. It was a tragedy for the Community, but it could have taken out half the town and been so much worse had the fire fighters not been on top of it.

B. Councilmember Adam Smee had no report.

C. Councilmember Dominic Ciancibelli had no report.

D. Councilmember Chuck Hutchinson reported he had met with the Chief. The department should be getting close to moving into the new building. The new officer is patrolling on his own and doing well. He also commented that Chief Hall did a very good job of handling the situations related to the fire with emotions of many running high.

E. Councilmember Donald Purvis asked the Council how involved does the City want to be in the process related to tourism through the Summit meetings. He has been attending and will continue to do so, on the City's behalf. He wants to know what the City would like to see and if they are willing to possibly commit to something in the future. The current recommendation is to request 10% of the hotel/motel taxes from each jurisdiction to be used for promoting tourism throughout the County. The Council is willing to continue with the discussion but would like more information on how the funds will be spent. Prior to any action the Council wants to be able to have some approval of the funding and purpose to which it will be used.

F. Councilmember Bud Gish was absent.

12. DEPARTMENT REPORTS

A. Director of Public Works Carl McCrary presented a written report. He noted that the City used approximately 500,000 gallons of water to fight the fire last week.

B. Police Chief Bruce Hall reported the fire had consumed most of the Department's resources since last week. The City has to take the responsibility for the fire after the fact and was lucky to make early contact with the insurance company involved. The insurance will be covering the costs for the necessary security to watch the site. Most of the investigation is done, but it will be at least 30 days before a final report is complete. The City will probably receive a bill from Fire District 2 for some of these costs as well as a backhoe that was needed on site. The building shell has been knocked down, and the debris may be hauled off tomorrow.

Director of Public Works Carl McCrary added his compliments to the Chief for the way he handled the situation and the compassion he showed to the owners. It was difficult to figure out how to deal with the life safely issues and still find a way to meet the needs of the owners to salvage what they could in the aftermath. Chief Hall did it all very well. Chief Hall added that it was neat to see how the town and community came together to help.

C. Clerk/Treasurer Coni McMaster reported she continues to work on the budget issues. In the bills tonight the City is making \$190,000 in loan payments, and there will be another nearly \$400,000 for annual loan payments at the end of the month. She then asked the Council how many of them are planning to attend the AWC Elected Officials Training in September. This will be held in Kalama, so she is encouraging those that haven't attended this training in the past to please do. Ms. McMaster asked how many would be attending the Goodwill City picnic on Friday. Several members stated they would be there.

D. City Attorney Paul Brachvogel had no report.

13. CONSENT AGENDA

Councilmember Chuck Hutchinson made a motion the City Council approve the Consent Agenda including Claims Vouchers Totaling 252,274.35 and the City Council minutes of June 3, 2009. Councilmember Adam Smeed seconded, and the motion carried.

14. EXECUTIVE SESSION - None

15. ADJOURNMENT

Mayor Poulsen adjourned the meeting at 8:20 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