

**CITY OF KALAMA  
CITY COUNCIL MEETING  
MARCH 21, 2019**

**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, Mike Dennis Langham, Rosemary Brinson Siipola, and Mary Putka. Councilmember Mike Truesdell was absent. City staff present were Director 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.

Councilmember Sandra Macias reported that she watched the last meeting live from home. The sound was terrible unless people were talking into the microphones so she encouraged everyone to use the microphones, so people watching the broadcast can hear what is being said.

**2. CHANGES TO THE AGENDA**

Clerk/Treasurer Coni McMaster noted the Award of the project bid had been added under unfinished business.

**3. PRESENTATIONS & AWARDS - None**

**4. EXECUTIVE SESSION - None**

**5. PUBLIC HEARINGS - None**

**6. UNFINISHED BUSINESS**

**A. Zoning Code Amendment – Recommendations from Planning Commission**

City Planner John Floyd presented the zoning code amendment and recommendations from the Kalama Planning Commission. The revisions are based on recommendations from the Downtown Revitalization Plan adopted a couple of years ago. There are three parts, first allowing multifamily housing, second is allowing maker spaces, and third is an increase to height limitations. The multifamily development in the Central Business District (CBD) is currently only allowed as part of a mixed-use development, so the code change would be to allow it as a stand alone use. The Commission felt it would be appropriate in areas downtown north of Geranium Street. The benefits will be an increase in housing stock in Kalama to help attract future workers. Maker spaces are small scale artisan type businesses with small scale production facilities on site. This was looked as a possible way to revitalize spaces such as the old fairgrounds. These are customized type activities and retail sales of the products on site

would be required. The code change would also allow them within other business as shared space. This encourages business incubation and startup business, helping to create a more active downtown and a possible brand for Kalama. Removing the three-story height limit and increasing building height will make the first two recommendations possible. The original recommendation was to 50 feet but the Commission wanted a bolder move. In order to make them more visible from I5 and provide views of the River, it was recommended to set the height as related to the corresponding elevations of Second Street. This will allow the limit to increase going north. So south of Geranium the limit will be 50 feet. Going north from Geranium to Holly would be limited to 60 feet, from Holly to Ivy 70-80 feet and beyond Ivy up to 90 feet. This is a summary of the changes. Mr. Floyd noted there were no agency comments on the SEPA DNS and only one comment at the hearing. Councilmember Sandra Macias asked if the multifamily was only apartments or condos. Both would be allowed. Councilmember Mary Putka, noted that the lot across from City Hall had recently sold. It is rumored that will be retail on the bottom and condos on top and would this still be possible. Mixed use is still allowed. Councilmember Rosemary Siipola noted she read through the reports and is excited the Commission took advantage of unique topography of Kalama. These amendments will set the stage to implement the Plan. Done thoughtfully it will help to attract investment and developers. She appreciates the work the Commission put into it. She is very excited by the makers code options. Councilmember Mike Langham noted he attended the meetings acknowledging the amount of work the Commission put into it. The question was asked if the height amendments would allow current businesses to expand. Yes, they would. It was asked if the 90 feet would be 9 stories. Mr. Floyd explained that it would be more like 6 to 8. Parking standards would be applicable which will be a constraint that will limit number of units. Parking was not part of the scope and it is not planned to be addressing parking at this time. The current standards require assessment during the permit application process on any project. Citizen Linda Dolph voiced her thought that parking not being a part of the scope of the amendments seems odd as parking has always been a concern. She felt it would be a critical issue. It was explained that when plans are submitted parking impacts have to be a part of the design and are reviewed before any permit is approved.

## **B. Lower Cloverdale Pump Station Project – Award Bid – Clark & Sons Inc**

Director of Public Works Kelly Rasmussen presented the bids received for the construction of the Lower Cloverdale Pump Station project recommending the Council award the bid tonight. The project has been on the plan to be done for years. Department of Health has also listed it as one of the areas the City is deficient in. Five or six years ago the City purchased the property as the first step. The project will replace the 1960's era single pump with no redundancy with a dual pump system located inside a building with an on-site generator for use during power outages. Construction of an access road is included along with sound proofing of the building. The engineer's estimated the cost at just over \$500,000. The City received ten bids with the low bid of \$335,416.86 from Clark and Sons Inc. References have been checked and the bids reviewed. Someone asked when the project would start. Director Rasmussen noted that the paperwork will need to be completed, but it is fast tracked they could start in the second week of April. The project will take approximately 90-110 days to complete so be done by the end of Summer. Councilmember Rosemary Siipola made a motion to approve the bid and award the project to Clark and Sons. Councilmember Mike

Langham seconded and the motion carried.

## **7. NEW BUSINESS**

### **A. Ciancibelli – Parking Issues**

Mr. Dominic Ciancibelli addressed the Council, hoping they had a chance to read the material he and his wife had previously submitted. His neighbor has had a commercial truck with sign previously used as a junk collector parked in the same place of two years. He can't access his property because of the way the neighbor's vehicles are parks. He would like the Council to look at adopting a code that a vehicle cannot be parked for more than 72 hours or some length of time. He is also requesting the City consider having residential handicapped parking areas such as Seattle has in neighborhoods. It was noted that Second Street is not very wide, but the area where the vehicle is parked would be perfect to have as a disabled parking area. Councilmember Sandra Macias noted that being handicapped herself, she understands the issue. She did drive by and sees the truck is parked off the street. It was explained that the area is undeveloped Second Street right-of-way. Second Street was built decades ago and was not built to any standards. It was explained that the vehicles are parked in the undeveloped city right of way which creates obstacles for the Ciancibelli's to access their back yard. There is a strip of property running east between the two properties and the owner has given Mr. Ciancibelli permission to bark the area in the past. It was suggested that a vacation of the street be considered which would allow the adjoining property owners to purchase one half of the right-of-way. Director of Public Works Kelly Rasmussen will work with Mr. Ciancibelli to see if a vacation will be possible. Chief Herrera addressed the code concern about the advertising signage on the vehicle. The code states the vehicle has to be parked for the "principle purpose of advertising." Based on where and how the vehicle is parked it is clearly not the principle purpose. On the issue of amending the code to prohibit parking for a certain number of days, he would not recommend doing so. He was not able to find the Vancouver code referred but feels the City adequate restrictions in the current code. At this time there isn't a violation that can be cited. Mayor Reuter noted that for Kalama adopting any kind of residential area handicapped parking regulations creates all kinds of concerns due to the topography and grade and streets without sidewalks, curbs or gutters. The possibility of a street vacation will be pursued.

## **8. ORDINANCES & RESOLUTIONS**

### **A. Ordinance No 1418 – Zoning Code Amendment Central Business District**

**Ordinance No. 1418 was read by Title:** An Ordinance of the City of Kalama, Washington amending chapters of Kalama Municipal Code Title 17 Zoning to address issues to encourage redevelopment and activity downtown as recommended in the Downtown Revitalization Study allowing for "maker" spaces, multi-family residential and adjusting building heights in the Central Business District. Councilmember Mary Putka made a motion the Council pass Ordinance No 1418 amending the zoning code in the Central Business District. Councilmember Mike Langham seconded. Councilmember Macias asked if the code includes a definition of the Central Business District and it does. The motion carried.

## **9. PUBLIC COMMENTS/CONCERNS**

**None.**

## **10. CORRESPONDENCE**

### **A. Response Letter From Chief Herrera to Cowlitz Co. ATV SEPA**

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

**A.** Mayor Mike Reuter reported he had a request from the Library Board to reappoint Mary Putka as a liaison for the Library and Mary agreed.

**B.** Councilmember Mike Truesdell was absent.

**C.** Councilmember Sandra Macias had no report.

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

**E.** Councilmember Rosemary Siipola reported she has a couple of Traffic Safety Commission meetings coming and will be working a grant funding opportunity.

**F.** Councilmember Mary Putka reported that the Leadership class at the school put on Twilight event on March 10<sup>th</sup> raising about \$8000. The movie has a following and this may become a yearly event. The annual Chamber dinner is this Saturday and tickets are \$30. The Chamber meeting was earlier in the week and had an interesting speaker. Councilmember Putka addressed the request for painting the windows in the downtown for the upcoming Heritage Festival. No one has heard from the owner of the preferred site at this time. A response is needed soon. Kalama Shopping Center has agreed to allow Envision to use the old Post Office windows.

## **12. DEPARTMENT REPORTS**

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

**B.** Director of Public Works Kelly Rasmussen reported on the stormwater meeting held before the Council meeting tonight. He has been in touch with representatives from WSDOT and walked the ditch. After the beaver dams were removed, one area had the water level drop 3 to 4 feet at the conveyance of the Kalama and at Oak Street it dropped 2 feet. There is some debris on our side that we need to remove and will later this summer. C&R Tractor will be starting work on the Spencer Creek Business Park on Kalama River Road starting April 1. The City held the pre-construction meeting on the Old Pacific Highway waterline project which will also start on April 1<sup>st</sup>. Their work hours will be from 7am to 4 pm Monday through Friday. Those in the area should be prepared from some traffic delays. The sidewalk area at new Police Station on Meeker Dr has been finished and the rest of the paving in the area should

be completed next week. There are a lot of projects on-going and starting. The waterline included in the Port's T-Barge has been installed. It will be chlorinated and tested before it becomes active.

**C.** Police Chief Ralph Herrera presented his statistical report for 123 calls with 9 reportable incidents. The one \$12,000 burglary is associated with a know suspect. As a result of the fires in Rose Valley last night he worked with DEM to set up a Red Cross evacuation center at the School. While it wasn't utilized by any evacuees, people did stop in for information. It was good test of how it could work and was successful. Officer Kaplan has four more training shifts before going solo. He noted the officers will be highly visible on Kalama River Road once the construction begins for monitoring and enforcement for traffic safety.

Chief Herrera addressed his response to the ATV Ordinance at the County and the SEPA DNS. The question he felt was not truly answered is whether there would be an increased need for services. The County's answer was that services are already provided to the area which is true, but it more than likely adding ATV's to the road will increase service calls. Based on experience and statistics, safety issues are common with ATV's even at low speeds on lightly used roads. Low speed is usually 20-25mph and the County is looking at 35 mpjh. The ATV industry recommends the vehicles not be used on roadways. In his professional opinion allowing them on the public roadway will increase the need for services with the possibility of greater injury if accidents occur between ATV and another vehicle and nearly any incident will require a response. The issue of cutting thorough the city and not staying in the County jurisdiction can create violations based on confusion for the public of where the lines are which leads to more enforcement burdens. He recommends that the City should not adopt such an ordinance. He sent his concerns County Commission and hopes they will reconsider. The desire of the citizens wanting the change doesn't outweigh the public safety concerns. It was asked who could drive them. All the same requirements for driving a motor vehicle including license, registration, helmets, seat belts, lights and others. Comments included that the danger of injury on an ATV is severe, visibility issues on the outer roads in Kalama create problems, that these are off-road vehicles and should remain that way, and that quite often our officers are the first responders as the closest available. A group of citizens made the request to the Commission. Someone asked about making a "bubble" surrounding the City to help keep out the cross over and lessen some of the issues. This was proposed but was not a part of the final draft ordinance.

Chief Herrera reported they will do an interior walk through of the new Station on March 27<sup>th</sup> and on April a final inspection will be completed with finish date of April 18, 2019. After that the department will begin the transition into the new facility. Mayor Reuter commented on how impressed he was by the way the Kalama officers responded to the incident on Kalama River Road with a possible shooter. They did well and kept it from escalating. Chief Herrera noted that Officer Kaplan handled the call along with Training Officer Skeie, so he has experienced a wide variety of calls during his training.

**D.** Clerk/Treasurer Coni McMaster reported they promoted Elaine Bystrom to Library Director as just in the interim she has worked on increasing programs that interest the community showing that she knows the community we are serving. The Library Board passed

the updated Policy Manual and is beginning work on the strategic plan. She noted she attended the Washington Municipal Clerks conference last week. Staff is busy with processing all the usual bills, payments and permits. Annual and quarterly reports are needing completion. The new logo should be on the utility bills we issue at the end of the month. Dog and Business licenses are now considered late and penalties are being applied. The new stormwater fee has not generated a lot of complaints from the public. Ms. McMaster continued that the process for updating the website has been started and included some statistics as to how it is being used which are within the acceptable averages. She asked which members of the Council were planning to attend the Chamber Dinner. Mike Langham, Mary Putka, and Rosemary Siipola all said they would attend and Mayor Reuter stated he might but may have to work.

**E.** City Attorney Sam Satterfield had no report.

### **13. CONSENT AGENDA**

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

Claims and Payroll Warrants #40128-40180 plus ACH/EFT payments for the Month of March in the amount of \$364,789.14 and

Approval of Minutes of the March 7, 2019 City Council Meeting

Councilmember Mike Langham seconded, and the motion carried.

### **14. EXECUTIVE SESSION - None**

### **15. ADJOURNMENT**

Mayor Reuter adjourned the meeting at 8:22 p.m. These minutes are not verbatim. A copy of the recording for this meeting is available for review upon request.

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**Mike Reuter - Mayor**

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**Coni McMaster - Clerk/Treasurer**