

**CITY OF KALAMA
CITY COUNCIL MEETING
APRIL 18, 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 City Administrator Adam Smee, 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.

2. CHANGES TO THE AGENDA

3. PRESENTATIONS & AWARDS

A. Cowlitz County Chaplain Doug Fields asked all to stand for moment of silence in recognition of Deputy Justin DeRosier and all of the officers involved in the tragic events of last weekend. Chaplain Fields lead the assembly in a prayer honoring law enforcement.

4. EXECUTIVE SESSION - None

5. PUBLIC HEARINGS

A. Port of Kalama Shoreline Permit Application – Columbia River Dredging

Mayor Reuter opened the public hearing on the shoreline permit for the Columbia River dredging from the Port of Kalama. City Planner John Floyd, stated this is an annual activity of the Port and has not previously required a permit from the City. Based on State regulations the City was informed by DOE that permits for dredging activities are required. The dredging work takes place both in and outside of the Kalama city limits, and this permit is only for the area within the City. The Port will remove sediment and sand from the Marina area and will deposit on the shoreline. Planner Floyd explained the hearing will need to be continued as the notice for the hearing may not have been timely and also the Port has requested the permit be for multi-year period and not only for the one-year as recommended in the staff report. He will work with Port to permit the work for multiple years as this is allowable under state regulations. The City can take testimony tonight from those that are present if they wish to speak. Mr. Jim Bain of Kalama, stated that the Port is the economic driver in the community and the City needs to support the permit if possible. Port Representative Tabitha Reeder thanked the city and Planner Floyd for the work on the applications. Mayor Reuter continued the hearing to May 2, 2019 at 7 pm.

6. UNFINISHED BUSINESS - None

7. NEW BUSINESS

A. Planning Commission Recommendations – Cedar Springs Preliminary Plat Application

City Planner John Floyd presented the Kalama Planning Commission recommendations for approval on the Cedar Springs Preliminary Plat Application. The Planning Commission held a public hearing on March 14th to take testimony on the application. The property is just under 7 acres with slopes that has been logged to be ready for development along Old Pacific Highway South. There are 34 lots planned with zoning for medium density development that will accommodate several housing types. There will be two new streets and as proposed, only five of the lots will access on Old Pacific Highway. The applicant submitted a geo-tech report addressing slopes and critical areas which states the property is suitable for development if the recommendations are followed. The property owner excluded wetland and buffer areas through a boundary line adjustment separating the wetland areas from the property in the application. The plat is in conformance with the City's standards. Stormwater has been addressed and has been a concern of the engineers but through the conditions the details will be worked out prior to any construction. The Planning Commission PC voted to approve the plat which will extend the utilities through the new streets with the one change to reconfigure one of the five lots to not access off of Old Pacific Highway. Councilmember Sandra Macias noted there will be two exits from the Sunset Terrace development and one from Cedar Springs onto Old Pacific Highway as well as the shared driveways for lots for the four lots, so this will make the road busier. She asked about the critical area in the back of the site. It was explained this is the area that is not included in the development in order to simplify the application. The site offers some challenges based on the topography and areas on the site. Councilmember Macias asked if the large rock outcropping would be staying. Engineer James Kessie responded that the two large outcrops would be graded out similar to Stone Forest and they would use the spoils on site. The development has 6000 square foot lots for both single-family or duplexes and will need level lots. It was noted that it can be very expensive to deal with rock. It was asked if there a developer and builder for the site and the owner responded no there was not. Mr. Mike Freichs asked about building on critical areas. City Administrator Adam Smee explained there is no conservation easement but if critical areas are addressed by mitigation for preservation it is not impossible to build in these areas. Challenging and expensive but there is no ruling to exclude development. Mr. Friechs asked if there would be triplexes. It was explained that the zoning will allow for triplexes but it is not required, only an option. Mayor Reuter asked if there would be enough parking with concerns on Old Pacific Highway. Planner Floyd noted that all the parking requirements already in the code have to be met. There will be frontage improvements for sidewalks, curbs, gutters and lights on Old Pacific Highway but no parking. The code requires two off street parking spaces on each lot in addition to the garage. Kalama citizen Linda Dolph clarified the location as on the east side of Old Pacific Highway. Councilmember Rosemary Siipola made a motion the Council approve the preliminary plat application for Cedar Springs as recommend by the Planning Commission with the recommended conditions. Councilmember Mike Langham seconded, the motion carried.

8. ORDINANCES & RESOLUTIONS

A. Ordinance 1419 Budget Amendment

Ordinance No. 1419 was read by Title: An Ordinance of the City of Kalama, Washington amending the 2019 Budget to account for corrections and unanticipated expenditures increasing the Budget in the amount of \$124,000.00. Clerk/Treasurer Coni McMaster noted that corrections were due to some dropped zeros in repairs and maintenance lines for water and sewer. Councilmember Rosemary Siipola made a motion the Council adopt Ordinance No. 1419 as read amending the 2019 budget in the amount of \$124,000. Councilmember Mike Langham seconded, and the motion carried.

B. Ordinance 1420 School Street Vacation

Clerk/Treasurer Coni McMaster explained that Ordinances 1420 and 1421 were addressing the School's requested street vacation that the Council previously approved by Ordinance 1417 in February. The School requested that the Eighth Street vacation be separated from the other smaller parcels due to the possibility that they may not proceed with the vacation of Eighth Street. City Administrator Adam Smee explained the School has suffered from the price escalations in the building industry and have to look at taking a phased approach to some of the project. They will do parts immediately and then do some others in the future and the 8th Street areas has been relegated to the future. The other areas in the vacation need to be done in order to meet the new school site needs.

Ordinance No. 1420 was read by Title: An Ordinance of the City of Kalama, Washington, relating to street vacations, repealing Ordinance No. 1417 and authorizing the vacation of approximately 5689 square feet of undeveloped Sixth Street right-of-way; approximately 3170 square feet of unopened Date Street Right-Of-Way; and approximately 1028 square feet of alley right-of-way parallel and west of Sixth Street between China Garden and Date Street all located in the Courthouse and Stones Additions of Kalama, Cowlitz County, Washington. Councilmember Rosemary Siipola made a motion the Council adopt Ordinance No. 1420 as presented. Councilmember Mike Langham seconded, and the motion carried.

C. Ordinance 1421 School 8th Street Vacation

Ordinance No 1421 was read by Title: An Ordinance of the City of Kalama, Washington, relating to street vacations, repealing Ordinance No. 1417 and authorizing the vacation of approximately 24,920 square feet of developed Eighth Street right-of-way between S. Date and Cedar Streets located in the Courthouse and Stones Additions of Kalama, Cowlitz County, Washington. Councilmember Rosemary Siipola made a motion the Council adopt Ordinance No. 1421 as read. Councilmember Mike Langham seconded, and the motion carried.

9. PUBLIC COMMENTS/CONCERNS

Mr. Jim Bain of Kalama commented that in the Cedar Springs plat there is a condition for a park's contribution of \$700 per lot and he would like to suggest this be increased to \$1000 for future plats. City Administrator Adam Smee noted that this is not an unreasonable request. The \$700 is based on value and past practice. He would recommend including a set amount in the annual fee resolution adopted by the Council.

10. CORRESPONDENCE - None

11. MAYOR'S REPORT & COUNCILMEMBERS' REPORTS

A. Mayor Mike Reuter read a statement acknowledging the dedication and commitment of all first responders that allow the citizenry to sleep at night. He thanked Sgt. Parker who was in the audience and all of Kalama's officers for their outstanding service.

B. Councilmember Mike Truesdell was absent.

C. Councilmember Sandra Macias reported the work on the new website has begun with the hope to make it more user friendly and is encouraged by the process. She noted the Public Works vehicles have the new logo and she hopes the City will be able to share the logo in the future.

D. Councilmember Mike Langham had no report. He stated that he is still in shock as he and his wife are close family friends of the DeRosier family. He thanked the officers for the risks they take and for their service.

E. Councilmember Rosemary Siipola reported that at the Traffic Safety Commission meeting which includes members of the State Patrol and Lewis County Sheriff, all spoke about the incident. It has had state wide effects. It was a senseless incident and there is a lot of statewide concern. She continued that the COG is working obtaining a USDA funded loan for business activities which would focus on non-standard business generation.

F. Councilmember Mary Putka stated her thoughts are with the police and everyone should constantly remember what they do every day. She reported she will meet with Elaine and Carol at the Library next week. She has approached the different civic groups regarding the truck purchase proposed by the School group.

12. DEPARTMENT REPORTS

A. City Administrator Adam Smee reported we are in the final stretch on the new police station. It is the phase where we ensure that we get the product as designed with all the pieces as promised. It will happen but it is still work to bring it all to an end. The furnishings and computers will be installed soon. The building has received temporary occupancy. Councilmember Siipola noted that the landscaping and fencing look nice as well as the wall and signage. Councilmember Putka reminded all that the Toteff Family donated the flag and stated it was dedicated to those that serve law enforcement and the military. Administrator Smee noted it would be installed soon. He continued that there is a lot of development activity

around town. He drove around looking at what is happening today from Exit 27 to Exit 32 and is encouraged to see what is happening in Kalama.

B. Director of Public Works Kelly Rasmussen provided his written report. He reported the Old Pacific Highway water line project should be finished in two weeks. The Lower Cloverdale Pump Station project begins on Monday. They have until the end of August but based on the schedule submitted, they could be done by mid-July. This is a critical project for completion which will improve the service to 150 residents. Engineers from Gray and Osborne were in town looking at Elm Street. They found that in some places the asphalt is 8 inches deep. The City will be repaving the travel lanes of the street from West Frontage to Fourth Street this summer with the bid in July and completion hopefully be September. Director Rasmussen added the annual Consumer Confidence Reports will be in the water bills. He encouraged everyone to take the time to read the information on Kalama's water quality and information on the water system.

C. Police Chief Ralph Herrera presented his statistical report for 151 calls resulting in 12 reportable incidents. Chief Herrera voiced his appreciation and recognition of the overwhelming support law enforcement has received as a whole. This is a huge loss to all and not only the victim's family is mourning, but all first responders. He noted that all involved in the incident need time for grieving and healing. Sgt. Parker and Officer Skeie acted heroically to assist Deputy DeRosier, and all that were involved fought for him. The arrangements have been announced for the service next Wednesday in Portland. Our personnel will attend and continue to assist the County with coverage in the area. All that need it will be receiving follow up assistance. The County wide community support has been extraordinary and it will continue to be important to the healing process as we move forward. This is a dangerous job and officers know that, but don't expect that we won't go home. He noted that he continues to get inquiries from the community about raising funds, holding vigils, and events. These will require communication with the County and the Behind the Badge organization who are working with family. There is an established memorial fund and people should adhere to what the County has published for making donations.

D. Clerk/Treasurer Coni McMaster provided the first quarter report on the budget. She reported that the assistant librarian interviews were held today and there is one more tomorrow. All are good candidates. The Library has completed its annual statistical report, and the Library Board has begun work on the new strategic plan. The updating of the webpage is on-going and the basic set up of the "wire frame" or design has begun. The new page should be more user friendly and less busy. The State report on Lodging tax is nearly complete and is due at the end of the month. The Annual report is being worked on, along with the annual street report and is due by the end of May.

13. CONSENT AGENDA

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

Claims and Payroll Warrants #40221-40282 plus ACH/EFT payments for the Month of April in the amount of \$ 330,232.72 and Approval of Minutes of the April 4, 2019 City Council Meeting

Councilmember Mike Langham seconded, and the motion carried.

14. EXECUTIVE SESSION - None

15. ADJOURNMENT

Mayor Reuter adjourned the meeting at 8:03 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

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