

January 8, 1990

The Chehalis City Council met in regular session on Monday, January 8, 1990, in the Council Chambers of Chehalis City Hall. The meeting was called order by Councilor David Zylstra, and the following Councilmembers were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Bob Spahr, Joyce Venemon, and Dave Zylstra. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Ray Muyskens, Community Services Director; Tony Keeling, Fire Chief; Jo Ann Hakola, Finance Director; Bob Nacht, Building and Planning Director; Randy Hamilton, Chief of Police; Peggy Morant, Assistant Finance Director; Michael Roewe, Municipal Court Judge; and Dani Daskam, City Clerk. Representatives of the news media present were: Laura Towey of The Daily Chronicle, Bill Moeller of KITI Radio, and Jim Cook of KELA Radio.

1. Oaths of Office. Municipal Court Judge Michael Roewe administered the Oaths of Office to the Councilmembers beginning their new terms in office. David K. Zylstra was sworn to a four-year term in Council Position No. 1, T.F. "Bud" Hatfield was sworn to a four-year term in Council Position No. 2, and Robert J. Spahr was sworn to a four-year term in Council Position No. 3.

2. Elections of Mayor and Mayor Pro-tem. The City Clerk distributed paper ballots for the election of Mayor. The ballots included the names of the seven Councilmembers eligible for election as Mayor. After the Councilmembers concluded voting, the City Clerk collected and tabulated the votes. The City Clerk announced that Councilor Bob Spahr received six votes and was the new Mayor of the City of Chehalis. Mayor Spahr accepted the gavel and thanked the Council for their vote of confidence and thanked Councilor Zylstra for his leadership and direction during his preceding term as Mayor.

Councilor Roewe moved to nominate Councilor Hatfield for election as Mayor Pro-tem. Councilor Venemon seconded the motion. Councilor Butters moved to nominate Councilor Pope for election as Mayor Pro-tem. Councilor Pope declined his nomination. The Mayor called for the election of Mayor Pro-tem, and Councilor Hatfield was unanimously elected as Mayor Pro-tem.

3. Presentation of GFOA Distinguished Budget Award. Mr. Peter Luttrupp, Assistant Finance Director for the City of Tacoma and President of the Washington State Finance Officers' Association and on behalf of the Government Finance Officers' Association, presented the City and Finance Director Jo Ann Hakola with the GFOA award for distinguished budget presentation for 1989. Finance Director Hakola in turn thanked Assistant Finance Director Peggy Morant for her assistance in compiling the statistical data and other information which was part of the budget document.

4. Centralia-Chehalis Airport Board Report. Mr. Lloyd Willis, Chehalis representative to and Vice Chair of the Centralia-Chehalis Airport Board, reported that the Board is meeting regularly, and Mr. John Spears has been elected as Chair. He also reported that the Fleming Corporation, lessee of airport area property, has indicated plans to start filling for their project by February 1. The Board has refurbished one of the hangars at the airport to include a meeting place and office for the Board.

5. Parking on S.W. McFadden. City Manager Campbell reported that he received a letter from Millie Lofberg last week requesting a timed, one-hour parking space on S.W. McFadden in front of her home but on the opposite side of the street. Chief of Police Hamilton reported that Mrs. Lofberg had contacted him at the time the Council adopted the resolution changing the parking from the west side of McFadden Avenue to the east side of McFadden Avenue. She questioned whether the City intended to

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reinstate a one-hour parking limit on one of the spaces near her home. The Chief of Police informed her that the Council must establish timed parking zones. Chief Hamilton recommended that Mrs. Lofberg's request not be granted as a one-hour limited time parking zone in the McFadden area is not consistent with present policy for limited time parking in commercial zones only.

Councilor Roewe suggested that Mrs. Lofberg's request be given more consideration in light of the timed parking zone on S.W. 16th across from the high school.

Chief Hamilton stated that Mrs. Lofberg's primary reason for requesting the timed parking space is because she operates a commercial business out of her home. He added that if Council decides to consider establishing a timed parking space it be established on 2nd Street rather than McFadden Avenue. Chief Hamilton also pointed out that the timed parking on S.W. 16th Street was a result of a petition of the residents on S.W. 16th Street. Councilor Hatfield pointed out that Mrs. Lofberg does have a driveway which can accommodate two or three cars. Council took no action on the request.

6. Introduction of Guests. Mayor Spahr introduced members of his family in the audience--his wife, Jackie, and his son, Jeff; Councilor Hatfield introduced members of his family present--his wife, Marjorie, and his son, Michael; and Councilor Roewe introduced her sister, Mrs. Kay Moore.

7. Water and Sewer Rates. Mr. Donald Richter, 1398 S.W. William Avenue, questioned the purpose for the water and sewer rate increases. Mr. Richter asked whether his contributions to the water and sewer rates were being utilized to repair sewers in other neighborhoods. Public Works Director stated that all sewers throughout the City are in need of repair and the sewer rehab program essentially encompasses all of the City. Mr. Richter stated he was still opposed to paying for any sewer repairs other than for those repairs to sewers in his neighborhood.

Councilor Roewe explained that the City is under a consent decree with the Department of Ecology to repair the City's entire sanitary sewer system. The consent decree requires the City to meet Department of Ecology standards.

City Manager Campbell explained that it is customary when a new subdivision or growth occurs the initial infrastructure, including sewer lines, is financed by local LID's paid by those property owners directly benefitting by the improvements. When those sewer lines are subsequently replaced, they are considered part of the overall system and the entire community finances the improvements.

8. Consent Calendar. Councilor Butters moved to approve the January 8, 1990, Consent Calendar comprised of the following items:

a. Minutes of the regular City Council meeting of December 26, 1989;

b. Claims Vouchers No. 15975 through 16064 and transfers dated December 28, 1989, in the amount of \$50,983.37.

Councilor Hatfield seconded the motion, and the motion passed unanimously.

9. Resolution No. 21-89, Second Reading - Change of Traffic Direction on N.W. Whitworth Way. Councilor Zylstra moved to adopt Resolution No. 21-89 on second reading. Councilor

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Pope seconded the motion. City Manager Campbell explained that the resolution will change the flow of traffic on N.W. Whitworth Way from a southerly direction to a northerly direction. Motion to adopt Resolution No. 21-89 carried unanimously. The effective date of the Resolution will be January 31, 1990.

10. Resolution No. 1-90 First Reading - Employee Incentive Program. Councilor Roewe moved to adopt Resolution No. 1-90 on first reading. Councilor Venemon seconded the motion. City Manager Campbell reminded Council that the draft employee incentive program has been discussed by Council at two previous meetings. The program is designed to recognize and reward employees of the City who develop cost-saving measures which help the City operate more effectively and productively. The motion carried unanimously.

11. Council/Manager Reports:

a. City Manager Campbell advised the Council that a public meeting will be held on Thursday, January 25, 1990, beginning at 7:00 PM at the V.R. Lee Community Building. The purpose of the meeting is to report on the City's recommendations to signalize the intersection of North National Avenue and N.E. Median Street. All merchants and property owners in the area have been invited to attend the meeting.

b. Sewer Rehab Program Financing Strategy. City Manager Campbell explained that the City's current plan for construction under the City's 1990 rehab program is to perform the rehab construction in sub-basins 2012, 4026, and 4078. The City has the funding from the Centennial Cleanwater Fund to help finance the construction in sub-basin 2012 and the City expects approval on the City's application for a Public Works Trust Fund loan to pay for the balance of the construction in the same sub-basin. Construction in sub-basins 4026 and 4078 depends in part upon successful application for another Centennial Cleanwater Fund grant which will be submitted next month. Assuming that application is successful, construction in all three sub-basins will be undertaken this summer.

Mr. Campbell advised that another opportunity is available to apply for a different form of grant funding for the above described projects plus the balance of the Phase I sewer rehab construction projects. The other grant funding opportunity is through EPA but administered by Department of Ecology. The grant program provides up to 50 percent grant funding for total eligible costs. The City's eligibility for the grant must be determined, but staff and DOE officials believe the City is eligible. If the City is successful in obtaining funding through EPA, it would enable the City to fund the remainder of Phase I in one funding package rather than competing for Centennial Cleanwater Funds each year. Mr. Campbell added that there is \$18 Million available state-wide, and DOE must obligate the funding by September, 1990.

Mr. Campbell pointed out some of the drawbacks to EPA Funding: 1) EPA money is generally a little more difficult to work with as it requires careful scrutiny and auditing by the federal agency; 2) In order for the grant application to be completed by the deadline, substantial staff time and work will be required over the next seven months.

Mr. Campbell stated that the estimated project cost of Phase I is \$8 Million; if the City is successful in obtaining the maximum amount from EPA, that amount would be in excess of \$4 Million. The EPA grant would not eliminate

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the need for the City to finance the remaining portion of the project through Public Works Trust Fund loans.

City Manager Campbell explained that the present sewer rates are based on an optimistic grant application schedule. The possibility of the EPA money will not affect the rates.

Public Works Director Barry Heid added that the Department of Ecology has a supplemental grant process that could be added to the EPA grant money. The EPA grant may help qualify the City for a ten percent grant from DOE which would be in addition to the 50 percent grant from EPA.

City Manager Campbell advised that as soon as staff learns from DOE and EPA whether the City's sewer rehab project is eligible for consideration for EPA grant funding, staff will request Council's endorsement for proceeding with the project. The project will require some additional design engineering money to be approved this year which was not anticipated and may require some additional part-time help.

c. Councilor Pope reported on the adhoc committee set up to review zoning and land use within the City's fringe area. The first item of discussion and review by the committee was the septic sewer problem in the Jackson Highway-Wallace Road area and the request by the County to extend sewer service to that area. The adhoc committee has concluded its meetings on the issue and has sent a letter to the District Board of Health conveying the City's willingness to cooperate but directing the responsibility for pursuing the matter further with the residents, the County, or the District Board of Health.

d. Councilor Roewe advised that she would be absent from the next two Council meetings.

At 3:52 PM, Mayor Spahr recessed the regular meeting for a brief intermission. At 4:00, Mayor Spahr reconvened the regular meeting.

12. Work Session - Community Development and Citizen Participation Plan. City Manager Campbell reminded the Council that last month they adopted the updated Community Development and Citizen Participation Plan in time for submission with a local development matching fund grant application. At that time, the Council discussed the need to review the Plan in depth; especially some of the policy issues and changes that may have some long term implications for the community.

Community Services Director Ray Muyskens reviewed some of the provisions of the Plan. He explained that the Business Improvement Association would be an organization set up as a separate agency by the business community. The Association would raise and expend its own funds.

According to Mr. Muyskens, the Plan includes a provision that up to 40 percent of sales tax generated by any new business would be earmarked for a Community Development Fund. The Council would have the ultimate power to determine how those funds would be spent as long as the expenditure was for community development.

Councilor Roewe objected to any reference to 40 percent of the sales tax generated by new commercial developments being targeted for community development. Mr. Muyskens stated that the Plan could be amended to eliminate any reference to a percentage figure. Councilor Roewe stated that she did not want to see any portion of the sales tax revenue designated solely to community development.

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Councilor Zylstra questioned whether the City is obligating itself through the Plan to designating 40 percent of sales tax from new commercial developments to community development. Mr. Muyskens replied that the Plan does not obligate the City. City Manager Campbell stated that the Council obligates funds through the budget process. City Manager Campbell stated that if a percentage figure is used in the Plan, there is a strong likelihood that expectations will be created.

Councilor Hatfield moved to delete from the Plan any reference to a percentage figure of any sales tax being designated to community development. Councilor Venemon seconded the motion. Motion passed by a vote of 6 ayes and 1 nay-- Councilor Butters cast the dissenting vote.

Councilor Roewe questioned the need to include within the Plan a regional economic development planning program as a priority project (page 10 of the Plan) while there exists a Lewis County Economic Development Council. Mr. Muyskens explained that the City works with the EDC on its regional efforts. Councilor Hatfield stated that a reference to a Regional Economic Development Planning Program under the "Economic Development" priorities seemed out of place since all other priorities listed under that heading deal strictly with City programs. He suggested that it should be amended to state: "Participation or coordination with local Economic Development Council."

Councilor Hatfield moved to strike from page 10 under subheading 3 reference to "Regional Economic Development Planning Program" and replace it with "Coordination with local County Economic Development Council." Councilor Venemon seconded the motion, and the motion passed.

City Manager Campbell reported that at the next Council meeting, the Council will be considering a \$450,000 Community Development Block Grant application. Mr. Muyskens stated that the Plan was necessary in order to qualify for community development block grants.

13. Executive Session. Mayor Spahr recessed the regular meeting in order to convene in executive session. The purpose of the executive session was to discuss labor negotiations.

Following conclusion of the executive session, the regular meeting was reconvened. There being no further business to come before the Council, the meeting immediately adjourned.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk

January 10, 1990

On Wednesday, January 10, 1990, at 3:30 PM, Mayor Spahr called a special emergency meeting of the Chehalis City Council via telephone. The purpose of the meeting was to consider a resolution declaring the City of Chehalis a disaster area as a result of extensive flooding. Councilor Dave Zylstra moved to suspend the rules and adopt Resolution No. 1-90 on first and final reading. Councilor Hatfield seconded the motion. Councilors approving the motion via telephone were Councilors Zylstra, Pope, Hatfield, Roewe and Spahr. Motion passed.

There was no other emergency action of the Council required; therefore, the meeting concluded.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk

January 22, 1990

The Chehalis City Council met in regular session on Monday, January 22, 1990, in the Council Chambers of Chehalis City Hall. The meeting was called to order at 3:00 PM by Mayor Spahr, and the following Council members were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Joyce Venemon, Dave Zylstra, and Bob Spahr. Councilor Vivian Roewe was absent. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Ray Muyskens, Community Services Director; Tony Keeling, Fire Chief; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police, Bob Nacht, Building and Planning Director; Barry Heid, Public Works Director; and Dani Daskam, City Clerk. Representatives of the news media present were: Bill Moeller of KITI Radio and Laura Towey of The Daily Chronicle.

1. Presentations. Mayor Spahr, on behalf of the City Council and citizens of the City of Chehalis, presented Councilor Dave Zylstra with a plaque in recognition and in appreciation for his leadership and guidance during his term as Mayor from 1988 through 1989.

2. Utility Charge Appeal. Mr. Jerry Kaija, 1743 S.W. Snively Avenue, appeared before the Council to appeal the recent utility charges for his residence. He explained that he discovered a water leak within a toilet in his residence. He did not discover the leak however until some time had passed and until the leak was evident from his utility meter reading. In accordance with instructions from the City, he submitted a written request for a leak adjustment from the City. However, his request for an adjustment was denied on the basis the leak had occurred in the toilet fixture resulting in the water entering the sewer. Mr. Kaija stated that his utility bill amounted to \$412.98 because of the leak. He stated that the City's utility clerk calculated the cost of a normal consumption for his account which amounted to \$171.20. Mr. Kaija therefore requested the Council consider his request for an adjustment in the amount of \$241.78 of his utility bill.

City Manager Campbell added that reportedly the Council made a policy several years ago that leaks which run into the City's sanitary sewer are not adjustable while leaks which occur outside the residence are adjusted once. Public Works Director Barry Heid stated that his department has been operating under the Council policy for several years. He stated that at the time the policy was established, the sewer charge was a flat rate while today, under the new rates, the sewer charge is based upon water consumption. Because the rates are now based upon water consumption, perhaps Council would want to consider addressing these types of leak adjustments differently.

Councilor Hatfield stated that because Mr. Kaija followed through with all administrative requests placed upon him in seeking some kind of adjustment and because the utility rate structure is different now than when the Council's previous policy on leak adjustments was established, he believed Mr. Kaija deserved some kind of relief. Councilor Hatfield moved to grant an adjustment to Mr. Kaija's utility bill in an amount to be determined by staff. Councilor Zylstra seconded the motion.

Councilor Pope stated that he wanted to see that a policy is established so that further requests of this nature can be handled at an administrative level.

Councilor Venemon pointed out that Mr. Kaija's leak was unlike a water leak which occurs in a service line. The excess water from Mr. Kaija's leak entered the sanitary sewer while water from a leak in a service line does not.

Motion passed with one abstention.

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Councilor Hatfield moved to direct staff to prepare an amendment to the water and sewer ordinance to address leak adjustment situations so that such requests can be handled at a staff level and only appeals of staff determinations be forwarded to the Council for consideration. Councilor Pope seconded the motion, and the motion carried unanimously.

3. Citizen Complaint - Dogs Running at Large. Mrs. Hazel Johnson, residing at 628 N.W. Hawthorne Place, came before the Council to complain of dogs running loose in her neighborhood. She stated that both she and her dog have been attacked by the dogs. She advised that the animal control officer has responded to her complaints and she has signed two police complaints against the owners of the dogs all to no avail.

City Attorney Bill Hillier stated that once the information surrounding the attack on Mrs. Johnson is presented to the Police Department and subsequently to the office of the City Attorney a complaint will be filed against the individual which will then come before the Municipal Court. Mr. Hillier stated that if the court finds the dog to be a dangerous or potentially dangerous animal, the Judge can order the dog removed from the City or destroyed. Mr. Hillier added that his office has not yet received information regarding her complaint and asked that Mrs. Johnson give her information to Chief of Police Hamilton so the City can take action as soon as possible.

4. Citizen Complaint - Sewer Backup. Mrs. May Schwarz, 605 S.W. 9th Street, came before the Council to advise the City of the problem she and her husband have with sewage backing up in their drains during times of heavy rainfall. She explained that during the recent heavy rains they sustained considerable damage to their floors because the sewage backed up in their tub and toilet to the point of lifting the toilet off the floor. She stated that to date she has not received an adequate response from the City in resolving the problem.

Public Works Director Barry Heid stated that the condition Mrs. Schwarz explained is still under investigation by his department. So far the Public Works crews have been able to determine that the problem can be related to the elevation of the house foundation and the relevant elevation of the sanitary sewer system. Mr. Heid explained that when the sanitary sewer system becomes surcharged during heavy rains, the manhole is higher than the floor drains and bathtub drain of the house.

Mrs. Schwarz stated that they have been experiencing this problem only since 1986.

Mr. Heid reiterated that the sanitary sewer system becomes surcharged during heavy rains. The City is working vigorously to correct that problem through extensive rehabilitation of sewers. Mr. Heid stated that the investigation is continuing, and he cannot pinpoint an exact cause or causes.

Mr. Heid suggested that the Schwarz's install a check valve in their sanitary sewer line. The check valve will prevent excess water from backing up and overflowing on their floors.

City Manager Campbell stated that the sub-basin for that area of the City is not on the priority list for inflow and infiltration work so there will be a tendency for the sewer to surcharge in that area unless the elevation problem can be resolved.

5. Public Hearing - Petition for Vacation of a Portion of N.W. Whitworth Way. At approximately 3:25 PM, Mayor Spahr recessed the regular meeting and opened the public hearing on a petition for vacation of a portion of N.W. Whitworth Way.



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Building and Planning Director Bob Nacht informed the Council that the City has received a petition from Westminster Presbyterian Church to vacate the easterly ten feet of N.W. Whitworth Way. The Church has obtained a building permit to perform some interior remodeling and construction within the church. Included in that work is the rebuilding of a stairwell abutting upon the property line. The property line is also the right-of-way line. The church has requested that the City vacate the easterly ten feet of N.W. Whitworth Way from the present right-of-way line to the existing curbline to allow construction of the stairwell.

Mr. Nacht advised that during his discussions with other City departments over the petition to vacate and in light of the City's proposal to create angle parking on the east side of N.W. Whitworth Way, a two foot setback would be needed to create the angle parking. Therefore, the staff recommendation is to amend the petitioners request and vacate only the easterly eight feet of N.W. Whitworth Way. Staff also recommends that the Council consider waiving the utility easement on the vacated portion provided the Church makes arrangements to move existing utilities to the unvacated portion.

Ralph Carr, Pastor of Westminster Presbyterian Church, was present for the hearing but elected not to add to Mr. Nacht's explanation of the request. There was no one else present to speak either for or against the petition.

The Mayor closed the public hearing and reconvened the regular meeting.

Councilor Butters moved to direct staff to prepare an ordinance vacating the easterly eight feet of N.W. Whitworth Way and waive the utility easement on the vacated portion provided the Church makes arrangements to move existing utilities to the unvacated right-of-way. Councilor Pope seconded the motion. Motion carried unanimously.

6. Consent Calendar. Councilor Hatfield moved to approve the January 22, 1990, Consent Calendar comprised of the following items:

- a. Minutes of the regular City Council meeting of January 8, 1990, and the special (emergency) Council meeting of January 10, 1990.
- b. Payroll Vouchers No. 17950 through 18085 and transfers in the amount of \$246,696.35.

Councilor Butters seconded the motion, and the motion passed.

7. Resolution No. 1-90 (2-90), Second Reading - Employee Incentive Program. City Manager Campbell presented the resolution on second and final reading for adoption. He requested that the Council amend the resolution to number it 2-90. Since the Council passed the resolution on first reading there was a special meeting at which Council passed an emergency resolution designated at 1-90.

Councilor Hatfield moved to adopt Resolution No. 1-90 on second reading. Councilor Zylstra seconded the motion.

Councilor Hatfield moved to amend the resolution by designating it as Resolution No. 2-90. Councilor Zylstra seconded the motion, and the motion passed.

The main motion, as amended, passed.

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8. Amtrak's Request for Speed Limit Increases through Chehalis. Chief of Police Randy Hamilton reported that the Washington Utilities and Transportation Commission has released an order granting an increase of Amtrak passenger train speeds through Chehalis. Chief Hamilton expressed his concern with the danger posed by the speed increases especially in the area of the West Street crossing. The speed increase in the West Street area is contingent upon the installation of a barrier to prevent cars from entering the crossing as they exit from the Historical Museum parking lot. Chief Hamilton stated that further litigation of the Amtrak petition will be expensive, and that no new testimony could be provided although further study and inspection of the rails and hazards could be conducted and re-emphasized at further proceedings.

Councilor Butters asked who would be financially responsible for constructing the barrier on West Street at the museum. City Attorney Bill Hillier stated that financial responsibility for the barrier has yet to be determined as the City is uncertain at this point whether it would be constructed on City property or Burlington Northern property. Amtrak has no responsibility for construction of the barrier. City Manager Campbell stated that because of the liability pointed out by the WUTC, the City will make construction of the barrier part of the West Street improvements scheduled for later this year. Construction of the barrier will allow Amtrak to increase its speed at West Street from 40 mph to 50 mph.

City Attorney Hillier stated that the City presented all the evidence at the initial hearing although testimony could be reiterated and some legal arguments could be made over the question of Amtrak's jurisdiction to even make the request. Mr. Hillier stated his belief that further administrative review of the matter will not change the outcome.

Councilor Hatfield moved that staff not be directed to file a petition for review. Councilor Butters seconded the motion.

Councilor Pope asked what recourse is available to the City. City Attorney Hillier stated that once an order is entered, the City is barred from making any complaint about the existing speed. The City can petition the WUTC to reduce the speed but a chance of prevailing in such a case is remote unless there is new evidence or an incident.

Motion carried unanimously.

Mayor Spahr congratulated staff in reducing Amtrak's requested speeds to the levels ordered by the WUTC.

9. Community Development Block Grant Application. Community Services Director Ray Muyskens explained that the grant application is for \$450,000 to be expended over the next 18-24 months for funding of the repair and construction of approximately 400 side sewers and the rehab of eight to ten residential units.

Councilor Zylstra asked what terms will be available for property owners for the side sewer financing. Mr. Muyskens stated that an average side sewer repair will cost \$800 to \$1,000. The lowest income category will be eligible for a 75 percent grant, the low income category will be eligible for a 50 percent grant, and the moderate income level will be eligible for a 25 percent grant. The grants will be supplemented with low-interest loans. The income levels depend upon the size of the family and the family income.

Councilor Hatfield moved to authorize the City Manager to sign the appropriate application and certification for the 1990 Community Development Block Grant. Councilor Venemon seconded the motion. The motion carried unanimously.

10. Designation of "Chamber of Commerce Way." City Manager Campbell advised that the City has received a formal request to officially name N.W. National Avenue (that street extending from North National Avenue across Interstate 5 to Louisiana Avenue) as Chamber of Commerce Way. The only building on that street is the Chamber building. Mr. Campbell stated that he had asked Chamber Director Dave Roewe to ascertain whether any of the National Avenue business owners and operators had any objection to the name change since the National Avenue freeway interchange designation may also be changed. To date no one has voiced any objection.

Dave Roewe, Twin Cities Chamber of Commerce Executive Director, advised the Council that the Chamber mailed letter to 35 businesses with National Avenue addresses requesting their comments on the proposed street name change. Four responses were received, and all four were in favor of the change. Mr. Roewe stated that the street name change will give the Chamber better exposure to the freeway traffic. Mr. Roewe stated that the Chamber of Commerce had also considered alternative names such as "Chamber Way" and "Commerce Way" but had decided that "Chamber of Commerce Way" was the most appropriate.

Councilor Hatfield moved that staff prepare the necessary resolution to designate the street as "Chamber of Commerce Way." Councilor Butters seconded the motion, and the motion passed.

11. City Council/City Manager Reports:

a. Flood Damage and Cleanup Reports. Public Works Director Barry Heid reported that there was considerable damage to National Avenue from the Salzer Creek bridge to Median Street. The shoulder of National Avenue has washed into the drainage ditch requiring the City to clear the drainage ditch as well as repair the shoulder. There are several other locations of lesser damage to street shoulders. There is also considerable damage to the City's storm drainage system from sloughing or silting requiring the cleaning of many ditches, catch basins, and culverts. Mr. Heid estimated that approximately \$25,000 has been spent in labor and materials for various flood related responses. He estimated the cost of the National Avenue repairs to be \$35,000 and ditch cleaning to be \$60,000. He also reported that only minor damage was received at the wastewater plant at an estimated cost of \$2,000.

Community Services Director Ray Muyskens reported that the Stan Hedwall Park road system received about \$6,000 in damages and the fencing at the same park received anywhere from \$5,000 to \$8,000 in damage. Alexander Park, now leased to the Boy Scouts, was also damaged; Kitchen A at that park was partially washed away by the flood.

Mr. Muyskens stated that FEMA survey teams will be in town tomorrow to survey the damage. Mr. Muyskens reported that police and fire response expenses, which were ineligible in past years, may be eligible for reimbursement this year.

Councilor Pope expressed his concern that the Chehalis Avenue Apartments have sustained considerable damage during each of the last several floods causing considerable losses and displacing numerous families. He asked whether anything could be done to prevent future damage to the apartments from floods.

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Councilor Butters agreed with Councilor Pope and urged the City to investigate any action that can be taken.

Building and Planning Director Bob Nacht explained that the City cannot require the owners of the Chehalis Avenue Apartments to take preventative steps against future flood damage. He explained that the apartments were constructed prior to enactment of the flood hazard zone permitting process which requires that certain elevation be attained to the finished floor in any given building in the flood hazard area. He also stated that after the 1986 flood he advised the management of the apartments that he had materials available for retrofitting or floodproofing residential structures. It is ultimately up to the property owner to make those improvements.

Mr. Muyskens stated that perhaps FEMA will urge HUD and the owners of the apartments to take some preventative measures to ensure that FEMA will not have to fund any further repairs to the apartments as a result of possible future flooding.

Mayor Spahr suggested that the City's concerns with what has happened to the Chehalis Avenue Apartments during the last two floods be brought to the attention of FEMA.

City Manager Campbell suggested the City Council address a letter to FEMA and/or HUD requesting that they require the property owner to construct some mitigation measures at the apartments. Mayor Spahr asked that such a letter be drafted.

Mr. Lloyd Willis, Chehalis representative to and Vice Chair of the Chehalis-Centralia Board, reported on damages to the Chehalis-Centralia Airport. He stated that he hoped that the January 10, 1990, flood has made it evident that further flood control work needs to be accomplished. Ironically, the Airport Board received a letter from the Corps of Engineers just prior to the flood in which they indicated their intent to improve the dike system at the airport. Mr. Willis stated that the Airport Board received excellent cooperation from the City in assisting the airport recover from the flood. He reported that approximately 70 aircraft received damage from the flood. Mr. Willis also reported that the Flemming Corporation has been in contact with the Airport Board since the flood, and they are still planning to begin filling at their construction site by February 1.

City Manager Campbell reported that the City has received numerous calls from residents inquiring into how the City can assist in the cleanup of private property. Mr. Campbell proposed that City crews be allowed to conduct a "spring rally" limited to the collection of flood damaged items that could pose a possible public health hazard. Typical items might include carpeting, rugs, and upholstered furniture. The City crews would collect the items and haul them to the Centralia landfill. The expense for the dumping would be born by the City. The dumping fees may be eligible for reimbursement from FEMA. He asked that Council approve the proposal. Councilor Pope moved to authorize the City to collect private flood damaged articles which may pose a public health hazard and dispose of those articles at the Centralia landfill at City expense. Councilor Hatfield seconded the motion. The motion passed.

Mayor Spahr complimented staff on their efforts during the flood disaster.

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b. Recontek. Mayor Spahr reported that representatives from Recontek visited Chehalis last week to meet with various members of the community. Recontek is a company which is looking to possibly locate one of their facilities in Chehalis.

Pam Brown, Director of the Lewis County Economic Development Council, reported that Mr. Michael Harbushka, site development manager for Recontek, presented a briefing to approximately 20 people at the Lewis County Courthouse Annex. The briefing included information about their company in general and about the project they are now considering. Ms. Brown stated that Recontek's project will probably either be located in Chehalis or Woodland. She explained that their company reprocesses metal from the aerospace and electronics industries and separates it into its component parts and then sells the metal elements back to the same companies.

Ms. Brown stated that the company is looking for a 20-acre site within the corporate limits of the city. The EDC was able to locate one piece of suitable property on the edge of the Industrial Park which can be annexed to the City. Ms. Brown stated that Recontek is interested in the City of Chehalis, and now they are waiting to see if Chehalis is interested in having Recontek locate within the City. She has encouraged those persons who attended the informational briefing as well as members of the Industrial Commission to write letters to Recontek conveying their interest in seeing Recontek locate in Chehalis. Ms. Brown stated that if Recontek is still interested in locating in Chehalis, they will probably return in February to conduct public hearings to present information about their company and their industry. They will then assess whether there is interest or concern with their project and will option land sometime in March. They will then begin the Department of Ecology permitting process which will take approximately a year to complete. Ms. Brown informed the Council that Recontek's first plant will open in Illinois in June, 1990. At that time, City representatives, DOE, and other Washington State officials will have an opportunity to travel to Illinois to review their operation.

Councilor Pope asked what kind of waste is produced as a result of their reprocessing. Ms. Brown indicated that distilled water is the by-product. According to Recontek, there is no effluent emitted to the air nor any residual from the process that would be discharged to the sewer.

Councilor Pope asked why Recontek wants to be located within a city. Ms. Brown stated that because theirs is such a heavily regulated industry, they choose to deal with one local unit of government.

It was consensus of the Council to draft a letter back to Recontek indicating the City's interest in seeing Recontek locate within the City of Chehalis.

c. Status of Landfill Closure Committee. City Manager Campbell advised that the Landfill Closure Committee has continued to meet, and the Committee's next meeting is scheduled for February 2. There is tentative agreement among the members of the Committee about a cost allocation plan for the closure and post-closure costs of the Centralia landfill. The City is a contributor through its contractor to the solid waste disposal site and will be a principal responsible party in any closure and perhaps a Superfund cleanup of the site. The agreement for cost allocation will give Chehalis 13 percent share of the total cost. The total cost is estimated at \$8+ million and may increase by two or three times if the

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site is placed on the Superfund list. Depending upon the financing mechanisms and if the 13 percent cost share is agreed upon and if the costs are no more than \$8 million, the City's share would amount to approximately \$850,000. Mr. Campbell advised that a related agenda report will be presented at the next Council meeting.

d. Council Committees. Mayor Spahr recognized the current Council committee appointments. He stated that unless someone wants to be relieved from or added to a committee, no changes need to be made. Mayor Spahr indicated that he should be added to the Voucher Committee.

e. 1989 City Council Goals Update. City Campbell presented Council with a quarterly status report on the 1989 City Council goals. This will be the last report on the 1989 goals as Council will be establishing their 1990 goals at a work session to be held February 19 at 5:00 PM.

12. Executive Session. The Mayor recessed the regular meeting for a brief intermission and then convened the Council in executive session pursuant to R.C.W. 42.30.110(b). At 5:15 PM the executive session concluded, and the Mayor reconvened the regular meeting. There being no further business to be conducted, the meeting immediately adjourned.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk

February 12, 1990

The Chehalis City Council met in regular session on Monday, February 12, 1990, in the Council Chambers of the Chehalis City Hall. Mayor Spahr called the meeting to order at 3:00 PM, and the following Councilmembers were present: Beverley Butters, Dr. Isaac Pope, Joyce Venemon, and Bob Spahr. Councilors absent were: Bud Hatfield, Vivian Roewe, and Dave Zylstra. Staff members present were: Dave Campbell, City Manager; Bill Hillier, City Attorney; Bob Nacht, Building and Planning Director; Jo Ann Hakola, Finance Director; Ray Muyskens, Community Services Director; Randy Hamilton, Chief of Police; Tony Keeling, Fire Chief; Barry Heid, Public Works Director; and Dani Daskam, City Clerk. Bill Moeller of KITI Radio was also present.

1. Resolution No. 3-90, First Reading - Expressing Appreciation to Radio Station KITI. Councilor Butters moved to suspend the rule requiring two readings of the resolution. Councilor Venemon seconded the motion, and the motion carried. Councilor Butters moved to adopt Resolution No. 3-90 on first and final reading. Councilor Venemon seconded the motion. The resolution conveyed the sincere appreciation of the City Council and citizens of Chehalis for Radio Station KITI's assistance in providing essential emergency information during the January 10, 1990, flood disaster. Motion carried unanimously. Mayor Spahr presented the resolution to Mr. Bill Moeller, news reporter for Radio Station KITI.

2. Certificates of Appreciation - Lifesaving Awards. Mayor Spahr and Chief of Police Hamilton presented certificates of appreciation to Mr. Lynn Goble and Mr. Wayne Rankin who performed acts of heroism on January 8, 1990, by extricating Mr. and Mrs. Richard Forbis from their overturned and submerged vehicle near the Yard Bird Shopping Center on National Avenue. Mayor Spahr commended both men for their bravery.

Mayor Spahr and Fire Chief Tony Keeling presented certificates of appreciation to Mr. Wayne Vann, Mr. Jim Vann, and Mr. Joe Seeger for their lifesaving efforts and acts of heroism in rescuing Mrs. June Decker from her car which had been driven into the flood waters on Interstate 5. Unfortunately, their attempts to save Mr. Decker were not successful. Mayor Spahr thanked the men for their lifesaving efforts and praised them for their bravery.

3. Proclamation - Community College Month. Mayor Spahr read a proclamation designating February as Community College Month in the City. Councilor Butters, on behalf of Centralia Community College, accepted the proclamation.

4. Chehalis Timberland Community Librarian. City Manager Dave Campbell introduced Corene Jones-Litteer, the new Chehalis Timberland Community Librarian. Mayor Spahr welcomed Ms. Jones-Litteer to the meeting.

5. S.W. 19th Street Sewer Complaints. Ms. Shirley Nelson of 600 S.W. 19th Street reported that several of the residents in her neighborhood have had problems with their sewer service. Ms. Nelson conveyed her concern with additional homes being built in the area and the potential for those additional homes to impact the existing sewer problem. She then read a letter addressed to the City Council from Mr. Steve Richert residing at 487 S.W. 19th Street. The letter read in part as follows:

" . . . with this note I'd like to share my concern over the sewer problems in the 19th St. and Snively area of south Chehalis. Even though I have not as yet had a back-up of the sewer line in my home as have neighbors on both sides of my residence, I can't help but worry that the latest round of development of property on our street certainly won't improve the situation. I've been assured by the city that further

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development should have an insignificant impact on the sewer line back-up problem. But it seems to me, the city would be more sensitive to this situation, if only to prevent new developments starting out with old sewer problems. I write this not with the intent of slowing development in the neighborhood; but rather to help focus attention on the existing sewer difficulties in our area. I urge the city council to request the public works department give this matter the highest possible priority."

Mayor Spahr acknowledged receipt of a letter from John and Nancy Eklund, 437 S.W. 19th Street, which related similar concerns already stated through Mr. Richert's letter.

Mrs. May Schwarz, 605 S.W. 19th Street, was present and indicated that several people from the 18th and 19th Street neighborhood were present at the meeting and that, although not all have experienced the backup of sewer in their homes, all were concerned with the potential of a backup occurring.

Public Works Director Barry Heid stated the Public Works Department personnel are continuing their investigation of the sewer problem in the 19<sup>th</sup> Street area. He reported that his department has been in contact with almost all of the residents affected in an effort to work cooperatively with them. The department's work so far has included determining the extent of the area affected by the sewer problem and identifying sources of water inflow and infiltration that can be eliminated.

Mrs. May Schwarz stated that she has contacted plumbers to install a check valve in their sewer line as suggested at the last Council meeting. She stated that the plumbers she has spoken with are of the opinion that the check valve will not work. She also stated that she cannot find a plumber that will do the work to install the check valve.

Public Works Director Heid offered to contact some plumbing contractors himself and then report his findings to Mrs. Schwarz. Mr. Heid reminded the residents present that the sewer problem stems from the inflow and infiltration of storm water and ground water into the sanitary sewer. During times of heavy rainfall and flood, the City's domestic flow increases ten times because of the inflow and infiltration problem. Mr. Heid stated that the addition of a few more homes to the sanitary sewer system would not significantly impact the sanitary sewer system.

Building and Planning Director Nacht explained that the installation of a clean out plug in the residential sewer line will prevent the plumbing fixtures from being pressurized. Mr. Nacht noted that this would be a temporary solution but will prevent the sewer from backing up into the house until a permanent solution can be found.

Mr. Heid advised that the 19th Street-Snively Avenue area sub-basin is not a high priority on the list of sub-basins to receive sewer rehab work. The City of Chehalis is performing sewer rehab work on a schedule approved by the State Department of Ecology which requires that the sub-basins with the greatest volume of inflow and infiltration be corrected first. The 19<sup>th</sup> Street-Snively Avenue sub-basin does not rank high among the other sub-basins of the City when it comes to volume of inflow and infiltration.

Mayor Spahr assured the residents that the City will continue to look for types of inflow, such as illegal drain connections, that the City can immediately address.



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6. Consent Calendar. Councilor Butters moved to approve the February 12, 1990, Consent Calendar comprised of the following items:

a. Minutes of the regular City Council meeting of January 22, 1990.

b. Payroll Vouchers No. 18085 through 18218 and transfers in the amount of \$249,014.38; Transfer Voucher No. 1273 in the amount of \$68.50; and Transfer Voucher No. 1274 in the amount of \$4,997.00.

c. An engineering agreement with Gibbs & Olson, Inc., for design engineering of the West Street Transportation Improvement Project in the amount of \$41,578.

d. A call for bids for maintenance rock and asphalt to be provided to the City for the remainder of 1990. Bid opening will be conducted March 7, 1990.

Councilor Pope seconded the motion, and the motion carried.

7. Ordinance No. 421-B, First Reading - Vacating the Easterly Eight Feet of N.W. Whitworth Way. Councilor Pope moved to suspend the rule requiring two readings of the ordinance. Councilor Venemon seconded the motion, and the motion passed. Councilor Pope moved to pass Ordinance No. 421-B on first and final reading. Councilor Butters seconded the motion. The ordinance provides for the vacation of the easterly eight feet of N.W. Whitworth Way lying between Market Boulevard and Prindle Street. Motion to pass carried unanimously.

8. Utility Bill Leak Adjustment Policy. In response to Council's interest in establishing a utility bill leak adjustment policy by ordinance, Public Works Director Barry Heid presented his suggested criteria for granting utility bill leak adjustments. The criteria are essentially the same as that of the previous policy with the exception that now utility bill leak adjustments may be granted for leaks where water has been discharged to the sanitary sewer system. The criteria included the following:

- Provide a maximum adjustment period of two months (one residential billing cycle or two one-month commercial billings).
- Establish a maximum frequency of one adjustment per year.
- Adjust utility bills by either using the previous bill's usage or the previous year's usage during the same period.
- Require requests for an adjustment to be in writing, including information about when the repairs were made.
- Allow approval to be made by the Public Works Director, with appeals to be made to the City Manager.

Mr. Heid stated that customers are responsible for maintaining their plumbing in good condition and protected from problems that may cause leaks. The leak adjustment policy will allow for an adjustment of those leaks to the sanitary sewer which occur beyond the logical control of the customer or where the leak is not immediately visible to the customer.

The proposed policy will allow an adjustment not only to the water portion of the bill but to the sewer portion as well.

Councilor Butters moved to direct staff to prepare an ordinance that provides a leak adjustment policy based on the

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criteria presented by staff. Councilor Venemon seconded the motion, and the motion carried.

9. Landfill Closure Negotiations. City Manager Campbell advised the Council that the Centralia landfill is expected to reach its permitted closure capacity by mid-1991. Since late last fall, a committee composed of representatives of the cities and the county have been meeting to discuss ways in which the entities could reach agreement on paying the costs for closure of the landfill. The federal law requires that users of a landfill pay for the costs of closure when a landfill reaches its capacity.

The committee is reaching the point of discussing financing of the closure. One of the issues that must be decided is the allocation of costs for the closure of the landfill. The committee has developed five different models or formulas for allocating the costs among the various entities that have used the landfill over the years. Mr. Campbell stated that the model identified as "Current Landfill Contributions" or Model C has probably the most reliable data connected to it, as it is based upon usage over the last year or two. The problem with Model C is that it does not recognize historical use prior to the last year or two. Models A, B, and D recognize historical use to some extent although the data may be more questionable. The "Rounding Proposal" recognizes that each of the other models is somewhat valid and somewhat deficient either in its philosophical approach or in the reliability of the data. The "Rounding Proposal" is based upon the other four models, which fluctuate no more than one to three percent.

Mr. Campbell advised that the committee is working on the proposal to agree upon the Rounding Proposal for allocating the costs of landfill closure. For Chehalis, that equates to 13 percent.

Mr. Campbell requested and recommended that the City Council give conceptual approval to the 13 percent cost share of the landfill closure costs realizing that a final landfill closure cost allocation and implementation agreement has yet to be approved. Mr. Campbell stated that the City's cost may be reduced at some time in the future particularly if the private parties and out-of-county haulers that have used the landfill over the last 30 years are pursued and legally required to pay a portion of the closure costs. The City's cost share may be increased if the landfill site is placed on the Superfund list. Mr. Campbell stated that if the current construction estimates are accurate and if the landfill is not placed on the Superfund list, the City's share would be approximately \$850,000.

Councilor Butters moved that the Council conceptually approve the 13 percent cost share of the Centralia landfill closure costs. Councilor Venemon seconded the motion, and the motion passed.

Mr. Mark Scheibmeir, Assistant City Attorney, reported that he recently received a revised interlocal agreement for closure which was prepared by the attorney for the City of Centralia and based upon recommendations from other sources, such as Chehalis and the county.

Mr. Scheibmeir stated that the closure includes the remedial work as well as monitoring the site over a period of twenty years. The purpose of the interlocal agreement is to manage the closure and to manage the funds required to complete the closure. Each entity would have a pro-rata share of the overall decision based on its percentage of responsibility. The agreement calls for the establishment of an Executive Committee composed of five members that would oversee the activity of closure management. Chehalis, Centralia, and Lewis County each will be granted one permanent

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position among the five members of the Executive Committee. The remaining two positions would be rotated on a regular basis by a vote of the Committee.

Mr. Scheibmeir stated that \$2.5 million is being held in trust; an additional \$6.5 million will be required by July, 1991. Some of the trust monies are now being utilized to start the remedial work. Mr. Scheibmier encouraged the earliest possible ratification of the interlocal agreement so that the City can be involved in the decisions for expenditure of the funds already in trust.

Mr. Campbell stated that the landfill tipping fees will not generate the amount of funds required to meet the cost of closure. The committee is also looking at alternatives for financing the closure costs. Five alternatives have been identified and range from paying cash (not an alternative for some) to issuing bonds separately or a single bond issue under the direction of the City of Centralia. The City's preference is for the single bond issue by the City of Centralia paid back through tipping fees.

10. Resolution No. 4-90, First Reading - Authorizing Certain Officials to Sign Negotiable Papers. Councilor Butters moved to suspend the rule requiring two readings of the resolution. Councilor Venemon seconded the motion, and the motion passed. Councilor Butters moved to adopt Resolution No. 4-90 on first and final reading. Councilor Pope seconded the motion. The resolution changes the authorized signatories to include the new Mayor, Robert J. Spahr. Motion to adopt carried unanimously.

11. HUD Section 312 Rehabilitation Loan Program. Community Services Director Ray Muyskens explained that the agreements for the 312 Rehab Loan Program through the U.S. Department of Housing and Urban Development extend local loan approval to the City of Chehalis for up to four residential dwelling units. The local loan approval will decrease the administrative cost to the City by eliminating staff preparation and submittal time required for HUD review. The loan program also increases the population eligible for the rehab loans from applicants making 80 percent of the area median income to those making 95 percent of the area median income.

Councilor Pope moved to authorize the City Manager to execute the agreements with HUD to participate in the Section 312 Rehab Loan Program. Councilor Butters seconded the motion, and the motion carried unanimously.

12. Replacement of Fire Department Aid Van. Fire Chief Tony Keeling requested that the Council authorize the replacement of the existing aid van, which has been in use for over ten years, with a new and larger aid van. Chief Keeling stated that the department's request for service has changed over the years. While the department is not equipped to do so and in no way intends to operate as an ambulance service, on occasion the department's aid van is required to transport patients because the local ambulance service is unavailable. Chief Keeling stated that the current aid van does not contain adequate space for patients or area for the EMT's to work.

Chief Keeling reminded the Council that when the EMS levy was put before the public, Council stipulated that levy monies would be used for emergency medical services equipment with the understanding that the aid van would be the first piece of equipment purchased.

Chief Keeling presented photos of the types of ambulances the department has considered in preparation of the specifications. With the help of the department's EMS Coordinator, Captain Jerry Boes, the department has determined that a Type III ambulance will best serve the department. The Type III ambulance includes the

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capability of remounting the body behind the cab to another chassis in future years. The Type III will accommodate the transport of two patients at once, has a shorter wheelbase for better maneuverability, and is less expensive than the Type I ambulance.

Chief Keeling stated that the price range of the Type III is approximately \$60-65,000. He added that if the bid price comes in higher than the monies expected from this year's EMS levy, he will recommend borrowing from the equipment reserve fund until those monies can be repaid with interest through future levy monies.

Councilor Butters moved to authorize staff to initiate the bid process for a new Type III emergency medical response unit. Councilor Venemon seconded the motion, and the motion passed.

13. Household Hazardous Waste Amnesty Day. Chief Keeling reminded Council that in September, 1989, Council directed staff to work with the City of Centralia and Lewis County to develop a tri-agency household hazardous waste collection day grant proposal. Since that time, staff has developed a grant proposal to the Department of Ecology which will provide a 50 percent matching grant. The total project cost is \$30,709. The requested grant amount is \$15,000. The City of Chehalis' share would be 25 percent or \$3,750. Up to 60 percent of the local share can be in-kind services.

Chief Keeling reported that the collection day is scheduled to be held on September 8, 1990, at the Southwest Washington Fairgrounds. Goals of the collection day include providing public awareness of the risk of household hazardous wastes, providing alternatives to disposing at the landfill, and providing a basis for ongoing annual collection events.

Councilor Venemon moved to authorize the composition of a letter of support for the grant request including the financial arrangements described above. Councilor Butters seconded the motion, and the motion passed.

Mr. Mike Miller, City of Centralia Solid Waste Manager; added that they will incorporate reuse and recycling in the amnesty day program.

14. City Council/Manager Reports:

a. City Attorney Evaluation Process. Mayor Spahr reported that the Council will be participating in the annual evaluation of the City Attorney. He asked for volunteers to serve on the committee. Councilor Butters volunteered to serve, and Mayor Spahr appointed Councilors Hatfield and Zylstra to serve on the committee also.

b. Housing of Developmentally-Disabled Naive Offenders at Green Hill School. City Manager Campbell advised that Councilor Hatfield had asked that this item be on the agenda. Since that time, Bob Williams, Superintendent of Green Hill School, has advised that Green Hill has been excluded from the list of facilities to receive developmentally-disabled naive offenders.

c. Councilor Butters reported that she and other members of the Council attended the Association of Washington Cities Legislative Conference in Olympia February 7 and 8. She found a bill dealing with wetlands protection very interesting and worth watching for local implications. The bill would provide State funding for protection of wetlands.

d. Councilor Butters reported that she also attended a FEMA meeting held in Olympia last Monday. Present at the

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meeting were Federal Emergency Management, Department of Ecology, and Army Corps of Engineers representatives as well as representatives of other agencies. The purpose of the meeting was to discuss methods to mitigate flooding in the area. One idea which resulted from the meeting, was the need for a committee composed of representatives of the local agencies to work towards a solution to the flooding threat. Councilor Butters volunteered to work on the committee.

e. City Manager Campbell reminded the Council of its goal-setting session which will be conducted on Monday, February 19, 1990, at 5:00 PM, at the Henderson Park Activity Building.

f. City Manager Campbell advised the Council that he had written a letter to the Governor's representative for Emergency Management regarding the Chehalis Avenue Apartments. The representative called a meeting for last Thursday at City Hall with managers of the apartment, city staff, and representatives of the State. Both Ray Muyskens and Bob Nacht attended the meeting on behalf of the City,

Community Services Director Ray Muyskens reported that discussion centered around methods to protect the property immediately surrounding the complex and which would be aesthetically compatible with the landscaping. Initially the State representatives stated that the apartments would not be eligible for any mitigation funds; however, the Office of the State Attorney General is reviewing the eligibility of the Chehalis Avenue Apartments.

Councilor Pope suggested that more drastic steps be taken, such as condemnation of the building, to prevent residents' future losses which result from flooding.

Councilor Butters recalled that another local agency had passed an ordinance requiring property owners to elevate structures which sustained a certain percentage of flood damage.

Building and Planning Director Nacht stated that there is a provision in the FEMA mandates and the City's Flood Hazard Zone requirements that if the building is substantially damaged (meaning more than 50 percent of the fair market value of the building) by flood, the City is obligated through the Flood Management Act to require that there be flood mitigation protection for the building. Possible mitigation measures include the construction of a flood wall or a dike structure. The Corps of Engineers will be meeting with Mr. Nacht and the managers of the apartments to discuss the details of mitigation measures sometime in the near future.

g. Mayor Spahr reported that the HazMat Board will conduct an informational meeting on February 22 at the Courthouse Annex.

h. Mr. Lloyd Willis, one of the City's representative to the Chehalis-Centralia Airport Board, advised that the airport did not receive any additional damage from the most recent flooding. The Airport Board continues to work with the Army Corps of Engineers to improve the dike system. City Manager Campbell advised that the County has agreed to act as lead agency in making the repairs to the dike at the airport.

At approximately 4:35 PM, the Mayor recessed the meeting for a five minute intermission. Following the intermission, Mayor Spahr convened the Council in Executive Session to discuss labor

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negotiations. The Executive Session concluded at approximately 4:50 PM, at which time the Mayor reconvened the regular Council meeting.

15. Work Session - Fire Protection Water Improvements.

City Manager Campbell reviewed the previous discussions of the fire protection water improvements. He stated that the council had been previously presented with a map and a schedule of potential costs of upgrading and constructing all of the City's water lines to Washington Surveying and Rating Bureau standards in terms of capacity, pressure, and gallons of flow. The Surveying and Rating Bureau standard is one of the standards adopted by the City and used for providing water protection. Another standard comes from the Uniform Fire Code which is the City's official code for building and other purposes. The codes contain different minimums for fire protection water line standards. A staff committee composed of Finance: Director Hakola, Fire Chief Keeling, and Public Works Director Heid have been meeting to discuss the differences between those two standards.

Finance Director Hakola advised that the City will have deficiencies regardless of which standard the City chooses. Whether a deficiency exists depends upon the building served, its use, and its occupancy, in addition to other factors. The Washington Surveying and Rating Bureau standard is the recommended average, which resulted from a sampling of commercial units in a segment of the City. Their recommended average for commercial structures is 3500 gallons per minute. The Fire Code specifies a standard of 1500 gallons per minute for commercial Structures.

Finance Director Hakola presented the Council with schedules of projected costs to construct or upgrade fire protection water lines to each standard and a prioritized listing.

Chief Keeling stated that the Fire Department conducted an inventory of the structures within the City and then matched the existing water resources to the structures to compare to the Washington Surveying and Ratings Bureau standard to determine deficiencies.

Public Works Director Heid, stated that staff needs a tool to use to gauge and prioritize potential fire flow water improvements--either the Washington Surveying and Rating Bureau standard, the Uniform Fire Code standard, or something else. Mr. Heid recommended that the City Council adopt the Uniform Fire Code as the city fire flow standard which signifies the minimum flow requirement. City Manager Campbell stressed that the standard is a minimum and in some cases the City would actually plan and be able to exceed the minimum.

City Manager Campbell advised the Council that staff is now ready to conduct neighborhood meetings and visit service clubs and other public gatherings to talk about the need for upgrading the existing lines and constructing new lines in certain areas of the City. Mr. Campbell stated that staff needs a known standard to serve as a basis to more precisely estimate the cost of the improvements and better inform the public of what their options might be. Mr. Campbell stated that staff hopes to obtain feedback from the citizens through the neighborhood meetings and public meetings to ascertain how important the issue is to them to address the problem on a city-wide basis. Any feedback would be provided for Council's information in considering the types of financing and how aggressively the City pursues the improvements.

City Manager Campbell explained the staff's rationale for recommending the Uniform Fire Code standard. He stated that the Uniform Fire Code standard is based upon the recommendations of Fire Chiefs and other professionals in the fire fighting field while the Surveying and Rating Bureau standard is an insurance

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office standard. The Uniform Fire Code standard is a nationally recognized standard. City Manager Campbell stressed that the City acknowledges that it cannot meet the standard in all cases at the present time; the standard would serve as a goal for new line construction and upgrade of deficient lines.

Councilor Butters moved to adopt the Uniform Fire Code as the City's fire flow water standard. Councilor Venemon seconded the motion, and the motion passed.

There being no further business to come before the Council, the meeting adjourned at 5:13 PM.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk

February 26, 1990

The Chehalis City Council met in regular session on Monday, February 26, 1990, in the Council Chambers of Chehalis City Hall. Mayor Spahr called the meeting to order at 3:00 PM, and the following Council Members were present: Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Councilor Beverley Butters was absent. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Tony Keeling, Fire Chief; Jo Ann Hakola, Finance Director; Bob Nacht, Building and Planning Director; Bill Cavinder, Deputy Fire Chief; Barry Heid, Public Works Director; Randy Hamilton, Chief of Police; Ray Muyskens, Community Services Director; and Dani Daskam, City Clerk. Representatives of the news media present were: Laura Towey of The Daily Chronicle, Jim Cook of KELA Radio, and Bill Moeller of KITI Radio.

1. Certificates of Appreciation. The Council and Fire Chief Tony Keeling honored several fire fighters, reserves, and volunteers who distinguished themselves in combating a house fire which occurred on July 12, 1989, and in which four children lost their lives. Mayor Spahr and Fire Chief Tony Keeling first presented Joel Brown, Dennis Buss, and Police Officer John Penberth, who each performed the initial first aid and cpr on the fire victims, with certificates of appreciation for their lifesaving efforts.

The following fire fighters and reserves were presented with the Fire Department's Top Rung Award and certificates of appreciation: Spud Anderson, Gerry Boss, Kevin Curfman, Rod Erickson, Steve Gunsolley, Ted McCarty, Bill Nacht, Rob Peters, Dave Sabin, and Bill Cavinder. Fire fighter Rob Gebhart was presented with the department's Distinguished Service Award for his gallant efforts in rescuing the victims from the fire-engulfed house. Rob Gebhart was the first fire fighter to arrive on the scene and entered the fully-involved structure without the aid of fire protection equipment and rescued two of the children who later succumbed from smoke inhalation and burns.

Fire Captain Dave Sabin, on behalf of the fire fighters and reserves, presented Deputy Fire Chief Bill Cavinder with a plaque in recognition and in appreciation for his performance as chief officer at the July 12, 1989, fire incident and for his thoughtfulness and compassion expressed towards his fellow fire fighters after the incident.

2. Consent Calendar. Councilor Zylstra moved to approve the February 26, 1990, Consent Calendar comprised of the following items:

- a. Minutes of the regular City Council meeting of February 12, 1990;
- b. Claims Vouchers No. 16065 through 16209 and transfers dated January 23, 1990, in the amount of \$151,416.98; Claims Voucher No. 16210 and transfer in the amount of \$221.61 dated February 5, 1990; Claims Vouchers No. 16211 through 16318 and transfers dated January 29, 1990, in the amount of \$154,729.38; and Claims Vouchers No. 16319 through 16524 and transfers dated February 15, 1990, in the amount of \$144,412.07.

Councilor Hatfield seconded the motion, and the motion passed.

3. Ordinance No. 422-B, First Reading - Utility Bill Leak Adjustment Policy. Councilor Hatfield moved to pass Ordinance No. 422-B on first reading. Councilor Venemon seconded the motion. Public Works Director Barry Heid explained that the ordinance formally establishes the policy for granting utility bill leak adjustments. Previously, the policy was recognized by Council but



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was an unwritten policy. The motion to pass Ordinance No. 422-B on first reading carried unanimously.

4. Resolution No. 5-90, Second Reading - Designating "Chamber of Commerce Way." City Manager Campbell explained that the Twin Cities Chamber of Commerce's request to officially designate "Chamber of Commerce Way" was first brought to the Council nearly a month ago. Since that time, the developer of the airport property has submitted a letter conveying concern with regard to a potential conflict between the name of the new shopping center and renaming the street from National Avenue to Chamber of Commerce Way. Mr. Campbell reminded the Council that although the Council may designate the street in question as Chamber of Commerce Way, the State Department of Transportation will make the decision of whether or not to change the signage on the interstate. The signage on the interstate is probably the major concern of the developer.

Councilor Zylstra moved to adopt Resolution No. 5-90 on first reading. Councilor Venemon seconded the motion, and the motion carried unanimously.

5. Ordinance No. 423-B, First Reading - Amending Wastewater Treatment Charges. Councilor Hatfield moved to suspend the rule requiring two readings of the ordinance. Councilor Zylstra seconded the motion, and it passed. Councilor Hatfield moved to pass Ordinance No. 423-B on first and final reading. Councilor Zylstra seconded the motion. The ordinance amends Section 1(d) of Section 5 of Ordinance No. 405-B relating to waste water treatment charges to correct a typographical error in the rate amount from \$7.75 per account to \$7.38 per account. Motion carried unanimously.

6. 1990-91 City Council Goals. City Manager Campbell presented the 1990-91 City Council goals which were developed by the Council during especial goal-setting session held February 19, 1990. The Council goals include 25 prioritized issues or targets considered important for the Council and staff to achieve. Mr. Campbell also noted that the list of goals includes the estimated potential financial impact for achieving each goal.

Councilor Hatfield moved to formally adopt the 1990-91 City Council goals as presented. Councilor Pope seconded the motion, and the motion passed.

City Manager Campbell advised that the Council will receive regular quarterly updates or progress reports on the adopted goals.

Councilor Pope noted that many of the Council's 1989 goals were either realized or received substantial progress.

7. WCIA Assessments. City Manager Campbell stated that the issue of the Washington Cities Insurance Authority assessment was discussed during the budget review and mentioned in the budget message because of the significant increase in the amount charged to the City. Finance Director Jo Ann Hakola presented a report on the justification for the rate increase.

Finance Director Jo Ann Hakola explained that in 1985, when the City initially joined the WCIA, the City paid a premium of \$62,268 which was equal to the amount paid previously to a private insurance carrier. The City's assessment then dropped to \$53,810 in 1986 after a review of the City's loss ratio, and remained static for three years. In May, 1988, the pool elected to self-insure its excess coverage and an actuarial study was performed to determine member cities' premiums and to establish reserve amounts. The pool implemented the recommendations of the actuarial study. In 1989 the City's premium increased to \$69,953 under a 23 percent increase cap, and in 1990 the premium increased to \$86,404 under

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A 30 percent increase cap. The 1990 rate is the full contribution rate based upon the City's amount of worker hours and losses. Any change in the existing rate will depend upon the number of worker hours and future losses.

8. State Energy Code. Building and Planning Director Bob Nacht reported that the four major model code developing agencies (Northwest Power Planning Council, Bonneville Power Administration, Washington State Building Code Council, and the International Conference of Building Officials) have developed or are developing model energy codes. The Washington State Energy Code developed by the Washington State Building Code Council prescribes certain measures of insulation. The Northwest Energy Code and the Super Good Cents Program, developed by the BPA, prescribe a higher standard of insulation and energy savings. The Lewis County PUD offers the Super Good Cents Program to residents of the City of Chehalis as well as Lewis County residents. The City of Centralia has adopted the Super Good Cents Program and implements the program through their Building Department and City Light. Local jurisdictions that adopt the BPA's Northwest Energy Code can receive payments for start-up costs and administration of the program and the Super Good Cents Program offers cash incentives and/or rebates to builders. Although the City of Chehalis has not adopted the Northwest Energy Code, the Super Good Cents program has still been available to home builders within the City through the Lewis County PUD program.

Mr. Nacht stated that the State requires that all jurisdictions adopt the new State Energy Code by July, 1991. However, all jurisdictions adopting the BPA model by March 1, 1990, need not adopt the new State Code. Any jurisdiction electing not to adopt the BPA model March 1 will be required to adopt the State Code before the July, 1991 deadline. The State has adopted standards but has not yet drafted the code.

9. City Council/Manager Reports:

a. City Manager Campbell advised that the Chehalis-Centralia Airport Board will be conducting a public meeting tomorrow evening to discuss the potential closure of one of the runways. The meeting will be conducted at the W.F. West High School beginning at 5:30 PM.

b. City Manager Campbell reported that the Landfill Closure Committee met last Friday. There has been a proposal to slightly change the cost allocation formula the Council reviewed at the last regular Council meeting. The Council had approved the rounding proposal in which Chehalis was assigned 13 percent of the total closure costs. Mr. Campbell explained that the rounding proposal rounded down the cost allocations of Chehalis, Centralia, and Lewis County while the smaller cities in the county had their shares rounded up. The impact was less than one-half of one percent but is significant to the smaller cities. The Closure Committee agreed to consider the use of the variable model for allocating closure costs. Under the variable model, Chehalis's share would be 13.04 percent. The difference between the rounding model and the variable model for the City of Chehalis amounted to \$2,000 to \$3,000 based upon the current closure cost estimates. It was consensus of the Council to accept the variable model allocation formula.

c. City Manager Campbell advised that the Chehalis Historical Commission has two vacancies. Of the two vacancies, one is for a licensed architect or builder and the other must be filled by someone who is a resident of the Westside neighborhood.

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d. Councilor Roewe announced that the Twin Transit has completed its initial work on its six-year planning program. Some suggestions made for transit included initiating an express run mornings and evenings, implementing county-wide service with demonstration runs taking place among the neighboring counties, joining the Area Council on Aging in providing a handicapped van for call service, and cooperating with the cities for street improvements to provide the transit access and pull-out lanes for the buses.

e. Councilor Pope reported on a meeting held by the County for residents of the Wallace Road and Jackson Highway area for discussion of the septic sewer problems in that area. Dr. Pope stated the meeting was well attended and provided valuable discussion. Public Works Director Barry Heid added that a petition to form an LID was circulated at the meeting. Staff is now analyzing the properties to see if a logical boundary for an LID can be made from those persons who have signed the petition. The City of Chehalis would most likely act as lead agency since the property owners are requesting sewer service from the city.

f. Councilor Hatfield reported that Recontek representatives will be in town again sometime next month to further consider locating their plant in Chehalis.

g. Councilor Roewe expressed concern with the safety of the pedestrian crossing on Pacific Avenue which extends from the Security State Bank drive-up window and the main branch of the bank. She requested that staff examine the City's liability with regard to the crosswalk.

Councilor Roewe excused herself from the Council meeting at 3:58 PM in order to attend a Lewis County LEOFF Board meeting.

10. Work Session - Industrial Park Area Annexation. City Manager Campbell recalled that approximately four months ago, staff reported to the Council on the issue of the possible annexation of the Industrial Park area. That report focused on how City services could be provided to the Industrial Park area if they were to be provided on the same basis or same level as inside the city limits. The conclusion from that report was that City services could not be cost effectively provided to the Industrial Park area as it would cost the City more to provide the services than would be generated from new taxes and other fees from the proposed annexation area. Council then requested that staff prepare a revised report based upon the assumption that the cost of the services provided to the area would be held at or below the expected revenues to be derived from the area.

The conclusion from the revised report is that the City can provide services to that area for the amount of revenue generated from the area. The question remains as to whether or not the nature and level of service the City would be able to provide is acceptable both to the current City residents and the people that would be affected by annexation.

Based on the 1989 tax rate, the Industrial Park area would generate approximately \$300,000. Costs for services on an annual basis would amount to approximately \$269,000. In addition to the annual recurring costs are some capital costs which must be recognized as well.

The level of City services which could be provided include:

\* Code Enforcement - The authorization and the ability to employ one additional full-time code enforcement officer to

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handle both building and fire code enforcement and inspections at an approximate annual cost of \$36,000.

\* Police Protection - Two additional police department personnel and one additional vehicle would maintain existing response times and levels of enforcement at an estimated cost of \$104,000. The two additional personnel could be either two additional officers, one officer and one investigator, or one officer and one records officer. Calls for service in the Industrial Park area are generated largely from the large employment in that area and the traffic enforcement. The Police Department's level of service would increase by approximately seven percent based upon the records of the Sheriff's Office.

\* Municipal Court - Because of the additional police patrols and enforcement citations that would be expected, Municipal Court would require an additional half-time clerical position and allow for an increase in the Judge's time to handle an increase in the docket. With the additional clerical support and increase in the Judge's time, current dockets could be maintained, but additional court sessions might be necessary. The cost for the additional Municipal Court services is approximately \$17,000 annually.

\*Public Works - Public Works would need an additional \$52,000 annually to service the increased road mileage and utilities in the Industrial Park. With that increase, existing levels of maintenance would be maintained. City Manager Campbell pointed out that new roads and drainage in that area are currently provided by Lewis County. The City does not have the financial ability to compare with the County's ability to provide new roads and drainage in that area now.

The City will have to consider improving the water distribution system in that area primarily for fire protection. Those improvements would be in excess of \$800,000 and would have to be accomplished through an LID.

\* Fire Protection and Emergency Medical Services - Provision of fire protection and emergency medical services to the annexation area has the greatest potential service cost liability. There are also more variables in the way the services can be provided. The existing level of service within the city limits is based upon a response time goal of four minutes or less. If the Industrial Park area is annexed to the PPG area, the City's response time to that area would be 6.12 minutes. The City can either recognize that the City cannot respond to the southern end of the City as quickly as other areas or contract for fire protection with District 6 which currently provides the fire protection to the area. District 6 can provide higher levels of service in terms of manpower. Their response times are unknown but would be no less than the area receives now. District 6 commissioners have indicated they may be willing to discuss a contract. The contract price is negotiable, but a figure of \$55,000 might be considered as that is the amount the District receives now in property tax revenue from that area.

A longer term option for providing fire protection to the Industrial Park area might be the construction of a new, more centrally located fire station. The new center of town, should the Industrial Park be annexed, would be about 6th Street and Market Boulevard and would be three miles equidistant north and south. The longest response time from that point would be about 5.1 minutes. A new fire station might be financed through a bond issue, use of the existing public facilities reserve fund, or setting aside some of the

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savings in not contracting with District 6 and responding to the annexed area from the existing fire station.

City Manager Campbell pointed out that his report includes information on how annexation could be effected--either through an election of the area's voters or by petition of the property owners.

Mr. Campbell reiterated the conclusion that the City could provide services to the Industrial Park area with the revenue that would be generated by the annexed area. Whether those services would be acceptable to the people that live in the area and also to the current residents of the City is unknown. Mr. Campbell proposed conducting public hearings and meetings to gather comments from affected property owners in order to gauge the amount of interest in or opposition to annexation.

Mayor Spahr stated that he did not see any benefit to the City in annexing the area at the present time, but urged the Council to continually examine the possibility of annexing the area.

Councilor Pope agreed with the Mayor that the City need not annex the industrial Park in the very near future, but added the City should develop a plan for eventual annexation of the area.

Councilor Hatfield moved to direct staff to prepare a plan to obtain public comment on the potential annexation of the Chehalis Industrial Park. Councilor Zylstra seconded the motion.

Mr. Lloyd Willis, on behalf of the Chehalis Industrial Park Commission, expressed the Commission's interest in being an active participant in the discussions regarding annexation of the Industrial Park.

Motion passed.

11. Executive Session. At 4:20 PM, Mayor Spahr recessed the regular meeting for a five-minute intermission. Mayor Spahr then reconvened the regular meeting and called for an executive session to consider a business license [pursuant to RCW 42.30.140(1)] and to discuss matters related to labor negotiations [pursuant to RCW 42.30.140(4)].

Following conclusion of the executive session, the Mayor reconvened the regular meeting. There being no further business for Council's consideration, the meeting adjourned at 5:08 PM.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk

March 12, 1990

The Chehalis City Council met in regular session on Monday, March 12, 1990, in the Council Chambers of the Chehalis City Hall. The meeting was called to order at 3:00 PM by Mayor Spahr, and the following Council, members were present: Beverley Butters, Bud Hatfield, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Councilor Isaac Pope arrived at 3:05 PM. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Tony Keeling, Fire Chief; Bob Nacht, Building and Planning Director; Randy Hamilton, Chief of Police; Barry Heid, Public Works Director; Jo Ann Hakola, Finance Director; Ray Muyskens, Community Services Director; and Dani Daskam, City Clerk. Representatives of the news media present were: Laura Towey of The Daily Chronicle and Jim Cook of KELA Radio.

1. Consent Calendar. Councilor Hatfield moved to approve the March 12, 1990, Consent Calendar comprised of the following items of business:

a. Minutes of the regular City Council meeting of March 12, 1990;

b. Claims Vouchers No. 16525 through 16625 and transfers dated February 27, 1990, in the amount of \$48,629.43 and Payroll Vouchers No. 18219 through 18350 dated February 28, 1990, in the amount of \$248,497.70.

Councilor Zylstra seconded the motion. The motion passed.

2. Citizens Business. Twin Cities Chamber of Commerce Executive Director Dave Roewe announced that the Chamber in cooperation with the cities of Chehalis and Centralia, and Centralia Community College are preparing a workshop on downtown revitalization and encouraged the Council members to attend.

3. Proclamation - KTPS TV Week. Mayor Spahr read a proclamation declaring the week of March 11-17, 1990, as "Support KTPS-TV Week" in the City of Chehalis, and recognizing KTPS-TV for their important contribution to the community through their public broadcasting television.

4. Proclamation - Chehalis Bearcat Week. Members of the W.F. West High School boys basketball team and Coach Jack State were present to receive a proclamation, retroactively declaring the week of March 4-10, 1990, as "Chehalis Bearcat Week" in the City. Team members and Coach State were congratulated on their 1990 basketball season and their berth at the Class AA Washington State High School Basketball Championship Tournament.

5. Ordinance No. 422-B, Second Reading - Utility Bill Leak Adjustment Policy. Councilor Roewe moved to pass Ordinance No. 422-B on second reading. Councilor Hatfield seconded the motion. The ordinance formally establishes a policy for granting utility bill leak adjustments. The motion to pass Ordinance No. 422-B carried unanimously.

6. Resolution No. 5-90, Second Reading - Designating "Chamber of Commerce Way." Councilor Zylstra moved to adopt Resolution No. 5-90 on second reading. Councilor Butters seconded the motion. The resolution designates the street now unofficially known as N.W. National Avenue as Chamber of Commerce Way. Motion to adopt Resolution No. 5-90 carried unanimously.

7. Consolidated Agreement for Engineering Services - Sanitary Sewer Rehabilitation. City Manager Campbell explained that the Consolidated Agreement for Engineering Services consolidates two to three previously approved agreements with a new agreement for engineering services for some basins that the City will be rehabilitating.

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Public Works Director Barry Heid stated that the agreement will consolidate previously approved design engineering service agreements and add engineering services for basins that the City will be working on in the future in compliance with the schedule identified in the Consent Decree. Mr. Heid recommended that the Council authorize the City Manager's signature on the agreement contingent upon approval of the contract by the Department of Ecology. The Department of Ecology requires that all of the engineering for design and construction and inspection services be included in one agreement.

Councilor Hatfield moved to authorize the signing of the consolidated agreement for engineering services for sanitary sewer rehabilitation contingent upon Department of Ecology approval of the agreement. Councilor Zylstra seconded the motion. The motion passed.

8. Fourth Quarter 1989 Analysis of Revenues and Expenditures. Finance Director Hakola happily announced that the fourth quarter 1989 analysis of revenues and expenditures reveals that the City collected more revenues than anticipated and operating expenditures were less than was budgeted. General Fund revenues amounted to 100.9 percent collected while expenditures amounted to 97.3 percent of the amount budgeted. The Water-Sewer Fund collected 105.0 percent of its revenues while expenditures amounted to 95.2 percent of the amount budgeted.

9. City Council/Manager Reports:

a. City Manager Campbell reminded Council that Recontek will be in Chehalis on March 14, 1990, to conduct several meetings with local officials and the public.

10. Executive Session. At 3:23 PM Mayor Spahr recessed the regular meeting for a five minute intermission and then convened the Council in Executive Session to discuss labor negotiations [pursuant to RCW 42.30.140(4)].

11. Collective Bargaining Agreement with Teamsters Local No. 252. Immediately following the conclusion of the Executive Session, Mayor Spahr reconvened the regular meeting.

City Manager Campbell announced that the City has a tentative settlement on a new three-year collective bargaining agreement with the police union to replace the contract that expired December 31, 1989. The term of the new contract will be from January 1, 1990, through December 31, 1992. The contract includes a number of changes from the recently expired contract. In terms of compensation, the contract provides a catch-up of officers wages with the average of comparable cities and county sheriff departments in the area. The contract provides for the implementation of a "quartermaster" system for uniforms. The new contract also includes the union's acknowledgement of current Civil Service Rules and Regulations.

Councilor Roewe moved to accept the terms of the negotiated contract. Councilor Butters seconded the motion. Motion carried.

There being no further business to come before the Council, the meeting adjourned.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk

March 26, 1990

The Chehalis City Council met in regular session on Monday, March 26, 1990, in the Council Chambers of Chehalis City Hall. The meeting was called to order at 3:00 PM by Mayor Spahr, and the following Council members were present: Beverley Butters, Bud Hatfield, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Councilor Isaac Pope arrived at 3:04 PM. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Jo Ann Hakola, Finance Director; Tony Keeling, Fire Chief; Randy Hamilton, Chief of Police; Bob Nacht, Building and Planning Director; Ray Muyskens, Community Services Director; Barry Heid, Public Works Director, Dennis Dawes Police Lieutenant; and Dani Daskam, City Clerk. Representatives of the news media present were: Jim cook of KELA Radio, Bill Moeller of KITI Radio; and Laura Towey of The Daily Chronicle.

1. The Town's Torte. Twin Cities Chamber of Commerce Executive Director Dave Roewe, together with Chamber President-elect Garnie DeForest, introduced Joyce Musser who had concocted a chocolate mint torte to be known as the official "Chehalis mint torte." Ms. Musser presented the torte to the Council and described its ingredients which included five layers of chocolate fudge cake, mint butter cream, and mints. Mayor Spahr invited everyone to sample the Chehalis mint torte after the regular business of the Council meeting.

2. Recognition of Visiting Japanese Students. Several students from the Seirei Gakuen High School in Hamamatsu, Japan, (sister school to W.F. West High School) were in attendance. Mayor Spahr presented each with a special recognition certificate and commemorative City pin and welcomed them to the City of Chehalis.

3. Presentation of 1990 Adopted Budget Document. Finance Director Jo Ann Hakola presented Council with the official 1990 Adopted Budget document. She explained that the document has been submitted to the Government Finance Officers Association for consideration to receive a Distinguished Budget Presentation Award. Council congratulated Finance Director Hakola for her efforts in preparing the budget document.

4. Lewis County Economic Development Council (EDC). Pam Brown, Director of the Lewis County EDC, advised the Council that the EDC has received a grant from the Department of Trade and Economic Development for a new business and job retention program.

The EDC has hired a new staff member to assist the EDC in marketing. The staff member is currently working to identify potential destination resort locations.

Ms. Brown also advised that the State Parks Commission is progressing with the possibility of developing an equestrian facility at Lewis and Clark Park.

She stated that the EDC is actively working to keep the Intercheck facility in Lewis County. Intercheck will be building a new facility, combining their two existing facilities, and are looking for construction sites from south Chehalis to south Thurston County.

Ms. Brown informed the Council that she received word from Recontek that they have chosen Richland as the site to locate their newest facility. She thanked the Council members and City staff for their support and efforts.

5. Longacres Satellite Wagering. Mr. Don Campbell, Community Relations Director for Longacres Race Course in Renton, Washington, advised that on Tuesday, March 27, 1990, at 1:00 PM



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there is a meeting of the Washington State Horse Racing Commission to be held at the Lewis County Courthouse Annex at which time Longacres will formally request permission to enter into agreement with Kit Carson Restaurant in Chehalis where Longacres Race Course may provide satellite wagering and horse racing.

Mr. Campbell stated that he has been in communication with the City Manager, Chief of Police, Building and Planning Director, and a number of other City officials to discuss the plans to locate the satellite wagering facility at the Kit Carson Restaurant. The meeting to be held by the Racing Commission tomorrow will allow public testimony related to Longacres request.

Mr. Campbell explained that in 1986-87, the State Legislature explored and finally authorized a satellite wagering network in the State of Washington. The law allows up to one satellite wagering location in each of the counties in the State of Washington as long as that location is at least 50 miles from an existing live race course. The Chehalis location meets the criteria under law.

Mr. Campbell noted that the State received approximately \$9 million dollars in taxes from thoroughbred horse racing wagering last year. Thirty-five percent of the taxes received from horse racing wagering is mandated to the State Fair Fund and last year approximately \$63,000 from the State Fair Fund went to the Southwest Washington Fair located in Lewis County.

Mr. Tony King, residing at 267 N.E. Washington Avenue and a local horse owner and breeder, appeared before the Council to convey his opposition to satellite wagering. Mr. King questioned whether the operation will benefit the City and whether additional police will be required because of it. Chief of Police Randy Hamilton stated that the wagering facility should not create a need for additional police officers although the added activity at the facility may cause the officers to patrol the area more frequently. Mayor Spahr also added that the City could implement an admissions tax to raise revenue to offset any costs.

Mr. King stated his objections were for moral and economic reasons. He believed that gambling activities attracted undesirable clientele.

Councilor Venemon advised Mr. King that the Horse Racing Commission will be conducting a hearing at the Lewis County Courthouse tomorrow at 1:00 PM for the purpose of taking public testimony on the request of Longacres to locate a satellite wagering facility at the Kit Carson Restaurant. Following the hearing, the State Horse Racing Commission will decide whether or not the wagering facility will be located at the Kit Carson Restaurant.

Mayor Spahr stated that City staff have reviewed the potential impact of the wagering facility in Chehalis and have decided that there are vehicles which the City can utilize to correct any problems that the City may experience with the facility.

6. Consent Calendar. Councilor Hatfield moved to approve the March 26, 1990, Consent Calendar comprised of the following items:

- a. Minutes of the regular City Council meeting of March 12, 1990.

Councilor Zylstra seconded the motion, and the motion passed.

7. Resolution No. 6-90, First Reading - Creating a No Parking Zone on S.E. 1st Street. Councilor Zylstra moved to suspend the rule requiring two readings of the resolution. Councilor Hatfield seconded the motion. The motion carried.

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Councilor Zylstra moved to adopt Resolution No. 6-90 on first and final reading. Councilor Hatfield seconded the motion. The resolution establishes a no parking zone on the north side of S.E. 1st Street from Washington Avenue to the alley between Washington Avenue and Market Boulevard. The establishment of the described no parking zone was inadvertently omitted from Resolution No. 16-89 which was adopted on December 26, 1989. The effective date of Resolution No. 16-90 is April 6, 1990. Motion carried.

8. Resolution No. 7-90, First Reading- Authorizing the Mayor to Sign the Centennial Clean Water Grant and Authorizing the City Manager to Execute Pay Estimates and Other Grant Documents related to Work Authorized Under the Grant. Councilor Roewe moved to suspend the rule requiring two readings of the resolution. Councilor Hatfield seconded the motion. Motion carried. Councilor Roewe moved to adopt Resolution No. 7-90 on first and final reading. Councilor Hatfield seconded the motion. The resolution designates and authorizes the Mayor to execute the State of Washington Department of Ecology Centennial Clean Water Grant on behalf of the City and authorizes the City Manager to execute all pay estimates and other grant documents related to work authorized under the grant. Motion to adopt Resolution No. 7-90 carried unanimously.

9. City Council/Manager Reports:

a. Mayor Spahr reported that Esther Canfield telephoned him on behalf of Special Olympics to thank the community for its support of Special Olympics.

b. City Manager Campbell stated that this year's Spring Rally, which will be held April 16-20, will be coordinated with the Earth Day theme.

c. Mayor Spahr announced that the Government Action Council of the Chamber of Commerce is being reinstated. They will have a meeting at noon on Thursday at the St. Helens Inn.

d. Councilor Roewe reported that the Twin Transit Authority met last week. The new trolley bus is being painted. The Transit presented its six year development program to the State. Future development plans include expansion of service area and institution of express routes.

e. City Manager Campbell reported that the Landfill Closure Committee has been meeting, and a closure agreement will be presented to the Council in April. A meeting has been tentatively arranged for Thursday, April 5, for elected officials throughout the county to hear more about the agreement before entities have to take action on the agreement.

The City of Centralia staff recently refigured the remaining space available at the landfill and are now projecting that the landfill will have about two more years of useful life. This is about nine more months than previously projected.

Councilor Roewe suggested that the City include a reminder in the Chehalin that the City's solid waste disposal contractor is a recycler as well. City Manager Campbell advised that an article will be included in the next Chehalin, and staff is now working with Centralia and the county to design a multi-jurisdictional recycling program.

f. Councilor Hatfield thanked Chief of Police Hamilton for working with Mrs. Claudia Fisher on setting up a Neighborhood Watch Program in the N.E. Terrace neighborhood.

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There was no further business to come before the Council,  
therefor, the meeting adjourned.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk

April 9, 1990

The Chehalis City Council met in regular session on Monday, April 9, 1990, in the Council Chambers of Chehalis City Hall. The meeting was called to order at 3:00 PM by Mayor Spahr, and the following Council members were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Dave Zylstra, and Bob Spahr. Council members Vivian Roewe and Joyce Venemon were absent. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Tony Keeling, Fire Chief; Mike Harris, Deputy Fire Chief; Dennis Dawes, Police Lieutenant; Barry Heid, Public Works Director; Verna King, Technical Department Supervisor; Peggy Morant, Assistant Finance Director; Ray Muyskens, Community Services Director; and Dani Daskam, City Clerk. Representatives of the news media present were Bill Moeller of KITI Radio, Jim Cook of KELA Radio, and Laura Towey of The Daily Chronicle.

1. Presentation - Painting of the U.S.S. Chehalis. Brenda O'Connor of the Lewis County Museum advised that the museum was the recipient of two paintings of the USS Chehalis--one which will be on display at the museum and one donated to the City of Chehalis. The pictures were painted by Mr. Ray Atkinson who was a crew member of the USS Chehalis. The USS Chehalis was commissioned in April, 1944, and set sail in December of that year. Ms. O'Connor also advised that recently she has begun receiving all kinds of archival material related to the USS Chehalis from crew members residing in various parts of the country. Ms. O'Connor then introduced Mr. Bill Acree of Seattle, who was also a crew member of the USS Chehalis, to make the formal presentation to the Council.

Mr. Acree explained that during World War II the citizens of Chehalis raised in excess of \$1 million in bonds to build the ship. The ship was 310 feet in length and 120 men served on the ship. The USS Chehalis was known as AOG (aviation oil and gas) 48 and hauled high octane fuel to the air fields in the Pacific Ocean and fueled PT boats.

Mr. Acree advised that last year was the first reunion of the USS Chehalis crew. The reunion was held in Amarillo, Texas, and ten crew members attended. The next reunion will take place in Louisville, Kentucky, in September. He hoped that someday the reunion could take place in Chehalis.

On behalf of the crew of the USS Chehalis and Ray Atkinson, Mr. Acree presented the City Council with a painting of the USS Chehalis.

2. Kit Carson - Request for Parking. Mr. George Zaikowski, owner of the Kit Carson Restaurant, requested Council's permission to allow parking on the railroad track side of S.W. Pacific Avenue behind the restaurant location until such time as their new parking lot is completed later in the week.

Mr. Zaikowski also questioned whether he could post the area adjacent to the restaurant on S.W. Pacific as (Kit Carson) employee parking only. City Attorney Bill Hillier advised that if the area to be posted is personal property it can be posted. However, if it is City right-of-way he cannot.

The City Council referred both parking questions to police and public works staff to resolve.

3. Consent Calendar. Councilor Hatfield moved to approve the April 9, 1990, Consent Calendar comprised of the following items:

- a. Minutes of the regular City Council meeting of March 26, 1990.

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b. Claims Vouchers No. 16626 through 16822 and transfers dated March 19, 1990, in the amount of \$126,445.66; Claims Vouchers No. 16823 through 16909 and transfers dated March 28, 1990, in the amount of \$61,915.31; Transfer Voucher No. 1275 in the amount of \$169.92; Transfer Voucher No. 1276 in the amount of \$4,997; Transfer Voucher No. 1277 in the amount of \$118.85; and Transfer Voucher No. 1278 in the amount of \$4,997.

c. Acceptance of the contract with Jack Johnson Construction and authorization to release the remaining retained amount.

d. Appointment of Darlene Stone to the Chehalis Library Board to a five year term which expires December, 1994.

e. Appointment of Carl Noyes and Dana Williams to the Uniform Fire Code Board of Appeals.

f. Authorization to call for bids for chlorine and sulfur dioxide to the cities of Chehalis and Centralia for the period of July 1, 1990, through June 30, 1991. Bid opening date shall be May 17, 1990.

Councilor Zylstra seconded the motion, and the motion carried.

4. Resolution No. 8-90, First Reading - Setting the Date for a Public Hearing on the Petition to Vacate an Alley. Councilor Hatfield moved to suspend the rule requiring two readings of the resolution. Councilor Zylstra seconded the motion. Motion carried. Councilor Hatfield moved to adopt Resolution No. 8-90 on first and final reading. Councilor Pope seconded the motion. The resolution sets May 14, 1990, at 3:05 PM as the date and time for a public hearing on a petition to vacate a portion of an alley described as abutting Lots 2, 3, 5, 6, 23 and 24, and the east half of Lots 7 and 22, Block 6, Riverside Addition. Motion carried unanimously.

5. Thurston and Lewis County Fire Prevention Cooperative Program. Fire Chief Tony Keeling and Deputy Fire Chief Mike Harris presented Council with an informational report on a cooperative effort between Thurston and Lewis Counties in the area of fire prevention and education.

Deputy Chief Harris stated that fire prevention coops are made up of fire service and allied agencies and serve to achieve greater fire prevention results and a unified image through their combined efforts and cooperative approach. Some of the benefits from such a cooperative program include the identification of common goals and objectives, cost savings through shared resources and the avoidance of duplication, creation of a unified image, establishment of contacts, and a greater reduction of fires. The Thurston and Lewis County coop's mission statement is "to develop and implement fire prevention through a coordinated fire education program." The coop group will provide public fire prevention education and fire safety inspections.

Deputy Chief Harris stated the City's portion of the program's funding is the little that the City and the Fire Department can provide in-house. The Department of Natural Resources plays a significant role in funding the program through personnel and resources. The fees collected through membership fees go directly to the coop's fire prevention fund and are used only for the purchase of equipment and materials.

6. Sewer Rehabilitation Program Progress Report. Public Works Director Barry Heid reviewed the components of the City's sewer rehabilitation program and how it has changed over the past two years. The past rehabilitation practices included looking at

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the system as a whole and identifying areas of inflow and infiltration and repairing and replacing sections of those pipes as time and funds would allow. The homeowners were required to repair and replace the entire length of their side-sewers. Results were not optimum through these methods and some changes were instituted. Changes included a change in policy for responsibility for side sewer repairs. The City is now responsible for correcting side sewers from the curb line to the main. Flow monitors and a tv sewer line camera were purchased and a Technical Division was established to conduct a larger portion of the preliminary engineering work that would have otherwise been contracted out. Work conducted by the Technical Division includes conducting a physical inventory of sewer mainlines and side-sewers, televising sewer lines, determining elevations, performing pre- and post-rehab flow monitoring, testing side-sewers, and reviewing plans and specifications for accuracy.

The sewer basins throughout the City were prioritized. The rehab of sewer basin 2024 was completed last year. The design engineering is nearly completed for basin 2012 which includes the downtown area. This summer the rehab of basins 4026 and 4078 will begin. The Technical Division has started collecting data on basins 2004 and 3012.

Mr. Heid pointed out a graph and spreadsheet data which indicate that progress has been made in the rehabilitation of the sewer system and the elimination of inflow and infiltration. In 1987 the total flow (including inflow and infiltration) at the wastewater plant was 615 million gallons and the total rainfall that year was 27.89 inches. In 1989 the total flow was 582.32 million gallons and the total rainfall was 31.79 inches. Those figures indicate success with the sewer rehab program.

The Council then reviewed a video of sanitary sewer lines before and after rehabilitation.

7. Spring (Earth Day) Rally. Public Works Director Heid stated that with the capacity problems at the landfill and the prohibition of dumping some types of articles there, this year's Spring Rally will focus more on recycling. Recycling information will be provided to citizens who wish to recycle some of their waste. The City will be providing two-cubic yard trash bags and small litter bags. The City will also be using the County's chipper to recycle small trees, limbs, and brush for use at Hedwall Park.

Mr. Held stated that they have located businesses which will accept and recycle such things as tires, batteries, motor oil, and antifreeze. Bulk wastes and certain types of other wastes are not allowed at the landfill and no other disposal site has been located. Construction wastes will be accepted at the landfill but only at considerable cost. Mr. Heid recommended that the City not be obligated to pick up everything and anything that citizens may leave at the curb. He suggested that citizens call the public works department for recycling alternatives, especially in the cases of bulk wastes and appliances. He also stated that combined waste which cannot be identified will not be collected. Construction waste and hazardous household waste will not be collected either. It was consensus of the Council that bulky wastes will be collected if the owner calls to make arrangements with the public works department. It was consensus of the Council that the City will not collect batteries, tires, wire, construction and demolition waste, or hazardous substances. Spring Rally will be conducted in the City April 16-20.

8. City Council/Manager Reports:

a. Councilor Butters requested that staff take steps to prevent children and other trespassers from entering the

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fire damaged American Crossarm office building on Chehalis Avenue. City Manager Campbell stated that the City can board up the windows and doors of the building, and he will check with the Building and Planning Director to see when it can be scheduled.

At 4:25 PM, the Mayor called for a five minute recess before conducting a work session on the landfill closure agreement. The meeting was reconvened at 4:30 PM.

9. Work Session - Landfill Closure Agreement. City Manager Campbell stated the purpose of the work session is to orient the Council to the draft of the landfill closure agreement. Council action on the agreement is not scheduled until the second meeting in April or the first meeting in May.

Mr. Campbell advised that staff have been working with an intergovernmental committee since November, 1989, to prepare the agreement. Representatives of Chehalis on the committee have included City Attorney Bill Hillier, City Councilor Venemon, and Mr. Campbell.

The landfill is scheduled to close in the spring of 1992. That date is subject to change. Chehalis is one of the principal responsible parties as a contributor to the landfill since 1970 or 1971 and therefore under Federal and State landfill management laws responsible for funding a portion of the closure, environmental construction, and post closure and site monitoring. Closure construction costs are estimated at \$8 million and monitoring for up to 20 years is estimated to cost \$100,000 annually to monitor the site. Those costs will change upward if the site is listed on the Superfund cleanup list. A decision on Superfund listing will be made within the next few weeks.

Previously, the Council approved conceptually a cost allocation formula that would assign Chehalis 13.04 percent of the total cost of closure. The draft of the intergovernmental agreement also includes how the cost of the closure is allocated to the other cities and the county. Other public and private entities may become parties to the cost share (but not necessarily the agreement) at a later date. Those entities could include Thurston County and other private owners and operators of waste disposal systems. The cost share for those entities would be determined by the executive committee as established through the intergovernmental agreement.

The agreement creates a policy group composed of the parties who sign the agreement. The agreement also creates an executive committee of five members on which Chehalis is a member.

Mr. Campbell advised that a meeting will be held later this month, primarily for the benefit of the smaller cities' elected officials who haven't been involved in the process to date. The meeting will be held Wednesday, April 26 at the W.F. West High School. After that meeting, individual cities and the county will be making their decision of whether to sign the agreement.

Mr. Campbell stated that he expects the initial payment date for contribution to the closure fund to be adjusted from July, 1991 to January, 1992. Centralia's consultant will be updating the revenue needs analysis for the closure fund because of the extended life of the landfill.

Councilor Zylstra asked for the status of an alternative landfill site. Mr. Campbell stated that the alternate site is a decision of the county through the Solid Waste Management Advisory Committee. They are looking at several options. One is to long-haul the waste from the county to another disposal site. Another option would be a regional landfill should one become available.

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Councilor Pope expressed his concern with contributing to another landfill and subjecting the City to the same liability as with the Centralia landfill. City Attorney Hillier stated that there are two built-in safeguards with other landfill sites. The landfills will be regulated with the up-to-date regulations and the City will be a smaller principal responsible party in a regional landfill. City Manager added that under the new State laws, landfills are required to collect in their tipping fees money to set aside in a closure fund when that occurs.

City Attorney Bill Hillier pointed out that the draft agreement includes a \$13 million cap and provides that should costs exceed \$13 million, a party to the agreement may elect to terminate its participation.

The agreement also includes a provision that the act of entering into the agreement cannot be used against the participating agency in an effort to invoke liability in the event the site is Superfund listed.

Also included is a provision that allows the groups as a whole to pursue all principal responsible parties which includes private entities and public entities not within Lewis County. (An intergovernmental agreement cannot include private entities pursuant to statute.)

City Attorney Hillier said he will be recommending to the closure group that the indemnification provision be expanded to mandate that the Executive Committee secure some type of liability insurance.

Mayor Spahr questioned whether additional fees could be added to the existing solid waste collection fees in the City of Chehalis to be used to pay for a portion of City's share of the landfill closure costs. City Manager Campbell said he would make some projections of the fees that could be collected over the next two years.

There was no further business or discussion to be conducted by the Council. The meeting adjourned at approximately 5:00 PM.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk



April 23, 1990

The Chehalis City Council met in regular session on Monday, May 23, 1990, at the Chehalis City Hall. Mayor Spahr called the meeting to order at 3:00 PM, and the following Councilors were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Bill Cavinder, Deputy Fire Chief; Randy Hamilton, Chief of Police; Barry Heid, Public Works Director; Peggy Morant, Assistant Finance Director; and Dani Daskam, City Clerk. Representatives of the news media present were: Bill Moeller of KITI Radio and Laura Towey of the Daily Chronicle.

1. Proclamations. Mayor Spahr read and presented a proclamation to Mrs. Harriett Clark of the VFW Auxiliary recognizing the annual VFW buddy poppy sale.

Mayor Spahr read a proclamation declaring the week of April 22-28, 1990, as Victims Rights Week in the City of Chehalis.

2. Consent Calendar. Councilor Butters moved to approve the Consent Calendar comprised of the following items:

a. Minutes of the regular City Council meeting of April 9, 1990.

b. Payroll Vouchers No. 18351 through 18489 and transfers dated March 29, 1990, in the amount of \$265,797.93; Transfer Voucher No. 1279 in the amount of \$199.88; and Transfer Voucher No. 1280 in the amount of \$4,997.

c. Setting May 14, 1990, at 3:15 PM for a public hearing on the update of the City's Six-Year Transportation Improvement Program.

Councilor Hatfield seconded the motion, and the motion passed.

3. Resolution No. 9-90 First Reading - Recognizing and Establishing a Deferred Compensation Plan through Great-West Life Assurance Company. Councilor Roewe moved to suspend the rule requiring two readings of the resolution. Councilor Hatfield seconded the motion, and the motion passed. Councilor Roewe moved to adopt Resolution No. 9-90. Councilor Venemon seconded the motion. The resolution recognizes the plan proposed by Great-West Life Assurance Company and authorizes and directs the execution of the necessary documents to implement such plan. Motion to adopt the resolution carried unanimously.

4. Airport Dike Repair Project. City Manager Campbell explained that the City received a letter of request from John Spears, the Chair of the Chehalis-Centralia Airport Board asking the cities of Chehalis and Centralia and Lewis County, as owners of the airport, to each pay one-third of the local share of the cost of the repairs to the airport dike and pump station which were damaged in the flood earlier this year. The U.S. Army Corps of Engineers is paying 80 percent of the repair project; the local share of 20 percent comes to approximately \$10,000. Much of the repair work on the dike has already been completed, and the work on the pump station will probably be completed by the end of May. The local match could have been met with in-kind services such as labor of City crews and use of City equipment; however, the City of Chehalis does not have the type of equipment that would have been necessary to complete the project.

The Airport Board is requesting that the owners of the airport participate in the funding of the repairs since the Airport Board does not have the funds available in its budget to absorb the expense. Mr. Campbell stated that as the airport develops and grows, the airport should be able to meet expenses related to a project of this sort. However, the airport does not have the funds available in this year's budget. Mr. Campbell recommended that the

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City participate in the project because of the emergency that was created by the flood. He also recommended that the Airport Board be requested to develop a policy for funding these sorts of activities and scheduled capital improvements.

Mr. Campbell pointed out that the interlocal agreement for the operation and maintenance of the airport sets out the obligations and responsibilities of all parties for paying for the airport.

Mr. Lloyd Willis, Vice Chair of the Airport Board and one of the City's representatives to the Airport Board, added that if the airport was further along in its development, the Airport Board would probably not need the assistance of the cities of Chehalis and Centralia and Lewis County in funding the dike and pump station repairs. Mr. Willis also advised that the Airport Board will be facing the future expense of replacing or repairing the fuel tanks at the airport.

Mr. John Fear, 726 N.W. West Street, objected to any contributions to the airport. He objected to taxpayers' money being spent on a facility which he believed served a minority of the population. He also contended that any revenue derived from the airport should go back to the taxpayers.

City Manager Campbell stated that the income from the lease of the land by the Flemming Corporation must go to the Airport Board according to State statute and local law. The Airport Board is a separate public authority and would receive all revenues from the operation of the airport.

Councilor Hatfield stated that while the dike alone will not prevent flooding at the airport, the dike will mitigate flood damage to the airport property and equipment.

Councilor Butters stated that with the proposed development of the airport property, the cities of Chehalis and Centralia and Lewis County may be required to contribute less to the airport.

Mr. Willis stated that the local governments receive revenues from the operation of the airport in the form of taxes. He pointed out that every plane at the airport is taxed for licenses and on its valuation. Every piece of property leased by the Airport Board is taxed. He also added that the airport is a benefit to the community in that it serves several area businesses whose operations are very dependent upon the airport. Mr. Willis stated that the Search and Rescue team utilizes the airport during search and rescue operations; the military uses the airport as a base for minor maneuvers.

Mr. Willis also explained that the Chehalis-Centralia Airport Board has an approximate \$60,000 earned income budget. Much of the income is derived from leases of property and hangars.

Councilor Roewe stated that the airport is owned by the cities of Chehalis and Centralia and Lewis County, and the City must support the airport until it is self-supporting.

Councilor Roewe moved to approve the payment of a one-third share (approximately \$3,300) of the local match for the airport dike and pump station repair project and request the Airport Board to develop a proposed improvement project cost-sharing policy for Tri-Agency review. Councilor Hatfield seconded the motion. Motion passed unanimously.

5. Youth Advisory Committee. City Manager Campbell explained that the concept of a Youth Advisory Committee grew out of some discussions held by the "Together! Chehalis Community for Drug and Alcohol Free Youth" group. The "Together!" group is the Chehalis community group that helps sponsor drug abuse awareness

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and prevention activities and, through the County Mobilization Council, assists the Chehalis DARE program in qualifying for money it receives from the State.

The concept of the Youth Advisory Committee is to recognize the positive contributions by youth in the community and provide an outlet and a meaningful way of participating in community issues through the City and thereby encourage youth to not become involved in drugs.

Since the City does not have a large number of issues that come before the City Council and primarily or significantly affect youth, the idea surfaced to designate the W.F. West High School student council to serve as the Youth Advisory Committee rather than creating a separate new committee. Mr. Campbell reported that Chehalis School Superintendent Gene Sharratt, chair of the "Together!" group, has agreed with the idea.

W.F. West High School students Brandy Anderson and Todd Young suggested that the Executive Council of the student body, rather than the Student Council, be designated the Youth Advisory Committee. Miss Anderson and Mr. Young explained that the Executive Council is comprised of the student body officers and class presidents. The Executive Council would be more responsive to the City Council's requests for review as the Executive Council meets once a week compared to the monthly meeting of the Student Council.

Councilor Hatfield moved to designate the W.F. West High School student body Executive Council as the City's Youth Advisory Committee. Councilor Zylstra seconded the motion, and the motion carried unanimously.

6. City Council/City Manager Reports:

a. City Manager Campbell reminded Council of the open house to be held by United Way and Volunteer Lewis County offices Thursday, from 4:00-7:00 PM, in recognition of National Volunteer Week.

b. City Manager Campbell advised the Council that they have been invited by the Lewis County Commissioners to attend a meeting with the 20th District legislators to solicit their support in calling a special session of the legislature to address funding for local law enforcement and criminal justice systems. The meeting will be held next Monday at 7:00 AM in the Sheriff's training room.

c. City Manager Campbell updated the Council on the status of the landfill closure agreement and advised the Council of the revisions made to the agreement since the Council's last review.

Under the revised agreement, the effective date will be identified as May 1, 1990. The closure and post-closure policy-making authority of all the parties to the agreement will be identified as taking place upon the effective date of the agreement rather than the initial payment date. The initial payment date into the closure fund will be July 1, 1991, but the Executive Committee has the authority to change the payment date for up to nine months. The Executive Committee will set the amount of the payment to the closure fund at that time. The Executive Committee will also be given the authority to establish a payment schedule to the closure fund. A revised revenue needs model has been prepared, and the City's share of costs has been reduced from approximately \$850,000 to \$740,000-\$780,000.

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City Manager Campbell reported that the City of Centralia has requested that action be taken on the agreement by May 1. However, because of the timing of their elected officials meeting to discuss the closure agreement, Mr. Campbell has advised the City of Centralia that Chehalis will not take action on the agreement until the Council meeting of May 14.

d. Councilor Roewe reported that the Transit Authority approved its six-year improvement program. The Transit will be initiating a demonstration route to Napavine and Winlock and will be soliciting bids for a new bus to provide the capability to service that area. The trolley bus has been refurbished and will be in service by the end of May.

e. Councilor Hatfield reminded the Council that effective next Monday, the City's new solid waste agreement with Superior Refuse will be in effect. Included in the agreement are provisions for a free curbside recycling program and a semi-automated disposal system. Councilor Butters stated that the semi-automated disposal containers are only available in the two-can size. City Manager Campbell advised that Jeff Meting of Superior Refuse has been invited to attend a Council meeting in May to provide Council an update of the curbside recycling program and the acceptance of the new semi-automated disposal containers.

At 3:55 PM, the Mayor recessed the regular meeting for a brief intermission. At 4:04 PM, the regular meeting was reconvened.

7. Work Session - Capital Improvement Plan. City Manager Campbell stated that, at the staff level, there is a need for a consolidated capital improvement plan (CIP). A CIP represents a good financial and public works planning management tool for the City. Also, the City Council identified a CIP as a top priority issue. The Public Works Trust Fund, beginning this year and in subsequent years, will require applicants for Public Works Trust Fund loans to have an adopted CIP for at least those systems that are eligible under their program. Mr. Campbell recommended that the City work towards a comprehensive CIP which includes all projects whether Public Works Trust Fund eligible or not.

Mr. Campbell advised that Public Works Director Barry Heid is the lead staff person in developing the CIP. Mr. Campbell introduced Mr. Craig Ruthford, representing the Chamber of Commerce. Mr. Campbell explained that one of the Chamber's top priorities this year is to be aware of the infrastructure needs of the local communities and county and be supportive of those needs. Mr. Ruthford was attending the work session to gain an understanding of the City's capital improvements needs.

Mr. Campbell stated that the CIP will be a "wish list" of projects that would be undertaken if the money were available or when the money becomes available at a later date. The CIP serves to itemize the capital improvement projects the City will be budgeting over the next five to six years.

Public Works Director Barry Heid reiterated that the City will be required to establish and adopt a CIP in order to be eligible for Public Works Trust Fund loans. Mr. Heid presented the Council with a Capital Improvement Plan planning strategy outline. Mr. Heid also proposed some policies for the formulation of the CIP and criteria for prioritizing and ranking capital projects. If Council concurs with the criteria presented, staff will present the Council with prioritized and ranked projects in a few weeks.

The CIP must provide for public comment on the Plan, and the Plan must be adopted by the Council by June 30, 1990, in order to comply with Public Works Trust Fund requirements.

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Councilor Hatfield moved to approve the prioritization criteria for rating capital improvement projects as presented by staff and set May 14, 1990, at 3:30 PM for a public hearing on the proposed CIP. Councilor Pope seconded the motion, and the motion passed.

There being no further business to come before the Council, the meeting adjourned.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk

May 14, 1990

The Chehalis City Council met in regular session on Monday, May 14, 1990, at the Chehalis City Hall. Mayor Spahr called the meeting to order at 3:00 PM, and the following Council members were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Jo Ann Hakola, Finance Director; Tony Keeling, Fire Chief; Bob Nacht, Building and Planning Director; Sharon Ferrier, Community Services Administrative Assistant; Barry Heid, Public Works Director; Randy Hamilton, Chief of Police; and Dani Daskam, City Clerk. Representatives of the news media present were: Bill Moeller of KITI Radio and Laura Towey of the Daily Chronicle.

1. Proclamation - Police Week. Mayor Spahr officially proclaimed the week of May 13-19, 1990, as Police Week in the City of Chehalis. A proclamation of the official declaration was presented to Chief of Police Randy Hamilton.

2. Consent Calendar. Councilor Butters moved to approve the May 14, 1990, Consent Calendar comprised of the following items:

a. Minutes of the regular City Council meeting of April 23, 1990;

b. Payroll Vouchers No. 18490 through 18632 and transfers dated April 30, 1990, in the amount of \$251,486.31; Transfer Voucher No. 1281 in the amount of \$137.50; Transfer Voucher No. 1282 in the amount of \$5,044.50; Claims Vouchers No. 16910 through 17106 and transfers dated April 17, 1990; in the amount of \$154,732.14; Claims Vouchers No. 17107 through 17205 and transfers dated April 26, 1990;

c. Setting the date of Tuesday, May 29, 1990, at 3:05 PM for a public hearing on an application from A.J. Conwell for a rezone of Tax Parcels No. 5618, 5619-2, 5625-3, and 5670-1 (aka Chehalis Brick and Tile Hill) from R-1 (single family residential) to C (Commercial) and R-3 (High Density Residential).

Councilor Zylstra seconded the motion. The motion passed.

3. Public Hearing - Request for Vacation of a Portion of an Alley; Block 6, Riverside Addition. At 3:05 PM, Mayor Spahr recessed the regular meeting and opened the public hearing on a request from Mr. and Mrs. H. Neeley to vacate a portion of an alley abutting Lots 2, 3, 5, 6, 23 and 24, and the east half of Lots 7 and 22, Block 6, Riverside Addition. Building and Planning Director Bob Nacht advised that the abutting property owners were identified as Mr. and Mrs. H. Neeley, Ida Goll, and Alice Denzer. Mr. Nacht explained that should Council grant the vacation, the property lines would need to be changed through the short plat process to avoid the creation of land-locked parcels.

Mrs. Ida Goll spoke in favor of the vacation. She explained that for many years she thought the alley had been vacated since it was undeveloped.

Mrs. Neeley explained that she and her husband have resided on the adjacent property for fifty years and the unimproved alley has been used by the adjacent property owners for several years.

Building and Planning Director Bob Nacht explained that if the alley should be vacated, the property will be made available to the abutting property owners at a purchase price equal to one-half the appraised value of the area vacated.

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Public Works Director Barry Heid added that he had no objection to the vacation.

There was no further public comment. The Mayor then closed the public hearing and reconvened the regular meeting.

Councilor Zylstra moved to direct staff to prepare an ordinance to vacate a portion of an alley described as abutting Lots 2, 3, 5, 6, 23, and 24, and the east half of Lots 7 and 22, Block 6, Riverside Addition. Councilor Hatfield seconded the motion. Motion passed unanimously.

4. Public Hearing - Six Year Transportation Improvement Program. City Manager Dave Campbell explained that it is a State requirement that the City annually adopt a Transportation Improvement Program (TIP). Projects which may be eligible for Federal or State funding must be listed on the TIP. Mr. Campbell pointed out that the TIP includes thirty different projects. Mr. Campbell cautioned that the State does not always follow the City's prioritization when it funds eligible projects; however, it is important to adopt the TIP by priority order since the City may be able to undertake some of the projects in future years regardless of State or Federal funding availability.

Public Works Director Barry Heid reiterated Mr. Campbell's statement that a project must be included on the TIP in order to be eligible to receive State or Federal funding.

Mr. Campbell pointed out that the West Street improvement project, which will be conducted this summer through State funding, was listed on last year's TIP as the City's third priority.

Councilor Roewe stated that she was upset with the prioritization of the Washington Avenue project from fourth place on last year's TIP to eighth place on this year's TIP. Mr. Heid explained that the projects listed on the TIP have been prioritized by staff and are subject to reprioritization by Council. Councilor Roewe stated that Washington Avenue receives a considerable amount of traffic, and she objected to its lower prioritization. She urged the Council to place the Washington Avenue project as the fourth priority project and move the Parkland project to the eighth priority project.

Mr. John Fear, 726 N.W. West Street, expressed his concern with the TIP project to install a traffic light at the intersection of Market and Main. Mr. Fear was concerned that with the installation of a traffic light, traffic would back up on Main congesting other intersections.

Chief of Police Randy Hamilton spoke in favor of the installation of a traffic light at Main and Market because of the volume of traffic on both streets. He stated that the installation of the light at that intersection would not divert more traffic to Washington Avenue because of the installation last year of additional stop signs on Washington. Chief of Police Hamilton and Public Works Director Heid both indicated that there has been a decline in the amount of traffic on Washington since the installation of the stop signs on Washington.

Mr. Adrian Schraeder, 1443 S.W. Kelly Avenue, spoke against the installation of any additional traffic lights on Market Boulevard. He stated that he resented having to stop at the traffic signals between 16th Street and downtown and often travelled on Chehalis Avenue or other streets rather than Market Boulevard.

Councilor Pope spoke as a Market Street business owner and stated that it would be impossible to get across Market without some traffic lights on Market.

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Mr. John Fear questioned project 27 on the TIP which calls for improvements to Florida, Brace, Cedar, Shoreline, and Louisiana Avenues. He questioned the advisability of pursuing an \$800,000 project for a neighborhood whose property values are low. Public Works Director Heid explained that the project was included because the streets identified become inundated with water during periods of minor flooding. The project calls for raising the grade of the streets from two to three feet. Mr. Heid further explained that the purpose of the TIP is to identify deficiencies in the street system that could be addressed should funding become available.

Mr. Fear contended that project 27 of the TIP is included in the program because it will protect the airport property from flooding from the south. Mr. Heid responded that the only consideration was the frequency of the flooding to the streets.

There being no other relevant comments, the Mayor closed the public hearing on the TIP and reconvened the regular meeting.

Councilor Hatfield moved to amend the staff recommendation for the City's Six Year Transportation Improvement Program by reprioritizing project 4, identified as the Parkland Drive-Interstate Avenue project, to project 8; and reprioritizing project 8, identified as the Washington-Cascade-12th Street project, to project 4, and direct staff to prepare a resolution adopting the program. Councilor Pope seconded the motion.

Councilor Zylstra commented that the intersection of Parkland Drive and Interstate Avenue is in greater need of improvement because of the traffic congestion there as opposed to the Washington Avenue project which is included in a residential area.

Public Works Director Heid agreed with Mr. Zylstra's comments. Mr. Heid stated that the condition of the street on Washington appears to be able to withstand its traffic volume over a certain period of years while there is an apparent immediate need to make improvements at Parkland and Interstate.

Councilor Hatfield asked what had happened to plans to restripe and install a turn lane at the Parkland and Interstate intersection. Mr. Heid explained that the budget did not allow for those improvements last year; and this year, because of the flooding costs, staff may need to request some budget adjustments in order for the work to be accomplished this year.

Motion passed by a vote of 6 ayes and 1 nay; Councilor Zylstra voted nay.

5. Public Hearing - Capital Improvement Plan. At approximately 3:35 PM, the Mayor recessed the regular meeting and opened the public hearing on the City's proposed Capital Improvement Plan.

City Manager Campbell stated that the proposed Capital Improvement Plan (CIP) is nowhere near final form as presented to Council. The CIP is a comprehensive plan which includes such systems as the water system, sanitary sewer system, storm drainage system, street system, and the public buildings that the City owns. The CIP is required in order to be eligible for Public Works Trust Fund loans and must be adopted by June 30 of this year. Mr. Campbell explained that the CIP is a list of rough priorities by system of various projects. Many projects have been included on the lists, some of which will occur beyond the five year horizon of the plan. Depending upon public comment and Council priority, the projects can be reprioritized.

City Manager Campbell suggested that staff work with Council to refine the CIP list, confirm that some projects should be in the



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five-year planning horizon while others should not, and receive comments from the public regarding the tentative list.

Mr. Adrian Schraeder, 1443 S.W. Kelly Avenue, stated that any capital improvements made to recently annexed areas should be paid by the residents of those areas through an LID or ULID rather than the total population paying for those costs.

Mr. Craig Ruthford, 171 N.E. Terrace, asked how the CIP would work should funding become available for a project. Mr. Campbell explained that should staff recommend budgeting anything for 1991, staff would attempt to go by the priorities listed on the adopted CIP. The CIP priorities could change in subsequent years, though. Mr. Campbell added that any projects proposed through the CIP must be approved through the annual budget process also.

As there was no further comment on the proposed CIP, the Mayor closed the public hearing and reconvened the regular meeting.

Councilor Pope moved to accept the staff recommendation to form a Council subcommittee to review and refine the CIP before formal Council action. Councilor Butters seconded the motion. Motion passed unanimously. Mayor Spahr appointed Councilors Butters and Pope and himself to the CIP Subcommittee.

6. Landfill Closure Agreement. City Manager Campbell reviewed the history of the landfill closure agreement with the Council. He stated that the City began negotiating with the City of Centralia, Lewis County, and other smaller cities last fall recognizing that the Centralia landfill, which the City had been contributing to since approximately 1970, has a limited life expectancy and there are extensive costs associated with closing that facility.

The Landfill Closure Agreement has received the approval of the negotiating committee and attempts to distribute the costs based upon historical usage of the landfill. The City of Chehalis' proposed share is 13.04 percent. Under current estimations of cost for closure and disregarding the possibility that the landfill may be Superfund listed and if the landfill has another two years worth of capacity left, the cost for the City of Chehalis would be approximately \$750,000. The time frame and schedule for paying the City's portion of the closure costs is yet to be determined, but will be determined by the Executive Committee created by the Agreement. The City of Chehalis will have one position of five on that committee.

Mr. Campbell also advised that the City will need to make decisions very soon on the alternatives for funding the City's share of the landfill closure costs. Mr. Campbell outlined some of the options available to the City--selling bonds, participating with another entity in a joint bond issue, using the reserves in the Garbage Fund to pay for part of the costs, increasing the City's own garbage charges to pay for some or all of the costs related to the closure.

City Attorney Hillier stressed to the Council that the City of Chehalis is not liable for payment until either the City agrees by contract to pay, until a court of law instructs us by court order to pay, or until an administrative agency of the Federal government passes some sort of mandate upon the City as a responsible party. Mr. Hillier added, though, that his research indicates that, should the City not sign the Landfill Closure Agreement, there is a high likelihood one of the other alternatives will prevail. Mr. Hillier recommended that the City should enter into the agreement for landfill closure for a portion of the costs which appears to be reasonable based upon the history of the City's use of the landfill. Mr. Hillier pointed out that the City's share is 13.04 percent with a cap on total closure costs of \$13 million.

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According to the agreement, the City can terminate its participation in the agreement if the total shared costs of closure exceed \$13 million or the site becomes Superfund listed. The signing of the agreement cannot be used against the City in a court of law or administrative proceeding as evidence of liability.

Mr. Hillier informed the Council that the City of Toledo has formally decided not to participate in the agreement.

Mr. Hillier added that the City does have one other source of recovery through its insurance carriers over the years, and staff is pursuing that avenue.

Councilor Butters moved to approve the proposed interlocal agreement for closure of the Centralia landfill and authorize the appropriate officials to sign the agreement. Councilor Pope seconded the motion.

Councilor Roewe expressed her concerns with the sections dealing with shortfalls and timing of payments. City Manager Campbell explained that according to the agreement, the initial payment is due July 1, 1991, but the Executive Committee can defer the initial payment for up to nine to twelve months depending upon the construction schedule. Mr. Hillier said that the shortfall section created a concern with the closure group also. But in logical and practical terms, should one of the major participants default on their payment, the remaining participants could terminate the agreement.

Motion to sign the agreement passed by a vote of 6 ayes, 1 nay. Councilor Roewe voted nay.

Mayor Spahr appointed City Manager Dave Campbell to serve as the City's designated representative pursuant to the interlocal agreement for closure of the Centralia landfill. There was no disagreement from the remaining Councilors regarding Mr. Campbell's appointment.

7. Bid Award for Type III Medical Aid Response Vehicle. Fire Chief Tony Keeling reported that staff opened bids for a new Type III medical aid response vehicle on April 6, 1990. Three bids were received from two different vendors. The bids received were: a Braun Type III from Braun Northwest, \$64,650 (excluding state sales tax); a Med Star Type III from C.L. Kirk Company, \$61,133 (excluding state sales tax); and a Road Rescue Type III from C.L. Kirk Company, \$64,325 (excluding state sales tax). Chief Keeling reported that the Braun model and the Med Star model took exceptions to the City's specifications. The Road Rescue model has a lifetime module warranty while the other models do not. Chief Keeling recommended that the Council award the bid to C.L. Kirk Company for a Road Rescue Type III medical response vehicle in an amount of \$64,325 (excluding state sales tax and licensing).

Councilor Zylstra moved to award the bid for a new medical response vehicle to C.L. Kirk Company for a Road Rescue Type III model at a bid price of \$64,325 (excluding state sales tax and licensing). Councilor Hatfield seconded the motion. Motion passed unanimously.

8. Agreement for Visitor and Tourism Services. Councilor Roewe moved to authorize staff to sign the contract between the Lewis County Visitors and Convention Bureau for visitor and tourism services. Councilor Hatfield seconded the motion. The annual renewable agreement provides that the City shall pay the Lewis County Visitors and Convention Bureau (VCB) the sum of \$5,000 in 1990 for visitor and tourism services provided to the City by the VCB. Motion passed unanimously.

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9. Request to Close Market Boulevard July 6-7. Councilor Venemon moved to approve the request to close Market Boulevard July 6-7 for Krazy Daze activities. Councilor Roewe seconded the motion. The request was made by the Chehalis Business and Professional Committee of the Twin Cities Chamber of Commerce to close Market Boulevard between Park and Division for Krazy Daze activities July 6-7. Staff had no objections to the closure. Motion passed unanimously.

10. Various Funding Sources for DARE and Other Police Services. Chief of Police Randy Hamilton reminded Council that the DARE program has been identified by Council as a moderate priority item. One of the goals of the DARE program is to identify some long-term funding sources for the program. Chief Hamilton identified four possible funding sources for the DARE program and/or other police services.

Chief Hamilton suggested an admissions tax on the off-track betting facility which recently opened at the Kit Carson Restaurant. Chief Hamilton estimated that this admissions tax would generate approximately \$4,000 annually. Chief Hamilton advised that the admissions tax could be extended to other events, such as professional sports events, but not to school activities.

Chief Hamilton suggested that a gambling tax be extended to bingo games conducted by non-profit organizations. He advised that funds derived from a gambling tax must be earmarked exclusively for gambling enforcement activities. Other suggestions included a tax or permit system on amusement devices and a court assessment on drug and alcohol convictions.

In response to a question from Councilor Hatfield, City Manager Campbell stated that the costs for a full-time DARE officer in 1990 are covered through the school district's contribution and staff's estimate of community fund raising and grants. However, Council discussion was needed in case the grants became no longer available or the community fund raising could not be guaranteed year after year.

Councilor Roewe moved to direct staff to research funding sources to advise the Council on the best and easiest way to generate the revenue needed and report back to Council at a later date. There was no second to the motion.

Councilor Butters suggested that the court assessments on drug and alcohol convictions may be the most appropriate source for generating revenue for the DARE officer position.

Councilor Hatfield moved to direct staff to research and prepare the appropriate legislation to implement the court assessment procedure and the off-track betting admission tax. Motion was seconded by Councilor Zylstra.

Councilor Roewe stated that the Council should look seriously at the other suggested sources of revenue, especially extending the gambling tax to bingo games conducted by non-profit organizations.

Councilor Hatfield moved to amend his motion to include the extension of the gambling tax to bingo games conducted by non-profit and charitable organizations. Councilor Zylstra seconded the motion. Councilor Butters expressed her opposition to extending a tax to bingo games conducted by non-profit and charitable organizations. The motion to amend the main motion passed by a vote of 6 ayes, 1 nay. Councilor Butters cast the dissenting vote.

The main motion, as amended, passed unanimously.

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11. Designation of Voting Delegates to the 1990 Association of Washington Cities Annual Business Meeting. Councilor Hatfield moved to appoint Councilor Roewe, Councilor Pope, and Mayor Spahr, as the City's voting delegates to the 1990 Association of Washington Cities annual business meeting. Councilor Zylstra seconded the motion. Motion passed unanimously.

12. First Quarter 1990 Analysis of Revenues and Expenditures. Finance Director Jo Ann Hakola presented the first quarter 1990 analysis of revenues and expenditures. Ms. Hakola explained that although the percentages of General Fund operating revenues appear to be behind those of last year, the estimated revenues budgeted are greater than those budgeted last year. The percentage of General Fund expenditures has remained constant from year to year. The Water-Sewer Fund revenues and expenditures are on line and consistent with last year's percentages.

Councilor Hatfield pointed out that the 1990 General Fund percentages indicate that the City is operating in the red through the first quarter. Ms. Hakola explained that the City retains a fund balance that carries the City until the first increment of property taxes is received in May.

13. City Manager's Wife's Employment. City Manager Campbell advised that he must publicly declare a potential conflict of interest due to his wife's recent employment with the City of Centralia in their recycling design program. He indicated there could be a proposal from that program presented for Council's consideration for participation and financial support. If at that time a conflict of interest exists, Mr. Campbell will withdraw from making a recommendation or participation in Council discussion of the proposal.

14. Status of Extending Sewers South of Chehalis. Building and Planning Director Bob Nacht informed the Council that a request to form an LID has been submitted to the City by several property owners south of the city limits along Jackson Highway, Wallace Road, and Kennicott Road. Mr. Nacht has determined that the signatures are sufficient to initiate the LID process. The next step will require the Public Works Department, together with consulting engineers, to determine a preliminary cost estimate to present to the petitioners and property owners. The petitions and property owners would then need to determine whether they wish to proceed with the LID and the method of calculating the assessments on their properties.

Councilor Hatfield questioned who would be liable for payment of the cost associated with the preliminary cost estimate should the petitioners decide not to pursue the LID. Public Works Director Barry Heid stated that the City of Chehalis has assumed the status of the unofficial lead agency for the LID. Mr. Heid suggested that the City enter into an agreement with Lewis County that provides that the County will pay for the cost of the preliminary cost estimate should the property owners not pursue the LID.

Councilor Hatfield questioned the reason for the City to assume lead agency since the LID involves residents of the county. Mr. Heid stated that since the City would be extending its sewer to the county residents, the City therefore assumed lead agency. However, the City can also refuse to act as lead agency.

15. Request for Sewer Capacity Allocation. Mr. Ed Johnson of Great Western Realty, appeared before the Council on behalf of the owner of approximately 31 acres of property situated (on the west side of Interstate 5) between Interstate 5 and Rush Road. The owner wishes to sell the property to a potential developer provided sewerage is available to the property. Mr. Johnson advised that he had requested a sewer connection from the City of Napavine; May

however, they denied his request because the property is outside the Napavine city limits, their sewer line was not adequate, and Napavine did not possess adequate capacity. Mr. Johnson requested that the City of Chehalis consider a request to connect to the City of Chehalis portion of the interceptor.

Public Works Director Barry Heid stated that the Sewer Operating Board met recently to discuss sewer capacity. The Lewis County Sewer District No. 1 and the City of Napavine have received inquiries from developers requesting sewer connections. Mr. Heid reviewed the ownership of the interceptor line and the existing capacity allocation. The Lewis County Sewer District No. 1 (LCSD#1) and the City of Napavine have approached the City of Chehalis requesting to purchase additional capacity from the City so that they may in turn allocate sewer capacity to proposed developments. The existing Wastewater Treatment Plant ERU capacity is allocated as follows: Chehalis - 7,439 ERUs; Napavine - 400 ERUs; LCSD#1 - 199 ERUs. Mr. Heid suggested selling 320 additional ERUs to Napavine and an additional 138 to LCSD#1; the 1990 costs for the additional capacity would be \$49,920 and \$21,528 respectively.

Mr. Heid stated that should Mr. Johnson's client's development be allowed to connect to the City's portion of the interceptor, the development would require 80 ERUs of Schedule III capacity of the interceptor line as well as 80 ERUs of the Wastewater Treatment plant capacity and Schedule I capacity.

City Manager Campbell stated that allocating capacity is a very important decision to make. Allocation of sewer capacity influences where and how much development will occur. The City has extended sewer capacity to the Industrial Park because the nature of the development there benefits the community's economic and employment base. The City has also considered extending sewer south of the City to residential areas because of the public health hazard and also because the city limits will logically extend to that area.

Mr. Heid estimated that of the 7,439 wastewater treatment plant ERUs owned by the City, half of those ERUs remain unallocated.

Councilor Roewe suggested that a Council subcommittee be created to review sewer capacity allocations. Mayor Spahr appointed Councilors Roewe, Hatfield, and Pope to a subcommittee to study and review sewer capacity allocations.

Councilor Roewe moved to approve the extension of 80 ERUs of sewer capacity to the development described by Mr. Johnson. Councilor Butters seconded the motion. Motion failed by a vote of 3 ayes, 4 nays. Councilors Hatfield, Pope, Venemon, and Zylstra voted nay.

16. 1990 Spring Rally. Public Works Director Barry Heid reported on the activity during the City's 1990 Spring Rally. He reported that according to the statistics, there was not as much participation in this year's spring rally compared to previous years. Mr. Heid speculated that the decrease in participation was a result of the rally starting the week after Easter weekend, inclement weather, and that many residents may have disposed of their waste after the flooding earlier in the year. Mr. Heid stated that the Spring Rally this year proved to be a success by stimulating recycling awareness and waste reduction.

17. Request for Council Work Session. City Manager Campbell requested a Council work session be held on Monday, May 21 for the purpose of reviewing and discussing the preliminary storm drainage study and plan. Mayor Spahr called for a work session to be held on Monday, May 21, at 5:00 PM at City Hall.

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18. City Council/Manager Reports:

a. City Manager Campbell reported that the State Department of Community Development has approved the City of Chehalis application for a 1990 Community Development Block Grant. The grant will allow the City to assist low and moderate income homeowners in the sub-basins scheduled for sewer rehabilitation during the next couple of years with their side sewer repairs.

b. Mayor Spahr announced the Lewis County Conservation District, together with Conservation Districts of Grays Harbor and Thurston County, are seeking members to serve on the Chehalis River Watershed Management Committee. Mayor Spahr asked for a volunteer to serve on the committee. Councilor Butters volunteered to serve as the City's representative on the Chehalis River Watershed Management Committee.

19. Executive Session. Mayor Spahr recessed the regular meeting in order to convene the Council in Executive Session pursuant to R.C.W. 42.30.110(g).

Immediately following conclusion the Executive Session, the regular meeting was reconvened. There was no further business to be conducted; therefore, the meeting adjourned.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk

May 29, 1990

The Chehalis City Council met in regular session on Tuesday, May 29, 1990, in the Council Chambers of the Chehalis City Hall. Mayor Spahr called the meeting to order at 3:00 PM, and the following Councilors were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Staff members present were: Dave Campbell, City Manager; Bill Hillier, City Attorney; Bob Nacht, Building and Planning Director; Jo Ann Hakola, Finance Director; Ray Muyskens, Community Services Director; Tony Keeling, Fire Chief; Randy Hamilton, Chief of Police, Barry Heid, Public Works Director; and Dani Daskam, City Clerk. Representatives of the news media present were: Bill Moeller of KITI Radio, Jim Cook of KELA Radio, and Laura Towey of The Daily Chronicle.

1. Consent Calendar. Councilor Hatfield moved to approve the May 29, 1990, Consent Calendar which consisted of the minutes of the regular City Council meeting of May 14, 1990. Councilor Pope seconded the motion, and the motion passed.

2. Ordinance No. 424-B, First Reading - Vacating a Portion of an Alley; Block 6, Riverside Addition. Councilor Roewe moved to pass Ordinance No. 424-B on first reading. Councilor Zylstra seconded the motion. The ordinance provides for the vacation of a portion of an alley described as abutting Lots 2, 3, 5, 6, 23, and 24, and the east half of Lots 7 and 22, Block 6, Riverside Addition. The motion carried unanimously.

3. Resolution No. 10-90, First Reading - Setting a Date and Time for a Public Hearing on a Petition to Vacate a Portion of South Market Boulevard and S.E. 16th Street (Dairy Dan). Councilor Zylstra moved to suspend the Council rule requiring two readings of the resolution. Councilor Hatfield seconded the motion, and the motion passed. Councilor Zylstra moved to adopt Resolution No. 10-90 on first and final reading. Councilor Hatfield seconded the motion. The resolution sets the date of June 25, 1990, at 3:05 PM for a public hearing on a petition from Roy Kalich to vacate a portion of South Market Boulevard and S.E. 16th Street. Motion carried unanimously.

4. Public Hearing - Request to Rezone a Portion of the "Chehalis Brick and Tile Hill" at 1570 N. National Avenue. At 3:05 PM, Mayor Spahr recessed the regular meeting and opened the public hearing on an application to rezone approximately 40 acres of property located at 1570 N. National Avenue from R-1 (single family residential) to R-3 (multi-family residential) and C-1 (commercial).

Building and Planning Director Bob Nacht explained that the City received a request from A.J. Conwell, owner of the property, to rezone the property from single family residential to commercial and multi-family residential. Mr. Nacht stated that the proposed commercial zone would be along North National Avenue while the proposed multi-family zone would be along the slope and the top of the hill.

Mr. Nacht advised that the Chehalis Planning Commission held a public hearing on the application for rezone on May 7, 1990. After considering the testimony given at the hearing and the Chehalis Comprehensive Plan, the Planning Commission issued a recommendation to approve the application for rezone as submitted by the applicant.

Mr. Nacht stated that as the property is currently zoned, the property could be developed with little or no regulatory control. For example, single family driveways could be constructed every thirty feet along North National because they are not controlled for their cumulative impacts. To rezone the property as commercial and multi-family zones would trigger a number of regulations that

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the City can impose to require a soils analysis, driveway placement review, and traffic pattern review.

Councilor Pope expressed his concern that a landslide could occur in that area once the land is disturbed. Mr. Nacht stated that as commercial or multi-family zoned property, any excavation of the property would most likely require an environmental checklist including a soils analysis. As the property is currently zoned, the City has little control over its development.

Councilor Pope asked that the liability issue be addressed. City Attorney Bill Hillier stated that with the existing zoning, the property owner can remove the dirt from the area, and the City has no regulatory authority and therefore no liability. If the property is rezoned so that the City has regulatory authority, the City may accept some liability.

Judy Chrisman, 71 Coal Creek Road, Chehalis, presented the Councilors with copies of a petition by her neighbors in opposition to the requested rezone. Ms. Chrisman also questioned why the petitioner had not requested a rezone of the property under a Planned Unit Development as suggested in the Comprehensive Plan.

City Attorney Bill Hillier explained that the property owner could request a rezone of the property under conventional means or through a Planned Unit Development proposal. Under a conventional rezone, the developer would be required to submit a detailed development plan at the time a building permit is requested while a Planned Unit Development proposal requires a detailed development plan accompany it.

Councilor Hatfield acknowledged that the Comprehensive Plan states: "The City should not rezone property for this use until a specific development plan is submitted and approved, preferably through a Planned Unit Development process." He stated that the Comprehensive Plan does not mandate that a Planned Unit Development be the only means to effect a rezone of the area in question but suggests that process.

Ms. Chrisman questioned the finding of non-significance on the environmental checklist related to the excavation of the hillside. Mr. Nacht explained that the Flemming Corporation, in connection with their development of property near the airport, submitted an environmental checklist for the airport project. That checklist, identified the borrow site of approximately 250,000 cubic yards of dirt to be trucked from the rezone site to the airport development. He advised that he found that no adverse impact would occur as a result of the excavation of the rezone site. He noted that the finding of non-significance only addressed the excavation not the issue of zoning.

Mr. Nacht offered to review the Flemming Corporation environmental checklist with Ms. Chrisman at another time rather than during the rezone hearing as the checklist is not relevant to the rezone request.

There was no further comment either for or against the request for rezone. The Mayor then closed the public hearing and reconvened the regular meeting.

Councilor Hatfield moved to direct staff to prepare an ordinance to effect the rezone of the subject property as requested. Councilor Zylstra seconded the motion. Motion passed by a vote of 6 ayes, 1 nay--Councilor Butters cast the dissenting vote.

5. Lewis County Center Status Report. Ms. Lynn Sitton of the Lewis County Center presented Council with an oral status report of the Lewis County Center.



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In 1986 a group of interested persons undertook an effort to build a facility in the local area to accommodate all the performing arts and area convention facility needs. Several fund-raising activities have been held in the past and are planned for the future to fund the expenses of the Center. Those activities include the activities related to the annual Seattle-to-Portland bicycle race, a dinner dance, benefit performances, the sale of a lithograph entitled "Footprints of the Future", and the sale of a Lewis County Center labeled white wine distributed through the Johnson Creek Winery.

Ms. Sitton reported that in the beginning Matthew Roewe contributed his architectural expertise to the Center until such time as he recommended that the Center obtain the services of an architecture firm which had expertise in designing performing arts centers. Since that time, the Center has retained the firm of Moreland, Christopher and Myles to develop the preliminary architectural design.

The Center was the recipient of a Burlington Northern Foundation grant last summer, and the Center has recently hired a grant consultant to assist the Center in writing and securing additional grants.

Ms. Sitton also reported that the Center moved into a larger office space this past year and hired a project coordinator, Sister Teresina Contris.

Ms. Sitton advised that the Center Board has adopted its goals for 1990. One goal is to establish a specific funding plan. The Center Board created a Ways and Means Committee to work towards accomplishing that goal. Another goal is to obtain definitive architectural renderings.

Ms. Sitton conveyed the Center's appreciation for the City's continued support of the Lewis County Center project.

6. Superior Refuse's Curbside Recycling Program Update. Mr. Jeff Meling of Superior Refuse updated the Council on the progress of Superior's curbside recycling program. Mr. Meling reported that his company serves 201 residential and commercial accounts. The number of accounts has not increased drastically but those accounts have increased their participation in the recycling program. Superior's recycling program includes collection of cardboard, newspaper, glass, aluminum cans, tin cans, and copper. Mr. Meling reported that the market for recyclables has decreased recently to the extent that he has begun to warehouse the recyclables until such time as the market for them improves.

Mr. Meling reported that he has begun collecting recyclable office paper and computer paper from the City administration buildings. There appears to be a market for recyclable green-bar computer paper, and he indicated he may extend that service to other commercial customers.

Mr. Meling also reported that he has 48 residential customers taking advantage of the free use of the plastic wheeled waste containers. Although the containers can take the place of two conventional trash cans and had been available to only subscribers of the two-can rate, Mr. Meling has made the container available to customers subscribing to the one-can rate by allowing them to have their trash picked up every other week rather than once a week.

7. Law Enforcement Torch Run. Chief of Police Randy Hamilton announced that the Law Enforcement Torch Run to benefit the Special Olympics will be held this week and will arrive in Chehalis on Thursday and then depart again Friday morning from the

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Chehalis Police Department on its way to the site of the Special Olympics at Fort Lewis. Chief Hamilton reported he will be coordinating the run through Lewis County this year and three of the department's officers and City Manager Campbell will be participating in the torch run.

8. Legislative Special Session. City Manager Campbell reported that Governor Gardner has called a special legislative session to consider a special funding package for counties and cities relating to law enforcement needs. The session is expected to occur on June 5. Under the distribution proposal, the City of Chehalis would receive during the first year approximately \$28,000 for law enforcement needs and on an on-going basis approximately \$14,000 annually. Chief Hamilton added that Lewis County is expected to receive approximately \$500,000.

9. Washington Irrigation and Development Company Sale. City Manager Campbell reported that according to his sources, the sale of Washington Irrigation and Development Company (WIDCO) coal mine in Centralia to PP&L will not affect WIDCO's plans to develop a regional solid waste disposal facility.

10. 1990-91 City Council Goals Update. City Manager Campbell highlighted some of the accomplishments related to the Council's adopted 1990-91 goals as follows:

Solid Waste - The interlocal agreement regarding the management and cost allocation for closure of the Centralia landfill was approved by the Council earlier this month. Financing options for the City's share of the closure costs will be discussed in the near future. City staff are participating on longer-term County solid waste management planning and the Tri-Agency recycling program.

Infrastructure Funding - A public hearing was held this month on the City's draft Capital Improvement Program (CIP) and a subcommittee of the Council will be reviewing the draft CIP. Staff have continued to apply for grants and loans related to the sewer rehab project.

South Chehalis Septic Problems - An LID petition was circulated among the residents and property owners south of Chehalis regarding the potential extension of City sewers to service that residential area. The City has agreed to be the lead agency for the LID if it is formed.

Fireflow Water Line Improvements - Staff have been making community presentations about the needs, potential costs, and financing strategies related to improvements in selected water lines. A summary of the public meetings will be presented to the Council next month.

Feasibility of Storm Sewer Utility for Local Drainage improvements - At the last Council meeting, the Master Storm Drainage Study and Plan was presented to the Council.

Timber Management Program - The Timber Management Advisory Committee has met a few times this year and is concentrating its attention initially for harvesting in the City's property around the Public Works site. A proposed plan is expected next month.

New Housing Units - The Chamber of Commerce initiated a task force earlier this year, and both staff members and Council members have participated in the task force.

Sidewalk Repairs and Improvements - Last year approximately 60 locations received notices to repair

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hazardous sidewalks. Of that number, only 12 remain to be repaired. The remaining 12 locations in need of repairs will be contracted by the City and liens will be attached to the abutting property owner. A second round of notices will be issued soon.

City's Workers' Compensation/Safety Record - Staff have been working with a State Department of Labor and Industries loss control consultant to come up with some new regulations or other methods to improve the City's experience.

Senior Citizen Services and Activities - The number of community service and other recreational activities at the senior drop-in site at Henderson Park have been increased. This summer the Recreation Division will be offering leagues for seniors in horseshoe and softball competition.

Caboose at Former Steam Engine Site - Staff are looking for a caboose; however, there are other potential uses of the site. In the meantime, the area will be landscaped. The Chehalis-Centralia Railroad Association is considering constructing a replica of a historical train garage to house the steam engine during the winter months.

Sister City Relationship with Inasa-cho, Japan - Another delegation will be visiting from Inasa-cho this August.

11. Report of Council Sewer Capacity Subcommittee. Councilor Pope stated that the subcommittee's conclusions included that the City's policy on remaining sewer capacity ought to be divided into thirds; one-third to be reserved for residential development, one-third reserved for commercial/industrial, and one-third uncommitted. Councilor Hatfield added that the subcommittee recommends that the Council offer to sell, at existing rates, to the City of Napavine and Lewis County Sewer District No. 1 a sufficient number of ERUs of capacity at the treatment plant to equalize the number of ERUs they each hold in Schedule I of the interceptor line. Public Works Director Barry Heid advised that the current price for each treatment plant capacity ERU is \$156. Councilor Hatfield stated the subcommittee has also recommended that the City revise the charges for sewer capacity ERUs to more accurately reflect the cost of replacement. The existing ERU charge is based upon ten percent of the replacement cost. Councilor Hatfield also conveyed the subcommittee's recommendation that the request made by Mr. Ed Johnson at the last Council meeting for sewer capacity allocation from the City be denied. The subcommittee believed it was more appropriate, because of the location of his proposed development, that he request the sewer capacity allocation from the City of Napavine.

City Manager Campbell suggested that if the Council decides to offer to sell capacity ERUs to Napavine and Lewis County Sewer District, that the offer be extended for a limited time only.

Councilor Roewe moved to accept the recommendations of the Council's sewer capacity subcommittee which are as follows:

1. Offer to sell, at existing rates, an additional 320 ERUs of sewer capacity at the treatment plant to Napavine and 138 ERUs to Lewis County Sewer District No. 1. The offer to sell at existing rates shall be limited to 180 days duration.

2. Adopt a policy to reserve the City's remaining sewer capacity in equal thirds to residential development, commercial/industrial development, and an uncommitted category.

3. Refuse the capacity request made to the City by Mr. Ed Johnson of Great Western Realty for sewer capacity allocation from the City.

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4. Direct staff to suggest revisions to the City's existing charges for sewer capacity and connections.

Councilor Venemon seconded the motion. Motion carried unanimously.

At 4:20 PM, the Mayor recessed the regular meeting for a five minute recess. At 4:25 PM, the regular meeting was reconvened, and the Mayor then convened the Council in executive session pursuant to RCW 42.30.110(i). Following conclusion of the executive session, the regular meeting was reconvened. There being no further business to be conducted by the Council, the meeting immediately adjourned.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk

June 11, 1990

The Chehalis City Council met in regular session on Monday, June 11, 1990, in Chehalis City Hall. The meeting was called to order at 3:00 PM by Mayor Spahr, and the following Councilors were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Jo Ann Hakola, Finance Director; Barry Held, Public Works Director; Bob Nacht, Building and Planning Director; Randy Hamilton, Chief of Police; Tony Keeling, Fire Chief; and Dani Daskam, City Clerk. Representatives of the news media present were: Jim Cook of KELA Radio, Bill Moeller of KITI Radio, and Rick House of The Chronicle.

1. DARE Donation. Charlotte Frank, Branch Manager of Twin County Credit Union, presented Council with a \$500 donation to the Chehalis DARE Program. Mayor Spahr accepted the donation on behalf of the City and thanked Ms. Frank and Twin County Credit Union for their generosity.

2. Consent Calendar. Councilor Hatfield moved to approve the June 11, 1990, Consent Calendar comprised of the following items:

- a. Minutes of the regular City Council meeting of May 29, 1990;
- b. Bid award for chlorine and sulfur dioxide to All Pure Chemical Corporation. Bid prices accepted were:

Chlorine,	1 ton container	\$335.00/ton
	1 ton container deposit	750.00/each
	150 lb. cylinder	0.32/lb.
	cylinder deposit	100.00/each
Sulfur Dioxide,	1 ton container	460.00/ton
	1 ton container deposit	750.00/ea.
	150 lb. cylinder	0.56/lb.
	cylinder deposit	100.00/ea

- c. Call for bids for the construction of the West Street Improvement Project contingent upon approval and allocation of funds from the Transportation Improvement Board. Bid opening will be July 5, 1990, at 3:00 PM.
- d. Call for bids for the furnishing of labor, materials, and equipment for the reroofing of the Public Safety Building. Bid opening will be July 5, 1990, at 3:00 PM.

3. Ordinance No. 424-B, Second Reading - Vacating a Portion of an Alley; Block 6 Riverside Addition. Councilor Zylstra moved to pass Ordinance No. 424-B on second reading. Councilor Hatfield seconded the motion. The ordinance provides for the vacation of a portion of an alley described as abutting Lots 2, 3, 5, 6, 23, and 24, and the east half of Lots 7 and 22, Block 6, Riverside Addition. The motion to pass carried unanimously.

4. Ordinance No. 425-B, First Reading - Rezoning a Portion of the "Chehalis Brick and Tile Hill" at 1670 N. National Avenue. Councilor Hatfield moved to pass Ordinance No. 425-B on first reading. Councilor Zylstra seconded the motion. The ordinance provides for the rezone of the property from single family residential (R-1) to Commercial (C-1) and high-density residential (R-3). The Commercial zone would be located abutting N. National Avenue and the R-3 zone would be located behind the Commercial zone

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and on the existing hillside. Motion passed by a vote of 6 ayes, 1 nay. Councilor Venemon cast the dissenting vote.

5. Ordinance No. 426-B, First Reading - Creating and Establishing a Substance Abuse Contribution Account. City Manager Campbell reported that at a previous meeting, the Council instructed staff to prepare three ordinances which could directly or indirectly provide revenue to support the DARE program. One of the revenue sources through an admissions tax will require further legal research before presentation of an ordinance. Ordinance No. 426-B creates a substance abuse contribution account through Municipal Court assessment on convicted violators of the drug and alcohol laws. Also on the agenda is Ordinance No. 427-B which provides an amendment to the City's gambling laws regarding bingo operations.

Chief of Police Randy Hamilton explained that the substance abuse contribution account would require all convicted violators of the alcohol and controlled substances laws to make a contribution to that account through a Municipal Court assessment. The revenues derived from the assessment could be used for the purchase of DARE supplies, equipment, training, and enforcement. Chief Hamilton estimated that approximately \$20,000 annually could be realized from the assessment. City Attorney Hillier explained that any suspension of fines would not affect the \$100 per conviction assessment as the assessment is a court cost and must be paid by the violator. City Attorney Hillier said that since the contribution is made directly to the account, the State is not entitled to a pro-rata share as is the case with court fines.

Councilor Zylstra moved to pass Ordinance No. 426-B on first reading. Councilor Butters seconded the motion. Councilor Roewe objected to implementing an account which is restricted in use. Chief Hamilton explained that the revenues can be used for any police activities related to alcohol and drug abuse enforcement.

Motion to pass Ordinance No. 426-B carried unanimously.

6. Ordinance No. 427-B First Reading - Amending Ordinance No. 49-B. the City's Gambling Tax Ordinance. Chief of Police Randy Hamilton reported that in 1975 the City of Chehalis implemented taxes on certain gambling activities. The ordinance establishing the taxes exempted non-profit, charitable organizations from paying taxes on bingo operations. Chief Hamilton stated there is a considerable number of bingo operations within the City conducted by organizations with an "exempt" status. If the bingo tax of ten percent were extended to the non-profit, charitable organizations, approximately \$14,800 would be derived in taxes (based on 1988 net income figures). Chief Hamilton explained that the additional tax revenue from bingo operations could replace other General Fund revenues used to support the gambling enforcement activities of the police department. Chief Hamilton added that the police department conducts inspections of the non-profit bingo operations and has assisted the State Gambling Commission in investigations related to the bingo operations of non-profit organizations without the tax support from these operations.

In response to a question from Councilor Venemon, Chief Hamilton explained that a non-profit organization is defined as one which is chartered as a non-profit organization and recognized and certified by the Secretary of State as a non-profit or charitable organization.

Councilor Venemon stated that the money raised through bingo operations by the non-profit or charitable organizations is used primarily for community service projects. She expressed her concern that if the City taxes their bingo operations, the taxation could be detrimental to the community service projects offered by the organizations.

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Councilor Butters agreed with Councilor Venemon's comments. She stated the organizations put much of their earnings back into the community, and she is very uncomfortable with the proposal to tax the non-profit organizations.

Councilor Hatfield moved to pass Ordinance No. 427-8 on first reading. Councilor Roewe seconded the motion.

Mr. Chuck Weshinsky, Centralia, speaking on behalf of the Eagles Aerie, the American Legion, and the Visiting Nurses stated that the bingo profits of these charitable organizations are donated to various charities; the Chehalis DARE program is one program which has received such a donation. Mr. Weshinsky also stated that contributions by these organizations to their major charities qualifies them to receive grants back for local community projects.

Councilor Pope expressed his opposition to extending the bingo tax to non-profit organizations as these organizations already contribute substantially to the community. He stated that defeating the ordinance would be in the best interest of the community.

Councilor Butters suggested increasing the substance abuse contribution account assessment rather than extending the bingo tax to non-profit organizations.

Councilor Hatfield excused himself from voting on ordinance due to the appearance of fairness doctrine.

Councilor Roewe suggested that the gamblers pay an additional fee to play bingo rather than the organizations paying the tax from existing proceeds.

Motion to pass the Ordinance No. 427-B failed by a vote of 0 ayes and 6 nays.

7. Resolution No. 11-90, First Reading - Adopting the Six-Year Transportation Improvement Program (TIP). Councilor Zylstra moved to suspend the Council rule requiring two readings of the resolution. Councilor Hatfield seconded the motion, and the motion carried unanimously. Councilor Zylstra moved to adopt Resolution No. 11-90 on first and last reading. Councilor Hatfield seconded the motion. Motion carried unanimously.

City Manager Campbell pointed out that there was one revision to the TIP as a result of the Council's public hearing and subsequent discussion. Also, the signalization of the National-Median intersection which appears as part of project 30 on the TIP has failed again to meet the warrants and traffic counts required to justify signalization of the intersection. Mr. Campbell suggested that the signalization component of the project be dropped from the TIP. It was consensus of the Council that there was little chance that the project would be funded because of its low priority rating and that Council delay amending the TIP until next year.

8. City Council/Manager Reports:

- a. City Manager Campbell requested that the Council fix the time to which to adjourn from today's meeting to next Monday at a time convenient to the Council. He requested that the Council consider at that time several items which are time sensitive. Items of business will include requests to re-order and call for bids on some construction projects.
- b. Mayor Spahr requested that any Councilor interested in working as part of a group to work towards the

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Sister City relationship with Inasa-cho, Japan, contact him.

- c. Mayor Spahr announced that the time has come for the annual review of the City Manager. Mayor Spahr distributed the evaluation forms utilized last year and asked that members of the Council complete the forms and return them at the regular meeting scheduled for June 25, 1990, for discussion in executive session.

Councilor Roewe moved that when the Council adjourns on this date, the Council stand adjourned to meet at 5:00 PM, Monday, June 18, 1990, in City Hall. Councilor Venemon seconded the motion. Councilor Hatfield questioned the need to meet on June 18 when the business to be conducted then could be delayed to the regular meeting of June 25. Motion failed by a vote of 0 ayes, 7 nays.

Councilor Roewe having voted against the previous main motion moved to reconsider the vote on fixing the time to which to adjourn. Councilor Zylstra seconded the motion. The motion to reconsider passed by a vote of 6 ayes, 1 nay--Councilor Hatfield cast the dissenting vote. The Mayor then called for the question on the motion to fix 5:00 PM, Monday, June 18, 1990, as the time to which to adjourn.

City Manager Campbell stated that the continuation of today's meeting was requested for the purpose of allowing an additional week's time for the process of calling for and awarding bids on the sewer rehabilitation project. The earlier that the bidding process can be completed, the earlier the construction can take place during better weather conditions.

Motion to fix the time to which adjourn passed by a vote of 6 ayes, 1 nay--Councilor Hatfield cast the dissenting vote.

Councilor Hatfield moved to adjourn. Councilor Venemon seconded the motion, and the motion passed. Mayor Spahr announced that the Council stands adjourned until 5:00 PM on Monday, June 18, 1990, at City Hall.

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Mayor Spahr convened the adjourned meeting of June 18, 1990, at 5:00 PM in the Chehalis City Hall which was a continuation of the June 11, 1990, regular City Council meeting. Councilors present were: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Staff members present during the meeting included: Dave Campbell, City Manager; Bill Boehm, Acting City Attorney; Tony Keeling, Fire Chief; Barry Heid, Public Works Director; Randy Hamilton, Chief of Police, Jo Ann Hakola, Finance Director; Bob Nacht, Building and Planning Director; Ray Muyskens, Community Services Director; and Dani Daskam, City Clerk. Representatives of the news media present were Bill Moeller of KITI Radio and John Pierce of The Chronicle.

1. Resolution No. 12-90, First Reading - Adopting the 1991-1995 Capital Improvement Program. City Manager Campbell advised the Council that the only change made to the Capital Improvement Program (CIP) since it was last presented to the Council was the re-prioritization of two projects in the street section which reflected the reordering of two projects--the widening and overlay of Washington Avenue and the Parkland-Interstate intersection improvements.

Mr. Campbell stated that the system priorities contained in the CIP relate to other plans. For example, the streets are consistent with the TIP, the storm sewer improvements are consistent with the order found in the storm drainage study and



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plan, the sanitary sewer improvements are consistent with the consent decree with DOE, and the water improvements are consistent with the master water system plan.

Mr. Campbell stressed that the adoption of the CIP does not appropriate funding for the projects. Funding the projects will be accomplished through the budget process.

Councilor Hatfield moved to adopt Resolution No. 12-90 on first reading. Councilor Zylstra seconded the motion. The motion carried unanimously.

2. Ordinance No. 428-B, First Reading - Providing for and Establishing the Liability for Personal Injury and Damages to be upon the Property Owner or Occupier of Abutting Property. Finance Director and Risk Manager Jo Ann Hakola explained that the purpose of the ordinance is not to change the intent of the original sidewalk liability ordinance but to more clearly identify the abutting property owner as the one who bears the liability for sidewalk repair. Ms. Hakola stated the more specific language was suggested by the Washington Cities Insurance Authority to protect the City from litigation.

Councilor Butters moved to pass Ordinance No. 428-B on first reading. Councilor Hatfield seconded the motion.

In response to a question by Councilor Roewe, Public Works Director Heid explained that the City has interpreted City ordinances to mean that the sidewalk itself belongs to the abutting property owner but that the property on which the sidewalk lays is usually within public right-of-way and belongs to the City.

Motion to pass Ordinance No. 428-B on first reading passed with 6 ayes, 1 nay--Councilor Venemon cast the dissenting vote.

3. Resolution No. 13-90, First Reading - Authorizing Signature of U.S. Environmental Protection Agency Construction Grant for Sanitary Sewer System Rehabilitation Program. City Manager Campbell explained that staff have been working toward an application to the Environmental Protection Agency (EPA) for the City's sanitary sewer rehabilitation program. The application is scheduled to be completed sometime within two to four weeks. The EPA requires a resolution authorizing the Mayor to sign the application and the City Manager to sign the agreement and other grant documents as part of the application package.

Councilor Hatfield moved to suspend the Council rule requiring two readings of the resolution. Councilor Zylstra seconded the motion. Motion passed uannimously.

Councilor Hatfield moved to adopt Resolution No. 13-90 on first and last reading. Councilor Butters seconded the motion. The motion passed unanimously.

4. Amended 1990 Street Maintenance Program. Public Works Director Barry Heid advised that there have been a number of priority changes within the street maintenance program due to the severe weather the last two winters. He recommended that N.W. Chamber of Commerce Way be listed as the top priority for paving or street overlay.

Mr. Heid advised that with the recent gas tax increase, the City can expect an additional \$15,000 in gas tax revenue this year. He requested that the expected additional gas taxes be appropriated within this year's budget so that the overlay project for Chamber of Commerce Way can be accomplished and the street oiling program can be accomplished to some extent also.

Councilor Pope questioned the advisability of scheduling the

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overlay of Chamber of Commerce Way now when there is expected to be considerable use of the street by heavy construction vehicles in the near future. Mr. Heid said that the construction firms will be required to adhere to the City's vehicle size and weight limits. Mr. Heid added that if the street in its present condition were to sustain that type of traffic, the street may suffer worse damage than it has now. The overlay of the street will hopefully protect the street and enable it to better carry the weight.

Councilor Zylstra moved to amend the 1990 street maintenance program as contained in a June 1, 1990, memorandum from Public Works Director Barry Heid. Councilor Hatfield seconded the motion. Motion carried unanimously.

5. Call for Bids for 1990 Sanitary Sewer Program: Change Order No. 3, Sanitary Sewer Rehabilitation Project, Jack Johnson Construction; and Vouchers and Transfers. Councilor Butters moved to approve under one motion Items No. 6, 7, and 8 appearing on the Council agenda. Councilor Hatfield seconded the motion. The motion to approve included the authorization to call for bids for the 1990 Sanitary Sewer Rehabilitation Project with a bid opening date of July 13, 1990, at 3:00 PM; approval of Change Order No. 3 of the 1988 Chehalis Sanitary Sewer Rehabilitation Project for a net increase in the contract price of \$15,437.62; and payroll vouchers and transfers dated May 30, 1990, in the amount of \$255,108.17, Claims Vouchers No. 17206 through 17422 and transfers dated May 21, 1990, in the amount of \$171,207.29, and Claims Vouchers No. 17243 through 17517 and transfers dated May 29, 1990, in the amount of \$28,032.56. Motion carried unanimously.

6. Pedestrian Safety Improvements. Chief of Police Randy Hamilton presented Council with a plan to address pedestrian safety in the downtown area. Chief Hamilton's plan addressed two existing crosswalks. The first crosswalk is on Pacific Avenue and is mid-block at Security State Bank's main branch and its drive-up window facility. Chief Hamilton stated that safety standards recommend that crosswalks be placed at street intersections whenever possible. The crosswalk is primarily used as a convenience crosswalk for Security State Bank personnel and customers. Because it is located in the middle of the block and because the same block has two other crosswalks, Chief Hamilton recommended that the crosswalk be eliminated to reduce congestion and liability.

Chief Hamilton explained that what appears to be another mid-block crosswalk on Pacific Avenue between Front Street and Boistfort Avenue is a legal crosswalk as it is near Pacific Avenue's intersection with a heavily travelled alley. Chief Hamilton also pointed out that only one end of the block (at Boistfort Avenue) has a crosswalk.

Councilor Zylstra questioned whether staff have met with the management of the bank to discuss the proposal and other options. Chief Hamilton advised that one of the bank officials had not yet responded to his call. Councilor Zylstra expressed his concern for Security State Bank tellers who must daily carry cash between the bank's two facilities and who will be required to utilize other crosswalks should the existing crosswalk be removed.

Councilor Roewe said that she has observed pedestrians in the crosswalk and that for the most part the crosswalk is ignored by drivers.

Chief Hamilton stated that the crosswalk is being recommended to be eliminated to reduce the City's liability. The crosswalk was installed against recommended standards, therefore the City's liability is greater in this case. Public Works Director Barry Heid added that at any street intersection there is an implied crosswalk. He also stated that the crosswalk is near the intersection of the alley and Pacific Avenue not located precisely

at the intersection of Pacific and the alley and he believes this was done so to take advantage of the no parking zone for the existing fire hydrant on Pacific Avenue. Any relocation of the crosswalk would reduce available parking on Pacific Avenue.

Councilor Hatfield recommended that since the City is concerned with mid-block crosswalks and the City's liability, the City should then remove all three crosswalks.

Chief Hamilton proposed that the crosswalk on Front Street between the Depot Restaraurant and the museum be eliminated. The crosswalk is located mid-block, is in a congested traffic area, and is located so that both the driver and pedestrian have poor visibility. With the removal of the crosswalk, pedestrians would be required to use the crosswalk at Front and West Street. The museum staff have approved the proposal and have agreed to remove the steps leading from the museum parking lot to the crosswalk. Chief Hamilton also proposed improvement of access to the Twin Transit bus shelter near the existing crosswalk location. Currently there is no sidewalk access to the bus shelter on Front Street. He suggested constructing a sidewalk from West Street approximately 20 feet to the bus shelter. Chief Hamilton has discussed the project with Twin Transit Manager Jim Carroll, and he will be recommending to the Transit Board that Twin Transit enter into a joint project with the City to construct the sidewalk and new steps to the museum parking lot.

Councilor Pope urged the Council to proceed with what is best for the City and take the steps necessary to reduce the City's liability.

It was consensus of a majority of the Council to concur with the staff recommendation. Chief Hamilton stated he would contact the area merchants before the crosswalks are eliminated.

At 5:40 PM, Mayor Spahr recessed the meeting. At approximately 5:50 PM, Mayor Spahr reconvened the Council meeting.

7. Washington Surveying and Rating Bureau's Fire Rating of the City. Fire Chief Tony Keeling reported that the Washington Surveying and Rating Bureau completed its inspection and grading of the City's fire protection capabilities. The Washington Surveying and Rating Bureau is an independent company which judges cities and fire districts for the insurance industry. On a rating scale of 1 to 10 (one being the best), the Bureau determined Chehalis to be a 6. The City was previously rated 5. Chehalis moved into the 6 category by 157 deficiency points.

The cost impact to residential, commercial, and industrial properties varies according to individual insurance companies. Chief Keeling estimated that the 6 category rating may increase commercial and industrial property insurance rates from 10 to 15 percent. Residential insurance rates may increase 9 to 15 percent but may not increase at all for some property owners as some insurance companies do not differentiate between a 5 and a 6 category rating.

Chief Keeling stated that once the City received the grading schedule, he contacted a representative of the Surveying and Rating Bureau to discuss ways the City might reduce its deficiency points.

Chief Keeling reported that an automatic aid agreement with the City of Centralia Fire Department for commercial and industrial fire alarms would reduce the grading by 94 points. Based on the average number of calls, an automatic aid agreement with Centralia would cost approximately \$350 per month.

Fire prevention inspections conducted twice a year, rather than once a year as is the case now, would reduce approximately 25-

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30 deficiency points. A total of approximately 200 deficiency points can be reduced fairly easily in the fire prevention section.

The City was given 140 deficiency points because of inadequate water flows in the north end of the City. Staff have been conducting public information forums to discuss proposed fire flow improvements, but this is a long-term issue.

Chief Keeling reported that the Surveying and Rating Bureau rated the City for a fire flow of 3500 gpm. This would require that the city have three engine companies and a ladder company on duty staffed by six persons each. The City's current staffing level results in 92 percent deficiency. The implementation of a three-person engine company would reduce the points by 33 each. A resident/sleeper program would reduce 20-25 points and an Explorer Scout program would reduce approximately 20 points.

Other items included a new fire engine worth 20 points, replacement of fire hose over the age requirement worth 19 points, and enhanced 911 dispatch service with fax printer worth 45 points.

Mayor Spahr encouraged Chief Keeling to continue working toward implementing the short-term low-cost improvements to reduce the deficiency points and reinstate the grade 5 rating.

City Manager Campbell reported that the Surveying and Rating Bureau has agreed to hold the rating change in abeyance for 60-90 days while the City works toward implementing some of the short-term improvements to achieve a better rating. Chief Keeling reported that the grade 6 rating would not normally take effect for almost a year from the grading date.

8. Certificate of Appreciation - Greg Keeling. Mayor Spahr presented Greg Keeling with a certificate of appreciation for the work he did to promote community awareness of the potential pollutants which may be discharged to the streams and rivers through illegal dumping in the City's storm drainage system. Greg Keeling painted the City's catch basins with a decal reading "Dump No Waste Drains to Stream". The project is part of Greg Keeling's efforts to achieve one of the highest scout awards, the William T. Hornaday Award, which is an ecology award.

9. West Street Intersection/Rail Crossing Improvement Project. Public Works Director Barry Heid presented a design to change the configuration of the intersection at West and Front Streets and the West Street railroad crossing. Mr. Heid proposed extending the curb area on West Street to eliminate the island and one lane of westerly traffic where there are now two lanes of westerly traffic divided by a traffic island. The design would need to be such to allow large trucks to make the turn. The design would also free up some public right-of-way which could either be retained by the City or sold to the abutting property owner. The design would also decrease the railroad crossing area which the railroad is required to maintain. Mr. Heid stated that the proposal does not and will not include allowance for a left turn lane for easterly bound traffic attempting to access the store at West and National Avenue. Mr. Heid reported that he has contacted the adjacent property owners and they are receptive to the proposal.

There being no further business to come before the Council, the meeting adjourned at approximately 6:40 PM.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk

June 25, 1990

The Chehalis City Council met in regular session on Monday, June 25, 1990, in the Council Chambers of Chehalis City Hall. Mayor Spahr called the meeting to order at 3:00 PM, and the following Council members were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Joyce Venemon, Dave Zylstra, and Bob Spahr. Vivian Roewe was absent. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Randy Hamilton, Chief of Police; Ray Muyskens, Community Services Director; Verna King, Technical Supervisor; Bob Nacht, Building and Planning Director; Peggy Morant, Assistant Finance Director; Mike Harris, Deputy Fire Chief; and Dani Daskam, City Clerk. Representatives of the news media present were: Bill Moeller of KITI Radio, Jim Cook of KELE Radio, and Laura Towey of The Chronicle.

1. Consent Calendar. Councilor Butters moved to approve the June 25, 1990, Consent Calendar comprised of the minutes of the regular City Council meeting of June 11, 1990, and the adjourned meeting of June 18, 1990. Councilor Pope seconded the motion. Motion carried unanimously.

2. Ordinance No. 426-B, Second Reading - Creating and Establishing a Substance Abuse Contribution Account. Councilor Zylstra moved to pass Ordinance No. 426-B on second reading. Councilor Hatfield seconded the motion. The ordinance creates and establishes a Chehalis Substance Abuse Contribution Account and levies a \$100 court assessment on all alcohol- or drug-related offense convictions. The effective date of the ordinance will be July 5, 1990. Motion to pass Ordinance No. 426-B carried unanimously.

3. Ordinance No. 428-B, Second Reading - Providing for and Establishing the Liability of Personal Injury and Damages to be Upon the Property Owner or Occupier of Abutting Property. Councilor Hatfield moved to pass Ordinance No. 428-B on second reading. Councilor Butters seconded the motion. The ordinance relates to the liability for sidewalk repair and personal injury and damages to be upon the abutting property owner. Motion to pass carried unanimously.

4. Resolution No. 12-90, Second Reading - Adopting the 1991-1995 Capital Improvement Program. Councilor Butters moved to adopt Resolution No. 12-90 on second reading. The resolution adopts the City's 1991-1995 Capital Improvement Program. Motion to adopt Resolution No. 12-90 carried unanimously.

Mayor Bob Spahr excused himself from the Council meeting because of an appearance of fairness related to the public hearing to take place before the Council on a request to vacate a portion of South Market Boulevard and S.E. 16th Street. Mayor Pro-tem Hatfield presided over the meeting during Mayor Spahr's absence.

5. Public Hearing on Petition to Vacate a Portion of South Market Boulevard and S.E. 16th Street. At 3:05 PM, Mayor Pro-tem Hatfield recessed the regular Council meeting and opened the public hearing on Roy Kalich's petition to vacate a portion of South Market Boulevard and S.E. 16th Street. Building and Planning Director Bob Nacht explained the request for vacation. The request includes the vacation of two seven-foot strips of right-of-way; one on South Market Boulevard and the other on S.E. 16th Street. The vacation is necessary to accommodate a building expansion of Mr. Kalich's business. Mr. Nacht stated that the vacation would not interfere with any potential future improvements of South Market or S.E. 16th Street. He also advised that the building addition to Mr. Kalich's business will not affect traffic visibility.

The petitioner, Mr. Roy Kalich, was present and spoke on

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behalf of his request. No one else was present to speak either for or against the petition to vacate.

Mayor Pro-tem Hatfield closed the public hearing and reconvened the regular meeting.

Councilor Zylstra moved to direct staff to prepare an ordinance vacating the areas described in Mr. Kalich's request. Councilor Butters seconded the motion. Motion carried unanimously.

Mayor Spahr returned to the meeting after Council's deliberation of the vacation request.

6. Ordinance No. 425-B, Second Reading - Rezoning a Portion of the "Chehalis Brick and Tile Hill" at 1670 N. National Avenue. Councilor Hatfield moved to pass Ordinance No. 425-B on second reading. Councilor Butters seconded the motion. The ordinance provides for the rezone of the property from single-family residential (R-1) to Commercial (C-1) and high density residential (R-3). Motion to pass the ordinance carried unanimously.

7. Final Draft of Lewis County Comprehensive Solid Waste Management Plan. City Manager Campbell advised that in accordance with State law, the County appointed a Solid Waste Advisory Committee to update its 1974 Comprehensive Solid Waste Management Plan. In the future, the plan will be updated every five years. The final draft of the plan has been distributed for public review. The plan outlines actions that could be taken within the next six and next 20 years to handle Lewis County's solid waste. The document describes the existing solid waste trends and issues and rates of loading.

Mr. Campbell noted the plan is lacking in implementation methods for the six- and 20-year strategies. He suggested that the City recommend that the plan be more specific in that area. Mr. Campbell also recommended that the plan, to the extent legally permitted, require that all municipalities in the County that have contributed to the Centralia Landfill be required to be part of the interlocal agreement that distributes costs for that site's closure.

Councilor Hatfield moved that the City Manager draft a comment letter to the Solid Waste Advisory Committee urging that the implementation section of the proposed plan be more certain and specific about steps to be taken, when, and by whom, and further that the plan, to the extent legally permitted, require all municipalities in the County that have contributed to the Centralia Landfill to be parties to the intergovernmental agreement governing that site's closure. Councilor Zylstra seconded the motion. Motion carried unanimously.

8. Elk's Lodge Fire Protection Status Report. Deputy Fire Chief Mike Harris delivered a status report on the Elk's lodge fire protection system. Deputy Chief Harris reminded Council that last November, the Elks had requested a variance from the Fire Department for the requirement to provide fire protection water to their new lodge. Subsequently, an agreement was entered into by the Elks and the City that the Elks would provide one of two alternative fire protection systems. The alternatives included a system with a 180,000 gallon reservoir and two fire hydrants or a system with a 90,000 gallon reservoir and a building sprinkler system. The agreement provided that one of the two alternatives would be accomplished by September 1, 1990.

Deputy Chief Harris stated that the Elk's Lodge has been providing periodical status reports of their progress. The latest information from the Elks indicates they will be constructing the 180,000 gallon reservoir and two fire hydrants. Deputy Chief Harris stated that the Elks have preliminarily requested an

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extension of the September 1 deadline. City Manager Campbell advised that the Council would have the ultimate authority to grant an extension of the agreement.

Deputy Chief Harris stated that the new owners of the mobile home park just south of the Elk's Lodge have indicated they wish to develop the second phase of the mobile home park which has a higher elevation than the Elk's Lodge. The same fire protection requirements will be made of the mobile home park development. Deputy Chief Harris stated that the mobile home park owners and the Elk's Lodge may pool their resources and construct one system to serve both sites. The reservoir capacity would be increased to 245,000 gallons to serve both sites.

9. Special Meeting Request. City Manager Campbell requested that the Council conduct a work session on July 16, 1990, to review the 1990 Budget and provide direction in the development of the 1991 Budget. Mayor Spahr called for a special meeting of the Council to take place on Monday, July 16, 1990, at 6:00 PM at City Hall for the purpose of conducting a work session to review the 1990 Budget and provide direction for the development of the 1991 Preliminary Budget.

10. City Council/Manager Reports.

a. Mayor Spahr advised the Council that he has extended an invitation to the Council of Inasa-cho, Japan, to visit the City in October. It seems that their Council is anxious to implement a Sister-City relationship with the City of Chehalis. Mayor Spahr advised that he is forming a Sister-City Committee to work on the Sister-City program.

At 3:35 PM, Mayor Spahr recessed the regular meeting for a five-minute intermission. Following the intermission, the Mayor convened the Council in executive session pursuant to RCW 42.30.110(b) and RCW 42.30.140(4). At the conclusion of the executive session, the Council reconvened in regular session. There being no further business to be conducted, the meeting adjourned.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk

July 9, 1990

The Chehalis City Council met in regular session on Monday, July 9, 1990, in the Chehalis City Hall. The meeting was called to order at 3:00 PM by Mayor Spahr, and the following Council members were present for roll call: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Randy Hamilton, Chief of Police; Barry Heid, Public Works Director; Jo Ann Hakola, Finance Director; Ray Muyskens, Community Services Director; and Dani Daskam, City Clerk. Representatives of the news media present were: Jim Cook of KELA Radio, Bill Moeller of KITI Radio, and Laura Towey of The Chronicle.

1. Citizens Business. Mayor Spahr excused himself from the meeting during discussion and consideration of a request made by Mr. Tom Jensen due to an appearance of fairness. Mayor Spahr remained excused from the meeting due to an appearance of fairness until after consideration of Ordinance No. 429-B. Mayor Pro-tem Hatfield presided over the meeting in Mayor Spahr's absence.

Mr. Tom Jensen, 3031 36th Ave. N.E., Olympia, WA, came before the Council to request water connections from the City of Chehalis for a residential subdivision he is developing in Lewis County near Forest Manor. Mr. Jensen requested 50 single-family water connections. He has tentative approval for 50 sewer connections from Lewis County Sewer District No. 1. Mr. Jensen acknowledged that the cost would be at least \$1,900 per connection or approximately \$95,000 for the entire development. Mr. Jensen also requested that, should the connections be granted, Council waive the monthly minimum water charge which is mandated once the service is made available to the property rather than when a house is constructed and occupied. Mr. Jensen said the minimum monthly water charge for a development of this size would create a hardship on the developer.

Public Works Director Barry Heid confirmed that there is available pump capacity in that area to serve the additional 60 connections. Mr. Heid added that the developer will be required to construct and install the main line to the development according to City standards.

City Manager Campbell suggested that a full staff report on Mr. Jensen's request be made at the Council's next regular meeting.

Councilor Zylstra moved to direct staff to prepare the necessary report regarding Mr. Jensen's request for water connections as part of the agenda for the Council's next meeting. Councilor Butters seconded the motion.

Councilors Roewe and Butters expressed their concern in delaying Mr. Jensen's project if Council action on his request is delayed until the regular City Council meeting of July 23, 1990. Councilor Zylstra clarified his motion that "Council's next meeting" shall mean the special meeting of July 16, 1990, commencing at 5:00 PM.

Motion passed by a vote of 5 ayes, 1 nay. Councilor Roewe cast the dissenting vote.

2. Consent Calendar. Councilor Roewe moved to approve the July 9, 1990, Consent Calendar comprised of the minutes of the June 25, 1990, regular City Council meeting.

3. Ordinance No. 429-B, First Reading - Vacating a Portion of South Market Boulevard and S.E. 16th Street. Councilor Zylstra moved to suspend the Council rule requiring two readings of the ordinance. Councilor Venemon seconded the motion. The motion carried unanimously.



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Councilor Zylstra moved to pass Ordinance No. 429-B on first and final reading. Councilor Butters seconded the motion. The ordinance provides for the vacation of two seven-foot strips of right-of-way; one each along S. Market Boulevard and S.E. 16th Street at the intersection of those two streets. The motion to pass Ordinance No. 429-B carried unanimously.

At this time, Mayor Spahr returned and presided over the remainder of the meeting.

4. Fire Protection Water Improvements. City Manager Campbell stated that the issue of fire protection water improvements has been a top priority issue for the Council. Since the time Council identified fire protection water improvements as a top priority goal, staff have held public meetings and meetings with service clubs in the area to explain the needs where the fire protection does not meet the City's standards and the costs for making those improvements. The list of the potential improvements contained in the agenda is being pared down. The list of improvements has been reduced since Council adopted the Uniform Fire Code Standards instead of the Washington Surveying and Rating Bureau Standards for rating fire flow. City Manager Campbell added that some of the remaining projects may be questionable as to their ultimate benefit if areas in town cannot be further developed because of wetlands restrictions.

Finance Director Hakola reported that staff conducted two public meetings; one of which was primarily attended by Crestview and Fairview residents while the other was not attended by any public. Staff also made several presentations before local service groups. Overall there was not much public feedback.

Finance Director Hakola reviewed several funding sources available to the Council for funding the fire flow water improvements. The funding sources included revenue bonds, general obligation bonds (either voter-approved or Councilmatic), General Fund revenues (funded from current revenue sources or a new dedicated source), water utility revenues (funded by user charges), creation of a ULID or LID funded by those benefitting in a particular district, or a combination of any of the preceding sources. A computation of legal debt margins was also presented.

Councilor Pope questioned the City's legal liability now that the fire flow water deficiencies have been identified. Finance Director Hakola stated that the City's liability is no different than before the deficiencies were identified. The City acknowledges those deficiencies and is now attempting to improve the conditions. In the meantime, protection is provided to the deficient areas through other means such as automatic aid response from another fire protection district.

Public Works Director Barry Heid presented an overlay of the fire flow map depicting the floodway, potential wetlands, and identified wetlands. The overlay indicates that some deficiency areas are within undevelopable floodway or wetland areas. Two improvement project areas are affected by the overlay; the Prindle, Airport, Florida, Brace area project and the Main Street to Sylvenus and Elzina area. Since the areas are not developable or severely restricted for development, the benefit of installing the fire flow water improvements in the two areas is diminished.

Councilor Roewe stated that to pursue a general obligation bond issue for the purpose of making fire flow water improvements in areas which cannot be developed because of either the floodway or wetlands is foolish. Councilor Roewe moved that the Crestview/Fairview fire flow improvement project should be financed by an LID. Councilor Zylstra seconded the motion.

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Councilor Hatfield suggested that the City determine whether the residents of the Crestview and Fairview neighborhoods will support an LID to correct their fire flow water deficiencies.

Councilor Venemon agreed that the City should pursue an LID for the improvements before the City attempts to obligate the entire City for the cost of those improvements.

Councilor Pope agreed that a LID should be pursued. He also pointed out that the City annexed the Crestview area recognizing that fire flow water deficiencies existed.

Councilor Hatfield stated that at the time of annexation, the City did not promise the residents that the City would pay for any water line improvements in that area.

Mr. John May, 1735 S.E. Oakview, Chehalis, explained that he has resided at his current residence for twelve years. He had always assumed that the fire hydrant located near his home was full of water and prepared for fighting fires. He said that it wasn't until some years later that the Fire Department identified the fire hydrant as a non-working fire hydrant. Mr. May stated that an inequity exists in that the residents of the Fairview area pay the same amount of taxes as other areas of the City, but the Fairview residents do not receive the same services.

City Manager Campbell advised that staff have done some estimates of the cost per lot for an LID in the Fairview and Crestview areas. The cost depends upon how many properties are included in the benefit area, but the range, depending upon assumptions, is \$2,000-\$6,000 per property.

Mr. Walter Mumm, 75 S.E. Fairview, asked whether his property would be included in the LID. He stated that his property is near the bottom of the hill and receives an adequate water supply. Public Works Director stated that depending upon the extent of the improvements, the improvements could augment fire protection in lower elevation areas as well.

Motion carried unanimously.

5. Bid Award - West Street Improvement Project. Mr. Mike Wolfe of Gibbs & Olson, Inc., and project engineer on the West Street project, reported that bids for the project were opened at City Hall on July 5, 1990. One bid was received. The low and only bidder was W.B.&E. Limited of Yelm, Washington, for the sum of \$450,237.50. Mr. Wolfe advised that the contractor's references and licenses are acceptable.

Mr. Wolfe stated that the Transportation Improvement Board (TIB)-approved construction budget for the West Street project is \$440,000. Mr. Wolfe confirmed the bid with Mr. Charlie Gibson of the TIB. Mr. Gibson, on behalf of the TIB, verbally approved the bid and the increase in the construction budget. Mr. Wolfe confirmed that the TIB would pay 80 percent of the construction project with 20 percent of the cost paid by the City. Mr. Wolfe recommended that the bid be awarded to W.B.&E. Limited in the amount of \$450,237.50.

Councilor Hatfield moved to approve the bid award for the West Street Improvement Project to W.B.&E. Limited for the amount of \$450,237.50. Councilor Zylstra seconded the motion. Motion carried unanimously.

6. Flood Damage Recovery Status Report. Finance Director Hakola presented a flood damage recovery status report for Council's information. She explained that first the Army Corps of Engineers conducted a physical investigation of each area and consulted with City staff and estimated costs of repairs. For all

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projects costing less than \$36,500, FEMA provided immediate payment. The single project costing in excess of this amount (repairs to the National Avenue shoulder and ditch) will be reimbursed upon completion of the repair project. Some projects have not yet been completed due to weather conditions or other delays. Projects which were not FEMA-eligible will be submitted to other agencies for reimbursement once the projects are completed.

To date the City has received \$89,569.50 from the State and Federal governments for flood damage repair reimbursement. The City has until July, 1991, to submit the remaining projects.

7. Sewer Rehab Program Financing/PWTF Loan Portion. City Manager Campbell reported that staff have reviewed the construction schedule for sewer rehabilitation over the next few years and also the financing the city has secured and other funding which the City will apply for in the future to pay for the sewer rehab projects. Based upon the Public Works Trust Fund (PWTF) Loan Program rules, staff have decided that it may be best not to pursue a PWTF loan application this year and submit an application next year. July, 1990, would be the deadline for submitting this year's application. The City must use approved loan money within two years of signing the loan agreement. The City will not need further PWTF loan proceeds until late fall of 1992. The postponement will save City staff and consultant time.

8. City Council/Manager Reports:

a. Several Council members noted that they have received comments regarding the recent cable rate increase. Mayor Spahr noted that cable television is unregulated and the City can do nothing about the recent rate increase.

b. Councilor Roewe advised that the Twin Transit's new trolley bus will be used for all Chamber of Commerce sanctioned events and other events as scheduled through the Transit office.

c. Council members congratulated the organizers of the recent Krazy Daze celebration on their success and City staff and crews for their cooperation and assistance in the preparations.

d. Councilor Pope reported that he has received many complimentary letters from participants in the Seattle-to-Portland bicycle race about the Chehalis community.

Mayor Spahr recessed the meeting for a five minute intermission after which he reconvened the meeting in Executive Session pursuant to RCW 42.30.110(g). Following completion of the Executive Session, there was no further business to be conducted, and the regular meeting was immediately adjourned.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam City Clerk

July 16, 1990

The Chehalis City Council met in special session on Monday, July 16, 1990. The meeting was called to order at 5:00 PM by Mayor Pro-tem Hatfield, and the following Council members comprising a quorum were present for roll call: Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bud Hatfield. Mayor Bob Spahr and Councilors Beverley Butters and Isaac Pope were absent. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Barry Heid, Public Works Director; Tony Keeling, Fire Chief; Dennis Dawes, Police Lieutenant; Bob Nacht, Building and Planning Director; Ray Muyskens, Community Services Director; Jo Ann Hakola, Finance Director; and Dani Daskam, City Clerk. Community Library Coordinator Corene Jones-Litteer was also present. Representatives of the news media present were: Bill Moeller of KITI Radio and Laura Towey of The Chronicle.

1. Request from Tom Jensen for Water Service Connections. Public Works Director Barry Heid presented the staff report regarding the request from Mr. Tom Jensen of South Bay Homes, Inc., for 50 water connections for a proposed residential development outside the city limits. The development is located approximately four miles south of Chehalis along the Jackson Highway. Mr. Heid reported that the City does have the capacity to serve the connections requested.

Councilor Roewe moved to allocate the requested 50 water connection to Mr. Jensen. Councilor Venemon seconded the motion.

Councilor Zylstra noted that the staff report included recommendations that the developer be allowed/required to pay the individual lots' connection fees when they actually hook up, but that a 12-month maximum limit be placed on that to take place. He asked whether Councilor Roewe would amend her motion to reflect the staff recommendation.

Mayor Pro-tem Hatfield stated he favored the allocation of the 50 connections that they pay as they hook-up, and that there be a 12-month limit. He also suggested adding a provision for a \$10,000 down payment on the cost of connecting the last five services.

Public Works Director Barry Heid explained that it has been previous policy that once a connection allocation has been made, the developer must utilize the connection within six months. Staff does not have the authority to extend that time limit. Mr. Heid also explained that it is policy that immediately upon the ability to deliver water service to a property, the property must be billed for minimum service. Mr. Jensen has requested that those charges be delayed.

Councilor Roewe moved to amend her motion to include provisions that Mr. Jensen has 12 months in which to exercise his right to the connections, that the water hook-ups be paid as they are used, and that the regular minimum billing charges be levied once the water meters are installed and the connections made. Councilor Venemon seconded the motion. The motion to amend passed by a vote of 3 ayes, 1 nay; Mayor Pro-tem Hatfield cast the dissenting vote. The main motion, as amended, passed by a vote of 3 ayes, 1 nay; Mayor Pro-tem Hatfield cast the dissenting vote.

2. Second Quarter 1990 Analysis of Revenues and Expenditures. Finance Director Hakola presented a report on the second quarter 1990 analysis of revenues and expenditures. There were no extraordinary levels of revenues or expenditures to report. However, the mid-year expenses are slightly ahead of revenues and a little greater than the 50 percent they should be at this time. Ms. Hakola contributed the over-inflation of the expenditures to the annual transfers for the Automotive/Equipment Reserve taking place in June.

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Councilor Roewe questioned whether the City ever implemented an optional tax on long distance telephone charges. Finance Director Hakola will look into this matter.

3. 1991 Budget Preparation Assumptions and Directions Work Session. City Manager Campbell reported that in the next few weeks, staff will be preparing budget requests to begin the 1991 budget process. He projected a shortfall of nearly \$200,000, but the Council will receive balanced budget in October.

City Manager Campbell presented several guidelines or assumptions which staff will use in the preparation of the recommended 1991 budget unless directed otherwise by Council.

Existing fund reserves/ending cash balances and reserve contributions will be maintained and increased where possible. Mr. Campbell stated that he has set a goal to achieve a five percent ending cash balance in the General Fund. Although that may not be possible in the next budget, steady increases toward that goal have been realized. Progress has been made in the amount of contributions made to the Automotive/Equipment Reserve Fund as well.

One-time only, non-recurring revenues such as the final Washington Natural Gas settlement payment expected at the end of 1991 and also some State-shared revenue as a result of the recent criminal justice system legislation will be used for capital improvements or equipment or reserve contributions.

The General Fund will begin picking up the costs of firefighters' medical premiums in order to halt continued drawdown of the Firemen's Pension Fund. A number of years ago, the City elected to begin funding active firefighters' medical premiums out of the Firemen's Pension Fund. While that may have been a good idea at the time, the medical premiums now for active firefighters and their dependents and retired firefighters are greater than the amount of revenues received through the Firemen's Pension Fund. In order to halt the drawdown of the Firemen's Pension Fund, the premiums for active firefighters' must be transferred to the General Fund.

The full emergency medical services property tax levy of \$0.25/\$1,000 AV will be continued to help pay for the balance of the new medical aid van and the rest for equipment and a future capital replacement reserve.

Merit step salary increases for qualifying employees will be budgeted. Personal services cost increases otherwise should not exceed the increase in the CPI except where necessary to maintain supervisory/staff differentials. Existing benefits will be maintained. Any reductions or costs savings for benefits that can be realized through labor contract negotiations and/or as recommended by the Employee Insurance Cost Containment Committee will be implemented. Compensation adjustments for non-union employees should be consistent with those for union-represented employees.

There will not be a general tax rate or a water/sewer user fee rate increase included in the recommended budget. Mr. Campbell stated that assuming the City is successful in securing an EPA grant to continue the City's sewer rehabilitation projects next year, no utility rate increase will be expected.

Since the City does not have a strategy yet for meeting its share of the Centralia Landfill closure costs, no budget assumption has been made.

If any program or service level increases are possible and desired, they should relate to the 1991 Council goals or be

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consistent with last year's community survey or be at least partially self-supporting through user fees, grants, or other State-shared revenues.

Councilor Roewe stated that however unpopular it may be, Council should look for some new sources of revenue. Regardless of the level of budget cuts, the City faces some extreme expenses to fund capital improvement projects and meet its obligation to share in the cost of the landfill closure.

City Manager Campbell stated that it is not uncommon for projected budget figures to be out of balance at this point.

Councilor Roewe suggested that the southward annexation priority should be stimulated. She expressed her concern with the lack of influence the City has on the type of development which may occur adjacent to the existing city limits.

There were no other Council comments regarding the 1991 budget preparation assumptions and directions as presented by City Manager Campbell.

There being no further discussion or business to be conducted, the meeting adjourned at 5:41 PM.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk

July 23, 1990

The Chehalis City Council met in regular session on Monday, July 23, 1990, in the Chehalis City Hall. Mayor Spahr called the meeting to order at 3:00 PM, and the following Council members were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Dave Zylstra, and Bob Spahr. Councilor Joyce Venemon was absent. Staff members present were: Dave Campbell, City Manager; Bill Hillier, City Attorney; Bob Nacht, Building and Planning Director; Tony Keeling, Fire Chief; Peggy Morant, Assistant Finance Director; Randy Hamilton, Chief of Police, Ray Muyskens, Community Services Director; Mike Roewe, Municipal Court Judge, Becky Fox, Court Clerk; and Dani Daskam, City Clerk. Representatives of the news media present were: Jim Cook of KELA Radio, Bill Moeller of KITI Radio, and Laura Towey of The Chronicle.

1. Consent Calendar. Councilor Hatfield moved to approve the July 23, 1990, Consent Calendar comprised of the following items of business:

a. Minutes of the July 9, 1990, regular City Council meeting and the July 16, 1990, special City Council meeting.

b. The bid award for the re-roofing of the public safety building to Chehalis Sheet Metal and Roofing Company for Options 1 and 2 in the amount of \$17,943.74 including sales tax and permits. Chehalis Sheet Metal and Roofing Company was the sole bidder.

c. The bid award for the 1990 Sewer (Basins 4078 and 4026) Rehabilitation Project to the low bidder, Dent's Construction, in the amount of \$321,608.17. The award shall be subject to Department of Ecology approval. Three bids were received for the project: Dent's Construction - \$321,608.17; Active Construction - \$372,972.80; and Skyline Equipment & Utility - \$474,691.38.

Councilor Pope seconded the motion to approve the Consent Calendar. The motion passed unanimously.

2. Criminal Justice Records System. Chief of Police Randy Hamilton explained that with the State Legislature's passage of the Criminal Justice Funding Act, the City will receive \$27,896 comprised of one-time State surplus funds and additional motor vehicle excise tax revenue. This amount will be distributed quarterly over the next twelve months. The City will continue receive a lesser amount annually.

Chief Hamilton proposed that these unappropriated funds be utilized for the purchase of a new computer system for the court and an enhancement of the police department's computer system. The cost of the court system will be approximately \$18,241 and the police department system enhancement will be approximately \$6,175.

Judge Mike Roewe explained that the court is in need of the computer system because of the growing caseload, the extent of recordkeeping associated with each case, and the current inability for the court to communicate effectively with State or local law enforcement agencies. Judge Roewe stated that the proposed computer system will delay the need for an additional full-time employee but will not prevent the need for additional personnel in the not too distant future.

Councilor Hatfield moved to authorize the expenditure of criminal justice monies to purchase the court and police computer system and enhancements. Councilor Butters seconded the motion. Motion passed unanimously.

3. Lewis County Economic Development Council (EDC) Quarterly Report. Pam Brown, Executive Director of the EDC, presented

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Council with a report on recent and continuing activities, services, and programs of the EDC.

Ms. Brown reported that during the past quarter of the year, the EDC worked with eleven companies that are considering Lewis County as an investment location.

The EDC has been working with the Chehalis Industrial Commission and the Port of Chehalis in developing new marketing brochures; the brochure should be ready by the end of August. The EDC continues to work with the Visitor and Convention Bureau (VCB) on a project to update and revise the EDC marketing video. The EDC, the VCB, and the Chamber of Commerce are co-sponsoring a photo contest the purpose of which is to develop an inventory of photos illustrating sites that could be used for film and video productions.

The EDC continues to provide assistance to clients interested in obtaining financing from the Chehalis Loan Fund. No applications for funding have been submitted this past quarter; however, several firms have indicated an interest.

The EDC is developing a manufacturers directory for Lewis County.

The EDC intends to provide more assistance to companies who are interested in exporting their products. The EDC has organized an export seminar to be held July 30 targeted for the professionals that provide counseling to small businesses. A follow-up seminar will be held for those companies interested in entering the export market.

The Business and Job Retention Program is progressing very well. The EDC has met with 20 companies in the county.

#### 4. City Council/Manager Reports:

a. Mayor Spahr announced that Tuesday, July 24, at 7:00 PM, at City Hall, a meeting will take place to discuss the sister city relationship with Inasa-cho. Citizens interested in participating in the sister city program are invited to attend the meeting. Mayor Spahr announced that the Inasa-cho City Council would like to have the sister city relationship formalized in October. The Vice Mayor, together with a delegation composed of other city and school officials and students, will be visiting Chehalis in August. The Mayor and many of the City Council members will be visiting Chehalis in October.

b. City Manager Campbell presented a letter from the State Department of Ecology (DOE) confirming that the City is on the final offer list for fiscal year 1991 for another Centennial Clean Water Grant in the amount of \$540,000. The letter also states that the amount of the grant is based on recognition that the City will also submit a U.S. Environmental Protection Agency (EPA) grant application for \$5-\$5.5 million for sewer rehabilitation. The DOE letter conveys their confidence that the City is in a strong position to receive the EPA funding. The EPA grant will be submitted in August.

c. Councilor Hatfield complimented the Community Services Department for their outstanding work in hosting the Girls State 14 and Under Fastpitch Softball Tournament, July 13-15.

d. Councilor Roewe reported that the Transit Authority met last week. The Transit Authority's new trolley bus has



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been well received by the community and will continue to be used for community events in both communities.

There being no further business to come before the Council, therefor the meeting was adjourned.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk

August 13, 1990

The Chehalis City Council met in regular session on Monday, August 13, 1990, in the Chehalis City Hall. Mayor Spahr called the meeting to order at 3:00 PM, and the following Councilmembers were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, and Bob Spahr. Councilor Dave Zylstra was absent. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Jo Ann Hakola, Finance Director; Ray Muyskens, Community Services Director; Bob Nacht, Building and Planning Director; Randy Hamilton, Chief of Police; Barry Heid, Public Works Director; Mike Harris, Deputy Fire Chief; and Dani Daskam, City Clerk. Representatives of the news media present were: Jim Cook of KELA Radio, Bill Moeller of KITI Radio, and Laura Towey of The Chronicle.

1. Certificates of Appreciation. Mayor Spahr presented Certificates of Appreciation to Bobbie Fenn and Connie Small for their work in planning, organizing, and promoting the 1990 Krazy Daze celebration in Chehalis. Bobbie Fenn thanked the City Council for the City's cooperation during the Krazy Daze festivities.

2. Citizens Business - Bev Kreutzer. Bev Kreutzer, 813 S.W. 19th Street, reported that the property located at 804 S.W. 19th Street, which is directly across the street from her residence, is in a very unsightly condition. The property was recently sold, and the new owner or developer has begun to demolish existing buildings at the site in preparation for new construction. The property consists of overgrown weeds and grass, garbage, and debris. She stated that no one has been at the construction site for several days. Mrs. Kreutzer also asked for information regarding future plans or uses for the property. She questioned how future dwellings, if any, would be situated on the lot and the number of dwellings allowed on the property.

City Manager Campbell stated that if a nuisance has been created by trash and rubbish on the property, the city code can be enforced to correct a violation.

Building and Planning Director Bob Nacht advised that a new single family residence will be constructed where the house was demolished. Mr. Nacht stated that the contractor's intent is to remodel the other existing dwelling. Mr. Nacht advised that the contractor has not yet applied for construction permits. When questioned by Mrs. Kreutzer, Mr. Nacht explained that a building permit is valid for a period of one year.

3. Citizens Business - Request for Parking. Mr. Martin Musser, residing at 525 N.E. Washington, announced that he will be opening a bed and breakfast and a catering business from his residence. Mr. Musser requested that a 24-hour loading zone be installed near his residence/business for the purpose of loading passengers and goods. Mr. Musser stated that the on-street parking is now being utilized by tenants of an apartment building across the street from his residence. Mr. Musser suggested that two-hour parking be installed on the street if a loading zone is not feasible.

Mr. Musser requested that parking be prohibited on N.E. Washington Avenue on street-cleaning days to allow the street to be cleaned. Mr. Musser complained that litter is a problem on N.E. Washington Avenue.

The Mayor referred the request for the loading zone or two-hour parking to staff for analysis and recommendation to Council.

4. Citizens Business - I.C. Johnston. Mr. I.C. Johnston, 789 SW 19<sup>th</sup> Street, protested to condition of the property

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across from his residence. (The property Mr. Johnston referred to is located at 804 S.W. 19th Street and is the same property referred to by Mrs. Kreutzer above.) Mr. Johnston reported that the demolition work that has taken place there has created an eyesore with trash and demolition litter. Mayor Spahr advised that the City will be taking corrective action under the City's nuisance law.

Councilor Butters thanked the residents for coming to the Council meeting to report their concerns. She also expressed her concern with a one-year term for demolition permits. She questioned whether a demolition should be allowed to take place over one year.

5. Chehalis School Board President Dennis Dawes' Report of His Visit to Inasa-cho, Japan. Chehalis School Board President Dennis Dawes reported on the activities of the Chehalis School District representatives who visited Japan July 23 through August 9, including two visits to Inasa-cho. Mr. Dawes stated that the first meeting with officials from Inasa-cho included a reception at the Inasa City Hall. It was at this meeting that Mr. Dawes presented the officials with City pins and brochures. A more formal meeting with Inasa-cho officials took place later where more gifts were exchanged. Mr. Dawes stated the Mayor and other officials of Inasa-cho are very excited about the sister city plans with Chehalis. The Mayor and City Council of Inasa-cho will arrive in Chehalis October 21, 1990, to formalize the sister city relationship. Their October trip will include two days in Chehalis and visits to Seattle, San Francisco, Las Vegas, and Los Angeles.

6. Consent Calendar. Councilor Hatfield moved to approve the August 13, 1990, Consent Calendar comprised of the following items:

a. Minutes of the July 23, 1990, regular City Council meeting.

b. Payroll Vouchers No. 18777 through 18491 and transfers dated June 30, 1990, in the amount of \$280,942.66; Claims Vouchers No. 17518 through 17697 and transfers in the amount of \$133,440.29; Claims Vouchers No. 17698 through 17774 and transfers in the amount of \$66,386.29; Claims Vouchers No. 17775 through 17971 and transfers in the amount of \$180,119.14; Transfer Voucher No. 1281 in the amount of \$137.50; Transfer Voucher No. 1282 in the amount of \$5,044.50; Transfer Voucher No. 1283 in the amount of \$200.36; Transfer Voucher No. 1284 in the amount of \$5,059.50; Transfer Voucher No. 1285 in the amount of \$130,775.00; Transfer Voucher No. 1286 in the amount of \$5,044.50; Transfer Voucher No. 1287 in the amount of \$230.57; Payroll Vouchers No. 18942 through 19102 and transfers in the amount of \$273,881.01; Claims Vouchers No. 17972 through 18072 and transfers in the amount of \$117,901.10.

c. The appointment of Aliz Hirsekorn to a three-year term on the Chehalis Historic Commission and the appointment of Dr. Henry Kirk to fill the unexpired term of Nelson Hunt on the Historic Commission which will expire January, 1991.

d. Set Monday, August 27, 1990, at 3:05 PM for a formal meeting with Sam Horner, the petitioner for annexation of approximately 11 acres on N. E. Kresky Road.

Councilor Butters seconded the motion, and the motion carried unanimously.

7. Court-Related Space Remodeling. City Manager Campbell recalled that staff presented a report to the Council regarding the

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City's needs for the City's criminal justice system. The report identified the greatest needs in the municipal court as data processing and operating space. Council has already provided for the data processing by allocating criminal justice funds for the purchase of a new computer system. City Manager Campbell proposed that one side of the City Hall second floor be repaired and remodeled to allow the public to use the court better and allow the Court Clerk to respond to court customers better and an additional room created from a portion of the employees' break room as a probation office. The preceding needs, as well as others, have been identified by a representative of the Court Administrator's Office as improvements needed for the municipal court. Mr. Campbell recommended that \$7,500 be appropriated from the Public Facilities Reserve Fund to improve the counter space for the municipal court and the building and planning office and for the construction of one new office for probation services.

Councilor Pope questioned the advisability of investing further funds in a building which may be unable to serve the working space needs of the City. City Manager Campbell responded that the City does not have definitive plans for moving its operations to another site.

Councilor Hatfield moved to appropriate \$7,500 from the Facilities Reserve Fund for the purpose of remodeling the court including additional counter space and construction of a probation office. Councilor Venemon seconded the motion. Motion carried unanimously.

8. Resolution 14-90, First Reading - Designating the City Manager as the City's Representative to the Joint Board of Centralia Landfill Closure Group. City Manager Campbell explained that the resolution follows up on the approval of the interlocal agreement for the closure of the Centralia landfill. When the interlocal agreement was deliberated, there was some discussion then that the City Manager should be the City's representative to the joint board. Councilor Hatfield moved to suspend the Council rule requiring two readings of the resolution. Motion was seconded by Councilor Venemon and carried unanimously. Councilor Hatfield moved to adopt Resolution No. 14-90 on first and final reading. Councilor Venemon seconded the motion, and the motion carried.

9. Salzer Creek Flood Control Project. Mr. Paul Cook of the Army Corps of Engineers Seattle office presented an information report to the Council regarding the proposed Salzer Creek flood control project. Mr. Cook explained that the proposed project was developed to alleviate some of the flooding which occurs in the Chehalis, Centralia, and Lewis County area.

The plan which would especially benefit the airport area and the Salzer Creek valley would be a combination of a pump plant and an improved airport levee. The project would include a very short levee segment across Salzer Creek in the vicinity of Interstate 5 and the Salzer Creek crossing. This levee would prevent the backup of the Chehalis River during a big flood. A culvert would be required through the levee and some kind of gate during normal, non-flooding events to allow the creek to flow normally. A pump plant would be required on one side the levee segment to pump out Salzer Creek when its ponding threatened to cause flood damage. Mr. Cook suggested that Salzer Creek be allowed to pond in undeveloped areas where there is no threat of flood damage. Ponding would reduce the amount of required pumping. The existing levee around the airport must be improved also by increasing its height generally from one to two feet to protect the area from flooding from the south. Mr. Cook stated the plan also includes the buildup of the embankment along Interstate 5 and the construction of a short levee in the southern part of the airport area.

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Mr. Cook stated that the Corps thinks there are a lot of impediments to the flow of the creek itself. The impediments, such as vegetation growth and sediment, restrict the conveyance of the water. The Corps would like to look into improving the water flow of the creek.

Mr. Cook presented an aerial view of the project area depicting areas of Chehalis, Centralia, and Lewis County which would have been protected from the January, 1990, flood had the project been in place. Mayor Spahr questioned the effect of the project on property owners on the other side of the levee. Mr. Cook stated that the feasibility phase will include a study of the impact of the project on property owners downstream and others.

Mr. Cook explained that the Corps is in the reconnaissance phase of the project. To date, the project has been totally federally funded. The next phase of the project is the feasibility phase and requires a 50/50 cost share with local sponsors. Mr. Cook advised that the feasibility study is estimated to cost \$650,000. Fifty percent or \$325,000 must be funded by local sponsors. Some of the local share could be in in-kind services. The cost of the study can also be paid for over the course of the study period which Mr. Cook estimated to be two years. Mr. Cook indicated the feasibility study could be started almost immediately. Mr. Cook also stated that the sponsor or sponsors would have representatives participating on a board to oversee the project study. The sponsor(s) at any time may withdraw from support of the project study.

Councilor Roewe advised that several years ago there were discussions or some studies performed regarding Salzer Creek which may be beneficial to this study. Councilor Roewe also questioned whether the proposed project will take the airport out of wetlands status. Mr. Cook advised that would be a separate determination made by the regulatory functions section of the Corps.

Councilor Butters recommended that the Salzer Creek Flood Control Project be a topic for the next tri-agency meeting.

Mr. Cook reported that the construction of the project is estimated to be \$3 million. The local share of the construction costs is 25 percent.

Mr. Cook stated that the Corps would like to get the feasibility phase started before October 1, 1990, and before the next federal fiscal year, to avoid any federal cut-backs because of the budget deficit.

Bob Berg, Lewis County Public Works Director, reported that the Federal Emergency Management Administration is attempting to mitigate the flooding which occurs at the fairgrounds. He has been working with representatives of FEMA to produce a financing strategy for the Corps project. Unfortunately, one type of federal funds cannot be matched against other federal funds. Representatives of the affected agencies continue to meet to develop a funding plan.

Mr. Berg stated FEMA has expressed an interest in taking over some of the Corps project. However; those portions of the Corps project which would not directly benefit the fairgrounds would not be included by FEMA. If the Corps project is reduced by that means, the benefit/cost ratio of the remaining Corps project may not be supported by the Corps.

10. Ordinance No. 430-B, First Reading - Providing for the Regulation and Licensing of Businesses. Finance Director Jo Ann Hakola explained that staff have been working on a revision of the business licensing ordinance for some time, mostly in response to

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the Chehalis' merchants request to address the transient businesses.

The ordinance was developed with the help of the Chamber of Commerce, Chehalis merchants, and the Government Action Council. The ordinance provides for the licensing of businesses whose "point of sale" is in Chehalis. The rate structure includes a \$35.00 first year fee and a \$15.00 annual renewal fee for standard businesses. Existing businesses would be licensed at the \$15.00 fee. Temporary business licenses are \$25.00 per day.

The licensing of businesses will provide a data base to provide the Economic Development Council and the Chamber of Commerce with information related to the type, use, and location of businesses in the City. The data base will include a contact person for each business for emergency purposes.

Ms. Hakola stated that such special events as Krazy Daze and the Farmers Market would be excluded from licensing. Special events of this sort will be addressed under a separate ordinance.

Councilor Butters asked how some of the non-profits, such as Scouts, would be addressed through this ordinance. City Manager Campbell stated that the definition of "business" was designed to exclude non-profit organizations.

Bev Kreutzer, 813 S.W. 19th Street, spoke in opposition to the ordinance. She was opposed to any further burden or regulation placed upon resident business owners who already contribute to the community. She agreed that transient businesses need to be licensed.

Mr. Ted Hill, owner of the Book 'n' Brush, spoke in favor of the ordinance. He hoped the ordinance would reduce the number of transient businesses soliciting resident businesses. The transient businesses compete with other resident businesses.

Billie Dawson, owner of the Camera Exchange, spoke in favor of the ordinance. She reiterated Mr. Hill's comments.

Councilor Butters stated that the proposed ordinance will discourage transient businesses from doing business in Chehalis because of the licensing procedure they must follow.

Councilor Roewe moved to pass Ordinance No. 430-B on first reading. Motion was seconded by Councilor Hatfield and passed.

11. Ordinance No. 431-B, First Reading - Amending Water and Sewer Rates. Public Works Director Barry Heid explained that when Ordinance No. 405-B was passed last year, general language was included which did not provide for unusual circumstances in water usage. One unusual circumstance which Ordinance No. 405-B does not address is lower water consumption in the summer than the winter months. The existing ordinance provides for a method of calculating sewer charges by using the average of the winter months' water usage. The intent of the ordinance was to give everyone an equitable arrangement for their sewer bills. Ordinance No. 431-B will provide the flexibility to provide all users an equitable arrangement for calculating their sewer bills. The customer must demonstrate an unusual circumstance has occurred in order for the City to consider calculating a bill on a different basis.

Councilor Hatfield moved to suspend the Council rule requiring two readings of the ordinance. Motion was seconded by Councilor Butters and carried. Councilor Butters moved to pass ordinance No. 431-B on first and final reading. Councilor Hatfield seconded the motion. Motion passed unanimously.

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12. Janitorial Services. Councilor Roewe moved to authorize staff to negotiate and enter into a janitorial services contract for City facilities with RCM Services. Councilor Pope seconded the motion. The agenda report explained that over the past several years the City's janitorial needs were met by federal and state funded employment programs. The City lost the last of its funded positions this spring. There may be an opportunity to be refunded next year. Until then, however, there is a need to provide janitorial services to several City facilities. Quotes were received from several janitorial businesses. Those quotes ranged from \$28,000 to \$61,000 annually. The lowest quote was from RCM Services from Winlock. The staff recommendation included authorization to negotiate and enter into a janitorial services contract with RCM Services. It was noted that this would be an unbudgeted expense for 1990 and funding would have to be appropriated through a budget amendment transfer from the General Fund's ending balance. Motion carried unanimously.

13. West Street Improvement Project, Pay Estimate No. 1. City Manager Campbell presented Pay Estimate No. 1 on the West Street Improvement Project. Mr. Campbell explained that the Paperwork for the pay estimate was not received in time to appear on the regular Council agenda. The consulting engineers have recommended that the pay estimate be approved and payment be made to W.E. & B Limited. The total amount due this estimate is \$50,555.44; the retained amount is \$2,660.81. Councilor Hatfield moved to approve Pay Estimate No. 1 of the West Street Improvement Project. Councilor Venemon seconded the motion. Motion carried.

14. Presentation of 1989 Comprehensive Annual Financial Report. Finance Director Jo Ann Hakola presented the 1989 Comprehensive Annual Financial Report. Ms. Hakola pointed out areas of the report for the Council's particular review. Those areas included the State Auditor's letter, General Purpose Financial Statements, Combining Financial Statements and Schedules, and a statistical section. Ms. Hakola reported that the report has been submitted to the Washington Finance Officers' Association for a certified annual financial report.

15. Utility Deposits. City Manager Campbell explained that staff have looked at the feasibility of refunding utility deposits without exposing the City to too much liability: The staff conclusion was that there would still be too much liability if the City was to refund utility deposits to those customers who had good payment records for a year or more.

Finance Director Jo Ann Hakola presented Council with an aged trial balance showing the amount of utility bills receivable at month end. Fifteen to seventeen percent of the receivables are greater than thirty days delinquent. Also, out of the 80 accounts that were cleared by other than the tenant, 39 were paid by the landlord or the new renter. Almost fifty percent of those 80 accounts were customers who had resided at that location for over a year. Ms. Hakola recommended no change in the utility customer deposit policies.

16. Department of Corrections (DOC) Prison Siting Process. Chief Police Randy Hamilton presented an informational report on the Department of Corrections' prison siting process. Chief Hamilton explained that DOC created an advisory committee of people in the areas where potential sites have been selected; he and Lewis County Commissioner Schwartz have participated on the committee. Two sites in Lewis County are being considered for the relocation of a pre-release facility. The two sites in Lewis County consist of one site within the floodway and the other is in a wetland. Therefore, it is very doubtful that the facility will be located in Lewis County.

17. City Council/Manager Reports:

a. City Councilor Pope questioned the status of the south Chehalis area sewer LID. Public Works Director Heid explained that the City has provided Lewis County with the information they need to proceed. City Manager Campbell advised that the City received preliminary design work and cost estimates from the engineers for the project. The next step is to hold a public meeting with the residents to present the information.

At 4:40 PM, the Mayor recessed the meeting for a five minute intermission. Following the intermission, the Mayor reconvened the regular meeting and convened in executive session pursuant to R.C.W. 42.30.140(4). Following the conclusion of the executive session, the regular meeting was reconvened. There was no further business to be addressed by the Council; therefore, the meeting adjourned.

Robert J. Spahr, Mayor

Attest:

Danielle E. Daskam, City Clerk



August 27, 1990

The Chehalis City Council met in regular session on Monday, August 27, 1990, in the Chehalis City Hall. Mayor Spahr called the meeting to order at 3:00 PM, and the following Councilmembers were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Jo Ann Hakola, Finance Director; Ray Muyskens, Community Services Director; Bob Nacht, Building and Planning Director; Randy Hamilton, Chief of Police; Barry Heid, Public Works Director; Tony Keeling, Fire Chief; and Dani Daskam, City Clerk. Other staff members present included: Caryn Foley, Departmental Assistant. Representatives of the news media present were: Jim Cook of KELA Radio, Bill Moeller of KITI Radio, and Laura Towey of The Chronicle.

1. Presentations. Mr. Bob Venemon and Mr. Jim Donahe representing the Chehalis American Legion Post 22 presented Council with a check for \$500.00 towards the purchase of American flags to be flown throughout the City on holidays. In addition, Mr. Jim Anderson and Mr. Barry Heid presented Council with a \$1,000.00 matching donation from the Chehalis Kiwanis Club. Mr. Anderson informed Council that the Kiwanis Club would match any further donations towards the purchase of 100 additional flags.

Mayor Spahr thanked the Chehalis American Legion Post 22 and the Chehalis Kiwanis Club for their generous donations.

2. Consent Calendar. Councilor Zylstra moved to approve the August 27, 1990 Consent Calendar comprised of the following items:

- a. Claims Vouchers No. 18073 through 18259 and transfers in the amount of \$221,074.45, Transfer Voucher No. 1288 in the amount of \$191.27, and Transfer Voucher No. 1289 in the amount of \$5,202.50.

Councilor Hatfield seconded the motion, and the motion carried unanimously.

3. Approval of Minutes. Councilor Roewe moved to approve the Minutes of the August 13, 1990, regular City Council meeting. Councilor Pope seconded the motion, and the motion carried unanimously.

4. Ordinance No. 430-B, Second Reading - Providing for the Regulation and Licensing of Businesses. Finance Director Jo Ann Hakola informed Council that the Twin Cities Chamber of Commerce had met and endorsed the ordinance as written since the last regular Council meeting. Ms. Hakola stated that she has received no telephone calls or written communication of opposition since the first reading of the ordinance at the last meeting.

The ordinance provides for the licensing of businesses whose "point of sale" is in Chehalis. The rate structure includes a \$35.00 first year fee and a \$15.00 annual renewal fee for standard businesses. Existing businesses would be licensed at the \$15.00 fee. Temporary business licenses would be \$25.00 per day.

Ms. Hakola requested authorization to purchase software in the amount of \$3,000.00 to implement the program.

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Councilor Roewe moved to pass Ordinance No. 430-B on second reading. Motion was seconded by Councilor Hatfield.

Councilor Pope moved to amend the main motion to include the authorization to purchase the business licensing computer software. Motion was seconded by Councilor Venemon. The motion to amend carried. The main motion, as amended, passed. The effective date of the ordinance is September 5, 1990.

5. Meeting with Initiating Party to Consider Annexation of 11 Acres of Property on N.E. Kresky. Building and Planning Director Bob Nacht explained that Mr. Sam Horner representing HBW Investments has applied for a utility connection to a parcel of property known as "Fred's Discount Tires" on Kresky Avenue. Mr. Nacht stated that Resolution No. 7-76 establishes a policy requiring annexation to the City in order to receive utility services from the City. Mr. Nacht added that Salzer Creek flows through the property. He explained that there will be a number of considerations regarding both the regulatory floodway and wetlands. Mr. Horner is aware of those considerations.

Mr. Nacht stated that C-1, Commercial zoning is being requested for the property. A C-1 zone would be appropriate and in keeping with the Chehalis Comprehensive Plan. Properties to both the south and west are zoned C-1 as well. Mr. Nacht requested Council accept the annexation as proposed.

Councilor Roewe moved to accept the annexation as proposed: that the subject area be zoned C-1, Commercial upon annexation, that the City has no bonded indebtedness for which this property would have received a proportionate share, and that a formal petition to annex be authorized. Councilor Butters seconded the motion.

Councilor Pope questioned how many years a property could go without annexing, as established by Resolution No. 7-76.

Mr. Nacht explained that there is no specific time limit established. The resolution provides a mechanism whereby if the City extends utility service outside the City limits, the City has the ability to require annexation to the City at the City's discretion. Since the property is immediately adjacent to the City limits, immediate annexation has been required.

The motion carried unanimously.

6. City Council/City Manager Reports.

a. Elks' Lodge Fire Protection Status Report. City Manager Campbell explained that this issue was presented to Council in November or December of 1989 when the Elks' Lodge on Kresky was completed. At that time there was no fire protection built into the Lodge as required by the Uniform Fire Code. The City and the Elks then entered into an agreement by which the Elks agreed to provide fire protection to the Lodge by September 1, 1990. Mr. Campbell informed Council that the Elks will not be able to meet that deadline and are requesting an extension of 180 days to complete the agreement.

Mayor Spahr pointed out that three Councilors are members of the Elks. Mayor Spahr questioned City Attorney Bill Hillier if this situation would be considered a conflict of interest.

Mr. Hillier stated that as a potential appearance of fairness problem, those members could listen to testimony

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but should remove themselves at the time a vote is requested.

Councilor Butters stated that a fourth Councilmember was a member of the Elks and therefor there was not a quorum.

Mr. Hillier advised Council to take testimony on the matter then defer it for a week to research the situation.

Councilor Roewe questioned why formal granting of the extension had to occur.

Mr. Hillier stated that it may be appropriate for the staff to grant the extension with recommendation from the Council.

Councilor Roewe moved to allow staff to grant the extension of 180 days to the Elks to complete the fire protection agreement. Motion was seconded by Councilor Butters.

On behalf of the Elks' Lodge House Committee, Mr. Lloyd Willis explained that contrary to the Elks original efforts to get participation from Yard Birds Shopping Center for use of their 700,000 gallon tank, that possibility now exists. Mr. Willis went on to say that there is a "hand shake" agreement between the Elks and Yard Birds that if the Elks provide the cost of Yard Birds connecting to the City's system then the Elks would be allowed to lease the Yard Birds' water storage tank which would provide fire protection to both properties. Mr. Willis added that there would be a mutual benefit to both the City and Elks. The Elks' Club is proceeding quickly with the agreement with Yard Birds. Mr. Willis added that the Lodge does have temporary storage tanks filled so the Lodge is not dropping back from what protection already existed.

Councilor Hatfield questioned the feasibility of realistically accomplishing the fire protection agreement within the 180 day extension period.

Mr. Jim Garland of the Elks' Building Committee stated that the Elks' Lodge has an engineer that can begin work immediately. Mr. Garland informed Council that the engineer feels the work can be accomplished within 180 days.

Motion passed to grant the Elks' Lodge a 180 day extension to fulfill the fire protection agreement.

b. Restricting Parking on S.W. 16th Street. Chief of Police Randy Hamilton presented Council an informational report regarding parking on S.W. 16th Street in front of W.F. West High School. Concerns were brought to staff's attention regarding the congestion of buses, cars, and people in the parking lot of the high school. After meeting with School District representatives and area residents, Chief Hamilton recommended that buses load and unload on the school side of S.W. 16th Street. In order to accomplish this, removal of parking on the east side of 16th Street during school hours - 7:00 AM to 4:00 PM - is required.

Chief Hamilton explained that restricting parking in this area would not have a major neighborhood impact

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because the bulk of vehicles parked there belong to students and faculty. Chief Hamilton added that restricting parking on 16th Street will help alleviate the congestion in the parking lot and will control litter problems along 16th Street. Chief Hamilton informed Council that the Youth Advisory Committee, students and faculty are aware of the proposed change and have no opposition.

Councilor Pope supported the recommendation of staff. Dr. Pope stated the area would be much safer and cleaner.

c. 1990-91 City Council Goals Update. City Manager Dave Campbell reviewed the status of some of the top priority Council goals adopted in February, 1990. In regard to Goal No. 1, Solid Waste Issues, since the last report three months ago, the Landfill Closure Joint Board and Executive Committee have begun meeting as the decision making bodies in respect to closure of the Centralia Landfill. In addition, there has been increased participation from City staff in the Tri-Agency Recycling Program and long-term solid waste disposal.

With respect to Goal No. 2, Infrastructure Funding, Mr. Campbell informed Council that the Transportation Improvement Program was updated and the City's first Capital Improvement Plan was adopted in June. Mr. Campbell added that grants have been applied for. A \$500,000 grant has been awarded from EPA for the sewer rehab program and a \$5.5 million grant application for the sewer rehab program has been completed; results of that application will be received within the next 30 days. Mr. Campbell informed Council that the 1990 Street Maintenance Program was amended and provides for the overlay of Chamber of Commerce Way. Other projects commencing this summer include West Street reconstruction, Public Safety building re-roof, and rehab of two sewer sub-basins in the central part of town.

Mr. Campbell reported that Goal No. 4, South Chehalis Septic Problems, now has an engineer's preliminary design report for sewer installation in that area. Another public meeting is scheduled for August 28 to provide residents with the preliminary design and cost information and allow residents to decide how they wish to proceed.

With respect to Fireflow Water Line Improvements, Goal No. 5, Council has selected a financing strategy for those improvements through LIDs. Fairview residents have shown interest in pursuing an LID. Mr. Campbell added that the City has also requested funding for a water line improvement in the area of the Twin City Senior Center which would represent an improvement in their fire protection. Results of that request should be received within the next few weeks.

d. Other Reports.

Mayor Spahr brought to Council's attention a letter regarding the next Tri-Agency meeting scheduled for September 15, 1990, hosted by the City of Centralia.

Mayor Spahr thanked all of those who helped with the Japanese delegation that visited last week. Mayor Spahr stated that all events were very enjoyable for all and the Japanese will return in October for signing of official sister city documents.

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Mr. Campbell presented a picture to Council showing Lt. Dennis Dawes presenting a plaque from the City to the Mayor of Inasa-cho in recognition of the soon-to-be sister city relationship.

Mayor Spahr presented Council with gifts sent from Inasa-cho.

Councilor Hatfield commended Mayor Spahr for his extra efforts while the City's Japanese guests were visiting.

City Manager Campbell reported on the Hazardous Waste Amnesty Day scheduled for September 8, 1990, at the Fairgrounds. This event is being coordinated by the City of Centralia. Centralia city staff are looking for elected officials to serve as greeters at the door.

Mayor Spahr announced that a reception is being held for Danielle E. Daskam following the Council meeting. Ms. Daskam is resigning her position as City Clerk/Personnel Assistant after 16 years of service.

7. Executive Session. At approximately 3:50 PM, Mayor Spahr recessed the regular meeting for a five-minute intermission. Mayor Spahr then reconvened the regular meeting and called for an executive session to discuss matters related to potential litigation [pursuant to RCW 42.30.110(i)].

Following conclusion of the executive session, the Mayor reconvened the regular meeting. There being no further business for Council's consideration, the meeting adjourned at 4:00 PM.

Robert J. Spahr, Mayor

Attest:

Caryn Foley, City Clerk (Deputy)

September 10, 1990

The Chehalis City Council met in regular session on Monday, September 10, 1990, in the Chehalis City Hall. Mayor Spahr called the meeting to order at 3:00 PM, and the following Councilmembers were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Jo Ann Hakola, Finance Director; Ray Muyskens, Community Services Director; Bob Nacht, Building and Planning Director; Randy Hamilton, Chief of Police; Barry Heid, Public Works Director; Tony Keeling, Fire Chief; and Caryn Foley, Departmental Assistant. Representatives of the news media present were: Jim Cook of KELA Radio, and Laura Towey of The Chronicle.

1. Presentations. Mayor Spahr presented certificates of appreciation to Ms. Kay Anderson and Mr. Don Foster. Mayor Spahr explained that on August 28, 1990, at approximately 2:00 PM, a woman collapsed at Riverside Golf Course. Ms. Anderson, Mr. Foster and Ms. Charlene Schmidt performed CPR on the patient until the arrival of the Chehalis Fire Department and Care Ambulance. Mayor Spahr added that the prompt action and efforts of these individuals are outstanding examples of citizens skilled in CPR and participating in emergency medical situations.

Ms. Anderson stated that everyone should be skilled in CPR so that if the time ever comes you will be prepared.

2. Consent Calendar. Councilor Hatfield moved to approve the September 10, 1990 Consent Calendar comprised of the following items:

a. Minutes of the regular City Council meeting of August 27, 1990;

b. Payroll Vouchers No. 19103 through 19269 in the amount of \$295,809.81, the August 28, 1990 Claims Vouchers No. 18260 through 18377 in the amount of \$121,184.61, Transfer Voucher No. 1290 in the amount of \$109.51, and Transfer Voucher No. 1291 in the amount of \$5,392.20;

c. Change Order No. 1 for the Public Safety Building Roofing Project in the amount of \$3,447.50 with Chehalis Sheet Metal & Roofing Company, Inc.; and

d. Pay Estimate No. 2 to W.E.&B. Limited for the West Street Improvement Project in the amount of \$137,886.22.

Councilor Butters seconded the motion, and the motion carried unanimously.

3. Admissions Tax. City Manager David Campbell reported that several weeks ago Council discussed the feasibility of potential new funding sources for supporting the DARE program for 1990-91. Since that time, Council has passed an ordinance providing for assessments on drug and alcohol convictions in Municipal Court which will bring in revenue for law enforcement purposes related to drug and alcohol convictions. Mr. Campbell explained that another possible funding source, an admissions

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tax, has been researched by City Attorney Bill Hillier. After reviewing the City of Seattle's admissions tax ordinance and believing that the Council would exempt certain events and activities, such as school sports and Krazy Daze, staff have concluded that revenues raised by an admissions tax would not be worthwhile. Mr. Campbell reported that staff recommendation would be to defer consideration of an admissions tax at this time.

Councilor Roewe moved to defer consideration of an admissions tax. The motion was seconded by Councilor Zylstra and passed unanimously.

Councilor Butters stated that a number of funding options for the DARE program have been exhausted and questioned how the City would increase the amount of fine convictions through Municipal Court if there is a short-fall in the DARE program.

City Manager Campbell advised that the maximum assessment for fine convictions is fixed by ordinance.

City Attorney Hillier advised that the ordinance fixing the rate of fine convictions could be amended if Council so desired.

Councilor Butters stated that might be something Council look at if there is a short-fall in the DARE program or other aspects of law enforcement relating to drug and alcohol problems.

#### 4. Citizens Business.

a. Citizen Complaint - Housing Development on S.W. 19th Street. Ms. Shirley Nelson, 600 S.W. 19th Street, brought to Council's attention a situation regarding the construction of HUD homes along S.W. 19th Street. Ms. Nelson, representing some of the neighborhood residents, expressed concerns about the positioning of some of the new homes and the unsightly debris left by the contractor. Ms. Nelson came to Council seeking information about what can be done through building code regulations.

Bob Nacht, Building and Planning Director explained that the building code regulations were too numerous to mention, however, in regard to the direction of the homes, there are no mandates or regulations addressed in the zoning ordinance. Mr. Nacht advised Ms. Nelson to convey the concerns of the residents of 19th Street to the City Council. The Council may then wish to provide staff direction as to amending the zoning ordinance.

Ms. Nelson was also concerned that the homes being built would lower the value of her home. She added that 19th Street has been crumbled in some areas from the contractors machinery.

Mr. Nacht explained that the lot was split in half and two houses were built facing each other on the rear portion of the lot, which are now independent lots. Mr. Nacht added that the zoning ordinance provides no mechanism or definition for what the front of the house is or which direction it should face.

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Ms. Nelson added that there are also mobile homes and several cars parked on the lots. Ms. Nelson was concerned that people were living in the mobile homes.

Councilor Roewe stated that there is regulation on the limit a motor home can be occupied as a visitor. She added that motor homes must be under separate cover.

Mr. Nacht explained that a prior ordinance did state that a motor home had to be under separate cover on a residential lot. That provision was deleted in the 1969 or 1970 revision of the zoning ordinance, and there is now no regulation requiring a separate structure for the parking of a recreational vehicle on a residential lot. It does require that the recreation vehicle cannot be in the street setback (front yard) of a residential property nor can it be occupied for more than 14 days as a visitor of the property.

Councilor Pope expressed his concerns to the Council. Councilor Pope stated that three parcels of land along 19th Street were being developed to have four governmentally supplemented homes on each parcel of land. Councilor Pope questioned whether the people who will own these homes would keep them up to the standards of the other residents. He added that the twelve homes being constructed, or already constructed, would not be at the same economic level of the people already on 19th Street. Councilor Pope was also concerned about the direction of the homes. He felt the homes should face 19th Street in conformance with the rest of the community.

Councilor Roewe pointed out that there is a similar setup off of 21st Street. Councilor Roewe pointed out that the homes along Cordoba Drive face each other and have a nice appearance. She added there was nothing wrong with a HUD home, which is valued at \$52,000 by the Lewis County Assessor's Office. Councilor Roewe stated that, "Just because a home is 'HUD' doesn't make it bad - it's the people who live in the home, and there is not much you can do to control personal property care by its owner." Councilor Roewe stated that there is no City ordinance to control the cost of building.

Councilor Pope stated that it is the American dream to own a home, but questioned whether it was the American dream to damage other people while acquiring your home.

Councilor Roewe questioned Councilor Pope on how to control the cost of building. Councilor Roewe stated there is nothing in the law that says you must build a \$150,000 home just because the person next door owns a \$150,000 home.

Councilor Hatfield stated that to control the value of a home being built you must first have a covenant that goes into the development so that the homes are required to be of a certain value or higher to be in a particular area. Councilor Hatfield expressed concern of the damage done to 19th Street by the construction crew and the status of the road that goes to the new homes.



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Mr. Nacht advised that the City does have regulations on damage to City streets. If the building contractor, N. W. Custom Builders, has damaged 19th Street, the City can require that it be repaired.

Councilor Pope asked who would maintain the street constructed to the new homes.

Mr. Nacht advised that the newly constructed road was a private driveway to be maintained by the home owners to which it serves.

Mayor Spahr thanked Ms. Nelson for bringing the situation to Council's attention. He advised Ms. Nelson that the matter would be studied by staff and brought before the Planning Commission.

Councilor Butters questioned how Council should address the concern of where the front of a house should face and where the front of a house actually is.

Mr. Nacht stated the problem architecturally, is defining where the front of the house is. He added that this situation would have to be researched to come up with that definition.

Councilor Butters suggested that the Council look at ordinances that might include how a house must be placed on a lot or if there are any exceptions from that, that appropriate landscaping be required. (Added per Councilor Butters amendment to the September 10, 1990 minutes, during the September 24, 1990 Council meeting.

b. Chehalis-Centralia Airport Board - Storage Tanks. Mr. Lloyd Willis, Vice Chairman of the Chehalis-Centralia Airport Board, addressed Council regarding the replacement of fuel storage tanks at the Airport. Mr. Willis explained that an article appearing in The Chronicle two weeks ago may have been misleading. Mr. Willis advised that the Board had moved to replace the leaking underground tanks that were damaged by the January, 1990 flooding, and replace the tanks with a 12,000 gallon capacity tank funded by FEMA. A comment was made that insurance for the tanks would not be feasible or available. Mr. Willis advised that the State is taking the matter up with the Department of Ecology to provide the availability of insurance for the Airport since it is a difficult area to insure.

On a different note, Councilor Roewe asked Mr. Willis what the status was in regard to wetlands.

Mr. Willis advised that he has not received any recent news, although it appears there is Airport property that can meet the needs of the Flemming Corporation for development.

Councilor Hatfield questioned Mr. Willis in regard to a copy of a memo from the Airport Board to the City Council regarding acceptable standards for above-ground storage tanks. Mr. Hatfield asked if this was a moot point since the Board had decided to go with underground storage tanks.

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Mr. Willis advised that it was a moot point so long as at the next Airport Board meeting, it is concluded to proceed with underground storage tanks as approved by the Board. Mr. Willis advised that it is very unlikely that the Board will go with above-ground tanks.

c. Chehalis School District/W.F. West High School Bond Issue. Dr. John Henricksen, Chairman of the District's Bond Issue Committee and Bob Close, Assistant Superintendent presented Council with an informational report on the upcoming school bond issue. Dr. Henricksen explained that interest in modernizing W.F. West High School began about six to seven years ago. Since that time there has been mounting maintenance problems. Last fall a citizens committee began a six-month study of the school facility and found it to be structurally sound, but extensively worn. The committee, staff and a council body of students came up with recommendations that were presented to professional architects who came up with a plan to satisfy the needs of the three groups.

Mr. Close explained that passage of the \$5.7 million bond issue would accomplish several key components. Among the extensive modernization and construction projects include: pitching the 11 acres of flat roof that now exists, updating the electrical, mechanical, heating and plumbing systems to be overhead, and adding additional electrical outlets to classrooms that currently have one outlet in some rooms. New classrooms will be constructed while others will be expanded to accommodate increasing enrollment of students. Eighty percent of outside glass will be eliminated. In addition, the core of the school - counseling, career guidance and administration - will be centralized.

Councilor Roewe moved that Council endorse the support of the City of Chehalis and ask its citizens to endorse the school bond issue to remodel and modernize W.F. West High School. The motion was seconded by Councilor Venemon and carried unanimously.

5. Employee Insurance Cost Containment Committee. City Manager Campbell explained that about a year ago, an employee committee was appointed to study issues related to insurance benefits and costs provided to City employees.

Police Chief Randy Hamilton, Chairman of the Employee Cost Containment Committee reported to Council on the status of the Committee. Chief Hamilton explained that the Committee's work to date has been a learning experience in regard to how cost containment works and what is available in the way of medical insurance options. The Committee conducted an employee health benefits survey to find out what is important or unimportant to employees. The survey will serve as a guide when the Committee looks at insurance options. Chief Hamilton added that various options may include evaluating a "pool" approach with other jurisdictions, outside brokers, or modifying existing plans.

6. City Council/City Manager Reports.

a. Mr. Campbell reminded Council of the upcoming Tri-Agency meeting scheduled for September 15.

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b. Councilor Pope thanked Public Works Director Barry Heid and Building and Planning Director Bob Nacht, for their efforts in participating in the Wallace Road LID residents meeting, held at St. Johns Lutheran Church.

c. Fire Chief Tony Keeling reported on the Hazardous Waste Amnesty Day held on September 8, at the Fairgrounds. Chief Keeling reported that refinements need to be made in routing people through more quickly who only have a few items. He added that the event was a tremendous success, with approximately 550 vehicles going through.

There being no further business for Council's consideration, the meeting adjourned at 3:55 p.m.

Robert J. Spahr, Mayor

Attest:

Caryn Foley, City Clerk (Deputy)

September 24, 1990

The Chehalis City Council met in regular session on Monday, September 24, 1990, in the Chehalis City Hall. Mayor Spahr called the meeting to order at 3:00 PM, and the following Councilmembers were present: Beverley Butters, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Bud Hatfield was absent (excused). Staff members present included: Bill Hillier, City Attorney; Jo Ann Hakola, Finance Director/Acting City Manager; Ray Muyskens, Community Services Director; Bob Nacht, Building and Planning Director; Randy Hamilton, Chief of Police; Barry Heid, Public Works Director; Tony Keeling, Fire Chief; and Caryn Foley, Departmental Assistant/Recording Secretary. Representatives of the news media present were: Bill Moeller of KITI Radio, and Laura Towey of The Chronicle.

1. Presentations/Proclamations.

a. Mayor Spahr and Fire Chief Tony Keeling presented certificates of completion to reserve firefighters Reg Macomber and Pat Gilligan for completion of the Firefighter I state classification. Chief Keeling stated that the course includes approximately 170 hours of training and added that Mr. Macomber and Mr. Gilligan are also EMTs, and should be commended for their efforts.

b. Mayor Spahr read and then presented a proclamation to Ms. Dorothy Smith declaring September 29 - October 1, 1990, as CROP Walk Week in the City of Chehalis. Ms. Smith announced that the CROP Walk will take place on Sunday, October 7, 1990, beginning at the First United Methodist Church, Chehalis, at 1:30 PM. Proceeds will benefit world hunger relief agencies and the local food bank coalition.

c. A proclamation declaring Fire Prevention Week in the City of Chehalis, October 8-14, 1990, was presented to Fire Chief Keeling. Chief Keeling urged citizens to check their homes for fire hazards and stressed the importance of smoke detectors in saving lives.

d. The Mayor also proclaimed September 30 - October 6, 1990, as National Grocers Week in the City of Chehalis. The proclamation was presented to Mr. Robin Fuller of Fuller Market Basket.

2. Citizens Business. Mr. John Panesko, 830 S.E. Maple, representing the citizens of the Fairview neighborhood, addressed Council regarding the problem of inadequate water pressure for fire protection purposes in that area. Mr. Panesko explained that a neighborhood meeting was held to discuss the problem. Residents concluded that a \$45,000 water pump would solve the problem; however, the problem runs along the entire hillside. If each neighborhood seeks its own solution, there will be numerous fire protection devices which would be more costly than a common solution for the entire hillside area.

Mr. Panesko stated that the Fairview residents are requesting the City to investigate the feasibility of a high level reservoir which would provide fire protection to the entire hillside. This type of a reservoir would benefit not only the Fairview area, but the entire hillside area residents and future residents who may move to areas higher on the hill than now exist.

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Public Works Director Barry Heid, stated that he attended the meeting Mr. Panesko spoke of. Mr. Heid added that a study could be done to determine the feasibility of a high level reservoir.

In another matter, Mr. Jim Nelson of 600 S.W. 19th Street, addressed Council regarding a local builder who is constructing Farm Home housing along 19th Street. Mr. Nelson stated that he has no objections to Farm Home housing and welcomes the new residents. His concern was in the way the homes were put in. He added that the homes were not built to the specifications of Farm Home and the property owners. There are electrical and plumbing problems, the builder has left sewer pipe, piles of dirt and other debris for three months. Mr. Nelson stated that the City has a lack of laws and insufficient building inspections.

Councilor Butters stated that some of the things outlined by Mr. Nelson are beyond what the City can do in terms of control. The concern in the neighborhood is not only from the surrounding homes, but also from the people who live in the new homes. Councilor Butters suggested sending citizens' letters received by Council, newspaper articles and a letter to the Farm Home Administration expressing that the City has received a number of complaints and concerns, since Farm Home is ultimately responsible.

Mayor Spahr stated that this subject should be discussed under Regulation of Orientation of Buildings and Lots appearing later on the agenda.

Mr. Nelson added that the streets constructed to the homes are in terrible shape and will worsen with the rainy season fast approaching. He stated that some of the new owners cannot afford to black top or gravel the new streets.

3. Consent Calendar. Councilor Zylstra moved to approve the September 24, 1990 Consent Calendar comprised of the following items:

a. Minutes of the regular City Council meeting of September 10, 1990; and

b. Set the date of October 8, 1990, at 3:05 PM for a public hearing on the annexation of 2605 N.E. Kresky Road.

Councilor Venemon seconded the motion.

Councilor Butters stated that a suggestion she had made under Citizens Business regarding the housing developments on S. W. 19th Street had been omitted from the minutes. The recommendation was that Council look at ordinances that might include how a house must be placed on a lot, or if there are any exceptions from that, that appropriate landscaping be required.

The motion, as amended, carried unanimously.

4. Timber Management Program - Kresky Avenue Property. Community Services Director Ray Muyskens explained that the Timber Management Program was established about two years ago. In mid-1989 the Timber Management Advisory Committee was established. The first and most difficult project undertaken was the Kresky Avenue area located over the City Public Works

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facility consisting of 40 acres of land. After review of the type of property, terrain and topography, it was found that there was actually only a 14 acre tract of land that could be utilized in a timber management program. The remaining acres consist of poor soil and topography.

Mr. Muyskens explained that Timber Services, Inc. has been working with the Advisory Committee and has estimated a revenue projection of approximately \$30,500 to be generated from that parcel of property if it were clear cut. The time frame for reharvesting the land would be 45-50 years at which time the City may be able to generate approximately \$200,000.

Councilor Zylstra questioned the projection of revenues to the City. He stated that the gross profit would be \$30,000, but the net profit would actually be about \$5,000 after expenses.

Mr. Muyskens explained that the gross revenue would be about \$30,500 and after expenses it would be approximately \$5,600 net to the City. Mr. Muyskens added that Council should be aware that if it is necessary to do an engineering study on the topography of the land and what impact it will have on the Public Works facility, protective measures may be needed to ensure that the hill does not slide or wash out. This study would cost approximately \$4,200 and in addition, a SEPA checklist may be required. The Department of Natural Resources has indicated that an Environmental Impact Study may need to be done on this parcel of land, making expenses greater than already projected.

Councilor Roewe questioned why, with all of these concerns, was it being recommended to proceed with the plan.

Mr. Muyskens stated that the recommendation to proceed with the plan includes a request to proceed with an engineering report since budgetary funds are available for the study this year.

Councilor Roewe asked if the Council was looking at the worst possible scenario in regard to costs. Councilor Roewe added that hopefully, the future would bring some benefits in way of a managed timber program.

Mr. Muyskens explained that the Committee felt the long-term effect, if engineering study costs were not incurred, would provide close to \$5,200 for the City. If costs for protective measures are needed, Council may be presented with a new recommendation.

Councilor Roewe requested that the names of the members of the Advisory Committee be incorporated into the minutes for all their efforts. The Timber Management Advisory Committee members include: Mr. Alex Goedhard, Mr. Adrian Schraeder, Mr. Jack Palmquest and Mr. Jack Radnish, along with the consulting firm of Timber Services, Inc. Councilor Roewe added that the recommendation has been presented with expert advice on how to handle the 14 acre parcel of land.

Councilor Zylstra asked for clarification on the actual location of the 14 acre parcel.

Public Works Director Heid pointed out on a map the 40 acres owned by the City of Chehalis, showing the Public Works facility and the City shooting range.

Councilor Butters inquired if there were any residences in the area.

Mr. Heid stated that all structures are City-owned properties except one privately owned business, with no residences.

Councilor Zylstra commented that the subject area will be extremely visible to the City if clear cut.

Mr. Muyskens stated that the plan includes leaving a border around the clear cut area.

Councilor Zylstra called for a public hearing before the City made any decisions about clear cutting. Councilor Zylstra believed the public should have some input in the matter.

Councilor Roewe commented that 14 acres out of 40 was not considered clear cutting.

Councilor Zylstra stated that the 14 acres would be clear cut.

Mayor Spahr clarified that the request at the present time is to do the study.

Mr. Muyskens stated that staff is asking Council to approve the plan which then allows the engineering work and study that are necessary.

Councilor Butters expressed concern that the City could end up with a large sum of money invested in this project. Councilor Butters asked if the members of the Committee were in the timber business.

Mr. Muyskens stated that all members were highly qualified. He added that Mr. Adrian Schraeder was representing the Planning Commission.

Councilor Butters was in agreement with Council Zylstra that public opinion should be sought if there is an anticipated revenue of \$30,500.

Councilor Zylstra pointed out that the figure of \$30,500 was gross revenue. The actual net revenue to the City would only amount to approximately \$5,200.

Councilor Butters questioned cutting 14 acres of timber for only a \$5,200 profit.

Councilor Roewe stated that replanting will net the City a managed timber harvest of about \$250,000 in 50 years, adding that if nothing is done, the City will not have any more than what there is now. Councilor Roewe stated that this project has been struggling for years and did not see the point of appointing a committee of citizen experts and then ignoring their recommendation and calling for a public hearing.

Councilor Butters stated that the Council should not ignore the recommendation but broad based input from citizens should be sought.

Councilor Venemon asked how much it would cost to replant 14 acres.

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Mr. Muyskens stated that the Committee has determined the cost to be approximately \$5,600.

Councilor Venemon asked how far apart the trees would be planted and how many could be planted in the 14 acres.

It was stated that the trees would be planted about 11' x 11', allowing 350-400 per acre to be planted.

Mayor Spahr asked what the value of the land would be in fifty years if the property was untouched.

Mr. Muyskens estimated that the property would be of no greater value than what it is today, because there is no other use for the property.

Councilor Venemon pointed out that if the trees were allowed to grow they would be worth more.

Mr. Muyskens explained that the parcel does not contain many trees of any value. He stated that most of the trees are hardwood.

Councilor Pope questioned exactly what the Council was being recommended to do.

Mr. Muyskens stated that Council is being asked to approve the plan as submitted. Approving the plan would allow the study to begin.

Councilor Pope moved to approve the plan as submitted. The motion was seconded by Councilor Roewe.

Councilor Zylstra stated he was in agreement in maximizing the City's resources and looking at the plan; however, Councilor Zylstra felt that part of the planning process should be to give citizens a chance to have input on the final decision that may someday have a very direct impact on the aesthetics surrounding the area.

Councilor Butters expressed concern that the City does not end up with a lot of money spent in research and study and then have a groundswell of concern from the citizens and ultimately abandon the plan. Councilor Butters stated that citizen input should be sought, but added that she is not opposed to looking at the plan.

Councilor Pope questioned how the citizens input could help at this point.

Councilor Zylstra stated that if the citizens are against the plan it would be better to know now before costs are incurred.

City Attorney Bill Hillier explained that if the plan is adopted now, one of the steps in the process, if the City sells the timber, is that the City will have to declare the timber surplus and a public hearing will have to take place before it is put to bid.

Councilor Butters questioned Mr. Hillier on how far away that step could be.



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Mr. Hillier advised that a hearing cannot take place until a feasibility study is done to determine if the soil is compatible for replanting.

Mr. Muyskens added that the City must apply through the Department of Natural Resources and in that application process, the City must go through a SEPA checklist and possibly an Environmental Impact study. Those factors could alter the plan.

Mr. Heid explained that the emphasis of the study was to determine the stability of the soil to protect the Public Works complex. If the land were logged without taking that precaution, more damage could be suffered than the timber is worth. The study will also determine unexpected problems.

Councilors Zylstra and Butters supported the comments made, and Councilor Pope's motion.

Councilor Roewe noted that the plan does not only cover the 14 acres, but includes other areas of the City.

Councilor Butters agreed, but said the idea of clear cutting did raise concern.

Mr. Muyskens stated that the 14 acre parcel was the only area considered for clear cutting.

The motion passed unanimously.

5. Salzer Creek Flood Control Project. Public Works Director Barry Heid presented a map to Council identifying the area that would be protected if the City entered into an agreement with the City of Centralia and Lewis County in regard to Salzer Creek flood control improvements.

Mr. Heid explained that the recommendation to proceed is based historically on involvement with the Army Corps of Engineers on a number of projects, adding that at this point, the project appears by all indications to be feasible. Mr. Heid stated that the cost of the project to the City would be approximately \$60,000 over the next two years to fund the City's portion of the feasibility study. A total sum of \$300,000 will be incurred by Lewis County and the Cities of Chehalis and Centralia. The Army Corps of Engineers would also be making a local match. After the feasibility study the construction phase would be paid at a 75% governmental and 25% local match arrangement. Mr. Heid stated that because of the defined, limited area benefitting directly from this project, the concept of a special purpose flood control or diking/drainage district has been suggested to finance the local share of the project cost.

Mr. Heid pointed out that even though the project includes Airport property, it was not designed specifically for the Airport. It was designed to make best use of protecting the properties that have suffered flood damage. Mr. Heid explained that the Airport dike will be raised by this project to protect the Salzer Creek basin and is therefore included in the project.

Mr. Heid informed Council that based on the Army Corps of Engineers information for the January, 1990 flood, there was \$19 million worth of damage that occurred on the Chehalis River

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basin. Of that \$19 million, \$15 million occurred in the greater Chehalis-Centralia area, and of that \$15 million, \$11 million would have been protected by the proposed project.

Investigation has been done to determine whether wetland, Department of Ecology or floodway will be issues or stumbling blocks.

Councilor Butters inquired about the area which would not be protected by the plan (Chehalis Avenue apartments and nearby residences) stating that there must have been research or study as to why that particular area was not feasible and included in the plan.

Mr. Heid explained that the people in that area will not benefit and also will not be adversely affected. Mr. Heid explained that areas experiencing flood damage and problems were along Main Street, Chehalis Avenue, and along the lower portion of Interstate and Pacific Avenues.

Councilor Butters questioned if any plans were examined or being examined that would benefit the people in that area.

Mr. Heid stated that the Chehalis Avenue area was studied. He explained that when Federal dollars are involved, the criteria are very stringent on determining a project feasible. The study for the Chehalis Avenue area, including protection for the Chehalis Avenue apartments and areas of John, William and Lewis Streets, was determined to be infeasible.

Councilor Butters stated that there must be research, cost or other information available for this project.

Mr. Heid stated that the determination of infeasibility for this project was concluded by the Army Corps of Engineers preliminary study. Mr. Heid suggested contacting the Army Corps of Engineers to find out if that information is available. He added it may be an avenue the City would like to look into, but did not suspect there would be assistance from the Army Corps of Engineers.

Councilor Butters felt the information should be made available to Council for consideration locally and if an LID was found to be appropriate, citizens in that area could fund the project if they chose. Councilor Butters stated that the City owed it to the citizens, explaining that some were hard hit during the January, 1990 flood and just recently have some been able to return to their homes.

Councilor Pope expressed concern about making a contribution to a plan that will take five years to study.

Mr. Heid explained that the project itself would take an estimated five years to complete.

Councilor Pope stated that it is unknown if construction will take place until after the study is complete and is determined to be feasible.

Mr. Heid stated that it is possible the study will be found to be infeasible, however at this point it does look feasible.

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Mr. Nacht clarified that the study will take approximately one to two years to complete the feasibility and design work in order to determine if construction should proceed.

Councilor Roewe spoke in opposition of the City agreeing to participate in the cost of the study. Councilor Roewe stated her reasons as that about ten years ago, the City went through the same issue with the Army Corps of Engineers. A solution to a similar situation was presented, but was never carried out. In addition the City has no guarantee that after paying \$689,000 for the study, that it will be considered feasible. Councilor Roewe also stated that there is no guarantee there will be matching money to complete the plan once the study is complete because government funds are drying up. Councilor Roewe expected that within the next ten years, there will be no financial support for projects from the Federal government citing the deficit and U.S. action in Saudi Arabia.

Councilor Roewe added that structures built to the specifications of the 100 year flood plain did not suffer flood damage. If the dike is improved at the Airport, a tragedy of flood damage to I-5 could be avoided; however, it is not feasible spending City funds to protect a small area. The total cost of the City's assessment is based on the appraised value of those properties involved in the project.

Mr. Heid stated that was only one financing strategy. The total cost could be divided in different arrangements to whatever is agreeable between the agencies involved.

Councilor Roewe suggested that those people benefitting from the project be given a chance to state whether or not they would be willing to pay the costs.

Councilor Venemon expressed concern that studies are taken over and over and never go forward. Councilor Venemon added it is an expensive project for a small city.

Councilor Zylstra questioned how much of the \$11 million area that suffered flood damage was covered by Federal flood insurance.

Mr. Heid stated that he did not have that information, but added this project has received positive indications of feasibility from the Army Corps of Engineers.

Councilor Butters questioned Councilor Roewe's concern in regard to using City funds to complete the study. Councilor Butters understood Councilor Roewe to support the project, but the people who will benefit should be asked to pay for the study.

Councilor Roewe stated that before Council make a decision it should take into consideration that a great portion of the City will not benefit from the study.

Mr. Heid questioned City Attorney Hillier if it were possible to go back on a diking district and request reimbursement for a feasibility study which benefitted them.

Mr. Hillier stated that would have to be researched, but added it may be a possibility.

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Mr. Heid stated that the Army Corps of Engineers has agreed to look at the feasibility aspects, obstacles, etc., that may be in the way at the very onset. The Army Corps of Engineers will not wait until completion of the study if it is found infeasible some where along the way. It will initially be determined whether there are any problems with the Department of Ecology, Washington State mandates or governmental orders by the Governor of Washington that could impact how the project is affected in a floodway or wetland area. The Corps has agreed to proceed without spending a lot of money in engineering time and other studies that may be needed as part of the feasibility study, so that if the City wants to pull out sometime after signing, the City would only be obligated with expenses incurred to that point.

Mayor Spahr inquired what kind of a time limit Council was faced with.

Mr. Heid explained that the City must enter into an agreement with Lewis County and the City of Centralia by September 30, 1990.

Councilor Butters pointed out that at the last Tri-Agency meeting the deadline was September 30, however it was explained that if additional time was needed, it would not present a problem. Councilor Butters questioned if the City would be locked in if it approved the plan, and questioned if the cost would be incurred by the properties benefitting, if they in turn elected not to participate.

Mr. Hillier advised that once the City is committed to an interlocal agreement as an administrative action, it is committed.

Mr. Nacht discussed the aspect of the feasibility of the study. Mr. Nacht's initial concerns were relative to the regulatory programs in regard to wetlands, the Department of Ecology, and environmental impact issues. Mr. Nacht explained that even though this is a flood control project it does occur in a floodway and there are a number of regulatory considerations. After contact with the DOE, Shorelines Management and the Corps of Engineers, all indications are that there is a good possibility that this project could be approved irrespective of the floodway. Mr. Nacht added that because it is a floodway project and a public project under the Corps of Engineers, it has greater priority. Mr. Nacht also pointed out that an enhancement of the dike at the Airport would not protect I-5.

Councilor Roewe questioned if the area had ever flooded before.

Mr. Nacht explained that it had not, but added that there has never been a 100 year flood.

Councilor Roewe addressed the issue of costs, explaining that the City has already committed to \$10-19 million on sewer repair, \$10 million on closure cost at the Centralia Landfill, and if this project is undertaken, the City would be looking at another \$5 million. Councilor Roewe felt the City could not afford this project.

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Mayor Spahr stated that at a meeting last week with the County Commissioners and people involved with the project, it was suggested that a dike district may be feasible. Mayor Spahr felt a favorable vote could occur for a portion or the entire cost of the project.

Mr. Nacht explained that the September 30 date is the Federal fiscal year. The fifty percent match is funded for the current fiscal year and, after the deadline, the match may not be available.

Councilor Butters suggested contacting the property owners who will stand to benefit. An estimate of what the share of the study and dike district would be could be given to the people to get a feel for their opinion. A public meeting could then be held on September 27 with those people.

Mayor Spahr pointed out that even if a meeting was held, Council could not take action until the next Council meeting scheduled for October 8.

Councilor Butters stated that her plan included calling an emergency meeting of the Council following the September 27 meeting or the next day.

Mr. Heid suggested contacting the Army Corps of Engineers to find out how firm the September 30 deadline is. He added that letters can be sent to those being affected letting them know what is transpiring and encouraging their participation.

Councilor Roewe indicated the information states that the Centralia City Council has recommended that Centralia assume the role of local sponsor.

Mr. Hillier understood that Centralia was still in a state of consideration on this issue.

Councilor Roewe moved to table consideration to commit to financial participation in the feasibility study phase of the Salzer Creek flood control project.

Mayor Spahr asked staff to continue looking into what is being done.

The motion was seconded by Councilor Venemon and carried unanimously.

6. Recognition of the Lewis County Center for the Arts and Civic Activities - Resolution No. 15-90. Councilor Pope excused himself from the Council table in lieu of an appearance of fairness in regard to his involvement with the Center.

Dr. Isaac Pope, President of the Board of the Lewis County Center, explained that the Center has presented a resolution to Council requesting that Council recognize the Center as an official advisory body to the City on all arts and cultural events. This resolution will allow the Center to apply for funds under certain categories for the foundation. Lewis County and the City of Centralia will also be asked to adopt similar resolutions. Dr. Pope added that this resolution does not obligate the City financially.

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Councilor Roewe moved to suspend the rules requiring two readings of the resolution. Motion was seconded by Councilor Zylstra and carried unanimously.

Councilor Roewe moved to adopt Resolution No. 15-90 on first and final reading. Motion was seconded by Councilor Venemon and unanimously carried.

Councilor Pope returned to the table.

7. City Council/City Manager Reports.

a. Building Permit Expiration. Acting City Manager Hakola explained that at the previous Council meeting, residents of the 19th Street neighborhood addressed Council regarding the unsightly appearance of construction and demolition being done along S.W. 19th Street.

Mr. Nacht explained to Council the building code requirements relative to permit expiration. The code provides that as long as a project is being worked on, and not discontinued for 180 days, either before the project starts or during the project, the permit remains valid.

Mr. Nacht stated that the issue at this time is whether or not a permit should be automatically revoked for certain conditions occurring. He stated that the building code does not address this issue, however the Building Department uses a one calendar year time period for an expiration date on permits, simply to trigger a review of the status. The Department now has an operational computer system and triggers the status at six-month intervals to coincide with the 180 day period to see whether any activity has occurred.

b. Regulation of the Orientation of Buildings on Lots. Mr. Nacht reported that at Council's last meeting a petition was presented by a number of 19th Street and Snively Avenue residents indicating their desire of the City to address the issue of regulating the orientation of buildings of lots. Mr. Nacht read the petition in part.

" . . . We, the undersigned residents of 19th Street, request an ordinance dealing with the following issue:

Subject: Placement of new family dwellings, in an established, residential neighborhood, where homes run along both sides of the Street.

. . . We believe all homes should face the street, with a front entrance and windows. This would be in keeping with all other residences on both sides of the street . . ."

Mr. Nacht explained that the petition was presented to the Planning Commission at their last meeting, for preliminary discussion. During the course of the meeting two residents from the 19th Street neighborhood stated their position and views on the petition. The Planning Commission deliberated and ultimately moved to recommend that there is insufficient reasonable justification to regulate the orientation of buildings on lots within the

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City at this time. The Commission's recommendation was based on the inability to define where the front of a house is, property owners rights, architectural potential and topography features.

Councilor Butters inquired if Mr. Nacht had contacted the Research Center for information relating to this issue.

Mr. Nacht stated that he did not request such information. He explained that the petition was presented to the Planning Commission for preliminary discussion only; no action was requested.

Councilor Butters suspected that other cities have probably dealt with this type of a situation in regard to what the front of the house is, and would be interested in how the problem was dealt with.

Ms. Mae Schwarz, 605 S.W. 19th Street, stated that many residents were not aware of the Planning Commission meeting or the Council meeting today.

Mr. Nacht stated that the meeting of the Planning Commission was not a public hearing and the notices for a public hearing were not sent out. Mr. Nacht added that, technically, as long as there is not a proposal to change an ordinance, a public hearing is not required. If Council desires another direction, it will be responded to.

Mayor Spahr inquired how the citizens would pursue the issue if they so desired.

Mr. Nacht stated that the citizens could submit a proposal and a public hearing could be conducted.

Councilor Pope questioned that if the Fourth District wanted to approach this matter in a legal or petition manner for the Fourth District to vote on, could Council make that binding upon the City.

Mr. Nacht stated that was not feasible, however, the Council may want to direct the Building Director to draft an ordinance amendment.

Councilor Venemon questioned the legal ramifications of property owners who desired to put their front doors on the end of a house.

Mr. Nacht stated that this was a significant issue which would need to be legally researched.

Mr. Hillier advised that an issue such as that could be a potential for problems.

Councilor Butters suggested there may be ways through landscaping to accommodate the orientation of buildings. Councilor Butters expressed concern that citizens were not notified about the meetings discussing this issue.

Mr. Nacht reiterated that there was no proposal brought before the Planning Commission to be acted upon.

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Councilor Butters stated there should be some kind of a forum. Asking the citizens to develop their own proposal seemed unjust since they have neither the skills or information to do that.

Councilor Roewe stated that Council needs to consider the topography of the whole City, not one small area.

Councilor Butters pointed out that because the subject is researched, does not mean Council must approve it. Every avenue must be considered and citizens should be heard.

Mayor Spahr felt the real issues were the condition of the streets constructed as driveways to the homes and how the homes were built.

Mr. Nacht stated that a member of the Planning Commission suggested that landscaping the ends of the houses may make them appear more attractive. Mr. Nacht explained that he has, on several occasions, proposed mandatory landscaping requirements which the public was adamantly opposed, and have been subsequently defeated by Council.

Mr. Nacht explained that in regard to the driveways constructed to the homes, the City required to some extent, that maneuvering and parking be provided for and all areas used for parking and maneuvering of vehicles shall be surfaced to a minimum with screened gravel. In addition, each parking space shall be of usable size and shape and accessible from the street. Where access drives are necessary, a minimum nine foot wide gravel driveway is required for a single family residence. Mr. Nacht stated that one of the nine foot wide driveways got off the piece of property leading to one of the back houses and was required to be put back on the property.

In regard to the nuisance of debris left in the yards of the new homes, Mr. Nacht explained that this issue can be dealt with through the City's nuisance ordinance. If there is non-native vegetation or items, the City will require that the builder remove them from the property. Typically, when a building is under construction, it is allowable to leave construction materials on the property during that time. It is expected that one to two weeks is sufficient time to have the building site cleaned. Mr. Nacht added that there are no regulations regarding this issue. Mr. Nacht also stated that he cannot visit every property in the community daily.

Mr. Nacht addressed the subject of property home inspections. He stated that City ordinances, building codes and permit conditions indicate that it is the responsibility of the permit holder to cause the required inspections. The City is not liable if the permit holder neglects to have the required inspections. To date, there have been no requests for inspection on the subject properties.

Mr. Nacht stated that the properties are not in a floodplain, therefore there are no elevation requirements.



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Mr. Nacht explained that the contractual arrangements between the property owner and contractor are not included in the permit. If there is a civil suit between those parties, the City will not become involved. The City will not harass a homeowner by inspecting the property unannounced or uninvited.

Councilor Pope sought clarification that the City will not inspect those properties until requested.

Mr. Nacht stated that was correct, but it did not mean that homes have not been inspected; they have not been inspected unless requested. The inspection will be considered pending until they are requested.

Councilor Pope questioned that anyone who builds a home in the City must obtain a building permit. Councilor Pope felt that any type of regulatory procedure should be at the building permit level.

Mr. Nacht stated that Council will have to mandate what type of regulatory system they want on the permit. He added that the code requires a minimum acceptable level of fire and safety hazard, and sanitation and health.

Councilor Pope questioned construction of twelve homes in an area with existing sewage problems.

Mr. Nacht explained that the problem was with inflow and infiltration backing into that segment of the sewer system and added that at this time, there is sufficient capacity.

Ms. Schwarz stated there is capacity when it is not raining.

Mr. Nacht explained that the rain does cause the I & I problem.

Mr. Heid explained that studies have shown that I & I backup is causing problems in the central and southern areas of the City.

Ms. Schwarz explained that she was aware of the study, and stated that the residents have received a letter regarding the situation, but were informed that nothing can be done.

Mayor Spahr stated that the problem will be taken care of, but it is on a schedule.

Mr. Heid explained that the problem is expansive of the City and other areas are in worse shape, so it will be a few years before the 19th Street area can be taken care of.

Ms. Schwarz stated that the residents wanted to stop further construction until the problem was taken care of so as not to impact the problem.

Mr. Nacht stated the building code specifically exempts single family residences from requiring a certificate of occupancy. There is no mechanism to preclude occupancy until such time as a final inspection

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has been completed. Typically, when a single family residence nears completion the homeowner will move in and generally not call for a final inspection.

Mayor Spahr asked how the consumer is to know if a contractor has built their home to code.

Mr. Nacht stated that is achieved through the permit procedure, adding that whoever calls for the inspection should be there during the inspection. The Building Department has inspection records available to the homeowner and contractor.

Mr. Nacht explained that at the six month triggering, if no inspections have been made, the contractor or homeowner will be contacted to see if an inspection is needed.

Mr. Bill Lidral, 581 S.W. 19th Street, stated that the homes in question were Farm Home projects through the Department of Agriculture. He went on to say that inspectors are furnished by the Farm Home Association who supposedly inspect the homes.

Mr. Lidral believed his home had not been finished when Farm Home closed the loan, and stated the home had been inspected. Mr. Lidral stated the driveway could not be driven on without a pickup truck. Mr. Lidral invited Council to his home, stating that he was not a derelict, but took care of his home and did plan on landscaping. He added that he has only lived in the house for eight weeks. Mr. Lidral stated that he has talked to the new builder in charge and has since received some adjustment from the contractor who has promised to improve the road leading to the driveway.

Mayor Spahr inquired what could be done in a situation where a contractor does not call for the required inspections when needed.

Mr. Nacht stated that unless a policy is adopted to require visitation to all projects on a regular basis, it would be virtually impossible to do. A building is constructed in a certain schedule of events. Every building takes a different amount of time to complete. The system is set up to require that the permit holder call for the inspections. There are approximately 35-40 active permits at any given time.

Councilor Pope stated that he did not call anyone a derelict, but apologized to Mr. Lidral if that was the impression he got.

Councilor Roewe suggested alerting the mortgage companies to the fact that final inspections are not being done.

Councilor Zylstra suggested that maybe Farm Home was not properly inspecting the homes.

Councilor Butters reiterated her proposal of contacting Farm Home and letting them know the concerns brought to Council's attention. Often, agencies located in larger cities are not aware of problems unless they are alerted to the situation.

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Mr. Nacht pointed out that Farm Home, more than likely, has a different set of regulations than the City does.

Councilor Butters stated that it is impossible for the City Building Director to keep track of other agencies' inspections. The Director is only accountable for doing inspections required by City ordinances.

Mr. Nacht stated that he would hesitate to accuse another agency of not inspecting properly if the City does not know exactly what their standards and requirements are.

Councilor Butters agreed that the City should not get involved in that kind of a situation. It could take many hours and resources of staff time. The important issue is to bring the concerns of the citizens to Farm Home's attention.

Mayor Spahr asked that in the permit process, if the builder takes out the building permit does the homeowners name appear on the permit also.

Mr. Nacht stated that both names appear on the permit.

Mayor Spahr suggested that a fact sheet explaining the permit process, homeowner protection, etc. be handed out to the homeowner since very often they are not aware of their rights and options.

8. Other Reports. Councilor Roewe reported to Council the latest Twin Transit action, stating that over 18,300 people rode the transit bus during the month of August. The Transit has gone to bid for another new bus which should arrive in about one year. In addition, the transit will begin half-hour morning and evening services to counteract the increased costs of fuel.

Mr. Heid reported that he spoke with Terry Calkins of the City of Centralia. It was indicated that the Community Services Committee, comprised of three Councilmembers, will be recommending to the Council that Centralia act as the local sponsor for the Salzer Creek Flood Control Project agreement and sign the agreement with the Army Corps of Engineers.

Mayor Spahr announced that there was a Hazmat meeting recently and there have been no spills in last year.

Police Chief Randy Hamilton reported that the new police car purchased from Gootee Chevrolet in Chehalis was parked outside City Hall and invited Council to come and view it.

There being no further business for Council's consideration, the meeting adjourned at 4:50 p.m.

Robert J. Spahr, Mayor

Attest:

Caryn Foley, Deputy City Clerk

October 8, 1990

The Chehalis City Council met in regular session on Monday, October 8, 1990, in the Chehalis City Hall. Mayor Spahr called the meeting to order at 3:00 PM, and the following Councilmembers were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, and Bob Spahr. Councilor Dave Zylstra was absent (excused). Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Jo Ann Hakola, Finance Director/City Clerk; Ray Muyskens, Community Services Director; Bob Nacht, Building and Planning Director; Randy Hamilton, Chief of Police; Barry Heid, Public Works Director; Bill Cavinder, Deputy Fire Chief; and Caryn Foley, Deputy City Clerk. Representatives of the news media present were: Jim Cook of KEWA Radio, Bill Moeller of KITI Radio, and Laura Towey of The Chronicle.

1. Presentations. Mayor Spahr announced that the City of Chehalis received a Distinguished Budget Award for the 1990 Recommended Budget by the Government Finance Officers Association. Mayor Spahr applauded the efforts of Finance Director Jo Ann Hakola and Assistant Finance Director Peggy Morant for their outstanding efforts. Ms. Hakola stated that this is the second national award from GFOA and the third award altogether. The first award was received from the Washington Finance Officers Association.

Mayor Spahr then read a letter from the Washington Finance Officers Association announcing that the Finance Director and Assistant Finance Director have been certified as professional finance officers of the State of Washington by the WFOA. The Mayor noted that this annual certification requires ongoing educational and professional excellence, and congratulated Ms. Hakola and Ms. Morant for their achievements.

2. Citizens Business. Pam Brown, Executive Director of the Lewis County Economic Development Council (EDC) reported on the quarterly status report of the EDC, and addressed the issue of Initiative 547.

Ms. Brown stated that the EDC has one announced investment this quarter. The company, Capilano Lumber, will be building a 24,000 square foot facility, in the Chehalis Industrial Park. Operations are expected to begin in mid-January, with 22 employees; 21 of which will be hired locally.

EDC staff has worked with a company who would like to locate on 20 acres near the power lines in the Industrial Park. The company has indicated a willingness to participate financially with the Industrial Commission in dealing with the drainage problem in the Dillenbaugh Creek which is of concern to the entire Industrial Park. In addition, sewer and water lines put into the undeveloped areas of the Industrial Park by this development, will free-up a new, large area for industrial expansion. Ms. Brown added that the project will require some environmental permitting from the State of Washington.

The EDC has also been working with a consultant who is providing information to a Japanese Brewery company that is considering the City of Chehalis.

Ms. Brown stated that two distribution companies are looking at the Chehalis-Centralia area. One of the companies is interested in a 300,000 square foot facility and the other is looking for a 150,000 square foot facility.

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Two plastics manufacturers are considering the Chehalis-Centralia area. A representative of the Chehalis Industrial Commission and EDC staff have met with one of the companies to take a look at their operations and promote the Chehalis area.

The Business and Job Retention project is underway. Ms. Brown stated that 26 local manufacturers have been provided with a variety of assistance in dealing with current operations and problems they are facing, and also providing information about resources available to them for expansion. Ms. Brown added that some timber dependent companies are considering expansion, including development of new products and looking at export markets.

Ms. Brown mentioned that EDC staff have worked with a variety of community groups and have continued to provide technical assistance to companies who have considered loans from the Chehalis Loan Fund.

Mr. Brown informed the Council that the Governor's policy advisor on timber issues was invited to meet with companies dependent on the timber industry to hear their concerns. The purpose of the meetings were to inform the Governor and incorporate that information and advise the Governor as he prepares a legislative package to assist timber communities. In addition the EDC has worked with Lewis County Commissioners and a group of people from eastern Lewis County to develop a diversification strategy to deal with the reduced timber harvest. Some options include developing a small industrial park in the City of Morton.

The EDC continues to provide counseling to existing businesses that are interested in financing and need help with business plans.

Progress continues to be made with the new marketing brochure that will go to print this month. A marketing brochure has also been developed for the Industrial Park which will be a stand alone piece. Continued progress has also been made on the manufacturers directory. Response has been received from 75 Lewis County manufacturers.

In other program activities, \$200,000 was obtained in funding for start up operations of the wood products cooperative.

With regard to Initiative 547, Ms. Brown explained that the initiative is sponsored by a variety of environmental groups throughout the State of Washington and believes it could have a devastating impact to economic development in Washington State. Ms. Brown stated that both opposing and supporting sides of the initiative are advising local governments to impose an immediate moratorium on development until there is an understanding of what the initiative means. One of the concerns is that the initiative contains 63 planning goals which local governments will be required to incorporate into their comprehensive plans and that plan will then be subject to review by a State panel. The Governor will appoint that panel and the initiative requires that to be eligible to be appointed, you must demonstrate your commitment to the environment through past activities within the State of Washington; therefore it would be environmentalists evaluating the local plans. Until the plan is approved by the panel, this initiative first requires that the City make all of

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its land use and capital budget decisions in compliance with the 63 planning goals, which means findings of fact for 63 planning goals for every land use decision made. This would create a tremendous amount of staff time and cost in accomplishing this and basically complete delay in any development opportunities being pursued. The initiative also requires that \$160 million of tax dollars be set aside for implementation of the project. It takes away local control and gives ultimate control to a Governor appointed panel. It gives the Department of Ecology statutory authority to regulate farming throughout every river basin in Washington State, which is approximately all farming in Washington State. Ms. Brown expressed concern that voters have not received enough information as would be useful to them in understanding this initiative.

Councilor Venemon asked Ms. Brown where a complete copy of Initiative 547 could be obtained.

Ms. Brown stated the Secretary of State's Office would have that available.

Councilor Butters stated that the Council should find out what position the Association of Washington Cities (AWC) stands on and obtain any information that might be beneficial to the Council.

City Manager Dave Campbell informed the Council that the AWC has officially gone on record opposing the initiative.

Mayor Spahr expressed concern that insufficient information, both pro and con, is not being made available to the public. Mayor Spahr stated that Initiative 547 will literally destroy growth in the State of Washington.

3. Introduction of George Sindelar. Building and Planning Director Bob Nacht introduced Mr. George Sindelar to the Council. Mr. Nacht explained that Mr. Sindelar was obtained through a Labor and Industries program and will be a building inspector in the field for the City for the next 12 months.

Mayor Spahr welcomed Mr. Sindelar to the City.

4. Consent Calendar. Councilor Hatfield moved to approve the October 8, 1990 Consent Calendar comprised of the following items:

a. Minutes of the regular City Council meeting of September 24, 1990;

b. September 14, 1990 Claims Vouchers No. 18378 through 18536 in the amount of \$287,629.40, and the September 27, 1990 Claims Vouchers No. 18537 through 18653 in the amount of \$75,442.99.

c. Pay Estimate No. 3 to W.E.&B. Limited for the West Street Improvement Project in the amount of \$118,892.38 with a retainage of \$6,262.23.

Councilor Butters seconded the motion, and the motion carried unanimously.

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5. Public Hearing - Petition to Annex HBW Investments Property (approximately 11 acres along N.E. Kresky Road). At approximately 3:15 PM, Mayor Spahr recessed the regular Council meeting and opened the public hearing on the HBW Investments petition to annex approximately 11 acres along N.E. Kresky Road.

Building and Planning Director Bob Nacht stated that the annexation is the result of the City's requirement that extension of utility service to a property outside the City of Chehalis shall include annexation. HBW Investments has requested utility service to what is the new Fred's Discount Tires store north of Skipper's on Kresky Road. There is approximately an 11 acre parcel owned by HBW Investments that pursuant to City requirements, they have requested annexation.

No one else was present to speak neither for or against the petition.

Mayor Spahr closed the public hearing and reconvened the regular meeting.

Councilor Roewe moved to instruct staff to prepare an ordinance to annex the subject area. Motion was seconded by Councilor Pope and unanimously carried.

6. City Council/City Manager Reports.

a. Councilor Hatfield requested an explanation of the City's official policy and procedure regarding the inspection of building sites by the Building Department.

Building Director Bob Nacht explained that in regard to a single family, owner occupied residential structure the City will inspect when called by the contractor, home owner, or at such time as a violation is identified. The City will not inconvenience an owner occupied single family dwelling during construction; typically a room addition or remodel. Mr. Nacht stated that generally with those types of projects, requests are made to explain how to and code requirements. It has been the City's policy not to inconvenience an owner occupied residence except when called or there is a request for information, or there is occasion to observe something that may need to be checked into.

Councilor Hatfield questioned what if the owner or contractor does not request inspections.

Mr. Nacht stated that if the home owner is not concerned about inspections, if it's done by a contractor, the home owner and contractor will jointly have somewhat of a liability. Mr. Nacht added that if the construction is inside the home, it's not necessarily observable from the outside. The owner or contractor is required by the codes and by the City's permitting process to call for inspections. If they elect not to call for those inspections, the liability belongs to them. Mr. Nacht stated that the City could make it a policy of dropping by owner occupied single family residences, but noted that type of policy as being a public relations problem in the past and that is why it is not done now.

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Councilor Pope commented that Mr. Nacht has emphasized single family dwellings. Councilor Pope questioned where the liability is in a situation where a person buys a recently built home that has not been built to code, but has been approved for occupancy.

Mr. Nacht stated that the liability could be with the contractor or home owner.

Councilor Pope stated his understanding to be that a person can build a house in the City of Chehalis and there never has to be a final inspection on the home before it can be occupied.

Mr. Nacht stated that it was possible to do that. If people do not care if a final inspection has been done, the code does not specify that there has to be a final inspection before occupancy. The code specifies that there has to be a final inspection at some point in time.

Councilor Pope questioned the need for people to submit building designs and plans to the Building Department if the Department has no concern regarding inspections. Councilor Pope expressed concern about public protection.

Mr. Nacht explained that the building permit system is designed to cause the inspections to code compliance to be made. The person who is building or occupying the house has the responsibility to call for the inspections.

Councilor Pope questioned how many citizens know that they are supposed to call for the inspections.

Mr. Nacht stated that everyone who takes out a building permit is advised of the inspection process.

Councilor Pope stated that the contractor typically takes out the building permit, not the home owner, and therefore the public is not protected.

Mr. Nacht stated that the permit process is established by the building codes and zoning ordinance. The home owner has the ability to require the contractor to be accountable for his/her actions. If the home owner does not desire to hold the contractor accountable, the City will not become involved.

Mayor Spahr questioned whether the City could establish a certificate of occupancy.

Mr. Nacht stated that was a possibility; however, Mr. Nacht cautioned Council that a workshop should be conducted since this issue could cause significant problems.

Councilor Hatfield commented that a large percent of building permits are taken out by the contractor, not by the owner. Most people who contract to have a house built don't know the inspection procedure and expect that the home will be inspected. The home owner should be notified when the building permit is issued, and advise the home owner of the inspection process. By doing this the City may help to eliminate these problems.



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Mr. Nacht stated that the owner, most often, is aware of the requirement to have the home inspected whether the owner or contractor takes the permit out.

Councilor Hatfield stated that he understood that, but felt the City should let people know they have the right to call for inspections.

Mayor Spahr questioned if it was a flagrant problem of contractors not calling for inspections.

Mr. Nacht stated that it has not been a problem.

Mayor Spahr stated that if a contractor doesn't call for inspections, the City could demand that, for example, he tear all the walls off for inspection.

Councilor Hatfield asked if the City had been called to do any inspections on the homes on 19th Street.

Mr. Nacht stated that inspections had been called for on the foundation, plumbing, and framing, but have not had final inspections. The contractor has requested a final inspection on one of the homes on 19th Street, which will be scheduled soon. The other home owner on 19th Street has requested a field consultation, which was done last week to explain some of his concerns and he will be requesting a final inspection on the home this week. Mr. Nacht added that by observing the homes from the outside at this point in time, the homes are not ready for a final inspection.

Councilor Butters expressed concern that the contractor is the person who is notified that a final inspection needs to be done. The public is not being protected and there should be some type of mechanism put in place to accommodate that. Relying solely on the contractor to call for inspections is not enough.

Councilor Roewe questioned how you protect the public when an older home is purchased, stating that the City cannot look out for the public at all times.

Councilor Pope stated that the City cannot hold people accountable for a home that was built years ago, but the City ought to be able to hold people accountable for newly constructed homes.

Councilor Butters stated that the public is paying for a service and whether the contractor is the person presenting the check for a building permit, it is known that the building permit is figured in the cost of the house. The person that buys the house ultimately ends up paying for the permit and when they take out a permit from the City they probably assume that the City is protecting them. Councilor Butters added that's why the City service is there and it doesn't seem like it's working.

Mr. Nacht stated that he doesn't know of a situation where the process is not working.

Councilor Venemon suggested having a meeting to discuss the issue further. If Council feels there is a need to change the process it can be done.

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Councilor Hatfield suggested that staff prepare a report in writing stating the policies and procedures of the permitting process instead of having a meeting. If Council feels that additional action needs to be taken after reviewing the report, then a meeting can be held.

b. Councilor Pope addressed the new business license ordinance that went into effect September 5, 1990. Councilor Pope expressed concern that the application asks for personal information, such as gross income, and has received the same concerns from other businesses. Councilor Pope added that Council did not approve the business license application form.

Mayor Spahr stated that he also had some of the same concerns expressed by Councilor Pope. Mayor Spahr did not feel that some of the information was necessary.

Finance Director Jo Ann Hakola explained that the application does not ask for gross income. The application asks for anticipated state sales tax revenue that the City will be receiving. This gives the City a projection of future growth and sales tax revenues when the city has new businesses coming in. It also gives the City a way of tracking and trending for retail sales types. Ms. Hakola stated that the segment above the subject questions states that the questions are optional. It is not required that those questions be completed if a person chooses not to.

Councilor Hatfield questioned why the application requests how many parking spaces are needed for a particular business.

Ms. Hakola stated that if a new business comes in and will have several employees and is not providing any parking, then the City needs to know that so planning for additional parking can be met for the employees.

c. City Manager Campbell reminded Council that two weeks from today will be the sister city activities with the Mayor and Council from Inasa, Japan. At 3:00 PM at the regular council meeting the delegation will be present to observe, and at 7:00 PM that evening the signing ceremony and public reception will take place for the sister city relationship. Mr. Campbell stated that the place of the signing is yet to be confirmed.

Mayor Spahr stated the original plan was to have the signing at The Colony House which can hold approximately 150 people standing. There is also a possibility of having the signing at the Elks Lodge.

Councilor Hatfield stated that since the invitations are already printed with the location at The Colony House, that's where it should be held. Councilor Hatfield added that The Colony House would probably provide sufficient space.

Councilor Roewe commented that she hoped there would be a better public response to the signing ceremony than there was at the reception for the Japanese teachers and students. The Japanese people were very disappointed that they did not see the public there.

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The Council consensus was to leave the location for the signing ceremony at The Colony House.

d. City Manager Campbell reminded Council that on October 29, 1990, the 1991 Recommended Budget will be presented to Council in a special work session. Council agreed to meet at 5:00 PM on October 29 to review the budget.

e. Public Works Director Barry Heid informed Council that progress is being made on the West Street Improvement Project. Mr. Heid explained that the concrete work is almost completed and project completion is anticipated this week. Preparations will then be made for the asphaltting in the next week or so. Mr. Heid added that the residents around West Street have complemented the work that has been done so far.

Mr. Heid also informed Council, that in regard to the sewer rehabilitation program, two basins are being worked on. The basin where the contractor is now working is near 5th Street between Market Boulevard and Cascade Avenue. Mr. Heid stated that the contractor is doing a good job of keeping the roads passable during the construction. Completion of that project is anticipated by the end of November or first of December.

At 3:45 PM, the Mayor recessed the meeting for a five minute intermission. Following the intermission, the Mayor reconvened the regular meeting and convened in executive session pursuant to R.C.W. 42.30.140(4) to discuss personnel matters. Following the conclusion of the executive session, the regular meeting was reconvened. There was no further business to be addressed by the Council; therefore, the meeting adjourned.

Robert J. Spahr, Mayor

Attest:

Caryn D. Foley, Deputy City Clerk

October 22, 1990

The Chehalis City Council met in regular session on Monday, October 22, 1990, in the Chehalis City Hall. Mayor Spahr called the meeting to order at 3:00 PM, and the following Councilmembers were present: Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Councilor Beverley Butters was absent (excused). Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Jo Ann Hakola, Finance Director/City Clerk; Sharon Ferrier, Community Services Department; Bob Nacht, Building and Planning Director; Randy Hamilton, Chief of Police; Barry Heid, Public Works Director; Tony Keeling, Fire Chief; and Caryn Foley, Deputy City Clerk. Representatives of the news media present were: Jim Cook of KELA Radio, Bill Moeller of KITI Radio, and Laura Towey of The Chronicle.

Mayor Spahr recognized and welcomed Mayor Shibata, Councilmembers, and staff from the Town of Inasa, Japan - the soon-to-be sister city to the City of Chehalis. Mayor Spahr announced that the official signing ceremony for the sister city relationship would be held at The Colony House this evening at 7:00 PM and invited the public to attend.

1. Consent Calendar. Councilor Zylstra moved to approve the October 22, 1990 Consent Calendar comprised of the following items:

a. Minutes of the regular City Council meeting of October 8, 1990; and

b. September 28, 1990, Payroll Vouchers No. 19270 through 19423 in the amount of \$276,652.72, Transfer Voucher No. 1291 in the amount of \$199.25, and Transfer Voucher No. 1293 in the amount of \$5,435.30.

Councilor Pope seconded the motion, and the motion carried unanimously.

2. Ordinance No. 432-B, First Reading - Annexation of HBW Investments Property at 2605 N.E. Kresky Road. Councilor Hatfield moved to pass Ordinance No. 432-B on first reading with an effective date of December 1, 1990. The motion was seconded by Councilor Zylstra and unanimously carried. The ordinance is a result of a request by HBW Investments for extension of utility service outside the City limits which requires annexation of the property as established by state and local law. The property is proposed to be zoned C-1 (Commercial) and not to assume any bonded indebtedness of the City.

3. Feasibility of Flood Control/Diking District in North Chehalis Area. City Manager David Campbell explained that last month the Council requested staff to contact property owners in the north Chehalis area that would benefit from the Salzer Creek flood protection project, and reported that approximately one-third of the property owners responded. Given the split in the responses of those people, and considering the high proportion of property owners that did not respond, staff recommended holding a public hearing on the issue during a Council meeting in November.

Mayor Spahr questioned if Council were to hold a public hearing, how soon could the matter be ready for consideration on the November ballot.

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Mr. Campbell explained that the creation of a district itself would probably take a matter of several weeks to have petitions signed and presented to the County Commissioners which is the body that would place the issue on the ballot.

Public Works Director Barry Heid informed Council that he recently spoke with a County engineer regarding grant funding for the local portion of the feasibility study. Mr. Heid added that Gootee Chevrolet has notified the City that they would be interested in paying their portion which changes the figures somewhat. Mr. Heid stated that a number of calls have been received requesting an opportunity to discuss this matter with the City Council.

Mr. Tom Sturza of the Sunbird Shopping Center questioned whether the City and County were working together on the project. Mr. Sturza explained that he has spoken with the County Commissioners who informed him that they are waiting for the City's decision to proceed with the project. Mr. Sturza stated that the three organizations are not working together to solve the problem and expressed concern with regard to the time element for the issue to be placed on the ballot. Mr. Sturza also questioned what percentage of the vote would be needed to put the issue on the ballot.

Mr. Heid stated that the Cities of Chehalis and Centralia, and Lewis County are working together. Mr. Heid explained that the issue that the County is waiting for Chehalis to commit, is the result of the Council tabling the issue at the last Council meeting. Mr. Heid stated that if Chehalis does not participate in the project it will change the matter for the County and the City of Centralia. Mr. Heid went on to explain that the City of Chehalis is basing the costs of the project on tax parcel valuations of the property that would benefit from the project as preliminary figures. Those valuations were then divided into jurisdictional responsibilities. Mr. Heid added that Centralia is proceeding on the concept that Chehalis is going ahead with the project and the County is also willing to commit to their local portion.

In regard to Mr. Sturza's question on what percentage of the property owners' vote is needed to put the issue on the ballot, Councilor Hatfield stated that there is no requirement, as far as the property owners voting for or against participation, whether the City proceed or not; however property owners' opinions may have an effect on how the City Council determines on whether to proceed with the project.

Mayor Spahr stated that Mr. Sturza was commenting on the formation of a dike district.

City Attorney Bill Hillier stated that research has not been done to determine what percentage of the vote is required to pass a diking district, but assumed that it would be approximately sixty percent of the assessed valuation of the voter district.

Mr. Sturza stated that he was under the assumption that the Council was discussing the issue of a dike district. He questioned if that were correct or if the issue was the City committing to their share of the project.

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Mayor Spahr explained that the Council was trying to determine how much of a public interest there was in forming a dike district and if those that would benefit from a diking district would be willing to help fund such a project.

Mr. Heid stated that a letter regarding the issue was sent to property owners in the area and informed the Council that few responses had been received to date. Because so many people have expressed an interest in the issue, Mr. Heid stated that staff recommends holding a public hearing to discuss the issue.

Councilor Hatfield stated that the Army Corps of Engineers has not officially declared the project as cost effective.

Mr. Heid stated that the Corps could, during the feasibility study, determine that there is some factor that would make the project not cost effective, but added that he did not believe the project, being cost effective, would be an issue. The issues at this point were if the City is interested in contributing its portion, or are property owners in all three districts interested in forming a dike district to take care of the ongoing responsibilities associated with the project, and funding on a federal level.

Councilor Hatfield stated that based on the fiscal state of the Federal government and the passed history of the Corps stating that this area is cost effective for flood control, did not feel comfortable that the City would get more than the study.

Councilor Pope felt the project would cost a significant sum of money for only one area of Chehalis and stated that additional funds will have to be sought for studies in other areas. Councilor Pope believed that the City of Centralia would benefit the most from the project.

Mr. Heid stated that by using the property values, which include buildings and land, Chehalis is the largest benefactor of the project based on the assessment of the area.

Mr. Jack Sturza of the Sunbird Shopping Center stated that the businesses in that particular area generate approximately one-half million dollars in sales tax per year. Of that amount, one percent goes to the City of Chehalis. Mr. Sturza commented that the Sunbird Shopping Center has now been hit twice from flooding and assumed the City would get behind them.

Councilor Pope stated that the City is concerned with contributing a large amount of money to the Corps and then have the Corps come back to the Council saying that the study is infeasible.

Councilor Roewe felt there was a great deal of interest and little information, and moved that Council set a date of November 13, 1990 at 3:15 PM for a public hearing to discuss the issue. The motion was seconded by Councilor Pope and carried unanimously.

4. Ordinance No. 433-B First Reading - Telecommunications Services Franchise with U.S. West Communications. Public Works Director Barry Heid informed Council that a few months ago it was discovered that the City of Chehalis did not have a franchise agreement in effect with the local telephone company.

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The agreement had expired with the previous phone company, and for whatever reason, was never renewed. Mr. Heid added that U.S. West Communications has agreed to the proposed ordinance.

Councilor Hatfield moved to suspend the rules requiring two readings of the ordinance. The motion was seconded by Councilor Zylstra and carried unanimously. Mr. Hatfield then moved to pass Ordinance No. 433-B on first reading. Councilor Zylstra seconded the motion, which carried unanimously.

The ordinance establishes the terms and conditions of the franchise between U.S. West Communications and the City of Chehalis and will be nonexclusive and run for a term of fifteen years. The ordinance also requires prior City approval of any work to be done within City street rights-of-way. The City will also have the right to require the franchise-holder to relocate its facilities when necessitated by public convenience, and will require the franchise-holder to repair and restore streets to the City's satisfaction after it has performed work.

5. Ordinance No. 434-B, First Reading - Regulating the Right-of-Way. City Manager Campbell stated that most of the information and provisions in the proposed ordinance are currently reflected in administrative policies or in other City ordinances and Municipal Code. Ordinance No. 434-B will regulate activities in the right-of-way and will incorporate all policies in one document.

Public Works Director Barry Heid explained that over the years there have been a number of issues that have come up that involve safety and construction work that have taken place in the right-of-way and have caused problems or potential problems, hazards or liabilities, and have caused questions as to who is responsible for the hazards and liabilities.

Councilor Zylstra moved to pass Ordinance No. 434-B on first reading. The motion was seconded by Councilor Hatfield and carried.

Councilor Roewe expressed concern that the ordinance seemed strict in regard to requiring a permit for landscaping.

Mr. Heid stated that the City already has a requirement, under administrative policy, that anyone who does work within the right-of-way must obtain a permit.

Councilor Roewe questioned how many people actually obtain permits for landscaping.

Mr. Heid stated all persons do and in cases where a permit is not obtained, the City does monitor activity in the right-of-way and requires corrective action if necessary. Mr. Heid added that there is no charge for the permit.

Mr. Campbell stated that one of the advantages of having a review system by staff and permit, as it pertains to landscaping, is that the City may advise people on the proper trees or vegetation that would be likely to damage sidewalks. Another important factor is how to place landscaping in relationship to corners and vision at intersections.

Councilor Venemon stated that it may be helpful to add the names of some trees that could be planted in the right-of-way.

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Mr. Heid stated that a list of acceptable trees could be created.

Councilor Hatfield noted that existing trees would not require removal.

Mr. Heid stated that existing trees will not be required to be removed.

Councilor Hatfield inquired if the ordinance would change the methodology that is in effect now, dealing with trees or shrubs in the parkway that block a view, and questioned if the ordinance addresses who is responsible for contacting the property owner for removal.

Mr. Heid stated that Councilor Hatfield's question is an administrative policy currently in effect, but the policy will now be in writing with approval of the ordinance.

Councilor Venemon questioned who is responsible for trees in the parking strip if they are allowed to be planted by the City.

Mr. Heid stated that the City does not plant trees in the parking strip and does not take on the responsibility of maintenance for trees or shrubs planted in the parking strip even if the City has given permission to do so.

The motion carried unanimously.

6. Resolution No. 16-90 - Opposing Initiative 547. City Manager Campbell explained that Council requested a resolution opposing Initiative 547, which will be on the November 6 statewide general election ballot, be drafted and presented for Council consideration. Mr. Campbell stated that a staff recommendation was not made since it is considered inappropriate for staff to take a position on an issue that will be placed on a ballot; however, the elected officials guidelines at the State level do allow a city council to take a position, pro or con, on election measures, and advise citizens. Mr. Campbell added that the Association of Washington Cities has gone on record opposing the initiative.

Mayor Spahr stated that the initiative would take planning out of local government's hands and put it into the State government's hands.

Councilor Hatfield moved to suspend the rule requiring two readings of the resolution. Motion was seconded by Councilor Zylstra and carried unanimously. Councilor Hatfield then moved to adopt Resolution No. 16-90 on first reading. Councilor Zylstra seconded the motion and the motion carried.

7. Resolution No. 17-90 - Sister City Relationship. Councilor Roewe moved to suspend the rules requiring two readings of the resolution. Motion was seconded by Councilor Zylstra and carried unanimously. Councilor Roewe then moved to adopt Resolution No. 17-90 on first reading. The motion was seconded by Councilor Pope and carried. The sister city relationship between the City of Chehalis and Inasa-cho is designed to promote understanding and friendship between the two communities and to exchange cultural and political views.



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8. City Council/City Manager Reports.

a. Mayor Spahr read a thank you note addressed to Police Chief Randy Hamilton from the Musser family, owners of the Chehalis House Bed & Breakfast, for Chief Hamilton's help in establishing a loading zone in front of the Chehalis House for guest convenience for loading and unloading.

b. City Manager Campbell announced that Harold Schwartz of the Chehalis School District received photographs from the Inasa-cho visit two months ago and are available to the Council.

c. City Manager Campbell reminded Council of the work session scheduled for Monday, October 29, at 5:00 PM to review the Recommended 1991 Budget.

There being no further business for Council's consideration, the meeting adjourned.

Robert J. Spahr, Mayor

Attest:

Caryn D. Foley, Deputy City Clerk

November 7, 1990

The Chehalis City Council met in an open public meeting in special session for the purpose of conducting a work session to discuss the 1991 Recommended Budget and to discuss the Third Quarter 1990 Budget Status Report. The Mayor called the meeting to order at 5:00 PM, and the following Councilmembers were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director/City Clerk; Ray Muyskens, Community Services Director; Bob Nacht, Building and Planning Director; Randy Hamilton, Chief of Police; Barry Heid, Public Works Director; Tony Keeling, Fire Chief; and Corene Jones-Litteer, Library Coordinator.

The Council reviewed and discussed the recommended budget, but took no final disposition on any matters. The meeting adjourned at 8:00 PM.

Robert J. Spahr, Mayor

Attest:

Caryn D. Foley, City Clerk

November 13, 1990

The Chehalis City Council met in regular session on Monday, November 13, 1990, in the Chehalis City Hall. Mayor Spahr called the meeting to order at 3:00 PM, and the following Councilmembers were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Jo Ann Hakola, Finance Director/City Clerk; Ray Muyskens, Community Services Director; Bob Nacht, Building and Planning Director; Randy Hamilton, Chief of Police; Barry Heid, Public Works Director; Tony Keeling, Fire Chief; and Caryn Foley, Deputy City Clerk. Representatives of the news media present were: Bill Moeller of KITI Radio, and Laura Towey of The Chronicle.

1. Presentations. Mayor Spahr presented the Council with a copy of the official signing document establishing the sister city relationship between the City and the Town of Inasa, Japan.

2. Consent Calendar. Councilor Hatfield moved to approve the November 13, 1990 Consent Calendar comprised of the following items:

a. Minutes of the regular City Council meeting of October 22, 1990;

b. October 16, 1990, Claims Vouchers No. 18654 through 18850 in the amount of \$208,508.86, and the October 26, 1990 Claims Vouchers No. 18851 through 18941, in the amount of \$72,615.21. October 31, 1990, Payroll Vouchers No. 19424 through 19559 in the amount of \$243,810.58, Transfer Voucher No. 1294 in the amount of \$232.09, and Transfer Voucher No. 1295 in the amount of \$5,261.95;

c. Pay Estimate No. 1 in the amount of \$147,747.59 for the 1990 Sanitary Sewer Rehabilitation Project to Dent's Construction;

d. Change Orders No. 1 in the amount of \$30,525.00 and No. 2 in the amount of \$8,278.78 for the West Street Improvement Project to W.E.&B. Limited; and

e. Pay Estimate No. 4 in the amount \$111,771.09 for the West Street Improvement Project to W.E.&B. Limited.

Councilor Butters seconded the motion, and the motion carried unanimously.

3. Public Hearing - Feasibility of Flood Control/Diking District in North Chehalis Area. At 3:15 PM, Mayor Spahr recessed the regular meeting and opened the public hearing on the potential Salzer Creek flood protection project. City Manager David Campbell stated that there are three options for the City to consider: (1) to commit to the project's feasibility study regardless of State grant assistance, which would be approximately \$134,661.00, (2) commit to the project only if the State grant is approved which would make the City's share approximately \$34,000.00, or (3) do not participate in the project; leave it up to the property owners that would directly benefit from it, perhaps through the formation of a flood control district.

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Councilor Roewe asked Mr. Heid to designate by street what the project area encompasses.

Public Works Director Barry Heid explained that the project area includes the Chehalis-Centralia Airport and Airport Road, the industrial area between State Street and Maryland Avenue, areas along National Avenue, including the Fairgrounds, into Centralia. I-5 is also included to benefit in the project, along with the Lewis County Mall area, along Salzer Creek and into the County limits. Mr. Heid added that Mr. Paul Cooke of the Army Corps of Engineers was in attendance to answer questions or concerns from the Council and citizens.

Councilor Butters questioned why the Chehalis Avenue area was not included in the proposed project.

Mr. Cooke explained that the Corps reviewed the Chehalis Avenue area and thought it could be a feasible project, but when economic analysis was done there was not a benefit cost ratio that was positive.

Councilor Butters asked Mr. Cooke to explain economic analysis.

Mr. Cooke explained that economic analysis is the value of the property in the area. Also included in the analysis is the question of what kind of flood reduction would be received from the project. Mr. Cooke added that the cost for this project was so great that it outweighed the benefits.

Councilor Butters stated that the Chehalis Avenue area is a residential area and questioned if that is why it was considered of less value than an area with businesses.

Mr. Cooke stated that the value of the homes and apartments is what is considered in the analysis.

Councilor Butters stated that the Corps questioned that even if the project were undertaken, it was unsure if it would keep the area from being flooded.

Mr. Cooke stated that the project was probably feasible, but the Corps is held up from doing that unless the economic hurdle can be crossed.

Councilor Butters questioned the disruption of the citizens in the area when flooding occurs.

Mr. Cooke explained that social costs are not included in the economic analysis.

Mr. Paul Barton stated that he worked on Libbey Dam which cost approximately \$600 million dollars in an area that was valued at \$800,000 dollars. Mr. Barton stated that decreasing the storage area by undertaking the project would increase the damage in the area located outside the project.

Mr. Cooke stated that study of the effects of the areas outside the project will be reviewed in detail. The Corps does not believe at this point that the effects on outside areas will be significant, but a feasibility study must be done in order to determine what the exact effects will be.

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Ms. Rosina McCarthy, 506 Nick Road, Centralia, questioned how the Corps will determine how much rainfall there will be at one period of time to measure.

Mr. Cooke explained that the rainfall during the January, 1990 flood may be used to determine how the proposed project may have effected it, and how it would have effected areas outside the proposed project area.

Mayor Spahr stated that two letters were received by the Council opposing the project. The letters were from Rosina McCarthy and Charlene Sabini.

Ms. Neva Avery, 510 Courtland Street, Centralia, expressed concern on how the project was going to effect people along the Chehalis River. Ms. Avery stated that several creeks pour into the Chehalis River which is already plagued by poor drainage problems.

Mr. Cooke stated that with the proposed project some of the storage will be lost in Salzer Creek and the Corps will try to measure the impact of the lesser storage. Mr. Cooke stated that the effects of the lesser storage will not be significant.

Mr. Werner Blaser, owner of Blaser Brothers Midway Dairy on Airport Road spoke against the project, stating that the real problem lies with the Mellen Street bridge in Centralia. Mr. Blaser added that a water flow route along Cooks Hill would help reduce the problem. Mr. Blaser felt that dealing with the Chehalis River should be studied before undertaking the Salzer Creek project.

Mr. Dick Sieler, 1519 Cooks Hill Road, Centralia, spoke against the project as stated. Mr. Sieler felt that keeping water out of the Salzer valley area would cause the water to flow into the Chehalis River causing higher flood waters than the January, 1990 flood.

Mr. Jack Sturza, 170 S.E. 1st Street, Chehalis, and owner of the Sunbird Shopping Center, hoped that the citizens realized that the project would not take all of the water out of the Salzer Creek area. The project will be designed to keep the water down to minimize damage.

Public Works Director Heid commented that the project has a limit of \$5 million; therefore the entire Chehalis area cannot be addressed in this project.

Mayor Spahr stated that the purpose of the public hearing was to determine if the City should participate in the study, which will take approximately two years, to determine if the project is feasible. After the study is complete, a decision will be made whether to proceed with the project.

Luella Luton, 1119 Long Road, Centralia, spoke against the project. Ms. Luton cited the filling of land as a problem in regard to flooding. Ms. Luton stated that the proposed project may protect the area in question, but will in turn cause more water to flow to the Long Road area.

Mr. Keith Phillips, 149 Sheridan, Centralia, stated that he felt that filling of land was a problem and should be dealt with before taking on a project such as the Salzer Creek project.

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Mr. Robert Clark, Chehalis, spoke against the project. Mr. Clark stated that filling of land and clear cutting of the hillside should not be done, stating that those factors will contribute to increased flooding.

Mr. Jim Deyo, 1005 Long Road, Centralia, spoke in favor of the project, stating that there are many unanswered questions that will only be answered by participating in the study. Mr. Deyo stated that the cost of the study is little compared to the costs of recovery after flooding.

Mr. Lloyd Willis, Vice Chairman of the Airport Board, spoke in favor of the feasibility study. The Board feels the study is very important in obtaining the answers to speculations of the project. Mr. Willis stated that the Airport Board is seeking finances to help pay for such a project, but funding is not available at the present time.

Alfred Hamilton, 2611 Airport Road, Centralia, spoke against the study. Mr. Hamilton stated that the project would be a waste of time unless 1-5 is raised. Mr. Hamilton also felt that dredging the Chehalis River bottom would help alleviate the flooding problems.

Ms. Bea Flood of Galvin, asked what would happen if the pumps failed at Salzer Creek. She asked if the water would then be allowed to pour into the Chehalis River.

Mr. Cooke stated that if the pumps were to fail, the Salzer Creek would fill up as it does now into the Chehalis River.

Ms. Flood also expressed concern that since 1930 tax dollars have been spent studying the Chehalis River and questioned why nothing has ever been done.

Mr. Cooke stated that to find a solution to control flooding is very controversial because some people support the project and some people are against the project. Sometimes no project is found to be feasible because of economics. Mr. Cooke added that clear cutting impacts flooding in some way, and filling in wetlands undoubtedly adversely impacts flooding.

Ms. Flood added that dredging of the Chehalis River should be done to help alleviate flooding problems.

Mayor Spahr asked what the flood level in 1990 was on the inside of the Salzer Creek dike area.

Mr. Cooke stated that he did not know what the level was at that time.

Mayor Spahr questioned, for example, if the level were 170 feet, what would the elevation be kept down to if the project were undertaken.

Mr. Cooke stated that is one of the questions the feasibility study will answer.

Mr. Hatfield noted that there will not be a dam, but a diking system and pumps.

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A question was asked by a citizen concerning the southern portion of Chehalis. The citizen's concern was that if the southern portion of Chehalis was not included in the project, would the citizens in that area be expected to share in the cost of the project.

Mayor Spahr stated that is one of the issues the Council is being faced with at this time.

A Chehalis Avenue resident spoke against the project, stating the diking would cause increased damage to the Chehalis Avenue area.

Ms. Rosina McCarthy presented petitions to the Council from residents opposing the project and questioned Mr. Cooke about what could be done regarding the Newaukam River.

Mr. Cooke stated that the project with the greatest possibilities in increasing natural storage is the Salzer Creek project, so that the impact will be reduced right in Salzer Creek.

Ms. McCarthy asked Mr. Cooke if he realized that the flow of water will be increased when the gate is closed and will take longer to recede. Ms. McCarthy stated many citizens are concerned about the impact of the project.

Councilor Pope reiterated the fact that the Council is only considering participation in the feasibility study at this time.

Stacie Schmidt, representing Riverside Country Club, stated that widening and dredging of the Chehalis River should be studied before participating in the Salzer Creek project.

A resident of 1124 Shoreline Drive, Chehalis, was opposed to the project stating that diking would create more flooding in the Shoreline area. The resident also pointed out that in all of the materials and information she has reviewed, there has been no mention of human life; only references to the wildlife in the area.

Mr. Bob Clark stated that the project will cause 1-5 to become more flooded and also mentioned that the Chehalis wastewater treatment plant would not be able to handle the extra water and would create health hazards in the Chehalis Avenue area.

Mr. Jim Deyo stated that the hearing should also include discussion in regard to those people who will benefit from the project, and if they are willing to pay for the project.

Mr. Werner Blaser asked if in doing the feasibility study if the Chehalis River could be studied to see if there are any answers on how to deal with the River itself.

Mr. Cooke stated the Corps has never found any solutions that involve modifying the Chehalis River, stating that it would be a very expensive project and would require high maintenance.

Mr. Dave Kuper, owner of DK's Motors on Kresky Road, stated that he was not against paying for a project that would help alleviate the flooding problem, but felt that this particular project would not do that. Mr. Kuper stated that the Chehalis

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River has never been maintained and felt that work on the River could help alleviate flooding. Mr. Kuper added that the citizens' tax dollars should be spent wisely.

Mayor Spahr stated that the Council would like to hear comments from citizens benefitting from the project, and if they would be willing to fund the project.

There being no further comment either for or against the proposed feasibility study, the Mayor closed the public hearing at 4:05 PM and reconvened the regular meeting.

Councilor Butters expressed concern that the Council has not received input from citizens that would benefit from the project and if they are willing to pay for the feasibility study.

Mayor Spahr questioned the status of the grant funding being sought by staff.

Mr. Heid stated that Lewis County has been designated as the lead agency in pursuing the grant funding. Mr. Heid explained that information should be received by the first week of December whether or not funding will be available.

Councilor Roewe stated that the project will not be undertaken if it is found that it will severely effect anyone. Councilor Roewe added that the study must be done to determine that factor. Councilor Roewe stated that the City cannot stand by year after year while the Chehalis area is damaged by flooding.

Councilor Hatfield questioned, assuming that the grant is approved and the cost goes from \$135,000.00 to \$35,000.00, if the property owners effected would be willing to fund the \$35,000.00 for the feasibility study.

Mr. Herb Tauscher, 1910 N.E. Kresky Road, Chehalis, was in favor of the City participating in the feasibility study. Mr. Tauscher stated that in order for Chehalis to grow, something must be done. Mr. Tauscher stated that he would be willing to share in the cost of the study.

Mr. Jack Sturza also stated that the Sunbird Shopping Center would be willing to pay their share of the feasibility study. Mr. Sturza added that his business is already paying higher costs every year to recover from flood damage.

Mr. Tom Nicholas, representing the Yardbirds Shopping Center, stated that if the study will cost \$35,000.00 with grant funding, the Yardbirds would also be in favor of sharing in the cost to do the study.

Mayor Spahr questioned that if Council should decide to approve the study, the City would have to fund the money because of the lack of a dike district. If the property owners wished to participate, Mayor Spahr asked how that would be done and where the funds would come from before the district is formed.

City Manager Campbell stated that there would be two options. One option would be to wait until the district is formed and is able to begin generating money to pay for the



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study. The second option would be for the City to fund the money and enter into a contract with the district, assuming that it is going to be formed, and have that repaid to the City.

City Attorney Bill Hillier advised that the Council can enter into an interlocal agreement with Lewis County since the County is the entity that controls the formation of special districts.

Councilor Roewe moved to approve the agreement with the City of Centralia and Lewis County to proceed with the feasibility study on the Salzer Creek project, dependent upon eligibility in receiving grant funding. The motion was seconded by Councilor Venemon and carried unanimously.

4. Public Hearing - 1991 Annual Budget. City Manager Campbell advised Council to continue the public hearing on the 1991 Annual Budget to November 26, 1990, at 3:15 PM, stating that the proper requirements of publishing the notice of hearing in the local newspaper must be complied with. In reference to the work session on the 1991 Annual Budget held by the Council on November 7, Mr. Campbell stated a report had been prepared for the Council's information regarding potential one percent reductions in all departments and what the impact would be. The reductions would provide for the restoration of one police officer position now included in the budget.

At 4:20 PM, Mayor Spahr recessed the regular meeting and opened the public hearing on the 1991 Annual Budget.

Councilor Hatfield moved to continue the public hearing until November 26, 1990, at 3:15 PM. The motion was seconded by Councilor Zylstra and unanimously carried. Mayor Spahr then closed the public hearing and reconvened the regular meeting.

Councilor Roewe questioned that if the Council were to approve the budget unamended, and if there were a possibility of an underestimation of revenues, could the Council then amend the budget at any time that those revenues become apparent.

Councilor Hatfield stated that the budget could be amended at any time.

Councilor Butters stated that she had received a call from a concerned citizen of the possibility of the reduction of a law enforcement officer. The citizen stated that he would rather see other reductions made in order to retain the officer.

Councilor Roewe asked if the loss of an officer was from the current twelve-man force or the loss of the UNET officer.

Police Chief Randy Hamilton stated that the Police Department is one patrol officer short. Chief Hamilton explained that funding for the officer would allow another officer to be hired in order for the UNET officer to remain on the Task Force.

5. Ordinance No. 432-B, Second Reading - Annexation of HBW Investments Property at 2605 N.E. Kresky Road. Councilor Hatfield moved to pass Ordinance No. 432-B on second reading. Councilor Pope seconded the motion and the motion carried unanimously.

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The ordinance is the result of a petition to annex into the City limits of Chehalis by HBW Investments. The ordinance provides that the area annexed shall assume no general indebtedness of the City of Chehalis, establishes the zoning of the area to be C-1 (Commercial) and establishes the effective date of December 1, 1990.

6. Ordinance No. 433-B, Second Reading - Regulating the Right-of-Way. Councilor Zylstra moved to pass Ordinance No. 433-B on second reading. The motion was seconded by Councilor Hatfield.

Councilor Roewe asked if the ordinance contained any significant changes to the policies already in existence.

City Attorney Hillier stated that the ordinance incorporates policies now regulated under several other ordinances.

Public Works Director Heid explained that the most significant changes would be the requirement of obtaining a permit, which to date, has only been an administrative policy. The ordinance also restricts the planting of certain types of vegetation which at this time, the City has no control.

Councilor Roewe suggested that in the next publication of the "Chehalin" there be included a list of acceptable vegetation that can be planted in the right-of-way.

The motion carried unanimously.

7. Building Permit Issuance Process and Building Inspection Program. Councilor Hatfield stated that the current process for building inspections is sufficient in stating exactly what rules and regulations apply to the property owner and contractor when taking out a building permit.

Councilor Pope expressed concern about the process of final inspections. Councilor Pope felt that the property owner was not being protected by relying on the contractor to call for a final inspection.

Building and Planning Director Bob Nacht explained that final inspections are done only by request.

Councilor Pope questioned how many property owners that have had a home built obtained their own building permit. Councilor Pope stated that in most cases the contractor takes out the building permit and therefore the property owner is not always aware that a final inspection must be called for, which in turn, leaves the public unprotected.

Mayor Spahr asked how many homes built in Chehalis have not had final inspections.

Mr. Nacht stated that approximately a few homes at this point in time have not had final inspections because the homes are still in the process of being finished.

8. Ordinance No. 435-B, First Reading - 1990 Budget Amendments. City Manager Campbell explained that Ordinance No. 435-B reflects budget changes that Council has already approved

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during the year for projects, reflects receipt of grant money, and recognizes revenue increases beyond initial projections.

Councilor Hatfield moved to suspend reading of Ordinance No. 435-B on first reading. The motion was seconded by Councilor Zylstra and carried. Councilor Hatfield then moved to suspend the rules requiring two readings of the ordinance. The motion was seconded by Councilor Zylstra and carried. Councilor Hatfield moved to pass Ordinance No. 435-B on first reading. The motion was seconded by Councilor Zylstra and carried unanimously.

9. Ordinance No. 436-B, First Reading - Amending Ordinance No. 314-B; the Solid Waste Ordinance. City Manager Campbell explained that a question has come up regarding payment of the monthly sanitation garbage rates.

City Attorney Hillier explained that the City has been under the mandatory garbage collection policy of a minimum one-can payment regardless of use. There is a specific provision in the ordinance that allows people in the commercial area to haul their own garbage with an exclusion that is stated in Ordinance No. 436-B that one of the prohibitive acts is for another hauler to come in when the City has awarded the contract to another hauler. The City bills residential customers directly, so the City collects the minimum one-can garbage directly. Commercial accounts are collected by the garbage contractor and although this is allowed, there is not a specific provision that states that a business person could haul their garbage to the landfill and a question has come up in regard to when a business owner does haul its own garbage should the business owner have to pay the minimum rate. The intent of the Council and staff is that all customers, regardless of use, should be charged the minimum rate for service.

Councilor Roewe moved to suspend the rules requiring two readings of the ordinance. The motion was seconded by Councilor Venemon and unanimously carried. Councilor Roewe then moved to pass Ordinance No. 436-B on first reading. Councilor Venemon seconded the motion which carried unanimously.

10. City Council/City Manager Reports.

a. Centralia Landfill Closure Activities Status Report. City Manager Campbell reported to the Council that the Centralia Landfill Closure Group Joint Board and Executive Committee have been meeting over the last three or four months. The committee is working on financing by submitting a grant application to the State Department of Ecology to help fund interim site improvements planned for 1991 related to closure and cleanup of the site. Mr. Campbell informed the Council that efforts to obtain grant funding should be successful if a consent decree is entered and the grant agreement submitted to the DOE under its time frame. The results of the application will not be known until 1991. Another issue is the signing of three smaller cities who have so far declined to sign the interlocal agreement. It appears that there may be a solution that would involve the County entering into those agreements with those cities directly and the County will then pass along the "fair shares" of closure costs to them.

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b. 1989 State Auditor's Report. Finance Director Jo Ann Hakola reported to the Council that the State Auditor's report tests the City's compliance with Generally Accepted Accounting Principles and State law, the City's internal control standards, and for Federal and State conditional requirements relating to grant activity. Ms. Hakola reported to Council that the City has once again received a "clean" audit.

Councilor Hatfield applauded Ms. Hakola and the Finance Department for their efforts.

c. Requests for Water and Sewer Connections. Public Works Director Heid informed the Council that the City has recently received requests for water connections and sewer capacity from the Lewis County Sewer District No. 1 for purchase of additional sewer capacity and from Mr. Terry Anderson and Mr. Dan Self for 95 water connections to the filtered waterline for a proposed development near the Newaukam Valley Golf Course. Mr. Heid explained that last summer the City Council authorized the sale of 138 ERUs of wastewater treatment plant capacity to Lewis county Sewer District No. 1. At the same time, staff was directed to evaluate the remaining capacity and recommend changes to the City's connection fee schedules. The study is in progress. The City also, a few months ago, granted a request for 50 water connections to the filtered waterline, leaving the City with only 27 unallocated connections remaining on the filtered waterline, so without improvements to the water system, the City could not even meet these recent requests in full.

Mr. Heid continued, stating that at that point the capacity/connection fee study was expanded to include water as well as sewer. Mr. Heid explained that the report should be completed within one month at which time a full report and recommendations will be presented to the Council. Staff have therefore recommended that the Council defer action on these requests for water and sewer connections until after the evaluation of the City's capacity has been completed, and recommendations on connection fees and policies have been presented.

Councilor Hatfield moved to defer action on granting the requests for water connections and sewer capacity. The motion was seconded by Councilor Pope and carried unanimously.

d. Councilor Hatfield requested that Mr. Paul Renz, General Manager of TCI Cablevision come before the Council to explain why cable rates are being increased.

Councilor Pope also wished to speak to Mr. Renz regarding the cable company installing meters on homes without property owners permission. Councilor Pope added that citizens have contacted him with the same concerns.

At 4:50 PM, the Mayor recessed the regular meeting for a five minute recess. At 4:55 PM, the regular meeting was reconvened, and the Mayor then convened the Council in executive session pursuant to RCW to 42.30.110(1)(i) and 42.30.140(4) to

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discuss personnel matters and potential litigation. Following conclusion of the executive session, the regular meeting was reconvened. There being no further business to be conducted by the Council, the meeting immediately adjourned at 5:15 PM.

Robert J. Spahr, Mayor

Attest:

Caryn D. Foley, Deputy City Clerk

November 26, 1990

The Chehalis City Council met in regular session on Monday, November 26, 1990, in the Chehalis City Hall. Mayor Pro tem Hatfield called the meeting to order at 3:00 PM, and the following Councilmembers were present: Beverley Butters, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bud Hatfield. Councilor Pope arrived at 3:05 PM. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Jo Ann Hakola, Finance Director/City Clerk; Ray Muyskens, Community Services Director; Bob Nacht, Building and Planning Director; Randy Hamilton, Chief of Police; Barry Heid, Public Works Director; and Caryn Foley, Deputy City Clerk. Representatives of the news media present were: Bill Moeller of KITI Radio, Jim Cook of KELA Radio, and Laura Towey of The Chronicle.

1. Presentations/Proclamations. Mayor Pro tem Hatfield presented Mr. Bill Moeller of KITI Radio a plaque of appreciation for his many years of service to the Chehalis community by providing news and information. Mr. Hatfield explained that Mr. Moeller is leaving KITI radio station and possibly joining the staff at KELA.

2. Citizens Business. Mr. Lloyd Willis, Vice Chairman of the Centralia-Chehalis Airport Board, reported to Council that the Airport did not suffer any significant damage during the Thanksgiving weekend flooding; however some water intrusion occurred over the south end of the Airport which is the area the Army Corps of Engineers has indicated should have a foot-and-a-half high dike.

Mr. Willis also reported that the underground fuel tanks at the Airport have been removed and the new tank will be installed soon.

3. Consent Calendar. Councilor Zylstra moved to approve the November 26, 1990 Consent Calendar comprised of the following items:

- a. Minutes of the regular City Council meeting of November 13, 1990; and
- b. Change Order No. 1 in the amount of \$13,668.70 for the 1990 Sanitary Sewer Rehab Project to Dent's Construction.

Councilor Butters seconded the motion, and the motion carried unanimously.

4. Certificate of Recognition. Mayor Pro tem Hatfield presented a certificate of recognition to Ron and Grace Grant of Chehalis. Mr. Hatfield explained that Mr. and Mrs. Grant, owners of Grant's Towing, reunited an elderly lady with her family after receiving a call for towing service. The woman had become disoriented and Mr. and Mrs. Grant went above and beyond the call of duty in helping the woman find her family. Mr. Hatfield stated that the City should be grateful to have such citizens in its community.

5. Public Hearing - 1991 Annual Budget. At 3:15 PM, Mayor Pro tem Hatfield recessed the regular meeting and reopened the public hearing on the 1991 Annual Budget which was continued from the November 13, 1990, regular meeting. Mr. Hatfield then presented City of Chehalis pins to those in attendance for the public hearing.

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Ms. Mary Brown of Lewis County Hotline and C.A.R.E. Services, requested funding for the Hotline and C.A.R.E. Services programs. Ms. Brown explained that the only funding for the Hotline program is through United Way, although the C.A.R.E. portion of the program does qualify for State funding. Ms. Brown stated that both programs are struggling from year to year and asked the Council to think about the consequences if the programs had to be discontinued, pointing out that over 2,000 calls were received during the January, 1990 flood.

Councilor Butters asked how many calls had been received since the Thanksgiving weekend flood.

Ms. Brown stated that only about 100 calls have been received to date, adding that people were more prepared for the recent flooding. Ms. Brown also noted that in the first nine months of this year 4,000 out of 12,000 calls received have identified themselves as calling from Chehalis.

Mayor Pro tem Hatfield pointed out that the callers may have been in Chehalis at the time of the call, but questioned how many were actually residents of Chehalis. Mr. Hatfield asked if the programs currently received funding from the City of Centralia or Lewis County.

Ms. Brown stated that this is the first year that Lewis County Hotline and C.A.R.E. Services has approached local governments for funding, explaining that United Way has requested the program to seek other financing sources.

Ms. Cherylyn Reed, Supervisor of Lewis County Senior Services, representing the Twin cities Senior Center, requested the City's support as provided for in the Interlocal Agreement between the Cities of Chehalis and Centralia, and Lewis County. Ms. Reed stated that Senior Services has requested a total of \$9,082.00, noting that the request follows suit to the Interlocal Agreement. Ms. Reed stated that the question of how records are documented to prove that it is residents within the city limits using the services has been raised. Ms. Reed explained that a system has been developed to track exactly where monies are being spent. Ms. Reed added that the funding being requested will go toward recreation activities at the Senior Center.

Councilor Pope questioned what contribution the participants make to programs or activities, and asked if consideration had been given to charging participants by the year.

Ms. Reed explained that most activities have a suggested donation, but no one is deprived if they cannot afford to pay the full price. Ms. Reed stated that the Center does not charge by the year because that tends to make the Center a club and excludes people who are less fortunate than others.

Mayor Pro tem Hatfield stated that Ms. Reed was asking the City to nearly double funding with no proof of increased city residents participating in activities, and questioned what the Interlocal Agreement called for.

Mr. Ray Muyskens, Community Services Director, stated that the Agreement calls for the City to pay its share of partici-

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pants from the City of Chehalis. Mr. Muyskens added that the Agreement provides for a committee to work on the budget and therefore has suggested setting up meetings to try to increase the City's donation during the year to a level that the County would agree with.

Councilor Roewe stated that although the City would like to increase its funding to the Center, other agencies have been turned down for any funding at all and the city cannot afford to double its funding.

Councilor Butters stated the importance of the City and Senior Services meeting during the year to determine where the City lies in terms of meeting its commitment.

There being no further public comment, the public hearing was closed at 3:40 PM and the regular meeting was reconvened.

6. Ordinance No. 437-B, First Reading - Adopting 1991 Annual Budget. Councilor Zylstra moved to pass Ordinance No. 437-B on first reading. The motion was seconded by Councilor Roewe.

Councilor Roewe moved to amend the main motion by including the salary of a police officer and to reduce the ending fund balance necessary to cover that salary. The motion to amend the main motion was seconded by Councilor Butters.

Councilor Zylstra expressed concern that a \$200,000 ending fund balance represents less than a five percent fund balance and if the police officer position is funded, the ending fund balance will decrease to \$160,000. Mr. Zylstra asked the Council to be aware that if something unforeseen happens in the near term the City may not have the reserve fund capacity to handle it.

Councilor Butters agreed that it is not wise to run fund balances down low, but felt a solution must be found to fund the position for the police officer. Councilor Butters felt that an officer must be retained in the United Narcotics Enforcement Team (U.N.E.T.) program if there is to be a handle on the drug problem.

Councilor Pope concurred that the police officer position on the U.N.E.T. force should be retained, but allowing ending fund balances to become so low is bad business.

Councilor Venemon questioned if the U.N.E.T. program included drug rehabilitation. Councilor Venemon stated that there are drug addicts who do not have the money to seek rehabilitation and wished that rehab could be included in the program.

Councilor Hatfield also expressed concern with leaving such a low ending fund balance.

Councilor Roewe stated that a city's account is worthies if it means giving up a service to the community that is desperately needed and added that projected revenues are always less than actual revenues.



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Councilor Butters stated that if the City does not fund the police officer position and does not participate in the U.N.E.T. program, it could end up costing the City more in the end. Councilor Butters added that community protection is also an important factor to take into consideration.

The motion to amend the main motion failed by a vote of 3 ayes and 2 nays - the dissenting votes being cast by Councilors Hatfield, Pope and Zylstra.

Councilor Zylstra moved to amend the main motion by reducing the ending fund balance by \$20,000 and making one-half percent, across the board expense cuts at the discretion of the City Manager to fund the vacant police officer position. The motion to amend the main motion was seconded by Councilor Venemon. The motion carried by a vote of 3 ayes and 2 nays - the dissenting votes were cast by Councilors Butters and Pope. Councilor Roewe sustained from voting.

The main motion, as amended, carried by a vote of 5 ayes and 1 nay. The dissenting vote was cast by Councilor Roewe.

7. Ordinance No. 438-B, First Reading - Determining and Fixing the Amount of Revenues to be Raised by Ad Valorem Taxes. Councilor Zylstra moved to pass Ordinance No. 438-B on first reading. The motion was seconded by Councilor Pope and carried unanimously.

Ordinance No. 438-B establishes the rate for real property taxes in the City at a rate of \$2.69 per \$1,000.00 of assessed valuation. The Ordinance also establishes the rate and revenues to be raised through ad valorem taxes authorized by the Emergency Services Levy (EMS) at a rate of \$0.25 per \$1,000.00 of assessed valuation.

8. Revisions to the Employee Rules and Regulations, the Classification and Compensation Plan, and the City Manager and City Attorney Contracts. City Manager Campbell explained that this matter represents the City's annual review of the Employee Rules and Regulations, and Classification and Compensation Plan. Mr. Campbell highlighted the proposed revisions and changes.

Proposed changes to the Employee Rules and Regulations would include: listing the classifications and positions that are considered "exempt employees" in accordance with the Fair Labor Standards Act; defining and listing "management and mid-management personnel"; deleting the existing requirement that accumulated compensatory time be liquidated before vacation leave is granted; amend the allowable uses of sick leave to include injury and disability within an employee's immediate family necessitating the employee's attention; adding a new section providing for "donated leave"; amend language to provide that vacation leave may be taken in half-hour increments; provide that all management and mid-management personnel accrue vacation leave on the same schedule as that in the police union contract; allow employees to accrue and use vacation leave beginning after the first month of employment; and clarify that City vehicles are to be used whenever practical for travel to conferences and training seminars and set the reimbursement rate for use of a private vehicle at 24 cents per mile.

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Councilor Roewe questioned if there is a committee which initiates the proposals.

City Manager Campbell stated that the recommendations are initiated by the personnel office and then reviewed by the Management Team.

Mayor Pro tem Hatfield felt the mileage reimbursement rate should be increased to 26 cents per mile due to the high cost of gas.

Reclassifications and pay range reassignments, due to change in job responsibilities, are recommended for the Grounds Foreman position in the Community Services Department, the Departmental Assistant II in the Finance Department, the Assistant Finance Director, the Deputy Chief of Police, and the Chief of Police. It is also recommended that the Community Services Director, Finance Director, Fire Chief, Public Works Director, and Deputy Fire Chief all be reassigned.

It is requested that the City Manager's employment agreement be amended to provide for a 4.2 percent salary increase which is the same recommendation for other non-union employees. In addition it is recommended that the City Attorney retainer agreement be amended for 1991 to provide for a 9.6 percent increase in the monthly retainer.

Councilor Roewe moved to approve the recommendations for revision to the Employee Rules and Regulations, the Classification and Compensation Plan, and the City Manager and City Attorney contracts. The motion was seconded by Councilor Venemon and carried unanimously.

9. City Council/City Manager Reports.

a. November, 1990 Flooding. City Manager Campbell reported that the Emergency Operations Center (EOC) was activated during the flooding and operated quite well. There were some minor problems with communications, but nothing significant. Mr. Campbell stated that the main problem with flooding on Saturday was the storm drainage problem in the Snively Avenue, Market Boulevard, State Street and Maryland Avenue areas. On Sunday the creeks and rivers in the area were exceeding their capacity and problems occurred primarily along Chehalis Avenue, west of 1-5, Hedwall Park and Kresky Avenue. Mr. Campbell stated four meetings were held of department heads and other involved staff. Police and fire reserves, the Civil Air Patrol volunteers, and the Boy Scouts also participated during the flooding. Mr. Campbell commended the local radio stations for their efforts.

Mr. Campbell stated that a dollar estimate of damage to City facilities has yet to be determined; however estimates for Hedwall and Alexander Parks has been determined to be approximately \$30,000-\$31,000. Estimates for City streets and bridges have also not been determined. There is a potential for repairs to the Sewage Treatment Plant and the Water Intake facility. Mr. Campbell stated that Resolution No. 18-90, declaring an emergency, has been drafted for Council's consideration.

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Councilor Butters asked if any reports had been received from Emergency Management about how many residents were displaced from their homes because of flooding.

Mr. Campbell stated that he did not have that information, but informed the Council that a local shelter reported housing 51 people on one night.

Councilor Butters stated that the Chehalis Avenue apartments were again severely damaged. Councilor Butters added that flooding could happen in the next two or three months and questioned if the City had a brochure in progress that would provide information to the public on how to better prepare and protect themselves.

Mr. Campbell stated that the brochure is being created for public dissemination in conjunction with Lewis County, the Army Corps of Engineers and the City of Centralia.

Community Services Director Ray Muyskens, the City's participant in the creation of the brochure, stated that the brochure will hopefully be available by next week. Mr. Muyskens stated that Chehalis residents will receive copies of the brochure by mail.

Councilor Zylstra moved to suspend the rules requiring two readings of Resolution No. 18-90. The motion was seconded by Councilor Butters and carried. Councilor Zylstra then moved to adopt Resolution No. 18-90 on first and final reading. Councilor Butters seconded the motion and the motion to adopt Resolution No. 18-90 carried unanimously.

b. December 24, 1990 Regular City Council Meeting. City Manager Campbell stated that the next regular Council meeting is scheduled for December 24, 1990. Mr. Campbell explained that canceling that meeting has been considered since it may be hard to obtain a quorum because of the Christmas Eve holiday. Mr. Campbell stated that Council could consider moving the meeting to either December 17 or 26.

The Council concurred that if a second meeting in December is necessary it will be held on December 17, 1990.

c. Councilor Butters reported that she will be attending the National League of Cities meeting in Houston the week of December 3.

d. 1990-91 city Council Goals Update. City Manager Campbell submitted to the Council the third quarter status report on the 1990-91 City Council Goals.

Councilor Roewe stated that no information has been mentioned in regard to covering the City's swimming pool.

Councilor Pope questioned when the next meeting is scheduled on fireflow water line improvements in the Fairview neighborhood.

Mr. Campbell informed the Council that staff is working on a report about the feasibility and cost of a high-level reservoir system for fire flow improvements.

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The report will be submitted to the Council at their December 10 meeting.

Councilor Pope questioned the status of the south Chehalis septic problems.

Public Works Director Barry Heid stated that Lewis County is the lead agency in preparing a petition to be circulated to the residents in that area on forming an LID.

Mayor Pro tem Hatfield questioned whether a response from City Sanitary had been received in regard to garbage service in areas annexed to the City several years ago.

Mr. Campbell informed Council that a response had not be received to date. City Sanitary was awarded a franchise to serve various areas annexed into the City for a period of five years. That five year period is due to expire and the City's garbage hauler, Superior Refuse, will be awarded service to those areas.

Mayor Pro tem Hatfield recessed the regular meeting 4:20 PM for a five minute recess.

10. Work Session - Residential Recycling Alternatives.

Mayor Pro tem Hatfield called the meeting to order after the five minute intermission to hold a special work session to discuss residential recycling alternatives. Mr. Mike Miller and Mrs. Pat Campbell of the City of Centralia gave an informational report on the proposed recycling alternatives.

There being no further business to be conducted by the Council, the meeting adjourned at 5:15 PM.

Robert J. Spahr, Mayor

Attest:

Caryn D. Foley, Deputy City Clerk

December 10, 1990

The Chehalis City Council met in regular session on Monday, December 10, 1990, in the Chehalis City Hall. Mayor Spahr called the meeting to order at 3 PM, and the following Councilmembers were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Vivian Roewe, Joyce Venemon, Dave Zylstra, and Bob Spahr. Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Jo Ann Hakola, Finance Director/City Clerk; Ray Muyskens, Community Services Director; Bob Nacht, Building and Planning Director; Randy Hamilton, Chief of Police; Barry Heid, Public Works Director; and Caryn Foley, Deputy City Clerk. Representatives of the news media present were: Jim Cook of KELA Radio, and Laura Towey of The Chronicle.

1. Presentations - Employee Service Awards. Mayor Spahr presented service awards for the following employees in recognition of their longevity with the City: for five years service, Mike Harris, George Hauer, Neil Hoium, Carmela Mitchell, Judy Schave, Andy Sennes, Willie Shupp, Rich Trotter and Linda Webb; for ten years service, Rod Erickson, Verna King, Monte Marine, Neil Marsh and Gary Neely; for fifteen years service, Jean Durr, John Penberth, Vivian Roewe and Joyce Venemon; for twenty years service, Steve Birley and Gary Hodges.

2. Consent Calendar. Councilor Zylstra moved to approve the December 10, 1990 Consent Calendar comprised of the following items:

a. Minutes of the regular City Council meeting of November 26, 1990;

b. Claims Vouchers No. 18942 through 19120 in the amount of \$267,426.71, and the November 29, 1990 Claims Vouchers No. 19121 through 19213, in the amount of \$201,835.25, the November 30, 1990 Payroll Vouchers No. 19560 through 19697 in the amount of \$252,500.26, Transfer Voucher No. 1297 in the amount of \$5,067.37, and Transfer Voucher No. 1298 in the amount of \$221.47;

c. Change Order No. 2 in the amount of \$205.52 for the 1990 Sanitary Sewer Rehab Project to Dent's Construction;

d. Pay Estimate No. 5 in the amount of \$50,278.75 for the West Street Improvement Project to W.E.&B. Limited;

e. Agreement for Engineering Services in Sewer Basins 2012, 2004, 3012 and 4082 in an amount not to exceed \$1,107,100.00, with Gibbs & Olson, Inc.; and

f. Call for bids for the rehabilitation of Sewer Basin 2012.

3. Ordinance No. 437-B, Second Reading - Adopting 1991 Annual Budget. Councilor Zylstra moved to pass Ordinance Nos. 437-B and 438-B. The motion was seconded by Councilor Hatfield and carried by a vote of 6 ayes and 1 nay. The dissenting vote being cast by Councilor Pope.

Ordinance No. 437-B adopts the budget for 1991, and Ordinance No. 438-B establishes the property (ad valorem) tax levy and rate.

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4. Ordinance No. 440-B, First Reading - Amending the Employee Rules and Regulations. Councilor Roewe moved to approve Ordinance No. 440-B on first reading. The motion was seconded by Councilor Zylstra.

Councilor Hatfield moved to suspend the rules requiring two readings of the ordinance. Councilor Zylstra seconded the motion and the motion carried unanimously.

Councilor Pope asked for clarification regarding donated leave. Councilor Pope questioned if an employee receiving donated leave actually received funds.

City Manager David Campbell explained that employees donating leave understand that they forfeit the possibility of cashing out unused leave at termination.

Councilor Pope stated then that the employee receiving the donated leave is only receiving time and no funds.

Mr. Campbell informed the Council that if an employee accepts donated leave they would then be paid while they are on leave as if it were their own.

The motion to pass Ordinance No. 440-B on first and final reading carried unanimously.

5. Requested Landfill Tipping Fee Increase. Mr. Bob Berg, Lewis County Public Works Director, explained to the Council that the County has requested that the City of Centralia add a surcharge on the waste stream in an attempt to raise approximately \$138,000 for solid waste planning and management in Lewis County. Mr. Berg stated that Lewis County has funded all planning activities at no charge to the users of the garbage system and explained that past funds have come from diverted road funds which has caused the department to be ineligible for certain state matching grant monies for road construction. State law provides that if road funds are diverted for unauthorized purposes some state funds are not receivable. Mr. Berg stated that when he took over the position of Public Works Director for the County, the practice of diverting funds was discontinued, however there is now no revenue sources for solid waste management. In addition, the solid waste management plan must be updated to 1992 guidelines as well as the preparation of bid documents for the exporting of garbage due to the fact that the Centralia Landfill will be closing in late 1992 or early 1993.

Councilor Roewe questioned who owns and operates the Landfill.

Mr. Berg stated that the City of Centralia owns and operates the Landfill.

Councilor Roewe asked how the County became involved in subsidizing the City of Centralia for \$200,000 per year.

Mr. Berg explained that bid documents need to be prepared to export all garbage in Lewis County because there is not a landfill sited in Lewis County, nor is there a non-ending capacity at the Centralia Landfill.

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Councilor Hatfield questioned where the \$200,000 has been used in the past.

Mr. Berg stated that the money funded the County drop-box system and solid waste planning.

Councilor Hatfield questioned if the solid waste plans that have been developed over the years are currently being used.

Mr. Mike Miller of the city of Centralia, stated that the City of Centralia has benefitted from the County's solid waste planning.

Councilor Roewe asked what the result of the solid waste plan was.

Mr. Berg pointed out that the \$200,000 is the ongoing figure that is being budgeted every year and not all of that amount went into the solid waste plan. Mr. Berg added that the funding request will only be approximately 22% of the solid waste budget. The County will be funding \$256,000 in general fund monies.

Councilor Roewe asked if the County has a users' fee.

Mr. Berg stated that Lewis County does not have a users' fee because it is one of the few counties that does not control the waste stream because the City of Centralia owns the Landfill. Mr. Berg added that the Department of Ecology is going to be a coordinated provisions grant program and one of the aspects of that program will allow a state match for up to 67%, but the participating county must have an adopted comprehensive solid waste management plan. In addition, a recent recycling law requires that all west side counties must have an updated comprehensive solid waste management plan in 1992 which has a recycling component within it.

Mayor Spahr stated that a recycling plan is being worked on and questioned why \$138,000 needs to be paid for another plan.

Mr. Berg explained that the Tri-Agency Recycling group is ahead of the game in terms of State planning, however the State still requires that recycling be addressed by 1992 so all comprehensive plans must be updated. This establishes three major expenses: updating the solid waste management plan; including the recycling component for the solid waste management plan; and by the end of 1992 implementing those plans by preparing bid documents, calling for bids, and negotiating with the contractors who bid.

Mayor Spahr questioned why the cost is so high to put the plan together.

Mr. Berg explained that bid documents are causing the high cost. Mr. Berg stated that garbage will have to be shipped away once the Centralia Landfill is closed. In addition there is no landfill sited. The WIDCO facility is currently going through a licensing process and could be operating as a landfill, but even if that occurs there still must be a competitive bidding process.

Councilor Roewe questioned who would be preparing the bid documents.

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Mr. Berg stated that arrangements with the firm of CH2M Hill have been made. Mr. Berg explained the reasons for choosing this firm as being that they have the best view of the garbage situation in Lewis County. They have been doing work with the Centralia Landfill and the comprehensive plan with Lewis County and they have a great deal of experience in this area. They were the consultants that prepared the bid documents for Snohomish County, and they are also the consultants selected by the Southwest Washington Inter-County Solid Waste Advisory Board who will be reaching a regional solution to garbage disposal.

Councilor Roewe questioned how much money was being requested from the City of Chehalis.

Mr. Berg stated that it will not cost the City anything. The money will be raised through the proposed increase in tipping fees at the Landfill.

Mr. Mike Miller stated the City of Centralia is in the process of converting from a volume basis to a weight basis of charging at the Landfill. In that conversion process Centralia has been developing a weight study and a rate study and as part of the weight study the City is determining the density of the waste so that data can be input into the rate study which will enable the City to determine what has been charged and what needs to be charged to receive the needed revenue.

City Manager Campbell stated that there is an anticipated payment from the Cities of Chehalis and Centralia to the County to help support two more household hazardous waste collection events. Mr. Campbell stated that that seemed unfair since there is going to be a County-wide surcharge for tipping fees. However, the County would still be subsidizing solid waste activities with some other revenue that does not come directly from Chehalis residents.

Mayor Spahr expressed concern that City of Chehalis residents pay County taxes and do not get garbage service free of charge.

Mr. Berg stated that garbage should be billed as a utility - those who use the service should pay for the service. He added that he will continue to press for mandatory curbside service in rural Lewis County so that all users of the system are charged for the service.

6. Ordinance No. 439-B, First Reading - Amending the Annual Budget for 1990. City Manager Campbell explained that the amendment reflects the more rapid use of the 1990 Community Development Block Grant received this year. The Ordinance amends the annual budget by increasing the revenues and expenditures of the 1990 Community Development Block Grant in the sum of \$90,000 and directs the City Finance Director to effect the budget amendments.

Council Zylstra moved to suspend the rules requiring two readings of the ordinance. The motion was seconded by Councilor Hatfield and carried unanimously. Councilor Zylstra then moved for passage of Ordinance No. 439-B on first and final reading. The motion was seconded by Councilor Hatfield and carried.



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7. City Council/City Manager Reports.

a. Covered Swimming Pool. City Manager Campbell explained that about a year ago a report was provided to the Council regarding various new recreation facilities related to the Council's goals for 1989. The Council expressed interest in covering the City swimming pool and asked staff to contact local school districts to assess the level of interest in the covered swimming pool idea. Mr. Campbell stated that six school districts were contacted and overall did not show much interest in covering the pool.

b. Council Meeting on December 17. City Manager Campbell explained that there has been a request to cancel the regular meeting scheduled for December 24 because of the Christmas Eve holiday. Mr. Campbell stated that there are a few items for Council discussion warranting a meeting on December 17. The Council concurred to meet on December 17, 1990, at 4PM.

c. Set Date for Work Session to Review 1990-91 Council Goals. The Council agreed to meet on February 4, 1991, at 5PM, at Hess Kitchen to review the 1990-91 Council Goals.

d. Airport Board Update. Mr. Lloyd Willis, Vice Chairman of the Chehalis-Centralia Airport Board informed the Council that installation of the new fuel tanks at the Airport is in progress and completion is expected within two weeks. Mr. Willis advised the Council that Mr. Flemming, of the Flemming Corporation, met with the Board in regard to development of some Airport property and assured the Board that his intentions are to proceed with the project.

e. Councilor Hatfield complimented Public Works Director Heid on the recently constructed right-hand turn lane off of State Street onto Chamber of Commerce Way.

f. Councilor Butters informed the Council on her recent trip to Houston, Texas to attend the National League of Cities Conference. Councilor Butters stated that the workshops held were excellent and included Council-Manager relations, workshops for new-comers, small cities workshops, impacts on cities from savings and loan bail outs, and combatting the drug and alcohol problem. Councilor Butters also brought back materials regarding recycling. Councilor Butters presented Mayor Spahr with his own "Spahr St." road sign that was made by one of the exhibitors.

There being no further business to be conducted by the Council, the meeting adjourned at 4 PM.

Robert J. Spahr, Mayor

Attest:

Caryn D. Foley, Deputy City Clerk

December 17, 1990

The Chehalis City Council met in regular session on Monday, December 17, 1990, in the Chehalis City Hall. Mayor Spahr called the meeting to order at 3 PM, and the following Councilmembers were present: Beverley Butters, Bud Hatfield, Dr. Isaac Pope, Joyce Venemon, Dave Zylstra, and Bob Spahr. Councilor Vivian Roewe was absent (excused). Staff members present included: Dave Campbell, City Manager; Bill Hillier, City Attorney; Jo Ann Hakola, Finance Director/City Clerk; Ray Muyskens, Community Services Director; Bob Nacht, Building and Planning Director; Randy Hamilton, Chief of Police; Barry Heid, Public Works Director; Pat Vess, Personnel Officer; and Judy Schave, Recording Secretary. Representatives of the news media present were: Scott Hodges of KITI Radio, and Laura Towey of The Chronicle.

1. Citizens Business. Mr. Terry Anderson, representing Westwood Timber, spoke to the Council regarding a request for water hookups for a potential development at the Newaukum Golf Course. Several months ago Mr. Anderson contacted the City with plans to build a 40-unit condominium complex and possibly some homes. At that time Mr. Anderson was informed that 25-30 water hookups were available in the south end of Chehalis, but was recently told that the City is in the process of re-evaluating its water and wastewater systems capacity. Mr. Anderson informed the Council that the unavailability of City hookups is delaying the development and requested that the City sell the capacities on a temporary basis. Water rights have been applied for through the State, but it is possible that it could take up to a year before the water would be available. Mr. Anderson stated that if the City granted the hookups in order for construction to continue, when the State approved the water system for the development Westwood Timber would then be willing to return the hookups back to the City or pass them on to someone else for the price that they were bought for.

Mayor Spahr stated that the Council would discuss Mr. Anderson's request under another item listed later on the agenda.

2. Introduction of Scott Hodges. Mayor Spahr welcomed Mr. Scott Hodges of KITI Radio. Mr. Hodges is a newcomer to KITI and recently moved to Washington from Orlando, Florida.

3. Consent Calendar. Councilor Hatfield moved to approve the December 10, 1990, Consent Calendar comprised of the following item:

a. Minutes of the regular City Council meeting of December 10, 1990;

Councilor Zylstra seconded the motion and the motion carried unanimously.

4. Resolution No. 19-90, First Reading - Delegating Certain Authority to the Designated Landfill Closure Group Representative. Councilor Hatfield moved to suspend the rules requiring two readings of the resolution. Councilor Pope seconded the motion. The motion carried unanimously. Councilor Hatfield then moved to adopt Resolution No. 19-90 on first and final reading. The motion was seconded by Councilor Butters

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City Manager David Campbell updated the Council on the status of the closure of the Centralia Landfill. Mr. Campbell explained that negotiations with the consent decree are continuing and a grant application has been applied for with the State Department of Ecology to help pay for work to be done in 1991 and closure costs. Mr. Campbell added that the Closure Group is still not in agreement with the DOE on several items in the proposed draft of the consent decree. One item is that the Closure Group would like the consent decree to be filed in the Federal court. Another item outlines work that will be done in 1991 and has a condition that it be signed on the basis that a grant will be received from DOE to help pay for those costs. The State is unsure if they want to guarantee the grant.

The motion to adopt Resolution No. 19-90 on first and final reading carried unanimously.

5. City Council/City Manager Reports.

a. Introduction of Pat Vess as Personnel Officer. City Manager Campbell introduced the City's new Personnel Officer, Mr. Pat Vess, who comes to the City from Yakima. The Council welcomed Mr. Vess to the City.

b. D.A.R.E. Fund-raiser. Police Chief Randy Hamilton explained that during the weeks of January 5-6 and 12-13 drop boxes will be located at various locations in the City for Christmas tree dumping. The trees will be collected by donation for the D.A.R.E. program. The trees will then be transported to the Centralia Landfill where they will be chipped and recycled to City parks. Chief Hamilton stated that Superior Refuse is donating its time and equipment for the D.A.R.E. project. The fund-raiser will be publicized with specific times and locations.

c. Water and Wastewater System Capacities. City Manager Campbell explained that several months ago staff was directed to study current wastewater system capacity levels and recommend to the Council a revised connection fee schedule. During the study, the City received requests for water connections and questions regarding water capacity availability, so the study was expanded to include water system capacity and cost.

Public Works Director Barry Heid identified current capacities of the water and wastewater systems and their major components. The agenda report materials including graphs which identified straight-lined trends for water and wastewater service levels, and tables showing calculated costs per equivalent residential unit (ERU) and comparisons of existing connection fee rates based on ERUs of capacity were also reviewed.

Mayor Spahr asked Mr. Heid to clarify ERU.

Mr. Heid explained that ERU is the acronym for equivalent residential unit which is the amount of water or wastewater volume of service that is attributable for a normal single family residential house - one house equals one ERU. Mr. Heid went on to inform the Council that at the Wastewater Treatment Plant if the trend peak usage continues, the City will be close to exhausting the capacity of its water intakes by the year 2000. However, peak loading levels of biological chemical oxygen (BOD) and

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suspended solids approach or exceed current capacities now, and the average BOD loading is expected to exceed capacity about the year 2000, while the average suspended solids loading may exceed capacity by 1997. Mr. Heid added that if the City did not wish to put further money into the Wastewater Treatment Plant, other measures such as water conservation, should be addressed in regard to peak flows.

Councilor Pope questioned what significant changes in the next ten years would cause such capacities to be reached.

Mr. Heid explained that projections are based only on current trends, but if the trends were to accelerate and experience a significant amount of growth, the time span in reaching such levels would be increased.

Councilor Zylstra stated that from 1983 the daily average consumption rate goes from 2 million gallons per day to 2.7 million gallons in 1990 which is a 35% increase over seven years. However, from 1980 to 1990 in the census, the City's population increased by only 7.2%.

Mr. Heid explained that there have been significant increases in types of customers, such as PPG, that have been using water. If PPG were not on the water system, the figures shown would be dramatically different. Mr. Heid added that, in general, customers are using more water.

City Manager Campbell explained that based on industrial/commercial growth, whether that is reflected in population growth or not, would have an impact on water usage levels. Another impact would be the use of water outside the City limits. Chehalis' population may not have increased significantly, but water hookups outside of the City have increased.

Mr. Heid pointed out that if work continues on the rehabilitation of the wastewater system to a point where flow is not a problem, this scenario is close to what is projected based on current information. However, with regard to BOD and suspended solids, we run into a problem much quicker and this should be to a point of concern. As identified in the agenda report materials, the BOD study shows that it is close to peaking out and it is anticipated we will begin experiencing peaks beyond capabilities by 1991. Mr. Heid stated that the City cannot wait until the year 2000 and expect to solve the problem of capacity.

Mayor Spahr questioned what Mr. Heid attributed to the direct peaks in the BOD.

Mr. Heid explained that the City does not have the same kind of controls over the types of discharges that may come through the system as far as the strength and where it is coming from. Mr. Heid added that BOD and suspended solids are not necessarily flow related. Mr. Heid stated that the City could possibly start pre-treating and

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removing BOD and suspended solids above a certain point which could decrease usage levels. Mr. Heid added that the DOE is studying this aspect in having cities assess the impact of industrial and large commercial customers that may be discharging significant BOD and suspended solids. Mr. Heid also informed the Council that when Darigold went off the City's system and the City received the consent decree from the DOE it required the City to modify the way that the Wastewater Treatment Plant was operated. There was an activated sludge aerobics system with a large basin that is now used as a reserve for inflow and infiltration (I&I). A biological treatment process was used that augmented our capability for capacity. Now with the I&I problem and the consent decree, we cannot go back and implement significant modifications and changes at the Wastewater Treatment Plant. In addition, in regard to suspended solids, it has already peaked this year at the level of capacity. Peaks can be handled for short periods of time, but it is something that must be dealt with.

Mr. Heid addressed the fact that there are now existing capacity limitations in several sub-areas of the City's water distribution system. These areas include the South End (along Jackson Highway/North Fork Road) and the Fairview and Yankis Addition systems.

Mr. Heid also explained the chart showing water capacity calculations, existing capacity and current replacement costs. Mr. Heid stated that this aspect of the study was done to determine what the cost of capacity was, which is basically what should be in store for replacement costs. Also, identified in water and wastewater capacity calculations were price estimates for improvements necessary to increase capacity where it appears most needed.

Mr. Heid explained that the Council is being asked to consider modifying the City's connection fee or capacity charge schedule. It appears appropriate to increase connection fees for water and wastewater service to at least current replacement costs, and if improvements are anticipated, those costs should also be included. The revised connection fees would replace the current practice of assessing both connection fees and capacity charges.

Mr. Heid informed the Council that in the South End of the City, capacity is almost out, with only 27 ERUs remaining in that system. Mr. Heid stated that this system does not have a reservoir and is therefore more expensive to expand or improve. A high level system addition in this area would require more than the base charge.

Mayor Spahr stated that not only is there a problem with capacity in the South End, but there is also a problem of lacking a source of water.

Mr. Heid stated that the Council needs to question how much development they wish to allow in the South End. The lines are sized sufficiently if a reservoir was to be installed. At this point, we cannot distribute more than 4.8 million gallons per day, so the Council needs to address where capacity should be allocated or improvements be made so that development can occur.

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Councilor Hatfield asked if the Council decides to approve the recommended hookup rates for water and wastewater would the intent behind that be to allow the City to accumulate the funds to improve the system so there will be additional capacity.

Mr. Heid stated that it would only provide for a portion of the replacement costs.

City Manager Campbell stated that all improvements do not need to be undertaken at the same time. Some improvements could be phased in over a period of time and that would thereby phase in a higher connection fee.

Councilor Pope questioned what impact industrial development in south Chehalis will have on the proposed connection fee increases.

Mr. Heid explained that the Industrial Park is currently in the base system and is not facing the same limitations as other areas in the south end of Chehalis. In addition, the council made a policy several months ago that states that of the remaining capacity, 1/3 be set aside for industrial/commercial, 1/3 be aside for residential and 1/3 be set aside for either. At this point the City does not allow multiple ERU connections without Council approval.

Councilor Pope asked if when a district is formed it would automatically come on to the City's system or would they be expected to pay for hookup.

Mr. Heid explained that City policy states that additional fees would be charged in addition to any LID or ULID for connection fees or capacity charges, but it could be included in the LID to pay over a longer period of time. The area requesting connection would connect to either the Industrial Park system which goes to the interceptor or the Prindle Street pump station lines. Mr. Heid stated that he would prefer any hookups to be connected to the Industrial Park system, which is a newer system designed with capacity.

Councilor Hatfield questioned the differences between non-assessed and regular connections fees.

Mr. Heid explained that regular connection fees include areas in the system that have been a part of the system for a long time - lines put in with no provisions, no LID, or no pay-back requirements. Non-assessed charges would include places like a line on Kresky Road installed in 1974 by the City where funds are received when hookups are requested. The problem with this is that if people don't connect, an outstanding bill remains.

Mr. Heid stated that the City does have a capacity charge in effect for only the City's portion of the local cost of the Wastewater Treatment Plant Upgrade that took place in 1980-81 and also a portion of the interceptor. People who connect on the interceptor in the various schedules under our control have to pay a capacity charge in addition to other costs that may be appropriate. Anyone

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connecting to our system would have to pay a capacity charge for the Wastewater Treatment Plant, based on a figure which was 10% of a cost that does not begin to cover replacement costs.

Councilor Hatfield questioned whether the recommendation was for the Council to look toward an ordinance that addresses the existing replacement costs or improved capacity replacement costs.

City Manager Campbell stated that the recommendation is to revise the ordinance for connection fees based on the existing system and as new improvements are planned and brought on line to extend capacities then adjustments would be made to reflect the cost of improvements.

Councilor Hatfield moved to direct staff to prepare an ordinance to reflect water and wastewater connection fees based on the ERU usage concept incorporating the existing replacement costs. The motion was seconded by Councilor Zylstra and carried unanimously.

Mayor Spahr inquired as to when the Council would be given a report on how additional capacity will be obtained.

Mr. Heid stated that obtaining additional capacity was included in this report and stated that he would like to make a presentation to the City Manager on a recommendation addressing this issue.

Mr. Terry Anderson stated that application was made through the Lewis County Sewer District No. 1 several months ago, which was denied based on the evaluation process.

Mr. Heid explained that he has spoken with a director from Lewis County Sewer District No. 1 and, like Chehalis, they are concerned about remaining capacity and allocating any capacity at this point. District No. 1 in turn wrote a letter to the City requesting additional capacity. The City allocated capacity to District No. 1 and the City of Napavine to bring their ownership of part of the interceptor to the level of the wastewater treatment plant that they own. Mr. Heid informed District No. 2 and the City of Napavine that the Council would be addressing water and wastewater capacity and a decision on allocating additional capacity would be made. Mr. Heid added that if Mr. Anderson's request for 27 ERUs was granted, it would leave the City with nothing in the South End.

Councilor Hatfield stated that the City gave District No. 1 and Napavine as many ERUs of capacity at their plant for wastewater and did not feel the City should grant them additional ERUs. Councilor Hatfield also stated opposition in leasing or loaning water hookups to Mr. Anderson, but if he would like to purchase them that would be another thing.

Mr. Anderson stated that his intent was not to borrow the hookups. He would be willing to buy them and when they were no longer needed the City could buy them back or they would be sold directly to someone else. Mr. Anderson explained that 4-5 months ago when the property was looked

at for consideration of development, his firm inquired about the water availability and at that point there was no apparent problem. He added that he has been put in a bind over this re-evaluation of the system.

Mr. Heid informed Mr. Anderson that when he approached him regarding the hookups, Mr. Heid was extremely careful about telling Mr. Anderson about the limited capacity and could not make a commitment for the City Council.

Mayor Spahr questioned if Mr. Anderson could buy the 27 hookups, use them for a period of time and in turn sell them.

City Attorney Hillier stated that it was a legal question, but if the hookups were abandoned, they would become the right of the City again and could be resold. Mr. Hillier informed the Council that they must make a policy decision whether to relinquish control of all 27 ERUs at one time or retain a portion of them.

City Manager Campbell informed the Council that staff could have an ordinance reflecting revised connection fees sometime in January and Council could refer Mr. Anderson's request to staff for a recommendation.

Council concurred to refer Mr. Anderson's request to staff for a recommendation.

The Mayor recessed the regular meeting at 5:15 PM for a five minute recess. Following the recess the Mayor directly convened the Council in executive session pursuant to R.C.W. 42.30.140(4) to discuss personnel matters. After conclusion of the executive session the meeting immediately adjourned at 5:30 PM.

Robert J. Spahr, Mayor

Attest:

Caryn D. Foley, Deputy City Clerk