

**CITY OF KALAMA  
CITY COUNCIL MEETING  
SEPTEMBER 1, 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, Chuck Hutchinson, Don Purvis, and Bud Gish. Councilmember Dominic Ciancibelli 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. 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**

**A. Junior Police Academy Presentation**

Police Chief Bruce Hall introduced Police intern Tiffany Dennis who has been working under a grant during the summer. She worked as an aide for the Junior Police Academy. Ms. Dennis presented a slide show of the activities the students in the Academy participated in during the eight week program. Thirteen graduated last week after completing the program. Several Councilmembers noted this was a great program for the community.

**5. PUBLIC HEARINGS - None**

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

**7. UNFINISHED BUSINESS**

**A. Hammond Collier - Agreement - Engineering Meeker Dr. Sidewalks**

Director of Public Works Carl McCrary presented the agreement for the engineering on the Meeker Drive sidewalk project. Mayor Poulsen asked Carl if he was comfortable with the City being responsible for the on-site management of this project as presented in the contract. Mr. McCrary noted it is a straight forward asphalt project so it is acceptable. He added that there are some additional funds in the Street funds that could possibly be used to hire the inspections if desired. Councilmember Chuck Hutchinson made a motion the City Council approve the agreement with Collier Hammond contingent upon approval by the City Attorney. Councilmember Bud Gish seconded, and the motion carried.

**B. Gray & Osborne - Engineering Services Agreement**

This is the general engineering services agreement for 2010 - 2011. City Attorney Paul Brachvogel stated he has reviewed the agreement, and it is identical to the previous one. Councilmember Chuck Hutchinson made a motion the City Council approve the agreement for engineering services with Gray and Osborne for the next year. Councilmember Don Purvis seconded, and the motion carried.

**C. Bluhm & Associates - Surveying Services Agreement**

Councilmember Chuck Hutchinson made a motion the City Council approve the agreement with Bluhm and Associates for surveying services contingent upon approval by the City Attorney. Councilmember Don Purvis seconded, and the motion carried.

**8. NEW BUSINESS**

**A. Waters Walk Phase 4 - Request for Extension of Preliminary Plat**

Mr. Skip Urling of Urling Planning Associates representing Kalama Development, LLC gave a brief overview of the request. After completing and getting final plat on Phases 2 and 3 of Waters Walk and getting construction drawing approval for Phase 4, the developers were granted an extension until 2011 due to the economic downturn and the investment they had already made. They have done a lot of work on this and the connecting development Columbia Pointe. They are requesting an additional 2 year extension as the economy has not improved to a place where moving forward is feasible. Recommendations from the City Planner Matt Hermen are to grant the additional extension based upon the overall progress and due diligence shown by the developers, the significant slowdown in the housing market, and that the development is in compliance with all current codes. Mayor Poulsen noted that the developers have been productive, and the City has faith they will produce. Councilmember Chuck Hutchinson made a motion the City Council approve the extension of the Waters Walk Phase 4 Preliminary Plat until December 31, 2013 based upon the findings included in the staff report of August 24, 2010. Councilmember Adam Smee seconded, and the motion carried.

**B. Columbia Pointe - Request for Extension of Preliminary Plat**

Mr. Skip Urling of Urling Planning Associates representing Kalama Development, LLC, noted the same issues are applicable to this request as with Waters Walk 4. Mr. Keith Pfeifer of Kalama Development, LLC addressed the Council noting that these projects have been successful in part due to the collaborative efforts of the City. They have a positive approach to the growth of the City. The staff works to be sure the community gets improvements, such as the Fifth Street sidewalks or the basketball court as a

part of new developments. They work to help solve the unique problems that come with developing in a community like Kalama. Councilmember Don Purvis made a motion the City Council approve the extension of the Columbia Pointe Preliminary plat to December 31, 2013 based upon the staff findings outlined in the July 22, 2010 memorandum. Councilmember Bud Gish seconded, and the motion carried.

**C. Stone Forest Phase 2 - Request for Extension of Preliminary Plat**

Mr. Jim Schlatter of Ridgefield, owner of Stone Forest, noted that he agrees with what Mr. Pfiefer stated earlier. Phase 1 of Stone Forest includes features that he had not thought of, but have made it a better project. These include trails that go into town and up to the school and the pump station that will benefit the entire area. He added that he is proud of the fact that he is building homes in a more affordable price range for the residents of Cowlitz County. His only problem seems to be the timing with the economy and housing downturn. Mr. Schlatter explained his request for a five-year extension. It is based upon his need to sell out Phase 1 (92 lots) to pay off the loans before he can develop Phase 2. So far only 20 of the 92 lots have been sold, but he has or is building 6 homes currently. Councilmember Bud Gish made a motion the City Council adopt the staff findings as outlined in the July 22, 2010 memorandum extending the preliminary plat approval for Stone Forest Phase 2 until February 15, 2016. Councilmember Chuck Hutchinson seconded, and the motion carried.

**D. City Hall Change Order - Additional Time only**

Clerk Treasurer Coni McMaster presented the City Hall change order request to the Council. This is a request for an additional 14 days to complete the job. The contract had the completion date of August 31, 2010. The painters have just started painting today. The rain on Tuesday caused a substantial leak in the Library. The Library is now closed until Tuesday to be dried out. This was due to the wind disturbing the covering that was in place. It was not the roof that failed but the area that will be covered with the sheet metal. Ms. McMaster explained that the contractor has called in a water restoration company and is taking care of all clean up. The original request for time was for 23 days, and the contractor has shortened that to the 14. However, even then the project will not be completed until the early part of October. The sheet metal subcontractor did not get the specified sheet metal ordered. Since this sheet metal has to be special treated it will take five weeks to get here. The architects managing the project are recommending that the City accept the 14 days. They are requiring that a more sturdy temporary covering be put in place to avoid any further leaking during the interim period while we wait on the sheet metal. There was considerable discussion regarding the time that has and hasn't been spent on the project. They had 100 days and the project was let in June. Why should the City approve the additional 14 days?

City Attorney Paul Brachvogel noted that the City does not have to agree to the 14 days, but they have a duty to mitigate any damages. There is a liquidated damage clause in the contract. The Council can see how the rest of the project goes and then look at pursuing damages. As a litigation issue, he would suggest it be discussed in executive session. Councilmember Don Purvis made a motion the Council not accept the 14 day contract extension change order. Councilmember Purvis withdrew the motion when it was not seconded.

**EXECUTIVE SESSION** - At 7:52 p.m. Mayor Poulsen called an executive session to discuss possible litigation issue for 15 minutes and invited Director of Public Works to attend. The meeting resumed at 8:07 p.m.

Mayor Poulsen noted that the Council would not be taking any action on the change order request at this time.

**9. ORDINANCES & RESOLUTIONS - None**

**10. CORRESPONDENCE**

**A. Goodwill Invitation to Luncheon**

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

**A.** Mayor Pete Poulsen had no report.

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

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

**D.** Councilmember Chuck Hutchinson noted he liked the lights wrapped around the street lights. It was noted that these are being put in place by volunteers.

**E.** Councilmember Donald Purvis reported he had attended the Junior Police Academy graduation last week. He stated it is a good program for the community, and he hopes it will continue in the future.

**F.** Councilmember Bud Gish reported on the Joint Entity meeting. The Port of Kalama has appointed Troy Stariha as the new commissioner. They have a lot of interest in potential projects at the North Port area and are planning a dock extension as well. The Kalama School superintendant reported that class sizes have increased in both the elementary and high schools. Kalama Citizen Jim Dickey who had also attended the meeting noted that the superintendant was unsure where the new students were coming from.

**12. DEPARTMENT REPORTS**

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

reported that as representative to the Technical Advisory Council he helped to prepare guidelines for the awarding of the STP funding. This funding has benefited Kalama in the past, but the way the funds were allocated was not really clear. Councilmember Don Purvis asked about the project near the Ranney well. Mr. McCrary explained that over the years and due to several factors the channel of the river has changed. The plan is to fill in some holes and fix the problems. He has just received the permit from the County. Mr. McCrary noted he has submitted the SEPA for the Meeker Drive sidewalks, and three TIB applications have been sent off by Assistant Public Works Director Kelly Rasmussen. The contractor for the First Street project has nearly completed all the punch list items. It is still two months out for the replacement of the one street light.

**B.** Police Chief Bruce Hall reported he had met with his staff to discuss the 2011 budget and what they see as priorities. He noted he wants to do a presentation for the Council to show what the department is doing. Chief Hall informed the Council of his “typical day” and invited them all to spend a few hours if they have the time. He also noted that school starts tomorrow so we need to be cautious. He voiced his appreciation to the City crew for getting all crosswalks painted in advance.

**C.** Clerk/Treasurer Coni McMaster reported she had been preparing the draft budget documents for the department heads. The Council will need to be thinking about when they want to hold workshops to discuss the department requests. The revenue hearing will need to be in October, and the budget hearings need to be in November and/or early December. These can be held on the off Wednesday evenings or an hour prior to the regular meetings. The budget and the building issues plus regular business have kept the office busy.

**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 \$80,812.07, Payroll Vouchers totaling \$80,686.87, the City Council minutes of August 18, 2010 and the City Council minutes of the special meeting of August 25, 2010. Councilmember Adam Smee seconded, and the motion carried.*

**14. EXECUTIVE SESSION - None**

### **15. ADJOURNMENT**

Mayor Poulsen adjourned the meeting at 8:36 p.m. These minutes are not verbatim. A copy of the tape can be made available for listening.

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**Pete Poulsen - Mayor**

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**Coni McMaster - Clerk/Treasurer**