

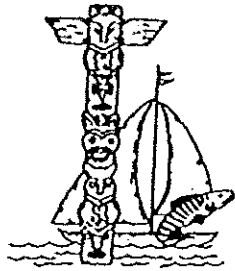
# City of Kalama

320 N. First St.  
Kalama, WA 98625



## City Council Agenda May 18, 2016

1. OPENING - Mayor Pete Poulsen
  - A. Flag Salute
  - B. Roll Call
  - C. Changes to the Agenda
2. EXECUTIVE SESSION
3. PRESENTATIONS & AWARDS
4. PUBLIC HEARINGS
  - A. City of Kalama Water System Plan – Presentation from Gray & Osborne
5. PUBLIC COMMENTS & CONCERNS
6. UNFINISHED BUSINESS
  - A. Garbage Code Revisions – Draft Ordinance
7. NEW BUSINESS
8. ORDINANCES & RESOLUTIONS
  - A. Resolution No. 636 – Surplus Furnishings, Equipment, & Miscellaneous
9. CORRESPONDENCE
10. MAYOR & COUNCILMEMBER REPORTS
  - A. Mayor Pete Poulsen – Mayor’s Report – Cow Co Tourism
  - B. Councilmember Mike Truesdell – Finance Committee
  - C. Councilmember Dominic Ciancibelli – Public Works & Planning Committee
  - D. Councilmember Mike Langham – Police, COG Board & 911 Board Rep
  - E. Councilmember Rosemary Siipola – Parks & Health Board Rep
  - F. Councilmember Mary Putka – Library Committee & Chamber Representative



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## City Council Agenda May 18, 2016

### 11. DEPARTMENT REPORTS

- A. City Administrator Adam Smee
- B. Superintendent of Public Works Kelly Rasmussen
- C. Police Chief Randy Gibson
- D. Clerk/Treasurer Coni McMaster
- E. City Attorney Erin Hillier

### 12. CONSENT AGENDA - *I move the City Council approve the consent agenda as presented.*

#### A. Approved for payment are:

- 1. Claim and Payroll warrants 36177-36224 plus ACH transactions of \$273,011.93 for a total of \$406,167.27 and voided checks 36169-36176 (printing error).

#### B. Approval of Minutes:

- 1. Minutes of the May 4, 2016 City Council Meeting

#### C. Other Consent Agenda Items

### 13. EXECUTIVE SESSION

### 14. ADJOURNMENT

**CITY OF KALAMA  
CITY COUNCIL MEETING  
MAY 18, 2016**

**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 Mike Truesdell, Mike Dennis Langham, and Rosemary Brinson Siipola. Councilmembers Dominic Ciancibelli and Mary Putka 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. City Attorney Erin Hillier 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 - None**

**5. PUBLIC HEARINGS**

**A. City of Kalama Water System Plan – Presentation from Gray & Osborne**

Gray and Osborne Engineers Mike Johnson and Joe Plahuta presented an overview of the updated Water System Plan. Mr. Johnson explained that Kalama has a very large complex system that covers 10 zones, many of which are outside the City limits and run uphill. The plan is used as a way to evaluate all the components of the system for capacity and plans for maintaining and upgrading the system to meet growth and future needs. The growth projections are estimated at 2.52% for residential inside the City limits, 1.72% for residential outside the City limits and 1.33% for commercial and industrial. The City has capacity available at the water source, but has limited storage capacity. These deficiencies would require some major improvement projects which could be done in increments over a 10-year period. Other areas of deficiencies are in fire flow on the south end of the City and older booster stations in need of upgrades. One of the factors that has to be included in the plan and actually encouraged is the efficient use of water which includes controlling leaks in the system and promoting the residents to conserve water. The plan includes a capital improvement section based on the system's needs that covers both a six-year and a 20-year time frame. The Water Plant had a computer upgrade and sensors replaced this year but will still need to have its SCADA system upgraded. Storage facilities need to have Lower Green Mountain and Lower Gore reservoirs improved in the next 6 years with others being improved and one new reservoir built in the next 20 years. Booster stations on Agate Mountain, Lower Gore should be improved in the next 6 years with Simmons, Upper Gore, Jaeger/Sauer and Lower Green Mountain completed in the next 20 years. Water Distribution Lines should also see the looped system at Robb Road completed and an upsize of the lines on Old Pacific Highway in the next 6 years. The City crew should continue to make annual maintenance

improvements and replace 5 fire hydrants each year. In the next 20-years the plan includes replacement of over 30,000 linier feet of water mains throughout the system. The City should also plan on doing a follow-up rate study and then 10-year update of the Water System plan.

The Financial portion of the plan shows that current revenues are meeting the needs to include reserve for improvement projects, but that costs will increase and the rates will have to as well. The current schedule of rate increases based on the 2015 Rate Study look to be sufficient to meet projected expenses and planned improvements. It is recommended that the revenues and expenses be evaluated annually and the City continue to pursue outside funding through grants and loans for the major projects. There was a discussion of the City's water rights and if they are sufficient to meet the projected growth and planned commercial development. The projection for growth are within the capacity of the City's current water rights. The City also has an application in with Department of Health for additional rights and if the need arises, they could expedite that application. It was noted that growth will help to level the rates. Issues regarding the protection of fish and the rivers could arise but this area through the Fish Recovery Board has worked on a plan that balances out the needs of the communities versus the fish. The City should stay aware of those activities. Citizen Dan Ohall commented it was a great report.

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

### **A. Methanol Plant Concerns**

Ms. Cynthia Svensson of 490 Fir Street addressed the Council regarding concerns with how the proposed Methanol Plant will affect the City of Kalama. She read portions of a letter she presented to the City. She noted that the EIS draft was a massive 1500-page document that came out while the City was still dealing with the consequences of the December flood which included not having computers available to the public at the Library. Having read the EIS summary she sees that Kalama is being lumped with Longview/Kelso and doesn't believe this to be an accurate portrayal. Any pollution or environmental issues would be for the citizens here not in Longview or Kelso. She feels that Kalama would become over-industrialized by this project and lose its livability, land values, and those associated revenues as there are no direct revenues from the plant to the City. While the project may provide jobs, these jobs may not be for the citizens of Kalama but from others commuting here to work. This kind of plant, with its size and environmental issues has negative connotations that will discourage people from locating here and cause property values to drop. The citizens of Tacoma have stopped the plant proposed for Tacoma and she commended the Company for recognizing that they were not welcome and discontinuing the effort. Several other cities near Tacoma also took actions to officially oppose the proposed Tacoma plant. The Kalama plant will be the biggest one built in America and that may not be good for Kalama. Ms. Svensson asked the Council to take a good look at the project and the repercussions it could have on Kalama. Ms. Hope Darcy voiced her support of these sentiments. During the discussion it was noted that one of the big issues in Tacoma was the amount of water the proposed plant would use as it was to come from the same source as the residential water system. The Port of Kalama will be providing non-potable water to the plant drawn from the Columbia River, so this will not be added to the City's water capacity. The proposed plant will provide direct revenues to the Port, the County, the School and Fire Districts.

Mr. Mike Reuter of Kalama voiced his concerns with the proposed plant as well. He

went to the Port and asked questions so he could better understand the proposal. He has concerns with the steam plume that will come over Kalama and how the discharging of the heated water, which will include some minerals or toxins will affect the river and the fish. He also noted that number of projected permanent jobs keeps decreasing. He raised the concern that Methanol burns as an invisible fire and wondered if the Fire District is prepared for that. As Kalama will be in the direct path of the plumes the Plant will send out, he doesn't think this is something good for a small town. Mayor Poulsen thanked them all for their comments.

## **7. UNFINISHED BUSINESS**

### **A. Garbage Code Revisions – Draft Ordinance**

Clerk/Treasurer Coni McMaster explained that over the last several months the Council has heard of certain issues with the fairness of mandatory garbage requirements and if there were any ways to offer some relief. After reviewing the code, looking at the issues raised, and what the City has the right to do, she has come up with a proposed code amendment for the Council to consider. First, the health and welfare of the community requires that garbage be mandatory and this should not be changed as the standard. The one issue that has already been addressed by the code are those areas that have been annexed into the City where the garbage service cannot be provided due to access issues beyond the control of all parties. The code currently has an exemption which requires the resident to enter into an agreement with the City that they will take care of all the garbage on a monthly basis, when direct access is unavailable, but it has a limitation of only those annexed after 2007. The proposed change is to remove the 2007 date.

The second issue has been that certain households feel they have “no” garbage as they recycle, so therefore should be able to opt out of the service. While we recognize that recycling can substantially reduce the garbage, there are still items that are not recyclable. The City currently offers those that qualify for the low-income discount and have the smallest cart the ability to have every other week pickup. Ms. McMaster is proposing that an exemption to the once a week pick required by code, be added to the code allowing for those meeting certain criteria (senior citizen/32-gallon cart) be allowed that same every other week pickup. This would meet the City's need to ensure health and nuisance issues are avoided, and give those that require less service a discount on the costs. City Attorney Erin Hillier had reviewed the proposed changes and assured the Council that the City was within its rights and was not discriminating against any group.

There was some discussion on if the City's contract with Waste Control would allow the City to make this change and this would be reviewed. If there were no contract issues, the Ordinance would be presented to the Council for approval.

## **8. NEW BUSINESS – None**

## **9. ORDINANCES & RESOLUTIONS**

### **A. Resolution No. 636 – Surplus Furnishings, Equipment, & Miscellaneous**

Resolution No. 636 was read by Title: A Resolution of the City of Kalama, Washington declaring office furnishings and miscellaneous items surplus and authorizing disposal in the City of Kalama's best interest. Councilmember Mike Truesdell made a motion the City adopt Resolution No. 636 as read. Councilmember Mike Langham seconded, and the motion carried.

**10. CORRESPONDENCE - None**

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

A. Mayor Pete Poulsen informed the Council that the lawsuit regarding the Rezone has been dismissed based on the untimely filing of the case. He noted the City Hall is in its new location and operating. He asked that the Councilmembers be talking with the public regarding the need for a new Police Station and that it will be a costly project. This will be an important issue for the community and location will be an issue. Keeping the facility in the downtown has always been the preference, but the downtown area is very limited on sites available. It was noted that the department is currently operating out of the small portion of the Community Building and hopefully could find a new home by the end of 2017. A police facility has unique needs and should be able to operate as an emergency operations center. City Administrator Adam Smee noted that he has the architect hired, but has prioritized the work to be the Library design/rehab first and then the Police facility. He noted that site selection for the Police was a part of the scope of work in the proposal. Mayor Poulsen that the City will likely hold a town hall meeting to keep the public informed.

- B. Councilmember Mike Truesdell had no report.
- C. Councilmember Dominic Ciancibelli was absent.
- D. Councilmember Mike Langham had no report.
- E. Councilmember Rosemary Siipola had no report.
- F. Councilmember Mary Putka was absent.

**12. DEPARTMENT REPORTS**

A. City Administrator Adam Smee reported that the pre-construction meeting for the China Garden Road improvement was held. There is a 10-week window for this to be done before school starts in the fall and he is doing all he can to be sure that is adhered to. This is a TIB grant funded project. He has sent in all the Downtown Revitalization documents for CERB funding and hopefully the final contract will be completed. He noted that City Hall is operating, but has had some issues with the servers, copier and new phone system, so he appreciates the public's patience. The amount of light and the space are wonderful. Historical displays will be added in the lobby in the future. The architects have completed several site visits to the building. The floor has several elevations which hadn't been noticed before. Adam noted he did find the plans from 1996 and for the new roof in 2007 as well as

the City's facilities plan which he has provided to the architect. The FEMA and insurance claims are proceeding.

**B.** Superintendent of Public Works Kelly Rasmussen presented a written report. He reported that Stone Forest developers are currently blasting as they remove rock to put in infrastructure. A new hydrant was put in out on Vincent Road paid for by the Baptist Church. His crew helped to repair the water line break at the Columbia Inn when the Comcast contractor hit the line. It was fixed prior to the restaurant dinner hour. Kelly will release the 2015 Consumer Confidence Report at the end of the month with the outgoing water bills. The crew worked with the County to make the asphalt repairs on Confer Road and they are continuing to water the plants downtown. He added that he now has his summer help back from college, so that will help in this effort.

**C.** Police Chief Randy Gibson presented his statistical report and noted that the item regarding the alcohol at prom has been enlarged greatly by the gossip around town. The Department's concern is only with who provided the alcohol. Chief Gibson provided the Council with annual statistics from the national crime reports which shows the kind of crimes that occur here and the surrounding communities as well as the changes from last year.

**D.** Clerk/Treasurer Coni McMaster reported that the City received the first reimbursement funds from FEMA this week. She is working on finalizing the claims with the insurance as well. She and other staff met with FEMA to discuss possible mitigation funds to help with replacing the Police facility, but since the facility will be relocated, it won't qualify for any FEMA funding. The new City Hall is getting set up and we continue to get more organized. The public has responded well to having the Bookmobile for Library services.

**E.** City Attorney Erin Hillier had no report.

### **13. CONSENT AGENDA**

*Councilmember Rosemary Siipola made a motion the City Council approve the Consent Agenda including:*

1. *Claim and Payroll warrants 36177-36224 plus ACH transactions of \$273,011.93 for a total of \$406,167.27 and voided checks 36169-36176 due to a printer error.*
2. Minutes of the May 4, 2016 City Council Meeting

*Councilmember Mike Langham seconded, and the motion carried.*

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

### **15. ADJOURNMENT**

Mayor Poulsen adjourned the meeting at 8:35 p.m. These minutes are not verbatim.  
2016-5-18 Minutes

A copy of the recording for this meeting is available for review upon request. (Audio recording was not made, but video of meeting by KLTV is available.)



**Pete Poulsen - Mayor**



**Coni McMaster - Clerk/Treasurer**



# CITY OF KALAMA

# SIGN - IN SHEET

MEETING Kalama City Council

DATE May 18, 2016

Name	Address	Phone/Email	Do you wish to Speak?	Subject
Dan Orhall	KALAMA		No	
Mike Reuter	"		Yes	Methanol
Cynthia Svensson	"		Yes	Methanol
John "	490 Fir		No	
Hope Darby	480 N. 4th		No	Methanol