

**CITY OF KALAMA
CITY COUNCIL MEETING
AUGUST 16, 2018**

1. OPENING

Mayor Mike Reuter opened the City Council meeting at 7:00 p.m. Mayor Reuter led those present in the Pledge of Allegiance.

Councilmembers present were Sandra Macias Hughes, Mike Dennis Langham, and Mary Putka. Councilmembers Mike Truesdell and Rosemary Brinson Siipola were absent. City staff present were Director of Public Works Kelly Rasmussen, Clerk/Treasurer Coni McMaster, and Police Sargent Steve Parker. City Planner John Floyd were also present. Members of the public present are listed on the sign-in sheet.

2. CHANGES TO THE AGENDA – None

3. PRESENTATIONS & AWARDS-None

4. EXECUTIVE SESSION-None

5. PUBLIC HEARINGS - None

6. UNFINISHED BUSINESS

A. Cowlitz County Landfill Issue – Removed

7. NEW BUSINESS

A. Teamster Contract Renewal

Clerk/Treasurer Coni McMaster informed the Council that she, City Administrator Adam Smee, Director of Public Works Kelly Rasmussen, and Chief Ralph Herrera had worked together for the City in the negotiations with the Teamster unit and had reached an agreement which the union has ratified. She explained that they approached the negotiations with the mindset that the City needs to look at bringing the wages to a level more comparable to the other entities in the area in order to retain our employees. She reviewed all the changes and the adjustments made to the agreement. Pay increases are included through a change in the calculation of longevity pay from a flat rate to a percentage of salary, changes in step levels while including some additional criteria to reach the levels based on certifications, licenses and responsibilities, and 4.5% direct wage increase for 2018. This provides incentives to the employees to take training and move up by taking on responsibilities, which will require to City to work on education and training of its employees, rather than just reward the employees for being here another year. The contract will be for three years with a 4% increase in 2019 and 3.5% increase in 2020. Clerk McMaster noted that she had reviewed the current budget and it appears that budget will be sufficient to meet the pay increases included in the agreement without amendments. She will continue to monitor the budget through the end of the year. She offered to answer any questions.

Ms. Maureen Jenkins asked if the employees would pursuing education on their own
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time and money or would the City be paying for the training and time. Clerk McMaster and Director Rasmussen responded that the City will cover the costs for the employees to obtain the addition state licensing available for the Public Works Department. The focus is to help those employees move up and build within the workforce to have continuity and retain employees. There was some clarification that if an employee receives education they would be expected to perform the duties and not just receive the pay raise. Hopefully this will incentivize the employees to move up and plan for the future. Councilmember Mary Putka made a motion the Council approve the Teamster contract as presented. Councilmember Mike Langham seconded the motion. Councilmembers Putka and Sandra Macias thanked Adam and the staff for the work in negotiating the contract and keeping it within the current budget. Councilmember Macias recognized the value and importance of the City working to keep employees here. The motion carried.

B. Planning Commission Recommendations – Zoning Code Revisions

Consulting City Planner John Floyd reviewed the recommendations from the Kalama Planning Commission for zoning changes in Chapter 17. 18, 17.26 and 17.54 of the Kalama Municipal Code. The issues in the code were twofold as the current code has rendered the school campus non-conforming and rigid design standards don't fit for new construction of institutional buildings. The proposed changes make it possible through a conditional use permit to address the issued based on needs and circumstances for each application. The code has height restrictions to 35-feet and design standards meant to be for multi-family construction but don't work well when applied to schools or other similar construction. The Planning Commission was asked to review the code as the school is moving forward with new design for its new facilities, and the City wanted to help avoid delaying the project. Mr. Floyd went over the process and highlighted the changes. The changes have modified the existing processes to use the conditional use permitting process which requires a third-party Hearings Examiner to review and decide on the issue, after a public hearing to take testimony is held. Certain criteria has to be met in order to first apply for the alternative code and there is criteria set out on what the modifications can be. Types of functions that would qualify would be schools, hospitals, theaters, and churches or similar uses. The applicant will still have to justify, giving specific reasons as to the issues needing addressed by any code modification. It could be needs or use of the facility, topography, fitting into the neighborhood, and use of the facility. This is applicable to the school in that the goal is for a unified campus. Both the height and design standards would go through the permit process to allow for any modifications to the code. Parking is also being included as there can be reasons to allow exceptions to the "parking in the back" requirements for multifamily construction. So, a developer could opt into the hearing examiner process to address the parking and possible exceptions.

Councilmember Sandra Macias asked how many floors would 35-feet be? It would be at least 3 stories but it also depends on the use as 3 stories could be higher depending the function and need of the facility. Ms. Maureen Jenkins stated she is not clear on the changes and would the code have additional public hearings. The public hearing was held before the Planning Commission so not additional hearings will be held. Planner Floyd noted than any application brought forth would have to have a public hearing, so the public will be able to the comment on what is happening. The code is narrow in what activities it would apply to and crafted to meet the needs of only a few uses, so these applications won't be a common occurrence. Ms. Jenkins asked what exceptions would apply to the school project. The grade

school is proposed to be over 35 feet and some design code doesn't work with the school construction, but the City doesn't have an application. Ms. Jenkins asked if this is what it was when it went to the voters. The School would have to answer that question. School Board member Susan Langham invited Ms. Jenkins to attend the school board meeting to ask her questions. There was a well-attended public hearing on the school project with all the designs presented where people asked all kind of questions on what was happening.

8. ORDINANCES & RESOLUTIONS

A. Ordinance No. 1408 – Zoning Code Revisions

Ordinance NO. 1408 was read by Title: An Ordinance of the City of Kalama, Washington amending Kalama Municipal Code Chapters 17.18, 17.26, and 17.54 to address issues with institutional building needs and establish flexibility to certain design standards addressing building height and design standards. Councilmember Sandra Macias thanked the Planner and Planning Commission for the detailed and well-presented information. Councilmember Mary Putka moved the Council adopt Ordinance No. 1408 adopting zoning code revisions. Councilmember Mike Langham seconded, and the motion carried.

9. PUBLIC COMMENTS/CONCERNS

Ms. Maureen Jenkins, Taylor Road resident noted that she used to come meetings but had health issues recently. She worked on the issues with police facility and was glad to see the public get involved, but is sad that the public is not continuing to attend so they can be proactive instead of reactive. Ms. Jenkins stated that she had been part of block watch in the past and dealt with issues of development in her old neighborhood in Oregon. It was a growing community so they did a block party to promote who they are in the community. Kalama did it downtown with the National Night Out. However, she was really appalled by what happened at the meeting downtown when the fire truck and cement truck parked in front of the anti-methanol table. She was hurt and disappointed by what was done. As a former nurse she has seen what pollution back east and in LA has done. She truly believes this is a huge mistake to let happen. She has read all the data and it is her right to give that information to the public.

10. CORRESPONDENCE - None

11. MAYOR'S REPORT & COUNCILMEMBERS' REPORTS

A. Mayor Mike Reuter had no report.

B. Councilmember Mike Truesdell was absent.

C. Councilmember Sandra Macias reported on the Water line break that happened last week which the crew worked long hours to get it fixed. She realized that citizens like herself may not know that the Public Works has an afterhours emergency number which is listed in the phone book. This will notify dispatch and the employee on call will be notified. This will get posted in the near future to the website and facebook and staff will be doing a newsletter for the end of the month which will include a phone number list that can be posted. During the emergency it was noted that the City should not only put it on facebook. There were

many other things going on and the staff reached out in many ways to notify the citizens. Office staff called all those directly affected by the water main break while the crew was in the field finding and fixing the problem. Then it was posted. Councilmember Macias helps with the posting on Facebook which is helpful to let the staff continue the notifications and do the regular work. It was explained the City works to notify all affected immediately, but isn't able to notify the entire city directly. If the entire city was affected they would do a major notice either by a reverse 911 call or contacted the media to get it out. It wasn't necessary in this case.

- D.** Councilmember Mike Langham had no report.
- E.** Councilmember Rosemary Siipola was absent.
- F.** Councilmember Mary Putka noted the Car Show is Sunday, August 19th.

12. DEPARTMENT REPORTS

- A.** City Administrator Adam Smee was absent.

B. Director of Public Works Kelly Rasmussen presented a written report. He noted it has been a busy two weeks for the staff and his crew. Last week while the crew was working on replacing the failing 4-inch waterline on Cloverdale, he received a call regarding someone yard having moved due to water movement which was the break on the transmission main. This is a 16-inch line from late 50's-early 60's and a joint pulled apart. This was a huge leak, running really fast. The crew was able to isolate the area but then had to let the water drain to find the break and make repairs. The Spencer creek area was affected and was fed off a 30,000-gallon reservoir until it went dry in two hours. It took a few hours to find the problem and the parts. Longview had some 16-inch pipe and helped to make the repairs. The system then had to be recharged and they got it back on line by about 9pm to nearly all residents. Since the pipes became empty it was necessary to test the water and until the test were clear put out the boil water order. The samples taken for testing require 24 hours. They passed and Saturday morning we lifted the order. The crew put up 4x4 sign along Vivian and the office staff called the residents. Once cleared new signs were put up and it was posted to facebook and the website as the office is closed. On Saturday the crew had another issue at the water plant but were able to fix it. The heavy down pour on Saturday loosened the dry moss on the Library roof which plugged the drains and water leaked into the library. The on-call crewmember came and Adam also responded. They took down one of the lights and got into the drop ceiling. Using a shop vac and fans they dried it out and it appears there was no damage. It was intense rain event. Director Rasmussen noted that the crew should finish up the waterline on Cloverdale by the end of next week.

C. Police Sergeant Steve Parker presented the statistical report for 134 calls for service with 18 reports. The three fraud cases are related to the skimmers at Fibre, so they are working with Woodland and Longview. The FBI may get involved as well. He added that the National Night out was a good success and positive feedback was received.

D. Clerk/Treasurer Coni McMaster reported she was working on the wage calculations for the new contract and for the 2019 budget which she is continuing to prepare.

E. City Attorney Sam Satterfield was absent.

13. CONSENT AGENDA

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

Claims and Payroll Warrants #39357-39421 plus ACH/EFT payments for the Month of August in the amount of \$555,302.46 and

Approval of Minutes of the August 2, 2018 City Council Meeting

Councilmember Mike Langham seconded, and the motion carried.

14. EXECUTIVE SESSION - None

15. ADJOURNMENT

Mayor Reuter adjourned the meeting at 8:10 p.m. These minutes are not verbatim. A copy of the recording for this meeting is available for review upon request.

Mike Reuter - Mayor

Coni McMaster - Clerk/Treasurer