

**CITY OF KALAMA  
CITY COUNCIL MEETING  
JUNE 20, 2012**

**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, Mike Dennis Langham, Don Purvis, and Mary Putka. City staff present were Director of Public Works Carl McCrary, Clerk/Treasurer Coni McMaster, City Planner Matt Hermen, and Police Chief Randy Gibson. City Attorney Paul Brachvogel was also in attendance. Members of the public present are listed on the sign-in sheet.

**2. EXECUTIVE SESSION - None**

**3. CHANGES TO THE AGENDA - Added the Port of Kalama Presentation**

**4. PRESENTATIONS & AWARDS**

**A. Port of Kalama – East Port Development Overview**

Port of Kalama Deputy Director Mark Wilson opened the presentation explaining that over the last ten or more years the Port has been obtaining property north of Kalama River Road and east of I-5 with a plan for developing a business park. They are looking at partnering with the City which would mean annexing to the City, so they are here to provide an overview of the project and get some feedback. They are not expecting any kind of decisions at this time. Mr. Wilson described the area that is south of Carroll's Bluff near Kress Lake and north of the City. He introduced the consultants that have worked over many years in developing the conceptual plan being presented tonight.

Mr. John Nelson of Maul Foster & Alongi, explained the project is all about economic development for the area, including job creation and better land use. The site is 110 acres total and will be divided into the Spencer Creek Business Park and the Haydu Park sites. This will be a market driven project, so is low risk for the Port. It will be developed under a master plan in phases as the economy allows. It is projected to contain light industrial, professional business uses, and some commercial uses. Haydu Park will be the site of the new fairgrounds and athletic fields for the community. The park will be developed as part of the first phase of the project.

Mr. Byron Jolma of Maul Foster & Alongi, provided some technical information on the density and layout of the development. It is a well thought out plan, but the drawings presented are conceptual. The Port will address the issues of stormwater, flooding, filling the flat land, water and sewer utilities, road realignments, and traffic issues throughout the development. They are very aware of the environmental impacts that the project will create, so they are utilizing qualified consultants to address them. They will cover the cost of the

improvements including upgrades to the City facilities when necessary. At this time there is no projected costs to be incurred by the City.

Mr. Francis Naglich of Ecological Land Services has been consulting on the critical areas in the project including the Kalama River shoreline, the other shorelines along Kress Lake and the associated habitat buffers. There are also areas of oak trees and a bald eagles nest that will have to be protected. The Port is working on these issues and the mitigation component to address the filling of the area for construction. This will require Corps of Engineers review and special permits as well as other approval through state agencies.

Mr. Jason Roberts of J. Robertson, Inc. presented the anticipated economic impact the project will have on the area. The Port is investing at least \$100 million in the project. It is projected the project will be built over the next 20 years with 600,000 square feet of business space. There will be approximately \$888,000 in sales tax revenues on the construction with an anticipated \$700,000 income from the business activities annually upon completion. Looking at special districts, the school could receive a quarter of million dollars annually and EMS could receive \$150,000 annually. There would be 924 construction jobs paying \$50,000 plus a year, and 1500 jobs available at full build out with salaries averaging \$43,000 a year.

Ms. LeAnne Bremer, attorney from Miller Nash, explained the legal documents that would be involved in the process. The Port would be pursuing annexation of the property to the City under a development agreement which would define the project and be a contract between the City and Port. There would be several zoning and site development code amendments to be considered. A new zoning for light industrial – business park development would be needed. They want to propose both binding site plan and master plan code amendments to use for dividing the property which are different forms of subdividing property. These still require City and public review, plus require meeting development code regulations, SEPA requirements and other regulations. There is also a memorandum of understanding to address having the Port cover costs the City will incur in reviewing the project for legal and planning compliance.

Councilmember Adam Smee voiced his excitement with the potential the project has for Kalama. Mr. Wilson restated that the Port wants to be a partner with the City. They have lots of experience with this type of project. The Port has completed a lot of public outreach to the neighboring property owners regarding the development and the annexations request. With the positive feedback, he would be taking this back to the Port Commission to request the Port proceed with the annexation process. Councilmember Don Purvis asked if the park area would provide additional opportunities for public access for walking for those working in the area. There are paths around the outside, plus there would be access to the path around Kress Lake. Councilmember Ciancibelli asked what the public's response has been to the proposal since the Port will need to have the connectivity to the City. Mr. Wilson explained that it has been mostly good. There have been concerns with impacts, including flooding, but the Port will address all those. Some residents have seen the benefit and the potential. The project is seen as advantageous to the properties between the project site and the City. The proposed uses for the park were defined a little more. The light industrial would be similar to the computer recycling plant or publishing firms that have been in the Port's industrial park. Professional businesses would be sought out. Mr. Wilson explained that the Port sees

providing a great quality place will draw businesses in. Mayor Poulsen asked how they will address the issue of competition with the downtown businesses? Mr. Wilson explained they do not want to compete with downtown. They are trying to stay away from duplicating those kinds of activities, except for those, such as a gas station, that are appropriate to the location. They want to make the pie bigger and increase the commercial base. He added that the Port sees taking its time as growing wisely. Once the intent to annex has been submitted more detail will be presented. All present were in agreement this is a great vision for the future.

**5. PUBLIC HEARINGS - None**

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

**7. UNFINISHED BUSINESS**

**A. Construction Management - 4<sup>th</sup> Street Reconstruction Project**

Director of Public Works Carl McCrary explained that HHPR, Inc is the engineer that designed the project and has submitted a scope of work for the construction management portion of the project. Their submittal has been approved by TIB, so he is recommending the City approve HHPR for the construction management. Councilmember Dominic Ciancibelli made a motion the City Council authorizes the Mayor to sign the Consultant Supplemental Agreement with Harper Hough Peterson Righellis, Inc (HHPR) for construction management of the Fourth Street Reconstruction Project for a sum not to exceed \$90,620. Councilmember Adam Smee seconded, and the motion carried

**B. 4<sup>th</sup> Street Project - Authorization to Director of Public Works for Minor Change Orders up to \$10,000.**

Councilmember Dominic Ciancibelli made a motion the City Council authorize the Director of Public Works to approve change orders of up to \$10,000 on site of the Fourth Street Reconstruction Project with the condition that all approved change orders will be reported to the City Council at scheduled Council meetings. Councilmember Don Purvis seconded, and the motion carried.

**8. NEW BUSINESS**

**A. Temporary Traffic Revisions - Third Street at Fir**

Mayor Poulsen informed the Council that during the Department Head meeting, the issues regarding the increase in traffic on Third Street due to the Fourth Street project was discussed. To address potential safety issues Chief Randy Gibson suggested putting in stop signs to help slow traffic and control the intersection of Third and Fir better. It was agreed that this is a good action plan but would take Council approval by adoption of Resolution 577. Director of Public Works Carl McCrary noted that he will also be taking action as allowed by the City code to restrict parking along the west side of Third Street north of Fir to also help improve the sight line in the area. He has already discussed the issue with the property owner on

that corner. Councilmember Don Purvis asked if the property owners that would be affected by the construction work would be notified. Carl assured him and the Council that notices would be delivered to all the residents that use the streets involved in the project.

**9. ORDINANCES & RESOLUTIONS - None**

**A. Ordinance No. 1290** - An Ordinance of the City Of Kalama, Washington amending the 2012 Budget to account for the unanticipated revenues and expenditures for the 4<sup>th</sup> Street Reconstruction Project and an additional transfer to cover loan payments, increasing the Budget in the amount of \$812,100.00.

Ordinance No. 1290 was read by title. Councilmember Don Purvis made a motion the City adopt Ordinance No. 1290 as read. Councilmember Mary Putka seconded, and the motion carried.

**B. Resolution No. 577** - Temporary Traffic Revisions

Resolution No. 577 was read by title. A Resolution of the City Council of the City of Kalama adopting a temporary street revision for adding stop signs for north and south bound traffic at the intersection of North Third Street and Fir Street. Councilmember Dominic Ciancibelli made a motion Resolution No 577 be adopted as read. Councilmember Adam Smee seconded, and the motion carried.

**10. CORRESPONDENCE - None**

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

**A.** Mayor Pete Poulsen reported that the issues with the insurance on the beer garden for the Blues Festival have been resolved. The plans are progressing smoothly.

**B.** Councilmember Adam Smee reported the Teamster negotiations are proceeding with the contract having been extended 30 days.

**C.** Councilmember Dominic Ciancibelli had no report. Citizen Jim Dickey noted he feels it would be helpful to have Councilmember Ciancibelli at the Planning Commission meetings to act as a liaison. Councilmember Ciancibelli noted he is trying to get more connected with the City Planner and the Commission.

**D.** Councilmember Mike Langham reported the Guild had presented an answer which is being reviewed.

**E.** Councilmember Donald Purvis had no report.

**F.** Councilmember Mary Putka noted the Fishing Derby is this weekend and there are still openings.

**12. DEPARTMENT REPORTS**

**A.** Director of Public Works Carl McCrary presented a written report. He reported that the Port of Kalama has approved the Mayor's request for partnering with the City to cover the cost of the improvements to the waterline on the RSG site in the amount of \$25,000. Carl noted the City completed the water efficiency report which indicates only a 6.7% water loss. That is way down from when he started with the City. There have been a few water and sewer hookups in the last couple of weeks. The mural at Elm Street is still being designed but should be a bit more artistic than the south side when completed. Carl added that the Department of Corrections crew and community service workers have been working on the steep banks and the flower beds. Citizen Gary Rasmussen has volunteered to mow the parks once a week also.

**B.** Police Chief Randy Gibson presented the statistical report. He noted the department has been busy with many items and working through vacations. The new car has been ordered with a delivery date in September.

**C.** Clerk/Treasurer Coni McMaster reported she has been working on the Parks and Recreation programs to set up classes for fall. Also she is working to plan cross training efforts in her department. Coni noted that in the bills to be approved are the City's six loan payments and a payment to a contractor which is why they are over \$700,000.

**D.** City Attorney Paul Brachvogel had no report.

### **13. CONSENT AGENDA**

*Councilmember Mary Putka made a motion the City Council approve the Consent Agenda including Claims Vouchers totaling \$720,782.29, Payroll Vouchers totaling \$48,999.34, and the City Council minutes of June 6, 2012. Councilmember Don Purvis seconded, and the motion carried.*

**14. EXECUTIVE SESSION - None**

### **15. ADJOURNMENT**

Mayor Poulsen adjourned the meeting at 8:23 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**