

**CITY OF KALAMA
CITY COUNCIL MEETING
SEPTEMBER 5, 2007**

1. OPENING

Mayor Pete Poulsen opened the City Council meeting at 7:00 p.m.

A. Flag Salute

Mayor Poulsen led those present in the Pledge of Allegiance.

B. Roll Call

Councilmembers present were Adam Smee, Dominic Ciancibelli, Chuck Hutchinson, Don Purvis, and Bud Gish. City staff present were Director of Public Works Carl McCrary, Clerk/Treasurer Coni McMaster, and Police Chief Bruce Hall. City Attorney Paul Brachvogel (arrived at 7:05 pm) was also present. Members of the public present are listed on the sign-in sheet.

2. EXECUTIVE SESSION - Real Estate Issues - Held to later in the meeting

3. CHANGES TO THE AGENDA

Clerk/Treasurer Coni McMaster noted a correction on the amount of the claims vouchers listed on the consent agenda. The total for the claims vouchers should be \$481,136.20 instead of \$481,046.70.

4. PRESENTATIONS & AWARDS

A. Proclamation - Constitution Week September 17 -23, 2007

Mayor Poulsen read the Proclamation proclaiming the Week of September 17- 23, 2007 as Constitution Week.

B. Awesome Brochure Presentation - Mark Plotkin

Cowlitz Tourism Director Mark Plotkin provided information to the Council and updated them on what has been happening at the Tourism Bureau. During 2007 they split from Cowlitz County and became a freestanding member of the Longview/Kelso Chamber of Commerce. They provide information for all entities throughout Cowlitz County. Mr. Plotkin reviewed the Awesome Brochure and other information they produce, which includes information regarding Kalama even though the City chose not to participate financially in 2007.

Councilmember Don Purvis asked what are the costs to advertise in the brochure. Mr. Plotkin replied that it varies from \$2200 to \$10,000. He acknowledged that with only one motel providing tax revenue, Kalama does have financial limitations, so they would be willing to work with the City to find a level they can afford. Mayor Poulsen and the Council thanked Mr. Plotkin for his time.

5. PUBLIC HEARINGS - None

6. PUBLIC COMMENTS/CONCERNS

A. Jim Dickey Comments

Mr. Jim Dickey, a Kalama citizen and regular attendee at the Council meetings commended the City on the new Website changes. It looks great and is very well done. Mr. Dickey explained he had attended a recent hearing in front of the Hearings Examiner, Mr. Dennis Weber, and was very impressed with the professional way the process was handled. Mr. Dickey also congratulated City Attorney Paul Brachvogel on his appointment as the City of Kelso's City Manager.

B. Jennifer Amren - Lease/Conditional Use Permit Process

Ms. Jennifer Amren thanked the Councilmembers for their support of her request to place an espresso stand in the City. As it turns out she will not be able to complete the project. She voiced her frustration that after three months of meetings with the City Council to obtain approval for a lease agreement, she then had to address the same issues through the conditional use permit process. Ms. Amren stated that she felt very limited by the process, and in the future the Council should look at combining the process. The City Planner held a preapplication conference, at which she felt she was in a no win situation. The time before the Council was really just a waste of time. Clerk/Treasurer Coni McMaster noted that there were two separate issues involved; one the lease of the property and two the conditional use. Under the conditional use process the zoning and safety issues are reviewed to comply with code. Ms. Amren needed to have the use of the property through the lease before she could apply for the conditional use permit. During the lease discussions, the Council had concerns with traffic safety at the site. City Attorney Paul Brachvogel, noted that the circumstances here are not as normally presented, so there were some conflicts within the process which led to some of the frustrations. Ms. Amren noted that the adjoining property will now house a used car lot. She asked about the concerns with that use. They will be using the City's right-of-way without any lease, and the same safety concerns will apply. Ms. McMaster noted that the used car lot had to apply for a conditional use permit as well. Councilmember Bud Gish requested that this be discussed later in the meeting.

C. Department of Ecology - Flood Prevention Project

Director of Public Works Carl McCrary introduced Dan Sokol and Kevin Farrell of the Department of Ecology. Both gentlemen were instrumental in securing the funding for completing the City's Downtown Flood Prevention Project. Mr. Sokol addressed the Council stating that because the City had formulated a plan, looked at alternatives, and found one that worked best, it was easy to get the project funded. The City's staff is to be commended for the work they put into the project. It will be a great benefit to the City. Mayor Poulsen thanked Mr. Sokol and Mr. Farrell on behalf of the community. Mr. Farrell stated that as regulatory agent, he truly appreciates the recognition from the City which he doesn't usually see. He added that he appreciates the professionalism of the City's staff in working on the project.

7. UNFINISHED BUSINESS

A. Downtown Street Striping Issue

The Mayor held this item to later in the meeting after the executive session is held.

B. Minor Change Order 2-E - Fir Street Improvement Project

Director of Public Works Carl McCrary informed the Council of his approval of a change order on the Fir Street project in the amount of \$1370.23.

C. Festival of the West - Shanara Schmidt

Kalama Chamber of Commerce board member Shanara Schmidt requested a decision on whether the City would contribute to the Festival of the West event. Mayor Poulsen stated that there is \$100 left in the budget that will be used. Ms. Schmidt requested the Councilmembers make an effort to attend this event, as it really is their duty to make a showing in the community. They are also requested to serve as judges for some of the contests. She will be greatly disappointed if all of the Council do not attend.

8. NEW BUSINESS

A. Authorize Mayor to sign the Archives Local Record Grant agreement

Clerk/Treasurer Coni McMaster noted this is for microfilming the City's ordinances, resolution, and Council minutes. Councilmember Bud Gish made a motion the City Council authorize the Mayor to sign the grant agreement with the State of Washington. Councilmember Don Purvis seconded, and the motion carried.

7. UNFINISHED BUSINESS - OUT OF ORDER

D. Conditional Use Permit - Espresso Stand

Councilmember Bud Gish voiced his concerns that after three months of reviewing the proposal, the applicant was sent through a second process that led to a "road block" of the project based on the same information the Council discussed. It was a long process and feels like a waste of time for the Council. Councilmember Dominic Ciancibelli stated that had he realized that the safety issues would have been addressed during another process, he would not have focused on those issues in regards to the lease. Councilmember Chuck Hutchinson stated that the Council's decision didn't matter in this case. Clerk/Treasurer Coni McMaster noted that the application was never completed, so the Hearings Examiner never had a chance to make a decision on the issue. The Council's decision to lease the property was not voided.

Councilmember Dominic Ciancibelli recommended the City make sure the property lines are clearly marked at that location and perhaps stripe it for additional parking. There was some discussion on the need for more parking and concerns with the semi - trucks that park in this area and limit visibility.

9. ORDINANCES & RESOLUTIONS

A. Ordinance No. 1202 - An Ordinance of the City of Kalama, Washington amending the 2007 budget to include unanticipated expenditures of \$12,505.93 decreasing the estimated ending fund balance in the Water/Sewer Operating Fund No. 401. This is a cost associated with a PERS 1 employee that retired earlier in the year.

Councilmember Bud Gish made a motion the City Council adopt Ordinance No 1202 as read by the City Clerk. Councilmember Adam Smee seconded, and the motion carried.

10. CORRESPONDENCE

- A. Letter from Pacific NW Clean Water Association - Safety Awards for Kalama

Councilmember Bud Gish noted the award the City's Public Works Department will be receiving and his pride in their accomplishment. The City has a great crew and Public Works Director. Mr. Jim Dickey also noted the crew should be commended for the quick work they did on Cloverdale to avoid contamination when the water line broke.

- B. Letter from Jennifer Amren - The Corner Cup Espresso

11. MAYOR'S REPORT & COUNCILMEMBERS' REPORTS

- A. Mayor Pete Poulsen reported the Days of Discovery event was an awesome night and over 600 tickets were sold. Mayor Poulsen requested that Councilmembers Adam Smee and Don Purvis work with members of the KCAP committee and Wallis Engineering on the downtown project design. They agreed to participate.

- B. Councilmember Adam Smee had no report.

- C. Councilmember Dominic Ciancibelli had no report.

- D. Councilmember Chuck Hutchinson reported he had met with Chief Hall. They discussed the new graphics design for the white police Expedition. Councilmember Hutchinson then brought up the idea of the City getting a drug dog. It was noted that the County has a dog, but Chief Hall noted that the County is not always available. Chief Hall explained that Kalama does have a large drug problem, mainly meth. His department is not able to conduct the searches necessary to find the drugs as they would like. A dog would be a tool that would improve their ability to fight the drug problems. There were questions regarding the costs and care of the dog. An officer would have to be certified by the State to handle the dog. Chief Hall estimated the annual cost of food and vet bills to be \$1200. The life expectancy of the dog would be about 8 or 9 years. It was agreed that this issue could be discussed during the upcoming budget process.

- E. Councilmember Donald Purvis informed the Council that he would be attending the Lexington Bridge opening on Friday and the upcoming Health Advisory Board meeting. He also invited all the Council to attend the Festival of the West.

- F. Councilmember Bud Gish had no report.

12. DEPARTMENT REPORTS

- A. Director of Public Works Carl McCrary informed the Council that the Fir Street street project came in \$14,000 under the budget and he proposed this be used to landscape the intersection at First and Fir. The Transportation Improvement Board stated that this could be included

in the project. Mr. McCrary then asked Assistant Director of Public Works Kelly Rasmussen to report on the Cloverdale Road Waterline Project. Mr. Rasmussen explained that they had installed over 240 feet of by pass piping and completed 85% of the waterline replacement. This was a huge accomplishment for the crew , and they actually worked around the clock over a three day period to accomplish it. The County's contractor can now proceed with the culvert replacement project. He noted that the City Hall staff had been very helpful in notifying the residents that the line would be shut down as part of the process. Mr. McCrary also noted the City will be completing the resurfacing of a portion of Old Pacific Highway (South First Street) with grant funds.

B. Police Chief Bruce Hall reported he has been getting caught up and advised everyone to be cautious now that school is back in session.

C. Clerk/Treasurer Coni McMaster noted that she had been on vacation, so her staff can take the credit for helping Public Works during the waterline project. She informed the Council that she is working on the 2008 budget which will be coming to them in the next month or so.

D. City Attorney Paul Brachvogel had no report.

13. CONSENT AGENDA -

Councilmember Dominic Ciancibelli made a motion the City Council approve the Consent Agenda including the claims vouchers totaling \$ 481,136.20 for August , 2007, the Payroll vouchers totaling \$ 125,774.67 for August, 2007, the minutes of the August 15, 2007 City Council workshop and meeting, and the setting of a workshop for City Facilities Plan for September 19, 2007 @ 5:30 pm. Councilmember Chuck Hutchinson seconded, and the motion carried.

14. EXECUTIVE SESSION

Mayor Poulsen announced the Council would go into executive session for about 20 minutes to discuss real estate and litigation issues. The three department heads were invited to attend. At 8:43 pm, Chief Hall informed the audience the Council would be an additional 10 minutes. At 8:53 pm, Chief Hall announced the Council would be another 10 minutes. The regular meeting resumed at 9:05 pm.

7. UNFINISHED BUSINESS - Out of Order

A. Downtown Street Striping Issue - No action was take on this item.

15. ADJOURNMENT

Mayor Poulsen adjourned the meeting at 9:08 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