

**CITY OF KALAMA  
CITY COUNCIL MEETING  
MAY 1, 2013**

**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, Don Purvis, and Mary Putka. City staff present were City Administrator Adam Smee, Superintendent of Public Works Kelly Rasmussen, Clerk/Treasurer Coni McMaster, and Police Officer Justin Taylor. 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. PRESENTATIONS & AWARDS**

**A. Proclamation – National Police Week – May 12 – 18, 2013**

Mayor Pete Poulsen read the Proclamation declaring the week of May 12-18<sup>th</sup> National Police Week in Kalama and requesting flags be flown at half-mast on May 15, 2013.

**4. PUBLIC HEARINGS**

**A. Waters Walk Phase 4 & Columbia Pointe Plat Extension Requests**

Mayor Poulsen opened the Public Hearing. City Planner Matt Hermen presented his staff report on the request for an additional extension on the preliminary plat approvals for Waters Walk Phase 4 and Columbia Point. This will be the fourth extension on the Waters Walk plat and the second for Columbia Point. The first three phases of Waters Walk have received final plat and homes have been built and sold. Columbia Point is adjacent to Waters Walk with important infrastructure connections required through both plats. Based on the findings included in the staff report Planner Hermen is making recommendations that the extension be approved until December 31, 2017 conditioned that no further extensions will be granted. His recommendations are based on the facts that the developer has committed substantial resources to the project; shown due diligence with the completion of the prior phases and receiving construction drawing approval for these plats; unforeseen circumstances including the slowdown in the housing market impacted the development; all fees have been paid to date; and there is no negative impact on the city or its citizens in granting the extension. Mr. Skip Urling, representing Kalama Development LLC, noted the economic downturn has had a huge effect on developers. In this case they have sold only one lot in the development in the last 5 years. The markets are improving now, so they are hopeful to be able to get these active again. The new street infrastructure will allow citizens another option for getting off the hill which was acknowledged as a good plan. City Administrator Adam Smee noted that in reviewing the request with Planner Hermen, there are no constraints placed on the water and sewer facilities and no new code or development

standards that wouldn't be in compliance with the projects, so the extension would not be detrimental to the City. Neighboring property owner Nathan Cooley noted his concerns with possible view obstructions with new homes. He knew when he purchased his home that more homes would be built. He has been unable to get a copy of the covenants (CC&R's) set on the plat which may address view issues. It was explained that currently the City does not have any view regulations, and they do not enforce CC&R's. Homeowner associations are usually established to address any plat covenants. Mr. Cooley noted that he understands, but hopes that he and his neighbors will be provided some consideration when additional building occurs. Councilmember Don Purvis made a motion the City approve the request for extension to 2017 on Waters Walk Phase 4 and Columbia Pointe plats based upon the totality of the investment made, due diligence in proceeding toward final plat, circumstances that created undue hardships to the applicant, and the needs and best interest of the citizens of Kalama are met. Councilmember Dominic Ciancibelli seconded. It was clarified that the extension would be until December 31, 2017. The motion carried.

**5. PUBLIC COMMENTS & CONCERNS - None**

**6. UNFINISHED BUSINESS - None**

**7. NEW BUSINESS**

**8. ORDINANCES & RESOLUTIONS**

**A. Ordinance No. 1309 2013 Budget Amendment – Big Idea Funds & Connection Fee Transfers**

City Clerk Coni McMaster read Ordinance No. 1309 by Title: An Ordinance of the City of Kalama, Washington amending the 2013 Budget to include expenditures for marketing and Tourism through Big Idea funding and increasing transfers to water and sewer reserves due to the unanticipated revenues from water and sewer connection fees increasing the Budget in the amount of \$182,000.00. Councilmember Don Purvis made a motion the City Council adopt Ordinance No. 1309 as read. Councilmember Mike Langham seconded and the motion carried.

**9. CORRESPONDENCE - None**

**10. MAYOR & COUNCILMEMBER REPORTS**

**A. Mayor Pete Poulsen** reported on the attendance at the Mt St. Helens Summit which promoted the community events well. The Joint Entity meeting was held last night with attendance by the Woodland Mayor as well as the other Kalama entities. Fire District #5 has a new EMT and training officer and the Port of Kalama is moving forward on the annexation project. Mayor Poulsen also noted the tourism legislation did pass and is waiting on the Governor's signature.

**B. Councilmember Mike Truesdell** had no report.

**C. Councilmember Dominic Ciancibelli** asked about the annual Spring Clean Up day which is scheduled for this Saturday. The usual organizer, Shirley Lowman, just had surgery and it doesn't appear anyone else has stepped up. Superintendent of Public Works Kelly Rasmussen noted he would speak with Shirley about postponing the event. It was also noted that there may be a couple of groups up at the High School that might be willing to participate.

**D. Councilmember Mike Langham** had no report.

**E. Councilmember Donald Purvis** reported he attended the 911 open house, and provided a photo of the Queen of the West cruise ship that is now docking at the Port of Kalama one day a week.

**F. Councilmember Mary Putka** noted that the Chamber is working on promoting the Queen of the West. The Wordcatcher event went well with 52 participants, with many coming from Vancouver and Portland.

## **11. DEPARTMENT REPORTS**

**A. City Administrator Adam Smee** reported he has been reading the Public Works Standards as part of that update process. Also the Shoreline Development Standard update has required a lot of time, along with the other code updates before the Planning Commission. He added that he has also attended several trainings including one on Records Management which pointed out the need to maintain records and also to purge them timely and what kind of legal exposure the City can face under public records requests.

**B. Superintendent of Public Works Kelly Rasmussen** reported the crew has helped citizens with plugged sewer lines and water leaks in the last couple of weeks. He has hired a summer help employee to work on sidewalk and park maintenance to free up the crew to work on more technical needs. He added that Cowlitz Clean Sweep was hired to clean all the streets and now once a month they will hit the high traffic areas in town.

**C. Police Officer Justin Taylor** sitting in for vacationing Chief Gibson, reported the department handled 77 calls in the last two weeks. Officer Traub attended career day at the Kalama Middle School. Things at the department are going well.

**D. Clerk/Treasurer Coni McMaster** provided a draft Treasurer's Report for April. She noted that the Building department has been busy. The on-line utility payments have increased and the process is smoothing out.

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

## **12. CONSENT AGENDA**

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

1. Claims Vouchers Totaling \$83,562.82 For, April 2013
2. Payroll Vouchers Totaling \$74,636.55 For, April 16-30, 2013
3. Minutes of the April 17, 2013 City Council Meeting

Councilmember Don Purvis seconded the motion. The motion carried.

**13. EXECUTIVE SESSION - None**

**14. ADJOURNMENT**

Mayor Poulsen adjourned the meeting at 7:55 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**