

**CITY OF KALAMA
CITY COUNCIL MEETING
OCTOBER 17, 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 Dominic Ciancibelli, Mike Dennis Langham, Don Purvis, and Mary Putka. City staff present were City Administrator Adam Smee, Director of Public Works Carl McCrary, Clerk/Treasurer Coni McMaster, and Police Chief Randy Gibson. 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. Port of Kalama's Intent to Annex - East Port Area

Mayor Poulsen opened the public hearing at 7:20. City Administrator Adam Smee presented the application to the Council explaining that the Port has submitted the application requesting several items, of which the City will take action on two tonight. First is the Memorandum of Understanding (MOU) between the City and Port which clarifies that the Port will cover all expenditures incurred related to the annexation application. Second the City will need to decide whether to accept or reject the intent to annex. If accepted the Port will be able to proceed with circulating the petition for signatures among the property owners in the area. While that is being done, the City will begin review through the Planning Commission of a zoning code amendment to adopt a mixed use area zoning which would apply to much of the annexed property. There are also two development code amendments to be reviewed. While the Planning Commission completes these, City staff and the Council will work on the developer's agreement the Port has requested as part of their application. Mr. Smee noted that he is recommending the Council accept the MOU and authorize the Mayor to sign it, and accept the Port's intent to annex as presented. Mayor Poulsen asked the audience for questions.

Ms. Charlene DeRosier, owner of Camp Kalama, asked if the value of the State property should be included in the valuation for annexation, as the State is not required to pay any taxes. Port of Kalama's Development Director Mark Wilson explained that the issues of land value and tax base are very different. The laws use value without regard to tax base when addressing annexations.

Ms. DeRosier referred to the map indicating the property to be annexed, asking

about the properties along the north side of the Kalama River and why they were not being included or designated on the annexation map. Mr. Wilson explained that they probably should have been shown in orange to indicate that they did not want to be included in the annexation. He noted that the Port is only requesting property that it owns or has had discussions with the owners where they indicated their support for annexation in the submitted application. They are not including any property that the owners have stated they do not want to annex.

Ms. DeRosier asked about the Boundary Review Board (BRB) process, and if the BRB could force property into the annexation. It was explained that the BRB does have the ability to include additional properties adjacent to the property included in the annexation petition. The annexation process takes several steps. The intent application is the first or preliminary step. If the intent is accepted, the next step is the petition process which once received the City is required to hold another public hearing to take public testimony on the annexation. If the petition is accepted by the City, the application is sent to the BRB in the final step. The BRB can decide to hold a hearing, have an outside jurisdiction or entity request a hearing or invoke jurisdiction requiring a hearing, or wait the required 45 days and finalize the petition as presented. If they chose to change the annexation in anyway they are required to notify all the adjoining property owners of the public hearing and take testimony. So in all steps the public is invited to participate.

Ms. DeRosier asked what happens when the development begins and they bring in fill to the area by the freeway interchange to protect the property owners along the river. It was explained that this is a development issue and not associated with the annexation. The Port will be required to submit an application for their development of the property to either the County or the City which will involve public notification and public hearings at which time the issues of roads, stormwater, critical areas, and any other concerns will be addressed. Ms. DeRosier noted that those living on the river have great concerns with the proposal for bringing fill into the property for future development.

There were no further questions or comments. Mayor Poulsen closed the hearing at 8:44 pm.

6. PUBLIC COMMENTS/CONCERNS

A. Kalama Volunteer Firefighters Association - Moved to prior to Public Hearing

Volunteer Firefighter Christopher Amren spoke on behalf of their organization requesting consideration on the fees being charged for the Association's use of the Community Building for their annual Christmas party. He explained all the ways the volunteers contribute to the community over the year including donations to Helping Hand and the local Learn to Swim Program. They are requesting that the full rental fee of \$500 and deposit of \$400 be waived for their use of the building. Mayor Poulsen expressed his appreciation and respect for all the services the firefighters provide to the community including his own family. He explained that the City is concerned with keeping the

Community Building operating which currently it is struggling to keep up with the maintenance costs. The 2013 budget has a shortfall of almost \$8000. A couple years ago it was discussed that a couple of fundraisers each year would be needed, but there have been none held in 2012. Non-profit organization usage of the building is extensive, and they do so at a reduced rate. The City has to set policies that will work to keep the building open. These issues will be dealt with during the upcoming budget hearings, and there will be increases to fees and changes in policy. At this time, he is willing to reconsider his decision and allow the Association to pay for the building use at the non-profit rate of \$100 plus deposit. Mr. Amren appreciated this consideration and would take it back to the association. Kalama citizen Jim Dickey suggested having the Association get in touch with Envision Kalama about donations as well. It was explained that Envision Kalama is a foundation formed to accept donations to help with improvements in all areas of the City. A donation letter will be going out which will include the Community Building. Mr. Amren noted the association is not looking for donations.

At this time the Council took a brief break during which they recognized Police Chief Randy Gibson's first year anniversary with the City. All agreed he has done a great job. He noted he enjoys working here along with the citizens and his co-workers.

7. UNFINISHED BUSINESS

A. MOU - City of Kalama & Port of Kalama Agreement for Costs of Annexation

Administrator Adam Smee explained that this is the draft presented at the last meeting having now been approved by all the attorneys. He is recommending the Council approve it. Councilmember Don Purvis made a motion the City Council adopt the MOU agreement with the Port of Kalama and authorize the Mayor to sign. Councilmember Dominic Ciancibelli seconded, and the motion carried.

B. Port of Kalama - Intent to Annex Application

Councilmember Don Purvis made a motion the City Council accept the Port of Kalama's intent to annex as proposed on the map presented, for which the City will require simultaneous adoption of a proposed zoning code; and the City will require the assumption of all or any portion of City indebtedness by the area to be annexed and authorize the Port to prepare and circulate a petition for annexation which must include the zoning and assumption of indebtedness wording along with a legal description of the property to be annexed with a map outlining the boundaries of the area to be annexed. Councilmember Mike Langham seconded, and the motion carried. Mr. Jim Dickey asked what the assumption of indebtedness meant. This allows the City to collect property taxes upon the properties included in the final annexation.

8. NEW BUSINESS

A. Street Improvement Revenues - For Discussion

Administrator Adam Smee asked the Council if they had looked at some of the City streets since the last meeting. Based on

information he has been gathering he would like to set a workshop for November 7, 2012 to discuss the options for funding street improvements including forming a Transportation Improvement District (TID) and adding an utility tax to garbage fees earmarked for street work. He noted that just in the last week the paper has featured articles about Kelso, Longview and Castle Rock all looking at TIDs. With all the interest, the County could also look at implementing one. If the City establishes a TID prior to the County, then the funding under the vehicle tab option would be the City's. But if the County implements first, they would need an MOU with the City and revenues would be shared. There are many ways of funding a TID which include options that the Council can implement and those that have to be sent out to the voters. There is a sales tax option that would apply to all users of the streets rather than just residents of the City. The Council agreed to hold a workshop on November 7th at 6pm.

9. ORDINANCES & RESOLUTIONS - None

10. CORRESPONDENCE -

11. MAYOR'S REPORT & COUNCILMEMBERS' REPORTS

A. Mayor Pete Poulsen had no report.

B. Councilmember Dominic Ciancibelli had no report.

C. Councilmember Mike Langham reported Police Chief Randy Gibson had made a brief presentation on the Police Department to the Columbia Terrace Estates Homeowners Association.

D. Councilmember Donald Purvis reported there would be an Earthquake preparedness activity put on by Cowlitz County Emergency Management tomorrow. Chief Gibson will be involved and will report back at the next meeting. Councilmember Purvis asked the Mayor about the planned drug forum. Mayor Poulsen explained the plans are still being made to hold a town hall meeting to discuss the increase of heroin use in our community. This was brought to the forefront by a recent overdose death here.

E. Councilmember Mary Putka reported the READ Kalama event was a success. She hopes the author will be involved in the Wordcatcher event next year. She also noted the Library is having a book sale of donated books and they are on Facebook as well.

12. DEPARTMENT REPORTS

A. City Administrator Adam Smee provided the Council with a copy of the proposal for curb-side recycling from Waste Control. Further discussion of the proposal would be taken during the budget hearings.

B. Director of Public Works Carl McCrary presented a written report. He noted the 4th Street project is nearing completion, with the paving, striping and painting being

completed today and tomorrow during the good weather. It looks fantastic. Carl stated that the mural on the Elm Street underpass is complete, and the volunteers did a wonderful job. Those volunteers have already moved on to something else; finding a way to get some solar lighting for murals. Carl commended the City crew for the exceptional job they have done in getting the RSG waterline project in. It is amazing just how much they accomplished.

C. Police Chief Randy Gibson provided his statistical report noting the vandalism call for the construction work cement on 4th Street. The suspect has been caught, pled guilty and extradited to Oregon. The sentence included restitution to the contractor. Chief Gibson noted the officers had completed the EVOC training, which is a safe driving course for police held at Portland International Raceway. The new cars performed well. He added that training for the new clerk is going well.

D. Clerk/Treasurer Coni McMaster reported her office has been busy with many things.

E. City Attorney Paul Brachvogel was absent.

13. CONSENT AGENDA

Councilmember Mary Putka made a motion the City Council approve the Consent Agenda including Claims Vouchers totaling \$368,367.95, Payroll Vouchers totaling \$50,578.19 and the City Council minutes of October 3, 2012. Councilmember Don Purvis seconded, and the motion carried.

14. EXECUTIVE SESSION - None

15. ADJOURNMENT

Mayor Poulsen adjourned the meeting at 8:37 p.m. These minutes are not verbatim. A copy of the tape can be made available for listening.

Pete Poulsen - Mayor

Coni McMaster - Clerk/Treasurer