

**CITY OF KALAMA  
CITY COUNCIL MEETING  
MARCH 17, 2010**

**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, 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 Attorney Paul Brachvogel was also present. Members of the public present are listed on the sign-in sheet.

**2. EXECUTIVE SESSION**

**3. CHANGES TO THE AGENDA**

Clerk/Treasurer Coni McMaster noted that the Change Order 3 on the N. First Street Improvements had been added to the agenda under new business.

**4. PRESENTATIONS & AWARDS**

**A. Neal Alongi - Public Facility Financing**

Mayor Poulsen introduced Mr. Neal Alongi of Maul, Foster & Alongi, a former resident and City Councilmember of Kalama. Mr. Alongi stated after some conversation with the Mayor regarding some concerns with a possible contaminated site, he thought his firm had some information that would be helpful to the City. He introduced Mr. James Maul. Mr. Maul explained that the State Department of Ecology (DOE) has some grant funding opportunities which are focused on economic revitalization and cleaning up contaminated sites. It is a new program and offers \$200,000 without any matching requirements. The funds are to be used to help a public entity evaluate a property as to if the site can be utilized for a future project and what kind of clean up would be necessary. There would need to be some agreement between the City and the property owner in order to get this started with the projected out come, that the City could possibly purchase the property in the future. The grant funds are mainly to fund the feasibility study, but in some cases any left over funding can be used toward the costs of cleaning up the site. The application for this funding would include a scope of work and could also be used to help look for additional funding sources for cleanup and improvements. Normal funding is 50 - 50, but in disadvantaged counties, grants can be for as much as 90% for clean up activities. Councilmember Adam Smee asked if the City has any obligations to move forward if the planning grant is accepted. If the City were to acquire the property based on the findings in the study there could be some obligation to continue with the cleanup. The City would be working with the current property owners because it has an interest in the site for future development. DOE can work with a property owner on cleanup issues, but they are addressed on a case by case basis. DOE is now focusing more on getting properties back to productive uses rather than recovering costs for

cleanup.

Councilmember Dominic Ciancibelli and Mayor Poulsen explained that the City is concerned since it appears that property next door that was damaged by fire, may be sitting derelict for while. It has gas tanks in the ground. During the sidewalk replacement in front of the building gas was found in the ground water and the surrounding dirt. It was tested and was found to contain hydrocarbons. It may be that the property owner can't afford to repair the building or do clean up, but the City feels it needs to make sure the issues don't spread. Councilmember Ciancibelli asked if the City works to help get the clean up done, how are the owners held responsible? This is where the City would need to have a purchase agreement in place which should address those concerns. Councilmember Ciancibelli noted that the City is not in a position to purchase any property right now. Mr. Maul explained that while the City would need to have an interest in the property to qualify for the initial grant funding, the purchase agreement could come later. He and Mr. Alongi were here to provide the City with some information on a way the City might be able to determine if the property would be a good investment. They see Kalama as looking to revitalize itself. A contamination issue could stall that process. The funding from DOE could be a first step to see what needs to be and could be done with the site. The City would need to discuss the possibilities with the property owner before it would begin to consider applying for funds. The current funding has been obligated but DOE will look for funds and wants to expand the program if there are more applications. Mayor Poulsen thanked Mr. Alongi and Mr. Maul for the information.

**B. Brian McCrady – Cowlitz Substance Abuse Coalition – Town Hall Underage Drinking**

Mr. Brian McCrady distributed a flyer inviting everyone to the Town Hall on Underage Drinking to be held at the Kalama Community Building on Tuesday, March 23, 2010. There will be a video presentation. Then representatives from law enforcement, treatment centers, faith organizations, hospitals, schools and students will form a panel and discuss the issues. Research has found that young people are starting to drink at younger ages than 20 or 30 years ago. Beginning early often leads to problems with alcohol later in life. Also, there is evidence that additional use of harder drugs is related to early alcohol use. Chief Bruce Hall commented that he believed it would be a good forum. The department deals with kids as young as 11 and 12 drinking. The recent burglaries were also related to alcohol use. Mr. McCrady encouraged everyone to attend.

**5. PUBLIC HEARINGS - None**

**6. PUBLIC COMMENTS/CONCERNS - None**

**7. UNFINISHED BUSINESS**

**A. Traffic Code Update – Parking requirements**

Director of Public Works Carl McCrary explained to the Council that after reviewing the City's current traffic code, it was found it needed complete updating. Since the City has

adopted the State Model Traffic Code Ordinance it is not necessary for Kalama's code to list all the stop sign locations, so they are being removed. The parking section was outdated and very confusing as written. It has been cleaned up, and it is being proposed to change the time limit on parking to 4 hours in the downtown areas. It was requested the Council review the ordinance and provide any comments or concerns to the staff. The ordinance will be on the next agenda for adoption.

**B. Low Income Discount for Manufactured Home Parks**

Councilmember Bud Gish asked that the information included in the ordinance section of the agenda be moved up to unfinished business for discussion. The ordinance is amending the current low income discount so that residents in a manufactured home park would qualify even though the City bills the park and the park bills the residents. Clerk/Treasurer Coni McMaster provided information in response to requests as to what the revenue loss to the City could be once this is implemented. She explained that it is dependent on how many of the residents would qualify for the discount. If 25% of the residents were to qualify, then the loss in water and sewer revenues would be a little over \$6000 annually. If a third qualify it is at \$8000 and at 50% it would be a little over \$12,000 annually. These are estimates. Ms. McMaster added that while this is a loss to the city, the residents of the park are city residents and pay utility bills for the City services, so should be eligible for the same discounts as other residents. After getting some information from Municipal Research, the amendments to the code and the process for monitoring and implementing the discount for a manufactured home park were drafted. Councilmember Gish did not think the Council should not move forward with the ordinance, but he did want the effects of the ordinance in the record.

**8. NEW BUSINESS**

**A. City Open House – Chamber After Hours Event – May 18, 2010**

Mayor Poulson announced the City would be hosting the May after hours event with the Chamber. Director of Public Works Carl McCrary and Wastewater Treatment Plant Operator Richard Smith had developed a very challenging and intense agenda for the event. Mr. Smith explained that the City has accomplished much with the Downtown projects, the new Police Station and other facilities, so it would be good to show case all the City's facilities to the citizens. This should include tours of the water and sewer plants so the citizens can see how they are maintained and operated. Also information on conservation could be distributed. Mayor Poulson made a suggestion that perhaps rather than offering tours where people would have to travel to the facilities, the City put together a virtual tour that could be done by video or power point in the Council Chamber. The City can have signup sheets for tours of the plants to be offered on another date. If we get all departments involved it should be a good event.

**B. Change Order No. 3 – N. First St. Improvements Phase 2**

Director of Public Works Carl McCrary provided the information on the change order to the Council. This is for the block walls that were done near Kingwood, and he has authorized

the work under the small change order authority the Council had granted previously.

## **9. ORDINANCES & RESOLUTIONS**

### **A. Ordinance No. 1253 - An Ordinance of the City of Kalama, Washington amending the Kalama Municipal Code Chapter 12.18 Low-Income Utility Rate Reduction to include residents of manufactured home parks that are submetered under an agreement between the City and the park.**

Ordinance No. 1253 was read by Title. Councilmember Bud Gish made a motion the Council adopt Ordinance No. 1253 as read. Councilmember Don Purvis seconded, and the motion carried. Ms. Susan Langham, a Columbia Terrace Estate resident, thanked the Council and staff members Carl McCrary and Coni McMaster for getting this work done. She wasn't sure how many would qualify, but those that would do really need the help this will provide.

## **10. CORRESPONDENCE – None**

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

**A.** Mayor Pete Poulsen had no report. He did note that the Downtown Revitalization Committee is meeting on the second and fourth Mondays at 5 pm.

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

**C.** Councilmember Dominic Ciancibelli had no report.

**D.** Councilmember Chuck Hutchinson reported he had received photos of the new Police car which will be going on the web page. Chief Hall noted that they will keep the older white Expedition to use as a standby vehicle. Councilmember Hutchinson added that he had spoken with Representative Ed Orcutt about the special congressional session where they are trying to address the State budget. This will have effects on cities as well.

**E.** Councilmember Donald Purvis reported that he and Councilmember Ciancibelli had met with two of the Planning Commissioners to discuss the downtown design standards. They had looked at code samples and found some they think they can use to address Kalama's needs. They have decided to not pursue historical standards, but more of standards that would stay true to the feeling of the City with its mixed architecture. Councilmember Ciancibelli noted he thinks they will need to include some nuisance or maintenance code as well to address some of the issues with keeping the downtown area well maintained. Jennifer Keene, Economic Development Planner with the Council of Governments, noted that she is working with the City of Castle Rock addressing some of the same issues. It was noted that when buildings are remodeled or updated would be the time when any new code would apply except to the few areas where new construction could be

done. This is why the City is addressing this now, so that they don't end up with something that just doesn't fit with the community. It is also difficult, especially in this economy, to get business or property owners to upgrade or clean up their properties. Ms. Keene noted this is true everywhere. She added that when drafting such a code, be sure to involve the business community and property owners. Be very careful not to set standards that are so costly to comply with that they drive businesses away. There was also some discussion of using incentives to help get property improvements made. Money that used to be available from the state is gone and not likely to come back for many years.

F. Councilmember Bud Gish had no report.

## **12. DEPARTMENT REPORTS**

A. Director of Public Works Carl McCrary presented a written report. He noted that the crew had cleaned up the old Police building, and Rich Smith has been filing numerous annual reports for the plants. The Sauer Road project is complete except for some paving work required to meet the County's requirements. He has almost completed the Consumer Confidence Reports and will be putting out a State of the Public Works Department report with it. There are plans for another mural to be put on the north side of the Elm Street underpass which is being proposed to be all trains. It was suggested that Carl take a look at the old mural that used to hang on the Cowlitz Bank building which had several trains. It was also suggested to look for some kind of lighting including battery operated lighting to help make the murals more visible. Mr. McCrary also informed the Council that at the recent Chamber dinner the City's Public Works Crew was given the annual Totem Award.

B. Police Chief Bruce Hall reported that he has been working with the railroad authorities regarding some thefts of materials along the tracks and facilities. Officer Skeie is at training to deal with Alzheimer patients or other challenging individuals that appear to be out of control. Chief Hall also noted that they recently had a Washougal Councilmember do a ride along with one of Kalama's officers. He suggested that this is a good idea if you want to see what the officers do.

C. Clerk/Treasurer Coni McMaster reported the Joint Entity meeting would be on March 30<sup>th</sup> and is hosted by the Fire Department. The request for bids for the re-roof on City Hall went out on Monday. She continued that she had participated in a web-demo of a surplus auction site earlier in the day and thinks it will be something the City can utilize. She wants to discuss it further with Chief Hall. She has been drafting ordinances for code updates which will include nuisance issues with abandoned buildings. In her research on this she has also found some cities which do have property maintenance regulations which may be what Councilmember Ciancibelli is looking for.

D. City Attorney Paul Brachvogel had no report.

## **13. CONSENT AGENDA**

*Councilmember Bud Gish made a motion the City Council approve the Consent Agenda including Claims Vouchers Totaling \$161,601.63 Payroll Vouchers totaling \$46,543.94 and the City Council minutes of March 3, 2010. Councilmember Don Purvis seconded, and the motion carried.*

**14. EXECUTIVE SESSION - None**

**15. ADJOURNMENT**

Mayor Poulsen adjourned the meeting at 8:30 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**