

**CITY OF KALAMA
CITY COUNCIL MEETING
JULY 20, 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, Dominic Ciancibelli, Mike Dennis Langham, Rosemary Brinson Siipola, and Mary Putka. City staff present were Superintendent of Public Works Kelly Rasmussen, Clerk/Treasurer Coni McMaster, and Police Chief Randy Gibson. City Attorney Erin Hillier was also present. City Administrator Adam Smee was absent. Members of the public present are listed on the sign-in sheet.

2. EXECUTIVE SESSION – Pending Litigation Issue

Mayor Poulsen called an executive session at 7:02 pm on a pending litigation issue for 20 minutes. The meeting resumed at 7:12pm

3. CHANGES TO THE AGENDA - None

4. PRESENTATIONS & AWARDS - None

5. PUBLIC HEARINGS - None

6. PUBLIC COMMENTS/CONCERNS

A. Methanol Plant Issues

Kalama resident Maureen Jenkins stated she likes the quality of life in the Pacific Northwest which brought her to Kalama 40 years ago from back east. She appreciates that this area has been taken care of by those that live here and appreciate the police in Kalama. When looking at places to live, Kalama is a law abiding and good community. Over the years she has trusted the City Councils to make good decisions for the citizens and was shocked when this spring the methanol plant was passed. She asked the Council to not support the methanol plant. It all started with the approval of the pot farm. She was a nurse for 40 years and has no respect for those that use force or weapons either. The methanol plant will not be good for the community with all the environmental concerns

Kalama resident John Flynn informed the Council that the Vancouver City Council passed a resolution to ban oil trains and industries within the Port areas that could be harmful. He wants the Council to speak out against the methanol plant and asked if they want the plant to be their legacy to the community. It will be the biggest plant in the US and would be a reminder of good people not standing up against the plant.

Kalama resident Mike Reuter noted that the Kalama Planning Commission is working on the comprehensive plan which states as a goal to: “promote the health, safety and welfare
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of the residents of Kalama through the encouragement of sound growth and development of residential, commercial, industrial and recreation/open space areas.” Also in the plan it states the City will actively work with developers to meet these goals. He stated concerns with just how much research was done on this gigantic plant which will put out more pollutants than the entire county. It includes 4 million gallons of water that will evaporate into the air putting many chemicals into atmosphere. Some of these could lead to acid rain and illnesses. There are many things to consider regarding allowing the plant in Kalama. Councilmember Dominic Ciancibelli stated that this is all on Port property and the City has no control. It was suggested the City change the zoning, or send a letter to the Port or County Commissioners, or talk to Daily News. The Council represents the citizens, so they need to speak for Kalama and if they take a stand they will be heard.

Kalama area (County) resident Gary Wallace has been out speaking to residents and has found that many are in the dark. Some think it gets voted on. It is the Councils’ responsibility to citizens to make sure they are informed. His group has put out a white paper for information on the subject (he provided a copy). He suggested the City have a public meeting to put out more information so more people are informed. The Council should show some community leadership on this issue.

Mayor Poulsen and City Attorney Erin Hillier explained that the City cannot rezone County lands as it is a jurisdictional issue. The City has no control over the property which is in the County’s jurisdiction. The Council has listened, but they have no authority in the matter. All agree the citizens have a right to be informed. The citizens should take the concerns to the County who has jurisdiction. Mr. Wallace stated that the locals need the Council’s help and it is their responsibility to provide for the health and welfare of the citizens. The citizens want a public forum. Mr. Reuter stated this facility will be too close to the City and the Port has no regard of the effects on the health of the citizens, but only with filling all the spots in their facilities. The Port looks good by providing all the nice parks, but they have other interests. Mr. Wallace speculated that the Port should consider their Spencer Creek Business Park. What kind of businesses will want to locate there with the largest Methanol plant right across from them? It was explained that the Council’s hands are tied with no authority in the decision making process. The concerned citizens might make a difference if they go to the right source. Mr. Ron Madera stated he had looked at the blast radius and it ends in the center of the CTE manufactured home park. Mayor Poulsen noted that the Port is providing information including the complete EIS and pamphlets to help answer the questions, so they are trying to help them all understand. Mr. Flynn noted that the water will be coming from the Columbia River and he is not clear on how the aquifer will be replenished based on the large volume they will use. It was noted that the Council is trusted and they need to take a stand. Several in the audience felt a public meeting sounds like a good idea.

Kalama resident Cynthia Svensson stated she is in support of the idea of a town hall meeting, as she agrees that not everyone knows what is going on. She would want them to have the facts to make informed decisions. She doesn’t believe that a County held meeting will get the same feedback as one held by the City. The other jurisdictions like Longview will benefit with jobs but being further away won’t be affected by the environmental issues. She asked the Council to consider the Town Hall meeting. Mayor Poulsen noted that the City doesn’t have any information so would have to rely on the County and Port and both sides would need to be represented at the meeting. He isn’t sure what benefit it would be. The

Port and County have had those forums, NW Innovations is handing out information and so is River Keepers as a rebuttal of NWIW information. The meeting regarding the EIS at the School was attended by the construction trades which support the jobs it will bring. There will only be a two-year construction period. Mayor Poulsen stated he is still trying to figure out the value of a meeting. He talks to people. Kalama has been industrialized since he was young. It is up to the residents to get informed and stay level headed about the subjects. The information is out and many haven't availed themselves of it. Ms. Jenkins noted that it is the retired people mostly representing the citizenry and coming to encourage the holding of a meeting. Mayor Poulsen noted that methanol is in everything that we use. City Attorney Hillier explained that public hearings are usually held to help the Council make decisions, and this is not something they can act on. The City is not the place that can provide information or education for the people regarding the issue. The only action the Council could take would be purely symbolic. She suggested that the group put together a resolution for the Council to consider. Any meeting will need to have all sides attend and not be confrontational. According to many in the audience this kind of meeting hasn't happened yet. Councilmember Dominic Ciancibelli noted that he looks at issues like this that those that issue permits have the knowledge to be sure that all the regulations and safety issues are addressed. Attorney Hillier suggested again that the citizens bring a draft resolution to the City for consideration. They are listening and understand the concerns. She noted that they should also take their message to the Port and County Commissioners.

B. CTE – Water Meter Charges

Mr. Ron Madera, president Homeowners association at Columbia Terrace Estates Manufactured Home Park (CTE) and CTE resident Mr. Steve Martin addressed the Council on the subject of the residents being charged unfairly for the meter charges. They claim that the City is charging for services it doesn't provide, and the code is prejudicial. The City does not own the pipe and meters inside the park and they don't service them. Clerk/Treasurer Coni McMaster noted that they bill the park based on the number of units in the park as the base fee per the City code. The base charge covers the costs of getting the water to the customers. Mr. Martin claims it is a meter fee and the City doesn't serve or read the meters in the park. City Attorney Erin Hillier stated that the code can be reviewed, but the grievance may be with the Park's property owners. She suggested that the residents provide the City staff with a list of concerns. Mr. Martin stated that they did so back on November 4th. Attorney Hillier noted she was not aware of the issues, but would look at the code. She suggested they set a meeting with staff to review the information.

7. UNFINISHED BUSINESS

A. Public Safety .1% Sales Tax – New Police Facility – Place on Nov. Ballot

Mayor Poulsen stated that the City will be replacing the police facility and is proposing to add a 1 tenth of a percent sales tax to help with the funding. He believes it is necessary to give the department what they need as the department will continue to grow with the community. In the last few years it has grown and become a very well trained professional department under Chief Gibson. This will be put on the ballot so the community will have to decide. Mr. Steve Martin asked why was it put at the present location in the first place with

the history of flooding. The citizens have always wanted it in the downtown area and visible. In hindsight it may not have been the best decision. The facility needs to be accessible during such events and be visible all the time, but there is limited available space. The sales tax proposal is felt to be better than looking for property tax increase. It was noted that flood zones and elevations are determined by FEMA. The downtown location was meant to be a temporary facility. The current department is 6 employees and they need specific areas for evidence, a holding cell, an interview space and other functions of the department. The City is in the process of hiring a consultant to look locations and developing plans. It was asked if it had to be new construction and while it doesn't, the City has not been able to find a current facility that would meet their needs. Many sites have been and are being considered with the goal to keep it accessible during all emergencies. Mayor Poulsen noted that the City has been looking at facility needs for all departments for over 10 years. Clerk/Treasurer Coni McMaster explained the Council needs to pass a resolution and send it to elections by August 2nd to get it on the November ballot. There is an option to have the tax sunset or end at a certain time or not. Staff is recommending to retain the tax to continue to support the public safety needs of the community in the future. Ms. McMaster noted that this will determine which resolution is ultimately passed so the Council has to make that call. Councilmember Rosemary Siipola suggested the Police work up a public safety plan like a capital facilities plan that would show what the future needs will be. Mayor Poulsen noted that the Council works hard for this community and doesn't like to just add taxes. They only do so when there can be a benefit to the citizens. He noted that the Transportation Benefit District vehicle license fee established 4 years ago is now producing results in that some older streets in disrepair will be getting paved this year. It is working to provide services for the community and that is the purpose of this tax proposal. As a sales tax, it will come from a much broader base than just the residents inside the city. Currently Kalama's tax rate is 3 tenths of percent lower than Longview and it will still remain lower. The Council was in consensus that the ballot measure be submitted without a sunset clause.

8. NEW BUSINESS

9. ORDINANCES & RESOLUTIONS

A. Resolution No. 641 – Ballot Measure

Resolution No. 641 was read by Title: A Resolution of the City Council of the City of Kalama providing for the submission to the qualified electors of the City of Kalama at an election to be held on November 8, 2016 implementing a sales and use tax increase pursuant to RCW 82.14.450 of an additional 0.1% for the purpose of constructing a new police facility and to pay other criminal justice costs. Councilmember Rosemary Siipola made a motion the Council adopt Resolution No. 641 as read. Councilmember Mary Putka seconded and the motion carried.

7. UNFINISHED BUSINESS – OUT OF ORDER

B. L&I Citation 317939752 – Settlement Agreement

Mayor Poulsen noted that the item from the earlier executive needed to be added to the agenda which is a settlement agreement with the Department of Labor & Industries. Councilmember Mary Putka moved to approve the addition to the agenda. Councilmember Mike Truesdell seconded, and the motion carried.

Councilmember Rosemary Siipola made a motion the City Council approves the settlement agreement with the WA Department of Labor & Industries for the Citation No. 317939752 and authorizes the Mayor or City Administrator to sign the documents. Councilmember Mary Putka seconded, and the motion carried.

10. CORRESPONDENCE - None

11. MAYOR'S REPORT & COUNCILMEMBERS' REPORTS

A. Mayor Pete Poulsen reported that the invitations to the BNSF event went out early this week for the August 5th event. He informed the Council that while time is short he is working to put together a street dance on the weekend of the Car show - Saturday August 20th. Also he has talked with AMALAK and is planning a paint party for the community building to spruce it up so if there are any volunteers.

B. Councilmember Mike Truesdell had no report.

C. Councilmember Dominic Ciancibelli reported he had a meeting with Kelly.

D. Councilmember Mike Langham had no report.

E. Councilmember Rosemary Siipola reported she will attend the School facilities committee tomorrow. They will meet with consultants that are developing the School's new plan.

F. Councilmember Mary Putka had no report.

12. DEPARTMENT REPORTS

A. City Administrator Adam Smee was absent.

B. Superintendent of Public Works Kelly Rasmussen presented a written report. He added that the China Garden Road project is 90% done. Tomorrow the new street lights will be put in and the blub outs will get new soil and seeded. The City will be adding some gravel along the shoulders for extra safety. There was an additional change order for just over \$11,000 which included costs additional dig out work and a special light pole base of concrete block to ensure its stability. With it nearing completion he doesn't anticipate any additional change orders. It was noted that the contractor is about a month ahead of schedule and will be done in August, well before the start of school. Kelly continued that last Friday he received the BNSF agreements needed to complete the permitting for the Robb/Toteff Road crossing. The City can now move ahead with awarding the bid and get the

project moving. They will open bids for East Frontage on August 5th and hopefully get that project done by October. There are old manholes in the roadway that are going to be a challenge on that project. The TIB grant work to replace the lights will be completed soon. Kelly explained the work completed so far on Meeker Drive which includes geotechnical studies and aerial imagery of the slide areas. The City is waiting on the reports. The purpose is to try to find out what will fix the problem for the long term and not continue with the just patches. He also noted that as always his crew is busy.

C. Police Chief Randy Gibson presented his statistical report which included 83 calls for service with 17 reportable/active cases which are all routine for the department. The Kalama parade went well, but prior to the parade they had to tow two vehicles parked right in front of the no parking signs to ensure public safety.

D. Clerk/Treasurer Coni McMaster reported the City has received payment from the insurance on the flood damage claim. To date they have received \$218,000 plus in cash and the insurance paid out nearly \$120,000 for cleanup costs. If you include the deductible the cost of the flood loss for insurance was over \$438,000. There could be some additional funding to come to the City depending upon the final costs of the remodel of the Library building. FEMA funds are pending at this time.

E. City Attorney Erin Hillier reported she would be on vacation next week but if the Council had question other staff attorneys will be available in her office.

Mayor Poulsen informed everyone that Ben Purvis passed away earlier today. He had become a part of the Council, working for KLTV to broadcast the council meetings and will be missed.

13. CONSENT AGENDA

Councilmember Mary Putka made a motion the City Council approve the Consent Agenda including: Claim and Payroll warrants 36399-36450 and ACH transactions of \$2,7162.40 for a grand total of \$140,893.91 and the minutes of the July 6, 2016 City Council Meeting. Councilmember Mike Langham seconded, and the motion carried.

14. EXECUTIVE SESSION - None

15. ADJOURNMENT

Mayor Poulsen adjourned the meeting at 9:04 p.m. These minutes are not verbatim. A copy of the recording for this meeting is available for review upon request.

Pete Poulsen – Mayor

Coni McMaster - Clerk/Treasurer