

**CITY OF KALAMA
CITY COUNCIL MEETING
JULY 19, 2017**

1. OPENING

Mayor Pete Poulsen opened the City Council meeting at 7:18 p.m. Mayor Poulsen led those present in the Pledge of Allegiance.

Councilmembers present were Mike Truesdell, Sandra Macias, Mike Dennis Langham, Rosemary Brinson Siipola, and Mary Putka. City staff present were City Administrator Adam Smee, Superintendent of Public Works Kelly Rasmussen, Clerk/Treasurer Coni McMaster, and Police Chief Ralph Herrera. City Attorney Sam Satterfield 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 - None

6. PUBLIC COMMENTS/CONCERNS

Ms. Maren Jenkins addressed the Council complimenting the City Hall staff for all their helpfulness that she experienced when she first moved here. She added that she is happy they received a larger space and believes that was a good move for the City. She had a lot of high expectations when she came. Now Kalama is growing and bringing people from larger cities from the outlying areas she reminded the Council that a person doesn't just buy just a house for this kind of relocation, but the entire town. She likes that there is no graffiti and the way the downtown looks. These things go along way in helping to make decision which includes the park at the north end of town which is a jewel. She is surprised that the City didn't know that and is now taking it away. These amenities bring folks to Kalama.

7. UNFINISHED BUSINESS

A. Robb Rd. Waterline Extension – Phase 2 – I5 Crossing – Award Bid

Superintendent of Public Works Kelly Rasmussen informed the Council the City received 4 bids on the project which will connect the previous project (Phase 1) under the BNSF railroad from Tidewater to Robb and go under I5 at exit 27 to tie into the waterline that runs parallel to Old Pacific Highway South. Phase 3 will be 1200 feet of waterline that will make it fully looped system on both sides of I5 at the south end of town. There was a large range in these bids with the engineer's estimate \$415,000. The highest bid was over \$684,000 and the final bid came in from Tapani Inc at \$409,823.26. Tapani personnel noted

that they like working in Kalama and with the City Staff. Superintendent Rasmussen and the letter from engineers Gray & Osborne Inc recommends the Council award the Robb Road Phase 2 bid to Tapani Inc. Councilmember Mary Putka made a motion the Council approve and award the bid to Tapani, Inc. Councilmember Rosemary Siipola seconded, and the motion carried.

B. Police Facility – 50% Cost Estimate – Move forward for Bond to Fund Project

City Administrator Adam Smee reported to the Council that he doesn't have the numbers yet and there will need to be a special meeting on July 26 at 7pm where all the information will be presented. The staff will be asking for the Council to send a bond to the ballot for a public vote. A bond attorney has been contacted to be sure the City follows all the rules. In order to fund the new police building, the City has to have a way to fund the project. The City cannot just issue a promissory note, but has to provide a bond as security that the City has the ability to pay. The City has contacted an underwriter at DA Davidson who will work to place the debt whether for public sale or private placement or other options available. Staff will have more and better possible outcomes and the funding model next week. Hopefully all will remember the City passed a new sales tax last year which will be used as well. The first payment from that tax was received in June and it is estimated the City will receive about \$40,000 annually which can be used as part of a non-voted general obligation bond. That amount would make payments on about \$500,000 – \$600,000 which is not the entire amount needed for the construction. The additional funding will be going to the public for a vote that will increase property taxes for all citizens in order to complete the project. To but the measure on the November ballot the Council has to take action by August 1. The current location of the Police doesn't meet the standards and it has already been 18 months, so the City is moving as fast as we can. The project including the bonding and ballot measure is a complicated process. It was asked where the new facility would be? Administrator Smee explained the City considered many sites and has settled on repurposing Maruhn Park where the new facility will fit within the circle drive. This saves the taxpayers about \$350000 to \$500000 in site acquisition and development. For the City purchasing property can be a challenge in getting a price that meets the needs and possible effects on market rates which allow the City to discuss such matters in executive session. The option of eminent domain is difficult and unpleasant. Former Chief Gibson proposed this site which helps to solve some issues but it is understood that it has created some hard feelings for losing the park. In the end there will be a nice looking facility on the site and our public safety facility will be out of the potential flood areas.

8. NEW BUSINESS

A.

9. ORDINANCES & RESOLUTIONS

A. Resolution No 654 – Set Street Vacation Hearing before Planning Commission

Resolution No. 654 was read by Title: A Resolution of the City Council of the City of

Kalama fixing the time and place of the public hearing before the Kalama Planning Commission on the request to vacate a portion of Ivy Street right-of-way between parcels 4064201 and 40639 to adjoining property owners. Clerk/Treasurer Coni McMaster noted this is a requirement of state law. City Administrator Adam Smee explained the right-of-way location and that the same property owner is on both sides. If approved this will allow him to utilize his property without being split by the right-of-way. There are some utility easements that will be required. The Planning Commission will hear the proposal and make recommendations back to the Council for a final decision. There is a cost to the property owners for the right-of-way. Councilmember Rosemary Siipola made a motion the Council adopt resolution 654 setting the hearing before the Planning Commission. Councilmember Mike Langham seconded and the motion carried.

10. CORRESPONDENCE - None

11. MAYOR'S REPORT & COUNCILMEMBERS' REPORTS

A. Mayor Pete Poulsen reported the City will do another street dance in conjunction with the Car show. He noted there will be a need for people to serve and help out.

B. Councilmember Mike Truesdell had no report.

C. Councilmember Sandra Macias met with Kelly whose staff is very busy. They have been working on preparing for winter including the project with WSDOT cleaning out the ditches along I5 and will be bringing in some heavy equipment to complete that effort. The ditches are overgrown and block the stormwater that should flow to the Kalama River but the culverts are buried by the growth. The City has no authority to clean it as it belongs to WSDOT and now we are working with them for maintenance who have an agreement with DOE providing for maintenance even though the ditches have an environmental designation. The whole purpose is to keep downtown drier during the winter rains. The Juniper drainage is the next phase and that solution will be worked on in August. The plan is to reroute the runoff through a 24 inch pipe and then to the crossing that leads it to the WSDOT ditches and that should alleviate the area around the Post Office and Remax building. The third phase will be more complex for the locations behind the Library building and Kalama telephone but have some challenges due to levels and utilities involved. Councilmember Macias wants to be sure the public is aware we are trying to fix all the problems. It was asked if the pumps would work. Superintendent Rasmussen explained that the pumps are to address the river surcharges and not storm drainage from the hillsides due to rain. When the river gets so high it comes into town, the City can use I5 as a dike and the pumps will help to keep the River out of town and pump water from downtown, but will not work with a rain downpour event. The portable dikes didn't work as they take too long to deploy during an event, so have developed a better plan using extra super sack sand bags which a backhoe can put in place in a matter of minutes to divert the water under the overpass to the west side of I5. These can also be used at the north end of town to build a dike and divert water from the Post Office areas. The crew monitor ditches when storms are coming in and with only the 6 crew members, it can be a challenge.

D. Councilmember Mike Langham reported the 911 meetings are being held every

two weeks as they are doing a restructuring which should reduce costs and they should be more responsive. They will be looking at governing themselves but changing how it is operating will take some time.

E. Councilmember Rosemary Siipola will be going to the Traffic Safety Advisory Commission tomorrow and has reapplied to be on the County Health Advisory Board.

F. Councilmember Mary Putka reported that the grand opening of the Library on July 29th is all set and all are invited. The new blinds that were donated by a community member through Envision Kalama.

12. DEPARTMENT REPORTS

A. City Administrator Adam Smee offered to answer any questions on what is going on and there were none.

B. Superintendent of Public Works Kelly Rasmussen presented a written report.

C. Mayor Poulsen introduced new Police Chief Ralph Herrera who presented his statistical report which had 13 reports. Including a scam that cost the victim \$37,000. He cautioned the public that if it sounds too good to be true, it probably is and to contact the department. He and the officers interacted with the public at the Fair and parade over the weekend. They will be exploring the staging issue for future parade events. He noted he is very happy to be here and been seeing people downtown. He noted that Chief Gibson left him a good crew and the City is lucky to have a very committed set of officers serving the community.

D. Clerk/Treasurer Coni McMaster provided a copy of the mid-year Financial Treasurer's Report which shows all totals through June are within the adopted budget. Included in the expenditures tonight is the allocation of \$20,000 from the recording fees to the Kelso Housing Authority for a portion of the cost of new roofs at the Kalama facility.

E. City Attorney Sam Satterfield reported he is working on the issue with the Cowlitz County Boundary Review Board and will be lodging a complaint to address the issue.

13. CONSENT AGENDA

Councilmember Mary Putka made a motion the City Council approve the Consent Agenda including:

A. Claim and Payroll warrants 37840-37896 and ACH/EFT transactions totaling \$182,446.77

B. Approval of Minutes of the July 5, 2017 City Council Meeting

C. Set Special Meeting for July 26, 2017 @ 7pm– Ballot Measure – Bond for Police Facility

Councilmember Mike Truesdell seconded, and the motion carried.

14. EXECUTIVE SESSION - None

15. ADJOURNMENT

Mayor Poulsen adjourned the meeting at 8:08 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

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