

January 13, 1997

The Chehalis city council met in regular session on Monday, January 13, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Tony Ketchum, Dr. Isaac Pope, Bob Venemon, and Dave Zylstra. Councilor Bud Hatfield was absent (excused). Staff members present included: Dave Campbell, City Manager; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Peggy Morant, Assistant Finance Director; Bob Nacht, Community Development Manager; Andy Sennes, Property Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Matthew Erlich of The Chronicle.

1. **Employee Service Award**. Councilor Dave Zylstra was presented a 15-year service award pin from Mayor Spahr.
2. **Consent Calendar**. Councilor Pope moved to approve the January 13, 1997, consent calendar comprised of the following items:
  - a. Minutes of the regular city council meeting of December 9, 1996;
  - b. December 13, 1996, Claims Vouchers No. 40466 - 40615 in the amount of \$514,181.43; and December 30, 1996, Claims Vouchers No. 40616 - 40738 in the amount of \$286,252.08;
  - c. Change Order No. 1 in the amount of \$18,388.70 to J.J. Sprague, Inc., for the 1996 sanitary sewer rehabilitation project, basins 4006 and 2051-L;
  - d. Pay Estimate No. 5 in the amount of \$28,880.32 to J.J. Sprague, Inc., for the 1996 sanitary sewer rehabilitation project, basins 4006 and 2051-L; and
  - e. South Puget Sound foreign trade zone agreement and policy committee charter.

The motion was seconded by Councilor Zylstra.

Mayor Spahr questioned item "c". He asked if the work that was done was before or after the city received a letter from one of the property owners in that area in regard to flooding in their building.

Barry Heid explained that everything happened at about the same time, and the heavy rains compounded the problem. When work began on the alley between Market Boulevard and Washington Avenue additional problems were found that were not included in the original work plan. Part of the additional work included installing storm drain lines. He hoped the additional work would make the situation better.

Mayor Spahr asked if the recent snow runoff caused any problems to property owners.

Mr. Heid stated there are still problems which are not related to the alley work, but staff has been discussing the situation with property owners.

Councilor Pope stated he is still getting calls from downtown property owners that have water in their buildings that they never had before.

Mr. Heid explained that it has no relationship to the work. He explained that water that was going into the sanitary sewer system can no longer do that because the lines have been tightened up. He reiterated that the city is working with property owners that are still experiencing problems.

Councilor Pope felt the property owners should have been notified about the work that was taking place and the potential problems it could create.

Mr. Heid stated that he is not aware of any current problems. He added that problems should be reported to the Public Works Department.

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Councilor Pope noted that one business that has had problems employs 70 to 75 people. He would hate to see businesses like that leave the downtown area.

The motion to approve the consent calendar carried unanimously.

3. **Public Hearing - Vacation of a Portion of SW Pacific Avenue Between 11th and 13th Streets.** Dave Campbell explained that the State Department of Social and Health Services (DSHS) has requested the vacation of a portion of SW Pacific Avenue in conjunction with the Green Hill School redevelopment project. Following a public meeting, DSHS requested that the public hearing be postponed so additional work may be done on their proposal. Mr. Campbell requested that the council open the public hearing, take comments from the public that cannot attend the meeting in two weeks, and continue the public hearing to January 27, 1997, at 3:05 p.m. Mr. Campbell added that it is anticipated that the traffic impact analysis will be received and reviewed by staff within that two-week period.

Mayor Spahr closed the regular meeting and opened the public hearing at 3:10 p.m.

Mr. Darrel Elder, 1418 SW Wilson Avenue spoke against the vacation. He stated that he has lived in Chehalis for 63 years, and he is aware of Green Hill and the problems that have been going on there over the years. He added that he has also worked at Green Hill a number of times as a construction and electrician worker. Mr. Elder wondered if the fence could be moved back 30 feet instead of out 30 feet, therefore not requiring the vacation. He did not feel that moving the fence in would have any effect upon access to the property. He also expressed four other areas of concern relating to the Green Hill expansion project. He asked who would pay for the possibility of increased fire and police protection by doubling the population at Green Hill. He asked what the impact of the increase of the doubling of the population and the activities within Green Hill on the city's water and sewer systems might be. He requested that the council deny the request to vacate Pacific Avenue and to open immediate dialogue to answer his concerns which he felt were of a greater issue than the vacation of the street.

Councilor Pope asked that Bob Hubenthal, who was in attendance for the state, to bring to the city in their report some of the benefits or advantages to the city to vacate the street.

Mr. Hubenthal stated that the primary reason for the state's request for the vacation is to provide additional security for the campus. He felt he would be better prepared to provide more information at the January 27 meeting.

Councilor Zylstra moved to continue the public hearing to January 27, 1997, at 3:05 p.m. The motion was seconded by Councilor Pope and carried unanimously.

4. **Public Hearing - Woodland Estates Annexation Petition.** Dave Campbell stated that the public hearing is scheduled in compliance with state law regarding the request for annexation by Woodland Estates in conjunction with an expansion of the retirement center.

Bob Nacht stated that representatives of Woodland Estates were in attendance to answer questions. He added that there is not an actual site development plan currently, but there is a conceptual site development plan. Staff is working with the site development engineers to make sure the expansion complies with applicable development regulations. Mr. Nacht added that no problematic issues have been identified by staff.

Mayor Spahr closed the regular meeting and opened the public hearing at 3:20 p.m. There being no public comment, the public hearing was closed and the regular meeting reopened.

5. **Ordinance No. 610-B, First Reading - Providing for the Annexation of Certain Property.** Councilor Zylstra moved to suspend the rules requiring reading of the ordinance. The motion was seconded by Councilor Pope and carried unanimously. Councilor Zylstra then moved to pass Ordinance No. 610-B on first reading. The motion was seconded by

Councilor Pope and carried unanimously. The ordinance provides for the vacation of the Woodland Estates property described as that portion of Government Lot 2, Section 4, Township 13 North, Range 2 West, W.M., Lewis County, Washington.

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6. **Citizens Business - Lewis County Sewer District No. 1.** Mr. Chuck Wieland, chair of Lewis County Sewer District No. 1, addressed the council regarding water service charges. He explained that the district has an agreement with the city for operation and maintenance of the lift station on Jackson Highway. At the time the agreement was written, the district was required to install a water meter and water faucet inside the compound. The district complied with that requirement and paid for the water meter, along with a \$100 deposit. In addition, the district pays a monthly service charge for water which they do not use. He requested that the service charge be dropped and the \$100 deposit be refunded.

Barry Heid stated the requirement to have a potable water connection was mandated by the Department of Ecology. He felt it was good to have the water there for washing by employees and maintenance activities.

Mr. Wieland stated the water is available for the benefit of the city, not the district.

Bill Hillier felt this was a unique situation and could be handled at the administrative level. There is no prohibition to the city waiving those charges or costs, because the city benefits as well as the district, and if the interlocal agreement needs to be amended to reflect that it can be done, but he did not feel that was necessary.

The council agreed to have the city manager review the ordinance to determine if the issue can be resolved administratively.

7. **City Council/City Manager Reports.**

a. **AWC Legislative Action Conference.** Mr. Campbell reminded the council about the upcoming AWC Legislative Action Conference in Olympia on February 19 and 20. He also noted that a dinner is being planned by the cities of Chehalis and Centralia to meet with the legislators on the evening of the 19th. He asked that anyone interested in attending the conference and/or dinner to contact Caryn Foley.

b. **GMA Committee.** Mayor Spahr reported that the GMA committee is looking at some ideas relating to sewer capacity in the port and south of Chehalis areas. The committee is currently reviewing different proposals and will meet later this week. A report to the full council will be presented at the next meeting.

8. **Executive Session.** Mayor Spahr announced that the council would convene into executive session at 3:40 p.m. pursuant to RCW 42.30.110(b) - lease/purchase of real estate, and there would be no council action following the executive session.

Following conclusion of the executive session, Mayor Spahr reopened the regular meeting at 4:05 p.m., and there being no further business to come before the council, the meeting was immediately adjourned.

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The Chehalis city council met in regular session on Monday, January 27, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Dr. Isaac Pope, Bob Venemon, and Dave Zylstra. Councilor Tony Ketchum was absent (excused). Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director/City Clerk; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Becky Fox, Court Administrator; Jerry Boes, Deputy Chief for Fire Services; Dennis Dawes, Deputy Chief for Police Services; Bob Nacht, Community Development Manager; Andy Sennes, Property Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Ruth Levine of The Chronicle.

1. **Consent Calendar**. Councilor Zylstra moved to approve the January 27, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of January 13, 1997;
- b. December 31, 1996, Payroll Vouchers No. 31271 - 31446 in the amount of \$386,511.53; Transfer Voucher No. 1412 in the amount of \$855.12; and December 31, 1996, Claims Vouchers No. 40739 - 40908 in the amount of \$357,517.27; and
- c. Appointments of Mary Myhre-Pancake to fill the unexpired term of Mattie Kirk on the Library Board ending December 31, 1999, and of Doris Walker to a new term, replacing Bob Venemon, expiring December 31, 2001.

The motion was seconded by Councilor Pope and carried unanimously.

2. **Continuation of Public Hearing Regarding the Proposed Vacation of a Portion of SW Pacific Avenue**. Mayor Spahr stated that the public hearing was a continuation from the last council meeting. He reopened the hearing at 3:05 p.m.

Bob Hubenthal, an architect with the state Department of Social and Health Services, stated that he is the project manager for the Green Hill expansion and recreation project. He also introduced Jack Cornwell, an architect who is providing design services for the project. Mr. Hubenthal gave a brief history of Green Hill School and how it has changed over the last 100 years. He stated that the 1995 legislature decided to increase the capacity of the school to deal with the expanding need for detention beds across the state, and that he and Mr. Cornwell are part of a team that is preparing a design that is to be responsive to the legislative mandate to double the school's existing capacity, to make security and safety a priority inside the fence and in the community, and that it be developed in such a way that it is a good stewardship of the allocated state resources.

Jack Cornwell provided a drawing of the proposal to explain the expansion project and the importance of vacating Pacific Avenue. He stated that the new facility would accommodate about 400 residents using existing and new structures to be completed over the next 2½ years. With the doubling of population, the need for increased security is also a priority. He stated that it is very important that the perimeter of the fence line be under the control of Green Hill to the greatest extent possible to keep track of who approaches, and to discourage approaching the fence to avoid the passing of contraband or any communication between people on the outside and the residents. The state believes that the security that is trying to be achieved would be much improved if a portion of Pacific Avenue could be controlled. If the vacation was granted, most access from the north end of Pacific Avenue, as well as from 11th Street and William Avenue would be closed except to emergency vehicles. It would be signed to say no public thoroughfare, although the road would still remain open. In addition, the school will acquire property from the Department of Transportation which is located across the street from Pacific Avenue to be used for parking.

Bob Hubenthal reiterated the importance of securing Pacific Avenue in relationship to the project as a whole. He added that a new, double gate will be installed so that you will enter through one gate, it will close, and then the next gate will open. Cameras will also be added to monitor the inside of the fence. Mr. Hubenthal stated that if Pacific Avenue is not vacated the security will be weakened, but will not prohibit the project from proceeding.

Mr. Hubenthal stated that the traffic impact analysis (TIA) evaluates traffic impacts relating to the growth of the neighborhoods over the next several years and also to the project itself. He added that the state is prepared to offer some other improvements in the immediate area in order to address both existing traffic problems and those that will be impacted by the

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additional Green Hill traffic. Improvements would include curbs, gutters and sidewalks on the south side of William Avenue, and improving the condition of William Avenue between 11th and 12th Streets. The state is also willing to commit funding in an amount of \$150,000 to improve other adjacent streets or intersections that can demonstrate an effort to redirect traffic from those neighborhoods in more logical traffic patterns.

Mr. Hubenthal stated that Green Hill school conducted a public meeting to get a sense of what the neighborhood feelings and reactions to the traffic impacts were. He explained that there were several concerns expressed at the meeting that did not relate to traffic impacts or the street vacation. Mr. Hubenthal stated that some of the concerns and statements included: what right does the state have to ask for such a vacation?; the vacation would really not improve security; vacation of the street is not enough; there needs to be more security along the northern edge of the property; double the fences; change the configuration of the campus to allow the fence to be moved inward to gain the additional buffer; the vacation would be detrimental to property values; traffic would be compromised if there was a train derailment at 13th Street; there would be increased traffic near Dell's Daycare who use William Avenue to go to Penny Playground; increased traffic in the area would be a safety concern for children playing in the park; and finally, the vacation imposes an inconvenience to the residents.

Mr. Hubenthal stated that at the last council meeting, Councilor Pope asked what the benefits were to the city by vacating Pacific Avenue. Mr. Hubenthal explained that the vacation would provide a definite level of security that cannot be achieved with Pacific Avenue as a public street, and it would help keep Green Hill traffic out of adjacent neighborhoods, and provide more overall safety to the community. The city will be compensated for the vacation, and the state is also offering to make improvements to several adjacent streets and intersections. He added that emergency services do not feel that the vacation will cause any concerns on the level of services that are currently provided.

Frank Hansen, 371 SE Summit Road, spoke against the project, but is happy that the state is thinking about adding additional protection. He stated that he is against the vacation because the north side of the property is not protected. It does not make sense to vacate a street for added security and close access to the general public when other areas of the property are not secure. Mr. Hansen stated that he parked along Pacific Avenue and monitored traffic for fifteen minutes. Twelve cars traveled the road and half went into Green Hill. The other half was used by the citizens. He added that he also felt Green Hill should be called a prison since that is what it is. He passed out information showing what type of crimes Green Hill residents have committed from 1985 to 1994. He felt more protection is needed, but vacating the street is not the solution. Mr. Hansen also expressed concern about the added population on the city's water and sewer systems, and emergency services. He asked that the city council not vacate Pacific Avenue, and that they take an active role in the protection of Chehalis citizens regarding Green Hill and the large increase in violent criminals being allowed in our community.

Ed Bovec, 1680 South Market Boulevard, stated that he has had property damaged by Green Hill escapees and is in support of any improvement in security. He did not think that vacating Pacific Avenue was asking too much.

Fran Ellingson, a Chehalis resident and former Green Hill employee, stated that she is not against the vacation, but she wished they would increase the buffer area on the northern edge of the property which abuts residences. Ms. Ellingson stated that when she worked at Green Hill the residents were not escorted between buildings, and this should be a concern.

Mr. Hubenthal stated that movement across the campus is under escort and has been the last six years. During daylight hours that may not always be the case.

There being no further public comment, the public hearing was closed and the regular meeting was reopened at 3:55 p.m.

Councilor Pope asked how many times contraband has been thrown over the fence that the school is aware of.

Mr. Hubenthal reported that in the last one-and-a-half years, there have probably been five to six instances. Items have included drugs, ammunition, and weapon materials. He added that security does patrol the perimeter at least hourly.

Councilor Pope asked what the comparison was as to when the fence was not there to after it was erected.

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Mr. Hubenthal stated that the fence has acted as a deterrent. Since the razor was added around the top of the fence there have been no escape attempts over the fence.

Councilor Pope asked if consideration has been given to using the parking lot located between the Lewis County Juvenile facility and the Green Hill campus which is owned by the Chehalis school district and used as an office for the school's special services.

Mr. Hubenthal stated that the area has not been considered.

Councilor Hatfield asked if recreation time at Green Hill is unsupervised.

Mr. Hubenthal stated that it is not. Contraband is likely to be tossed over the fence during non-activity hours.

Councilor Hatfield felt that whether the street is vacated or not, if somebody wants to throw contraband over the fence they are going to do it.

Councilor Galvin asked if the proposed parking lot will be fenced and where access to it will be.

Mr. Hubenthal stated that the parking lot will be fenced. The state is negotiating with Burlington Northern to gain access from Pacific Avenue to cross the tracks.

Councilor Galvin felt a second fence inside the existing fence along Pacific would accomplish tighter security. He also asked if there have been any incidences of crime from visitors coming to Green Hill.

Dennis Dawes stated that there have been no real problems.

Mayor Spahr asked why double fencing is inconsistent in juvenile correction facilities.

Mr. Hubenthal stated that it is the difference in philosophy of how you treat juvenile offenders as opposed to adult offenders. There is more going on at Green Hill than simply serving time. There are educational, vocational, and counseling programs.

Councilor Zylstra expressed concern about the extra traffic during the summer months.

Mr. Hubenthal felt the extra would be there one way or another. The legislature has mandated that Green Hill will expand. If the street is not vacated it is likely that the existing traffic that is coming to Green Hill will cause a greater impact. If the street is vacated and traffic is pulled out of the neighborhoods and diverted to Pacific and the neighborhood traffic is diverted back around it is very close to being equal.

Councilor Zylstra stated that he still felt that closing Pacific Avenue will cause a problem.

Mr. Campbell asked if Pacific Avenue is not vacated does it change the plans for ingress and egress and how the parking lot is managed.

Mr. Cornwell stated that ingress and egress would probably remain off William Avenue.

Mayor Spahr asked how many parking spots are proposed.

Mr. Cornwell stated that the proposed plan includes 250 parking spaces on the 2-1/2 acre site.

Mayor Spahr asked how many square feet is in the right-of-way that is being requested for vacation.

Mr. Hubenthal stated that it is 1.05 acres.

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Mayor Spahr stated that a citizen suggested that if the city were to vacate Pacific Avenue, the state could make Pacific Avenue the parking lot with access to the facility through the parking lot. Mayor Spahr also suggested that instead of entering Parkland Avenue where it currently comes in, re-routing Pacific Avenue back around the fence to the stop light at Interstate Avenue for ingress and egress.

Mr. Hubenthal stated that the area of property Mayor Spahr was talking about is located in a wetland area, and gets into significant permitting requirements.

George Benton, 1177 SE Washington Avenue, provided input regarding the project.

Mayor Spahr thanked everyone for their comments. He stated that the council would not take action on the issue today. Staff will continue to study the matter, along with the traffic impact analysis.

3. **Citizens Business - Introduction of Ruth Levine.** Matthew Erlich, local news editor for The Chronicle introduced Ruth Levine who would be covering city news for The Chronicle. Ms. Levine holds a masters degree in journalism from the University of Columbia at Missouri, and a degree from the Evergreen State College. She has worked at a media center in Israel, and traveled in Africa. Mayor Spahr welcomed Ms. Levine.

4. **Ordinance No. 610-B, Second Reading - Providing for the Annexation of Certain Property.** Councilor Hatfield moved to suspend the rules requiring reading of the ordinance. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Hatfield then moved to pass Ordinance No. 610-B on second and final reading. The motion was seconded by Councilor Pope and carried unanimously. The ordinance provides for the vacation of about six acres of Woodland Estates property described as that portion of Government Lot 2, Section 4, Township 13 North, Range 2 West, W.M., Lewis County, Washington. Woodland estates intends to expand their retirement center.

5. **Ordinance No. 611-B, First Reading - Authorizing the Execution of a Lease to Acquire a Fire Truck.** Mr. Campbell stated that the ordinance provides for the lease financing of a new fire truck which was approved during the December 9 council meeting.

Councilor Pope stated that he has been asked by citizens whether the new fire truck is going to be used on the hill.

Deputy Chief Boes stated that the hillside is mostly residential so there is really no need to respond with the new truck. The truck is being purchased to protect commercial structures.

Councilor Galvin thought the new truck was not only replacing the ladder truck, but also the pumper truck.

Deputy Chief Boes stated that it is not replacing the pumper, but is adding a pumper.

Councilor Zylstra moved to suspend the rules requiring two readings of an ordinance. The motion was seconded by Councilor Hatfield and carried unanimously. Councilor Zylstra then moved to pass Ordinance No. 61 1-B on first and final reading. The motion was seconded by Councilor Hatfield and carried unanimously.

6. **City Council/City Manager Reports.**

a. **Yard Waste Disposal Program Report.** Joanne Schwartz provided a report on the 1996 Stan Hedwall Park yard waste program. In 1996 the site was open from April through November, and the cost of a permit to dump at the site was increased from \$5 to \$15. The total operational costs were \$14,483 which is above what was taken in. She stated that the program came in within its budget, but still cost the city money. The question becomes whether the council wants to spend the money in 1997 to keep the site open.

Councilor Venemon moved to continue the program in 1997. The motion was seconded by Councilor Zylstra and carried unanimously.

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Councilor Hatfield complimented the community services department and the park caretaker for the good job that was done this year at the site.

b. **Reminders about Various Meetings During Week of January 27.** Mr. Campbell reminded the council about upcoming meetings that the council may be interested in attending this week.

7. **Executive Session.** Mayor Spahr announced that the council would convene into executive session at 4:55 p.m. pursuant to RCW 42.30.110(b) - lease/purchase of real estate, for approximately 20 minutes, and there would be no council action following the executive session.

Following conclusion of the executive session, Mayor Spahr reopened the regular meeting at 5:15 p.m., and there being no further business to come before the council, the meeting was immediately adjourned.

February 10, 1997

The Chehalis city council met in regular session on Monday, February 10, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Tony Ketchum, Dr. Isaac Pope, Bob Venemon, and Dave Zylstra. Staff members present included: Dave Campbell, City Manager; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; Joanne Schwartz, Community Services Director; Becky Fox, Court Administrator; Jerry Boes, Deputy Chief for Fire Services; Dennis Dawes, Deputy Chief for Police Services; Peggy Morant, Assistant Finance Director; Bob Nacht, Community Development Manager; Andy Sennes, Property Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Ruth Levine of The Chronicle.

1. **Certificates of Training.** Mayor Spahr announced that Russ Cox, Tim Grochowski, and Don Schmidt, of the Public Works Department, recently received certificates in training in slope maintenance and slide restoration. The seminar was very beneficial and staff has already been able to put some of the information to use.

2. **Consent Calendar.** Councilor Hatfield moved to approve the February 10, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of January 27, 1997; and
- b. December 31, 1996, Claims Vouchers No. 40909 - 40910 in the amount of \$3,625.00; January 30, 1997, Claims Vouchers No. 40920 - 41083 in the amount of \$305,888.82; January 31, 1997, Payroll Vouchers No. 31447 - 31606 in the amount of \$395,127.93; Transfer Voucher No. 1413 in the amount of \$143,000.00; Transfer Voucher No. 1415 in the amount of \$143,000.00; and Transfer Voucher No. 1416 in the amount of \$1,120.76.

The motion was seconded by Councilor Pope and carried unanimously.

3. **Vacation of a Portion of SW Pacific Avenue.** Dave Campbell stated that following the public hearing held during the last council meeting, staff met to review all the materials and information received in regard to the proposed vacation. Staff's conclusion was that the proposed vacation would cause more inconveniences to the community than the potential safety and security enhancements for Green Hill School which might otherwise be gained by some other steps that could be taken, some of which were identified during the public meetings and hearing. Therefore, staff's recommendation is to deny the petition for vacation.

Councilor Hatfield moved to deny the requested vacation of a portion of SW Pacific Avenue. The motion was seconded by Councilor Zylstra.

Councilor Pope excused himself from voting on the issue because of a potential conflict of interest. He did say that during the last meeting he strongly objected to the vacation. However, after looking at it more objectively he cannot see any reason not to grant it. He assumed that the property probably once belonged to the state. He also noted that the expansion of Green Hill will provide family-wage jobs and hoped that some of the new employees will be from Chehalis. He did not feel that any of the citizens that the council has heard from gave any real justification for not granting the vacation, but he also felt that the state did not justify a good argument for granting it. He strongly encouraged the council to grant the vacation.

Councilor Venemon stated that as a past superintendent of Green Hill School he has very mixed feelings about the vacation. He also expressed concern about security on the north fence.

Bob Hubenthal, representing DSHS, stated that there is currently no plans to do anything different to the north fence.

Councilor Galvin felt the issue brought a number of other issues to the surface regarding Green Hill that were not apparent to other people, including himself. He proposed that the council pass and send a resolution to the Governor, legislative representatives, and appropriate state offices to include the following concerns: doubling the population at Green Hill; that a significant percentage of the population has been involved in violent crimes; that the average age of the population is

over 17 years (18 is no longer juvenile); and that the security on the east and north borders is compromised. The resolution would then

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go on to say that in the interest of the safety and security of the citizens of Chehalis and the surrounding countryside, the city would recommend that the fence on the east and north sides be moved back to provide the appropriate open space perimeter. Or alternatively, an exception be made to the single fence policy and a second fence be installed inside the first to provide a standard double fence on the east and north border, and that the population be restricted to Washington State residents only.

Councilor Hatfield agreed with Councilor Galvin's recommendation. He stated that the comments made by Councilors Pope and Venemon were true, but was against the vacation. He did not see any benefit to the city to vacate the street, nor any improvement in security if the street is vacated.

The motion to deny the petition for vacation carried by a vote of 5 ayes and 1 nay. Councilor Venemon cast the dissenting vote. Councilor Pope abstained from voting.

Mayor Spahr told Mr. Hubenthal that the denial did not imply that Green Hill is not a good neighbor, but he just did not think the case was made that it would help safety by vacating the street. He added that the council is open to suggestions to see what the city can do to benefit both parties.

Councilor Hatfield moved to direct staff to draft a resolution incorporating the points outlined by Councilor Galvin to be sent to the appropriate authorities. The motion was seconded by Councilor Galvin and carried unanimously.

**4. Resolution No. 1-97, First Reading - Establishing Criteria for Wetland Mitigation Projects on City Owned Property.** Dave Campbell stated that this issue was originally brought to the council last fall, and the concept was approved at that time. The idea is to use city-owned property on the north side of town, south of the fairgrounds, and west of National Avenue which is considered jurisdictional wetlands. It would provide access to that property by other developers, particularly in the north end, that may need to mitigate impacts, wetland filling, or other types of wetland impacts on property they are proposing to use. The city's property would be considered a bank for improved or enhanced wetlands to offset the requirements that other property owners may have as they are developing private property. The resolution would establish the criteria and the process for review of projects on a case-by-case basis.

Bob Nacht pointed out that the concept of using the area as a wetland mitigation bank is going to be limited to areas that are hydraulically adjacent or connected to the subject area. These decisions will be made by the Corps of Engineers based on federal criteria. It will promote commercial development in the community in an appropriate manner with wetland enhancement and environmental protection.

Councilor Pope noted that this is public land. If it is only going to be available for commercial use, he asked if the city would receive any benefits other than from taxes.

Mr. Nacht stated that other than the tax base on the new commercial development that would not occur without this available property, the city will be provided with a constructed, publicly-accessible, environmental enhancement.

Councilor Pope asked who would pay for it, and if there would be any other kinds of impact fees.

Mr. Nacht informed Councilor Pope that the developer would be responsible for payment, and there are no plans to implement any types of impact fees.

Councilor Pope asked if any other cities have tried this.

Mr. Nacht stated that he was not aware of any.

Councilor Galvin asked what a wetland mitigation project was.

Mr. Nacht explained what a wetland mitigation project was using a project that is currently underway.

Mayor Spahr asked if there was any long-range plan or design for the 66 acres.

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Mr. Nacht explained that there is not, and staff doesn't want there to be so as not to preclude any specific mitigation projects developed by the Corps of Engineers or the proponent that needs the space.

Councilor Hatfield moved to suspend the rules requiring two readings of a resolution. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Hatfield then moved to adopt Resolution No. 1-97 on first and final reading. The motion was seconded by Councilor Zylstra and carried unanimously.

Mr. Nacht clarified that the projects that would be implemented on this property are not specifically or necessarily one-for-one wetland projects.

5. **Request for Budget Amendment for Wastewater Treatment Plant Improvements.** Barry Heid stated that due to current conditions included in the city's NPDES permit, there is a greater obligation to make sure that the water quality in the effluent complies with the more stringent standards. The budget amendment would provide for the purchase of lime equipment to adjust the pH which is necessary for ammonia reduction, and the utilization of coagulants/flocculants which is necessary to improve settleability (for retention and capture of solids).

Councilor Zylstra moved to approve the request for a budget amendment using funds in the amount of \$52,846 from the unappropriated reserves in the ending fund balance of the sewer fund which were budgeted at \$610,000 this year. The motion was seconded by Councilor Pope and carried unanimously.

#### 6. **City Council/City Manager Reports.**

a. **Timber Management Advisory Committee Report on McFadden and Dobson Parks.** Joanne Schwartz recognized the staff members which have been involved with the committee including Andy Sennes and Sharon Ferrier. She also introduced Alex Goedhard and Jack Palmquest, two of the committee members in attendance.

Mr. Goedhard stated that the committee was asked to recommend what to do with the timber on McFadden and Dobson Parks. He stated that the committee came up with four alternatives including leaving the property "as is" and use as recreational trails, develop a limited picnic area, selective cut (for growth and elimination of hazard trees), or clear cut (but, still leave low valued acres in wildlife). He added that the committee is not making any recommendations.

Councilor Zylstra asked if clear cutting would cause any drainage or water runoff problems.

Mr. Goedhard felt there would be little or no impact.

Councilor Galvin asked if enough revenue would be received to pay for the expense of selective cutting.

Mr. Goedhard estimated that it would be very close.

Councilor Hatfield felt that the third and fourth alternatives should be pursued and moved to begin the process of public meetings/hearings to receive input. The motion was seconded by Councilor Zylstra.

Councilor Pope asked what the restrictions on the property were.

Mr. Hillier reported that the deeds that transferred the property to the city contained covenants that stated for park purposes. If the city moves beyond the realm of park purposes it would have to obtain the approval of the heirs of the donors.

The penalty for violating the covenant of the deed is a reverter clause that would revert the property back to the donors and their heirs.

The motion carried unanimously.

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b. **Trees Along Lewis County Historical Museum.** Mr. Campbell stated that the city received a letter from Lewis County regarding the removal of trees along the sidewalk by the museum. He asked for the council's input on the potential removal of the trees so that he could respond to the county.

Following discussion among the council, Mayor Spahr asked that each council member go down and take a look at the situation, and that city staff do the same.

c. **Upcoming Meetings.** Dave Campbell reminded the council about upcoming meetings scheduled during the week that the council may be interested in attending.

d. **Chehalis Post Office.** Councilor Galvin brought to the council's attention that the post office was eliminating the Chehalis postmark. The new procedure is to ship all mail to Olympia for processing, unless you go to the counter and ask for a Chehalis postmark. He stated that the Historic Preservation Commission will probably take the position to retain the Chehalis postmark.

The council agreed to have a letter drafted for the mayor's signature in support of retaining the Chehalis postmark.

c. Councilor Hatfield wished early birthday wishes to Councilors Galvin and Ketchum, and congratulations to Jerry Boes for 21 years of service to the city.

f. Councilor Pope stated that he had a very explosive situation in his medical office with an out-of-control, ten-year-old. He explained that two Chehalis police officers responded and asked that Chief Hamilton pass along his thanks for their help. He noted that the child is doing better.

There being no further business to come before the council, the meeting was adjourned at 3:50 p.m.

February 24, 1997

The Chehalis city council met in regular session on Monday, February 24, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Tony Ketchum, Dr. Isaac Pope, Bob Venemon, and Dave Zylstra. Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director/City Clerk; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Becky Fox, Court Administrator; Jerry Boes, Deputy Chief for Fire Services; Dennis Dawes, Deputy Chief for Police Services; Bob Nacht, Community Development Manager; Andy Sennes, Property Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Ruth Levine of The Chronicle.

1. **Employee Service Award.** Rick Sahlin was recognized for 15 years of service with the Public Works Department.

2. **Certificates of Training.** John Smith of the Community Services Department was presented a certificate of completion in basic electrical training from the Washington Environmental Training Center at Green River Community College. Mayor Spahr also presented a certificate from the National Recreation and Park Association National Certification Board to Andy Sennes designating him as a certified leisure professional.

3. **Consent Calendar.** Councilor Hatfield moved to approve the February 24, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of February 10, 1997;
- b. January 31, 1997, Claims Vouchers No. 41084 - 41094 in the amount of \$129,318.11; and February 14, 1997, Claims Vouchers No. 41095 - 41280 in the amount of \$147,137.50; and
- c. Reappointment of Linda Dotson to the Parking Commission for a four-year term expiring February 28, 2001.

The motion was seconded by Councilor Zylstra and carried unanimously.

4. **LaBree/Hamilton/Rush Roads Utility Extensions and L.I.D.** Barry Heid stated that a petition has been received to extend water and sewer utilities (478 ERUS) and the formation of a local improvement district to service the LaBree/Hamilton/Rush Roads area. Mr. Heid outlined the area using a map, and noted that the request stems from well contamination in the area. He explained that there is currently a restriction and/or bottleneck in the amount of capacity that is available, so the petitioners have offered to install a new 12-inch line from the Interstate/Bishop Road area to Maurin Road, paralleling the existing sewer interceptor. Mr. Heid suggested that the council consider upgrading the line to perhaps a 15 or 18-inch line so that more capacity is available, and provided rough cost estimates for the installation of a larger line. The additional cost for a 15-inch line would be \$106,000, and \$212,000 for an 18-inch line.

Councilor Galvin noted that the agenda report included requests for future capacity from various entities/individuals. He asked why there were no capacity requests listed for the city of Napavine or Lewis County Sewer District No. 1.

Mr. Heid stated that the city does not know what the figures are. In the past, the Lewis County Sewer District has indicated that they did not want any more capacity, and Napavine has indicated that they would like about 270 ERUs for residential development.

Councilor Hatfield was in favor of the establishment of the L.I.D., but felt that installing only a 12-inch line was very short-sighted. He suggested that the petitioners come back with a proposal for installing both a 15 and 18-inch line with recommendations on how to pay for the upgrade.

Scott Blinks, the attorney representing the petitioners, explained that some changes were made to the petition included in the agenda report. The number of ERUs increased from 473 to 478. He then submitted the original petition to the deputy city clerk. Mr. Blinks felt the proposal was a winning situation for all concerned.

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He explained that it would eliminate the bottleneck situation and increase capacity, it would eliminate well contamination problems in the north end of Hamilton Road, and it would solve septic/pollution problems all along Hamilton Road. Mr. Blinks asked the council to consider approval of the formation of the L.I.D. today. He explained there is a time urgency due to environmental and pollution concerns in conjunction with Lewis County officials who have issued temporary permits for sewage disposal facilities. He added that the petitioners feel that installing a 12-inch line will eliminate the bottleneck situation and will provide the city with more capacity than what will be used by the petitioners. If the city desires to have more than the 12-inch line installed, that would seem to be more appropriately a city expense or some other entities' expense.

Steve Hatton, an engineer for the petitioners with the firm of Howard Godat & Associates, addressed the council regarding the installation of the 12-inch line. He reiterated Mr. Blinks' comment that the 12-inch line will provide significant capacity to the city.

Mr. Heid added that the petitioners are also requesting a latecomers agreement to reimburse them for a portion of their costs as future non-L. I. D. or additional connections are made.

Mayor Spahr asked if the city of Napavine would be considered a latecomer.

Mr. Heid stated that they would.

Councilor Hatfield asked who would own the lines once they were installed.

Mr. Heid stated that they would be owned by the city.

Councilor Hatfield noted that the long-term maintenance costs will have to be home by the city.

Mayor Spahr stated that the GMA committee is recommending that the council hold off on making any decisions on this issue for another two weeks, because Chehalis has an overlapping urban growth boundary with the city of Napavine which needs to be worked out.

Mr. Blinks stated that the goal is to have hookups available by the end of September to meet Lewis County permitting requirements.

Mr. Hatton suggested that the council authorize the preliminary formation of the L.I.D., and if during the public hearing and testimony, Napavine opposes the L.I.D. because of the overlapping urban growth boundaries, that would still gain two weeks in the process without committing the city to anything.

Mr. Hillier stated that could be a problem because there has to be a good faith estimate of cost per L.I.D. participant before the public hearing. If there is no decision made about who will bear the expense of an upgrade of the line, that issue has not been resolved and is a prerequisite to the public hearing. The information presented to-date is sufficient, but he cautioned the council about proceeding without a definite answer to the issue of sizing of the line.

Councilor Hatfield moved to authorize the approval of the L.I.D. and that part of the approval process be that the line to be installed be an 18-inch line and that the city work with other entities, excluding the L.I.D. participants, to determine how that cost will be covered. The motion was seconded by Councilor Zylstra.

Councilor Pope agreed to approve the formation of the L.I.D. and felt that it was important that the city work with other entities to help with the cost of installing the 18-inch line.

The motion carried unanimously.

5. **Sub-Lease of City Property by Twin Cities Chamber of Commerce.** Mr. Campbell stated that the proposed sub-lease is for a three-year term for the lease of property by the Chamber of Commerce to Chamber Way Espresso. The monthly rent collected will continue at \$400 per month. He stated that there is also a memorandum of understanding that accompanies  
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the sub-lease agreement. In the past, the city has passed through all the funds from the sub-lease to the Chamber to be used for landscaping and property improvements around the Chamber building on the city's property, and for generic promotion and development of downtown Chehalis activities which are sponsored by the Chamber. Those two purposes would remain in the proposed MOU. In addition, the city would retain one-half of the proceeds of the rent to be used for the purchase and maintenance of holiday decorations for the downtown area. The Community Services Department would be responsible for purchasing and maintaining those decorations.

Councilor Hatfield asked if \$200 a month was enough for purchasing and maintaining the decorations.

Joanne Schwartz stated that that would barely get it started, but staff is looking through catalogs to see what is available. She also stated that she has been in touch with the downtown merchants to form a committee to help with this project on an on-going basis.

Mr. Campbell added that if \$2,400 is not sufficient to purchase enough decorations for this holiday season, the council may want to look into the possibility of doing some internal borrowing against the lease for this first year.

Councilor Hatfield moved to approve the proposed sub-lease of city property between the Chamber and Linda Logan (Chamber Way Espresso), and also approve the proposed new MOU between the Chamber and the city regarding the allocation and use of the rental proceeds. The motion was seconded by Councilor Pope.

Councilor Ketchum reiterated the importance of involving the downtown merchants.

The motion carried unanimously.

#### 6. **City Council/City Manager Reports.**

a. **1996 Year-End Budget Status Report.** Jo Ann Hakola reported on the fourth quarter 1996 analysis of revenues and expenditures. She stated that the fund balance in the general fund came in a little more than anticipated which is what you hope to do since there are always expenses that come up that are not expected. On the water-sewer side, the water division's retained earnings were less than expected, but the sewer side is greatly enhanced compared to where it was at this time last year.

Councilor Pope asked why the natural gas tax was down.

Ms. Hakola explained that is due to lower gas sales.

Councilor Hatfield gave credit to Jo Ann Hakola for the good report and financial picture for the city. He also gave kudos to Randy Hamilton and the Police Department for the fines and forfeitures being 120% of budget.

Chief Hamilton stated that the thanks needs to be shared with Becky Fox and Municipal Court.

b. **Trees Along Lewis County Historical Museum.** Mr. Campbell stated that at the last meeting the council discussed a letter received by the county regarding the removal of trees along the museum. He asked if any council members had a chance to go down to the museum to take a look at the trees.

The council agreed to send a letter to the county stating that the city felt a good pruning of the trees would alleviate the problems expressed by the county. The council did not want to see the trees removed.

c. **Fairgrounds.** Mr. Campbell stated that the county has also solicited the city's membership on a new committee to succeed the group which worked through a strategic plan for the fairgrounds. One of the key recommendations of that group was that the county form a public development authority to provide funding for the fairgrounds in the future. They would like an advisory committee to review this concept. Joanne Schwartz, along with former Councilor Hamilton, were a part of the original

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committee. He stated that Joanne Schwartz is willing to continue on the new committee, and asked for one council member to serve. Councilor Galvin agreed to serve on the committee.

d. **Burlington Northern Parking Lot.** Councilor Galvin asked about the status of the parking lot which the city leases from Burlington Northern and their proposal to increase the annual lease fee.

Dennis Dawes stated that he has not heard from Burlington Northern, but expects a response within the next two to three months.

e. **Stan Hedwall Yard Waste Site.** Councilor Hatfield asked if the site would be open on April 1.

Andy Sennes reported that it would be open on April 1 if not before.

f. **Legislative Issues.** Councilor Hatfield thanked Jo Ann Hakola for her letters regarding legislative issues relating to gambling taxes and the utility bill lien law.

g. **AWC Conference.** Councilor Ketchum stated that the recent AWC conference was interesting and informative.

Mayor Spahr added that there are many issues before the legislature that impact the city.

h. **GMA Committee.** Councilor Hatfield noted that it is hoped that by mid-April the GMA committee will be able to bring a report to the full council on what the committee has been discussing and maybe come to some kind of closure on some of the issues.

There being no further business to come before the council, the meeting was adjourned at 3:55 p.m.

March 10, 1997

The Chehalis city council met in regular session on Monday, March 10, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Tony Ketchum, Dr. Isaac Pope, Bob Venemon, and Dave Zylstra. Councilor Bud Hatfield was absent (excused). Staff members present included: Dave Campbell, City Manager; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; Joanne Schwartz, Community Services Director; Jerry Boes, Deputy Chief for Fire Services; Peggy Morant, Assistant Finance Director; Andy Sennes, Property Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Ruth Levine of The Chronicle.

1. **Proclamations/Presentations.**

a. Mayor Spahr read a resolution by Washington State Representatives Robertson, Grant, Chopp, and Mitchell expressing appreciation to every person and organization throughout the state who through extraordinary diligence, hard work, dedication, and sacrifice reached out to assist their fellow citizens in their time of need during the inclement weather and extreme conditions caused by recent storms.

b. Employee service awards were presented to Kevin Curfman for 10 years of service as a firefighters and to John Barton, Water Superintendent, for 25 years with the Public Works Department.

c. Mayor Spahr read a proclamation designating March as Red Cross month. Connie Small accepted the proclamation on behalf of the Lewis County Red Cross and invited everyone to come and visit their new office at 551 North Market Boulevard.

2. **Consent Calendar.** Councilor Zylstra moved to approve the March 10, 1997, consent calendar comprised of the following items:

a. Minutes of the regular city council meeting of February 24, 1997;

b. February 26, 1997, Claims Vouchers No. 41281 - 41395 in the amount of \$113,505.19; February 28, 1997, Payroll Vouchers No. 31607 - 31772 in the amount of \$389,402.00; and Transfer Voucher No. 1417 in the amount of \$496.80;

c. Amendments No. 3 and 4 to the November 26, 1990, agreement for engineering services with Gibbs & Olson relating to sewer rehabilitation work in basins 4006 and 2051, and to wastewater treatment plant modifications;

d. Proposal for engineering services with Gibbs & Olson for the Folsom Street/Pennsylvania Avenue sewer rehabilitation project in an amount not to exceed \$39,600; and

e. Set date of March 24, 1997, at 3:05 p.m. for a public hearing regarding an amendment to the Chehalis Comprehensive Plan to reflect recommended land use designations for the industrial park annexation study area.

The motion was seconded by Councilor Ketchum and carried unanimously.

3. **Citizens Business.** Scott Blinks addressed the council regarding item 13 on the agenda relating to utility capacity for a residential development proposed by Steve Bergstrom. He explained that after the item was placed on the agenda he and Mr. Bergstrom did not feel that they would have sufficient time to meet and discuss the issue, but they now feel they are able to do that.

Mayor Spahr stated that the item is still on the agenda, and will be discussed later in the meeting.

4. **Resolution No. 2-97, First Reading - Concerning Redevelopment and Expansion of Green Hill School.** Mr. Campbell explained that the resolution was originally suggested by Councilor Galvin when the decision not to vacate a portion of SW Pacific Avenue was made by the council. The wording is a little different than Councilor Galvin's original suggestion, but

he and Councilor Galvin have been working together and have come up with something that has the same sense, and states the same concerns.

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Councilor Galvin moved to adopt Resolution No. 2-97 on first reading. The motion was seconded by Councilor Zylstra.

Councilor Pope agreed with some aspects of the resolution, but he wanted to know what the need for increased security was. He asked if Chief Hamilton had any statistics.

Chief Hamilton reported that since the fence was installed there have been few problems, and since the razor wire was added along the top of the fence there has only been one escape and that was through the main gate. He noted that residents have expressed a concern with outside persons going into the facility.

Councilor Galvin stated that the original problem was with people interfacing at the fence. A double fence would prohibit that.

The motion carried unanimously. Councilor Pope abstained from voting.

#### **5. City Council/City Manager Reports.**

a. **Regional Wastewater Treatment Governance Issues Analysis.** Mr. Campbell stated that the agenda report includes a proposed interlocal agreement that would include the cities of Chehalis and Centralia and Lewis County to participate in a study regarding the feasibility of different forms of wastewater regionalization in the future. The study would utilize the services of the Financial Consulting Solutions Group, Inc. Each of the two cities would be responsible for forty percent each (\$10,000), while Lewis County would be responsible for twenty percent (\$5,000). Mr. Campbell stated that all parties would like to get the study underway at the same time that we are still working with DOE and Centralia with respect to what our obligations for wastewater treatment will be in the future.

Councilor Ketchum questioned why the county is only responsible for twenty percent of the cost of the study.

Mr. Campbell explained that all parties have some degree of interest in this issue, but the county is less involved in the existing service delivery for wastewater while the two cities are heavily involved.

Councilor Galvin felt that in light of the number of households in Centralia versus the number in Chehalis, why were the two cities sharing equally in the cost of the study.

Mr. Campbell stated that it was just the proposal that was made. He felt that Chehalis and Centralia have potential and equal interest in the results of the study.

Councilor Pope felt the county does have an equal interest. When septic systems fail in the county who will be responsible for securing sewage service?

Mr. Campbell stated that the county has expressed no interest in providing wastewater service.

Councilor Pope stated that when the county has the regulating arm for septic systems, and is collecting funds for them, and those systems fail, they have a responsibility to pay their fair share for the study.

Mayor Spahr stated that the county does not really make any money on septic systems. He felt the study was a step in the right direction in getting the county involved in the whole problem.

Councilor Pope stated that the county does make money on septic systems.

Councilor Zylstra moved to approve the interlocal agreement among the cities of Chehalis and Centralia and Lewis County, providing for a report concerning regional wastewater service options to be provided by the Financial Consulting Solutions Group, Inc. The motion was seconded by Councilor Ketchum.

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Councilor Galvin asked what the limit on the city's liability to \$10,000 was.

Mr. Campbell stated that the agreement provides for a figure of approximately \$10,000.

Following a brief discussion, Councilor Zylstra added to his original motion that language be included in the agreement that the city's share not exceed \$10,000.

The motion carried by a vote of 5 ayes and 1 nay. Councilor Pope cast the dissenting vote.

b. **Quarterly Report on 1996-97 Council Goals.** Mr. Campbell reported on activities that took place during the fourth quarter relating to the council's 1996-97 goals. Those goals which were highlighted included street improvements; improvement of fire protection rating and multi-jurisdictional fire training facility; growth management planning; new yard waste disposal service; Westside Park playground; improvement of freeway entrances to city; sidewalk repairs; regional sewer system/advanced wastewater treatment options; involvement in arts activities; McFadden/Dobson Parks timber management plan; and the continuance to exercise financial discipline, and not draw down reserves.

c. **Utility Capacity for Bergstrom Residential Development.** In May of 1995 Mr. Bergstrom requested sewer capacity for a residential construction project south of town. The matter was referred to the GMA Committee, and on September 25, 1995, the council passed a motion to provide ERUs to Mr. Bergstrom provided that he and the city, among other things, also reach an agreement on water service that was in the best interest of all parties. The full agreement was to be oriented around Mr. Bergstrom's construction of a new sewer line south of the city that would relieve a capacity "bottleneck" in the vicinity of the industrial park. Mr. Bergstrom submitted a proposed "agreement for installation of infrastructure of sewer utility hookups" in October of 1996. Due to the amount of time that had passed and other issues relating to GMA planning and a proposed LID for utility service south of town, the GMA Committee decided to put Mr. Bergstrom's request on hold. The issue was again taken up by the GMA Committee this winter and it is now being recommended that the council provide Mr. Bergstrom an opportunity to purchase 200 nontransferable ERUs of sewer capacity with full payment up-front by May 9, 1997, with the following conditions and stipulations:

- \* a development plan addressing the use of the entire 200 ERUs will be provided to and approved by the city;
- \* a more detailed plan or proposal for supplying water to the site will be provided to and approved by the city;
- \* the county will grant all necessary permits in order to begin construction of the project;
- \* allocation of capacity shall include a provision allowing for buy-back (by the city) of unused ERUs solely at the discretion of the city;
- \* water capacity be allocated (provisionally) contingent upon the city receiving and approving the water supply plan;
- \* failure to pay for hookups by May 9, 1997, will forever release the city from any further obligation to Mr. Bergstrom or his assigns; and
- \* Mr. Bergstrom will be allowed up to two years to utilize the 200 ERUs without paying monthly minimum base charges for the unused component of capacity.

Scott Blinks, an attorney representing Mr. Bergstrom, stated that a letter was submitted to the council with proposed alternative conditions because of a number of concerns by his client. The letter, in part, proposed the following:

". . . Mr. Bergstrom is in negotiations with Lewis County over EIS (Environmental Impact Statement) and building permit issues. The county has represented it will expedite a request for between 30 to 50 building permits, and not require the full EIS application for them.

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"Mr. Bergstrom requests the City sell him \$200,000 of ERUs to provide City funds to cover the incremental cost for sewer lines to eliminate the "constriction" and increase the sewer line build as part of the Hamilton Road LID from a 12 inch line to an 18 or 21 inch line. This amount will be paid in cash on or before May 9, 1997. This amount will be repaid to Mr. Bergstrom if the county fails to approve the initial non-EIS development permit by December 31, 1997.

"The City will also grant Mr. Bergstrom the right to purchase additional ERUs (the difference up to 200) subject to county approval of his EIS. It is expected the EIS process will take between 12 and 18 months. In addition, the City agrees to negotiate with Mr. Bergstrom for the purchase of additional ERUs above 200, and for construction of sewer infrastructure to service them. . . "

Mr. Hillier recommended that the council request that Mr. Blinks and his client specifically respond to the conditions set forth in the agenda report, assuming that the council adopts those conditions, before the council modifies anything.

Mr. Campbell also asked the council to keep in mind that the Hamilton Road LID may or may not move forward. That proposal, although there appears to be much support for the project, still has to go through the public hearing process.

Mayor Spahr noted that the intention of the GMA Committee was to sell the 200 ERUs to Mr. Bergstrom on the existing sewer line. The existing and LID-proposed lines are on opposite sides of the freeway.

Barry Heid stated that it is possible by gravity to flow down to the new line so 200 ERUs could be taken out of the existing line. This would use up about half of the current remaining city capacity in that line.

Mr. Blinks stated that he and his client assumed that immediate funding was needed to solve the bottleneck problem along the east side of I-5. He felt that Mr. Hillier's suggestion to address each condition of the agenda report was a good one.

Mr. Bergstrom stated that he is concerned about the fixed date of May 9. The cost for 200 water and sewer connections is about \$1 million and he does not yet have a permit from Lewis County. Since his funding is coming from a bank, he cannot receive funding until the county issues the permit. He stated that he was happy to commit the \$200,000 (subject to receiving the county permit) to solve the bottleneck problem. He asked for a reasonable time to finish up the permit process.

Mr. Hillier recommended that the council adopt the conditions included in the agenda report and let Mr. Bergstrom come back with a counter-proposal. He stated that the position of the GMA Committee was that Mr. Bergstrom pay for 200 ERUs by May 9, 1997.

Mr. Bergstrom stated that Lewis County will not accept the permit application until he has proof of water and sewer service.

Mr. Hillier suggested that Mr. Bergstrom could get a bond and submit that to the council.

Mr. Bergstrom did not believe that a bank would bond him when there has been no commitment.

Mr. Blinks stated his understanding of Mr. Hillier's suggestions was to have the council adopt the conditions of the agenda report today, and then have Mr. Bergstrom come back with modifications to those conditions. Mr. Blinks asked that the council consider amending the May 9 date to June 1 or some other reasonable period of time to get an application to the county.

Councilor Pope moved to provide Mr. Bergstrom an opportunity to purchase 200 nontransferable ERUs with full payment up-front by July 15, 1997, with the other conditions and stipulations as listed above. The motion was seconded by Councilor Galvin and carried unanimously.

d. **Resignation of Museum Director.** Councilor Galvin announced that the current museum director, Paulette Cotter submitted her resignation effective June 1. Karla Clark, the assistant director, was appointed to fill the position.

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e. **Chehalis Post Office.** Councilor Galvin stated that he was in receipt of the letter received from the post office regarding restoring the Chehalis postmark. The letter explained that mail deposited at all post offices within a geographic area is collected and transported to a central facility for processing using automated and mechanized equipment to provide better service to its customers. It also noted that the Chehalis post office will gladly perform local hand cancellations at any time upon request, including making arrangements for special occasions.

Mayor Spahr stated that there is a committee of people working on that issue. He thought it would be a good idea to work with them.

f. **20th Street/Salsbury Avenue Neighborhood Meeting.** Mr. Campbell reminded the council about the meeting scheduled for this Wednesday beginning at 7:00 p.m. at the Olympic Elementary School.

g. **Tri-Agency Meeting.** Mr. Campbell also reminded the council about the tri-agency meeting set for Saturday, March 15, at the courthouse annex at 8:00 a.m.

There being no further business to come before the council, the meeting was adjourned at 3:55 p.m.

March 24, 1997

The Chehalis city council met in regular session on Monday, March 24, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Tony Ketchum, and Dr. Isaac Pope. Councilors Bud Hatfield, Bob Venemon, and Dave Zylstra were absent (excused). Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; Joanne Schwartz, Community Services Director; Becky Fox, Court Administrator; Jerry Boes, Deputy Chief for Fire Services; Dennis Dawes, Deputy Chief for Police Services; Bob Nacht, Community Development Manager; Andy Sennes, Property Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Ruth Levine of The Chronicle, and Joyce Fink of The Lewis County News.

1. **Proclamations/Presentations.**

a. Employee service awards were presented to Rob Gebhart, Fire Captain, for 10 years of service, and to Casey Beck for 10 years of service as a firefighter/engineer.

b. Mayor Spahr read a proclamation designating March as Community College Month.

2. **Consent Calendar.** Councilor Galvin moved to approve the March 24, 1997, consent calendar comprised of the following items:

a. Minutes of the regular city council meeting of March 10, 1997;

b. Memorandum of understanding with Chamber of Commerce for sublease of city property for a pay public telephone; and

c. Proposal for engineering services with Gibbs & Olson for wastewater treatment plant stormwater basins flood damage investigation.

The motion was seconded by Councilor Ketchum and carried unanimously.

3. **Public Hearing - Amendment to Comprehensive Plan to Reflect Recommended Land Use Designations for the Industrial Park Annexation Study Area.** Dave Campbell stated that this is a proposed amendment to the existing comprehensive plan, and if the council chooses to act on it, the amendment would have to be done formally by resolution.

Joanne Schwartz introduced Jim Ward and Tad Devlin of the Planning Commission.

Jim Ward submitted the amendment to the comprehensive plan which reflects the recommended land use designations for the industrial park annexation study area. He added that the Planning Commission has been working on this for the last couple of months, and conducted a public hearing on February 3. He stated that the plan was amended as a result of comments received at that hearing.

Bob Nacht stated that the Planning Commission did a lot of research and work on the plan. The need for an amendment to the plan stems from the issue that the existing comprehensive plan did not contain sufficient information for a land use map for the industrial park annexation study area. Therefore, the Planning Commission had to determine what would be an appropriate land use designation so a map could be developed as a basis for the annexation study. The Planning Commission decided to deal with the entire annexation study area rather than to piece-meal certain areas. Mr. Nacht reviewed the recommendations of the Planning Commission.

Mayor Spahr closed the regular meeting and opened the public hearing at 3:10p.m. There being no public comment the public hearing was closed and the regular meeting was reopened.

Councilor Pope moved to direct staff to prepare a resolution to amend the Chehalis comprehensive plan to designate land uses within certain areas of the southeast extension area of the plan. The motion was seconded by Councilor Ketchum and carried unanimously.

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4. **Resolution No. 2-97, Second Reading - Concerning Redevelopment and Expansion of Green Hill School.**

Councilor Galvin moved to adopt Resolution No. 2-97 on second and final reading. The motion was seconded by Councilor Ketchum and carried unanimously. Councilor Pope abstained from voting. The resolution states a sense of the council regarding some of the safety and security issues at Green Hill School. It also includes a section regarding the issue of cost reimbursement to the city for providing police, fire, and emergency medical services to the institution.

5. **Resolution No. 3-97, First Reading - Set Date of April 28 at 3:05 p.m. for a Public Hearing to Consider Vacation of a Portion of an Alley Intersecting SW William Avenue.** Councilor Pope moved to suspend the rules requiring two readings of a resolution and adopt Resolution No. 3-97 on first and final reading. The motion was seconded by Councilor Galvin and carried unanimously.

6. **City Council/City Manager Reports.**

a. **National Avenue City Entrance Renovation Work.** Joanne Schwartz stated that the members of the Urban Forestry Board are a very interested and dedicated group of people. Andy Sennes was also recognized as the staff person to the board. She added that beautification of the city is one of the council's goals.

Andy Sennes gave a brief description of the project which will renovate two planting areas on National Avenue at its intersection with the Chamber of Commerce bridge. He added that recommendations were received from the W.F. West High School landscape and design class, and staff is working with two Boy Scouts who may undertake this as an Eagle Scout project. The project is expected to be completed by June 1.

b. **Bi-agency Meeting.** Dave Campbell announced that a bi-agency meeting between Chehalis and Centralia is scheduled for Monday, March 31, at 7:00 p.m. at the V.R. Lee Community Building. The purpose is to hear from former members of the Flood Action Council who prepared recommendations that went to the county regarding a proposed flood district. The engineer and representatives of the Flood Action Council will be in attendance to review those recommendations which were presented to the county commissioners.

c. **Trees Along Museum.** Councilor Ketchum asked about the status of the trees along the museum which the county wanted to cut down. He stated that a letter received from the county indicated that the trees would be cut.

Dave Campbell suggested that the council and/or citizens may want to contact their county commissioners to let them know of their concerns. He did not know if a final decision had been made yet.

There being no further business to come before the council, the meeting was adjourned at 3:20 p.m.

April 14, 1997

The Chehalis city council met in regular session on Monday, April 14, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Tony Ketchum, Dr. Isaac Pope, and Dave Zylstra. Councilor Bob Venemon was absent (excused). Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; Joanne Schwartz, Community Services Director; Becky Fox, Court Administrator; Jerry Boes, Deputy Chief for Fire Services; Dennis Dawes, Deputy Chief for Police Services; Tim Grochowski, Street Superintendent; Bob Nacht, Community Development Manager; Andy Sennes, Property Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Ruth Levine of The Chronicle, and Joyce Fink of The Lewis County News.

1. **Proclamations/Presentations.** Mayor Spahr read and presented a proclamation to Dorothy Smith designating April 21-28 as CROP Walk Week.

2. **Consent Calendar.** Councilor Pope moved to approve the April 14, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of March 24, 1997;
- b. March 14, 1997, Claims Vouchers No. 41396-41556 in the amount of \$163,906.88; March 28, 1997, Claims Vouchers No. 41557-41684 in the amount of \$84,947.89; March 31, 1997, Payroll Vouchers No. 31773-31950 in the amount of \$400,962.57; and Transfer Voucher No. 1418 in the amount of \$860.68;
- c. Steve Bergstrom development plan for a residential development near the Rush Road/Bishop Road/Jackson Highway area; and
- d. Acceptance of Jim Day Valley View Waterline Extension and Late Comer Agreement.

The motion was seconded by Councilor Zylstra.

Councilor Hatfield noted that regarding item "c", the GMA Committee approved the same agreement and stipulations that the council approved during their meeting of March 10. The motion carried unanimously.

3. **Resolution No. 4-97, First Reading - Amending Appendix "F" of the Chehalis Comprehensive Plan.** Dave Campbell stated that the resolution is the formal legislation necessary to amend the existing comprehensive plan, specifically with regard to land uses southeast of Chehalis in the vicinity of the Chehalis industrial park. He noted that it is not the same as zoning, but it does give the city a guideline to work with if and when the industrial park area is annexed. It would also be used as a guideline to determine what kind of land uses would be considered appropriate for extension of utilities in the meantime.

Councilor Hatfield moved to adopt Resolution No. 4-97 on first reading. The motion was seconded by Councilor Pope and carried unanimously.

4. **Resolution No. 5-97, First Reading - Supporting the Work of the Flood Action Council.** Dave Campbell explained that the resolution is a follow-up to a meeting with the Centralia city council regarding information presented by the Flood Action Council with respect to work that it has done during the past year in studying flooding in this area and recommending certain solutions. The resolution would be sent to the county board of commissioners for their consideration as they develop a response to flooding through a flood control zone that would be governed by the county. The resolution encourages the board of commissioners to make use of the work performed by the Flood Action Council, to make the issue of flood relief strategies and solutions a high priority, and to find some way for the city to play a formal role on any citizen advisory committees which might be appointed with respect to flood damage planning.

Councilor Hatfield moved to suspend the rules requiring two readings of a resolution. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Hatfield then moved to adopt Resolution No. 5-97 on first and final reading. The motion was seconded by Councilor Zylstra.

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Councilor Hatfield commented on the section of the resolution requesting that the city have a representative on any advisory committee which may be appointed. He stated that it sounds as though the county will appoint fifteen citizens irrespective of location and position, so the city may or may not have a representative.

The motion carried unanimously.

5. **Solid Waste Management Agreement.** Dave Campbell stated that it is time to update the county's comprehensive solid waste management plan to which the city is a part of along with other cities within the county. He recommended that the council authorize the mayor to sign the agreement to continue the city's participation in the solid waste planning process.

Mike Davis, Lewis County Solid Waste Utility Manager, stated that a little over seven years ago the cities of Lewis County signed an agreement to work together towards creating a solid waste management plan. He noted that the plan is about fifty percent complete. Two major components of the plan, the waste characterization study and the Washington Utilities Transportation Commission financial analysis, are close to being completed. Mr. Davis stated that the same evaluation has been done on tipping fees and is expected to be presented within two weeks. The agreement would be extended for another seven years and the city would not be asked to contribute any future funding. Funds have been set aside for the next three years for consulting fees in the amounts of \$10,000, \$25,000, and \$25,000 respectively.

Councilor Galvin noted that the agreement states that the extension would be for six years instead of seven years.

Councilor Zylstra moved to approve the intergovernmental agreement for integrated solid waste management and authorize the mayor to sign said agreement. The motion was seconded by Councilor Hatfield and carried unanimously.

6. **Nomination of the Downtown District to the National Register of Historic Places.** Dave Campbell stated that the historic preservation commission held a public hearing last week regarding a proposed downtown district to be designated as a historic district.

Councilor Galvin, a member of the historic preservation commission, noted that there was no public comment during the public hearing, but two phone calls were received. He added that letters were sent to all the properties that could be affected by the district. In addition, a representative from the state made a presentation during the public hearing and was very impressed by the city's proposed nomination.

Councilor Pope asked what the advantages of having a historic district were.

Joanne Schwartz stated that there is publicity for the city, and it provides historic value to the community. There are also moneys available to do something for the downtown area, and a potential to bring visitors into Chehalis to see the historic areas.

Councilor Galvin added that it also brings community pride by pointing out the city's historic assets. Eventually there will be signage on the buildings and streets promoting the city. It may also have an effect on real estate values.

Michael Warner, a member of the commission and owner of a historic home, noted that there are incentives at the national and state levels for individuals and organizations that own historic properties. He added that districts such as this one restore the history of a community, and give it a new and better aesthetic quality, and can make it a more enjoyable place to live.

Joanne Schwartz recognized Margaret Langus, Harold Schwartz, and the historic preservation commission for their work on this project.

Councilor Galvin moved to approve the nomination of the downtown area as a historic district for recommendation to the State Advisory Council on Historic Preservation. The motion was seconded by Councilor Pope and carried unanimously.

Joanne Schwartz informed the council that she received information from the state department of the Office of Archeology and Historic Preservation for a grant application for 1997-98. With the help of Michael Warner and Brenda O'Connor

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an idea was created to apply for funding to develop an educational brochure on how to maintain and/or retain the historic integrity of a historic home. Brenda O'Connor has volunteered to write the brochure. A community forum is also planned which will include speakers to discuss historic preservation.

**7. Main Street and 20th Street/Salsbury Avenue Construction Projects.** Dave Campbell stated that both projects are budgeted for completion this year. Staff would like the council to approve the conceptual designs included in the agenda report. He explained that there are several issues relating to these projects which will be reviewed by staff today. There are also several alternatives for additions to the project and the means to finance them.

Mike Wolfe, project manager with Gibbs & Olson, reviewed both projects. He stated that last year the Transportation Improvement Board approved funding for the Main Street project in the amount of \$750,000. He provided a detailed description of the project, and stated that three public meetings were held during the project design phase which were very helpful and brought up a few issues. One particular issue that the council might consider is street lighting. The project must install street lights that meet a specific level of illumination, but for an additional cost the council could authorize the installation of ornamental fixtures. Another issue relates to light signals. The project provides for the signalization at the intersection of Main Street and Cascade Avenue with \$40,000 coming from Lewis County. In addition, the county would like to have a signal at Main Street and Chehalis Avenue, and is willing to contribute funds for that. He added that traffic warrants are currently being reviewed. A signal is also being considered for Main Street and Market Boulevard.

Councilor Zylstra asked about safety issues with the train tracks being so close to Chehalis Avenue.

Mr. Wolfe stated that it is an issue currently being reviewed by a traffic engineer.

The third issue involves bus turnouts with desired locations by Twin Transit and access to the courthouse building being taken into consideration. Mr. Wolfe added that all the business owners have been very cooperative during the design process.

In regard to the 20th Street/Salsbury Avenue project, Mr. Wolfe stated that the city received a grant in the amount of \$100,000 from the Department of Transportation to improve pedestrian access with sidewalks and bicycle lanes. It is also recommended that the council authorize the additional funding to redo the surface on Salsbury Avenue from 20th Street to 21st Street. He added that there will also be some storm drainage work. The student drop off point will also be relocated to provide increased safety. Twin Transit has expressed a need to have two bus turnouts located in that area.

Councilor Galvin asked if the trees along Main Street would have to be removed, and if so, would they be replaced.

Mr. Wolfe stated that the current design plan does not provide for replace the trees.

Councilor Zylstra asked if concern was expressed at any of the public meetings. He thought the trees were planted by Eliza Barrett giving them historical significance.

Barry Heid stated that no one brought up any opposition to the removal of the trees.

Councilor Galvin commented that the trees were being removed in favor of bike lanes.

Barry Heid discussed how the additional requests could be funded with council approval. He distributed a handout showing what money has been budgeted and received to-date in terms of grants. He noted that the county is also participating in the signalization of Main Street and Cascade Avenue. He then identified where the additional funding could come from.

Mr. Campbell noted that all of the recommended funding options are budgeted for in 1997. Nothing would require a budget amendment at this time.

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Mr. Heid stated that the county is also willing to participate further if the city were to vacate a portion of SW Pacific Avenue. A neighborhood meeting targeting residents along Alfred, James, and Lewis Streets was held to solicit their input. They did not want to see Pacific Avenue vacated, but they would choose a signal light located at Main Street and Chehalis Avenue over keeping it open. He added that one property owner who strongly objected to the vacation when it was proposed before no longer owns that property. The new property owner, Reliable Enterprises, has indicated support of the vacation.

Councilor Hatfield asked how much the county was willing to contribute to the additional signal light at Main Street and Chehalis Avenue.

Barry Heid stated that the county will participate in the amount of \$65,000 if it is tied into the vacation.

Councilor Galvin asked if the Twin Transit buses could pull into the county parking lots.

Barry Heid stated that there is not sufficient space and availability for the buses to do that. There is also a strong liability in using parking lots.

Mayor Spahr asked if Twin Transit had funds to help pay for the turnouts.

Barry Heid stated that Twin Transit has indicated that if it came to needing funding they would not rule that out, but that it would take board action. Mr. Heid stated that staff is looking for some direction from the council for either approval of the basic project, or the inclusion of the additional components.

Councilor Hatfield moved to approve the existing designs to include the additional improvements as described by staff, and that staff contact the Twin Transit Authority for participation in helping to fund the bus turnouts. The motion was seconded by Councilor Zylstra and carried unanimously.

#### **8. City Council/City Manager Reports.**

a. **Dedication of Westside Park.** Dave Campbell announced that a dedication ceremony would be held for the new playground and improvements at Westside Park on June 23.

b. **Callison's Smoke Stack.** Councilor Ketchum reported that the smoke stack at I.P. Callison would be coming down for safety reasons. Destruction will begin on April 15.

9. **Executive Session.** Mayor Spahr stated that the council would convene in executive session at 4:25 p.m. for about thirty minutes pursuant to 42.30.110(i) and (b), regarding potential litigation and acquisition of real estate, respectively, and that there may be a decision following the executive session. Following conclusion of the executive session the Mayor reopened the regular meeting at 5:50 p.m.

10. **Grant Agreement for Hazard Mitigation Grant Program Project.** Councilor Ketchum moved to authorize the city manager to sign said grant agreement. The motion was seconded by Councilor Pope and carried unanimously. The grant

agreement between the city and the State Department of Military Management, Emergency Management Division, provides for the acquisition/buy-out of properties and structures in the Florida, Brace, Cedar, Georgia, and Shoreline streets areas.

There being no further business to come before the council, the meeting was adjourned at 5:52 p.m.

April 28, 1997

The Chehalis city council met in regular session on Monday, April 28, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Tony Ketchum, Dr. Isaac Pope, Bob Venemon, and Dave Zylstra. Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Becky Fox, Court Administrator; Bob Nacht, Community Development Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Ruth Levine of The Chronicle, and Joyce Fink of The Lewis County News.

1. Mayor Spahr wished Councilor Venemon, who turned 80 years old on April 22, a happy birthday.
2. **Consent Calendar**. Councilor Zylstra moved to approve the April 28, 1997, consent calendar comprised of the following items:
  - a. Minutes of the regular city council meeting of April 14, 1997;
  - b. April 15, 1997, Claims Vouchers No. 41685-41876 in the amount of \$274,464.87;
  - c. Pay Estimate No. 6 in the amount of \$21,189.57 to J.J. Sprague, Inc., for the 1996 sanitary sewer rehabilitation project, basins 4006 and 2051-L; and
  - d. Change in swimming pool manager compensation pay range from \$7.50-8.50 per hour to \$9.00-10.00 per hour.

The motion was seconded by Councilor Pope and carried unanimously.

3. **Citizens Business – Flooding**. Rose Spogen distributed information she received from Lewis County regarding flooding. She found the information to be very helpful in answering some of her questions relating to flood districts and flood zones.

4. **Resolution No. 4-97, Second Reading - Amending Appendix "F" of the Chehalis Comprehensive Plan**. Dave Campbell stated that the resolution amends the existing comprehensive plan which designates intended or desired land uses in an area southeast of Chehalis in the vicinity of the Chehalis industrial park. He added that it is not zoning, but it does provide guidance as to appropriate extension of water and sewer service, among other things, until the new comprehensive plan is approved by the council.

Councilor Pope moved to adopt Resolution No. 4-97 on second and final reading. The motion was seconded by Councilor Zylstra and carried unanimously.

5. **Public Hearing - Vacation of a Portion of Alley Right-of-Way Southwesterly of SW William Avenue**. Dave Campbell stated that the property is a very small piece of the existing right-of-way (unimproved alley) off of William Avenue that may have been overlooked during the original subdivision planning process.

Barry Heid added that the subject property cuts one of the lots in two that was originally proposed for the William Avenue subdivision. There are no utilities on the unimproved section, and it cannot be accessed by any other property since it abuts the railroad.

Mayor Spahr closed the regular meeting and opened the public hearing at 3:05 p.m. There being no public comment the public hearing was closed and the regular meeting was reopened.

Councilor Venemon asked if a home would be built on the property.

Barry Heid stated that the area allows for multi-unit development such as a duplex or triplex. He added that it would be part of the development that was originally proposed.

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6. **Ordinance No. 614-B - First Reading, Vacating a Portion of Alley Right-of-Way Southwesterly of SW William Avenue.** Councilor Hatfield moved to suspend the rules requiring two readings of an ordinance. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Hatfield then moved to pass Ordinance No. 614-B on first and final reading. The motion was seconded by Councilor Zylstra and carried unanimously.

7. **Ordinance No. 612-B - First Reading, Establishing Water Rates, and Ordinance No. 613-B, First Reading - Establishing Sewer Rates.** Dave Campbell explained that the proposed ordinances both provide for an increase in the maximum allowable household income for discounted water and sewer rates.

Jo Ann Hakola stated that about every two years staff reviews the income level for discounted utility rates to determine if they are current with other cities and inflation. The ordinances propose to tie the income level to the Department of Community, Trade and Economic Development standards that are distributed yearly relating to median family income levels for our area. Eighty percent of that figure is considered low-income by CTED. If the ordinances are passed it will eliminate having to change the ordinances periodically.

Councilor Hatfield moved to suspend the rules requiring two readings of an ordinance. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Hatfield then moved to pass Ordinance Nos. 612-B and 613-B on first and final readings. The motion was seconded by Councilor Pope and carried unanimously.

8. **Resolution No. 6-97, First Reading – Setting the Date of Tuesday, May 27, at 3:05 p.m. for a Public Hearing to Consider Creation of the Hamilton Road Water and Sewer L.I.D.;**

**Resolution No. 7-97, First Reading – Setting the Date of Tuesday, May 27, at 3:05 p.m. for a Public Hearing Concerning Vacation of the Portion of NW Rhode Island Avenue Northerly of NW Averill Street; the Portion of NW Averill Street between NW State Avenue (State Street) and NW Rhode Island Avenue; and the Portion of the Alley Extending from the Northerly End of NW Rhode Island Avenue to NW State Avenue (State Street); and**

**Resolution No. 8-97, First Reading - Setting the Date of Tuesday, May 27, at 3:05 p.m. for a Public Hearing Concerning Vacation of the Portion of SW Pacific Avenue between West Main Street and SW Alfred Street and the Alley on the West Side of this Section of SW Pacific Avenue.** Mr. Campbell stated that all three resolutions set a date of Tuesday, May 27, at 3:05 p.m. to conduct public hearings on their respective topics.

Councilor Hatfield moved to suspend the rules requiring two readings of a resolution. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Hatfield then moved to adopt Resolution Nos. 6-97, 7-97, and 8-97 on first and final readings. The motion was seconded by Councilor Pope and carried unanimously.

9. **City Council/City Manager Reports.**

a. **First Quarter 1997 Budget Status Report.** Jo Ann Hakola provided a report on the activities during the first quarter of 1997. She noted that everything is in good shape generally, and on track.

Councilor Hatfield recognized the police department, municipal court, and the parking enforcement officer for the fact that fines and forfeitures are at 31%.

b. **Proposed Bergstrom Housing Development.** Last month the council approved providing Mr. Steven Bergstrom the opportunity to purchase 200 ERUs of nontransferable sewer and water capacity with full payment up-front by July 15, 1997, along with other specific conditions and stipulations.

Mayor Spahr stated that Mr. Bergstrom is now asking to alter some of those conditions and stipulations. Mr. Bergstrom expects to be permitted by the county to build 40 houses by the July 15 time line; however, the remaining 160 ERUs

require completion of an environmental impact statement. He would like to be able to hold 160 ERUs for up to one year after he gets his permits for the first 40 housing units.

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Councilor Hatfield noted that if nothing happens by July 15, everything is null and void. As part of the agreement, Mr. Bergstrom agreed to extend water service (to meet city standards and at his cost) from the end of the existing city line to his development (from the existing city line to Jackson Highway to the corner of Rush and Oeschli Roads, and to relocate and/or upgrade the pump stations on Jackson Highway to increase the utility capacity and improve the water service in that vicinity; he doesn't plan to seek a late-comers agreement for the water line.) so that the 40 units would have city water and sewer service. Councilor Hatfield felt it was a good situation for both the city and Mr. Bergstrom. A written agreement will be prepared by staff.

Councilor Pope stated that staff has reviewed this recommendation and they concur that it is advantageous for the city to enter into such an agreement with Mr. Bergstrom.

Councilor Ketchum seconded the recommendation of the council GMA committee to approve the reservation of 160 ERUs of capacity for Mr. Bergstrom's development for a period of 12 months after he gets county approval for the first 40 housing units by July 15, 1997. The motion carried unanimously.

c. **Former American Crossarm Site.** Councilor Galvin asked who paid for the clay cap that was put over the former American Crossarm site.

Bob Nacht stated that the contractor working under remedial action of the Environmental Protection Agency placed the cap on the site. He stated that there has been a significant amount of correspondence relating to the project. An application was received to fill a portion of the site for future industrial and commercial development, but is currently insufficient to make a formal determination because some issues are being deliberated relating to SEPA, whether there are any significant inverse impacts that would be created, and, if so, what they would be. Mitigation measures are also being applied. He added that it is a very controversial issue, and informed the council that the bottom line will be whatever the law says is applicable, irrespective of public displeasure if that be the case.

Councilor Galvin understood there was a contractual commitment that if the cap was broken someone could be sued. He wondered if that included the person who issued the permit.

Bob Nacht stated that the person who broke the cap could be sued, but it is an issue that will be given to the city attorney to determine. EPA is concerned that it could occur, and they want to preclude it from happening.

Councilor Galvin asked how frail the cap was.

Bob Nacht stated that it is not very frail. The 18" clay cap was placed over the site to prevent stormwater from permeating off the site and potentially causing contaminants to migrate from the site, and to prevent human contact with the original soil.

Mayor Spahr asked about deed restrictions.

Bob Nacht stated that EPA has not filed any deed restrictions on the property, but they are desirous of doing that.

Councilor Pope asked if there were any other superfund sites that the city may be involved with. He noted that the city was excluded from the decision-making process relating to the Crossarm site.

Bob Nacht stated that there are no other superfund sites.

There being no further business to come before the council, the meeting was adjourned at 3:25 p.m.

May 12, 1997

The Chehalis city council met in regular session on Monday, May 12, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Tony Ketchum, Dr. Isaac Pope, Bob Venemon, and Dave Zylstra. Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; Joanne Schwartz, Community Services Director; Becky Fox, Court Administrator; John Barton, Water Superintendent; Dennis Dawes, Deputy Chief for Police Services; Bob Nacht, Community Development Manager; Andy Sennes, Property Manager; Jeff Shine, Community Development Specialist; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Ruth Levine of The Chronicle.

1. **Consent Calendar**. Councilor Zylstra moved to approve the May 12, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of April 28, 1997;
- b. April 28, 1997, Claims Vouchers No. 41877-42000 in the amount of \$130,462.51; April 30, 1997, Payroll Vouchers No. 31951-32114 in the amount of \$393,830.33; and Transfer Voucher No. 1419 in the amount of \$624.87;
- c. Reappointment of Greg Hill to a 4-year term expiring May 31, 2001; and appointment of Patty Alvord to an unexpired term (replacing Carol Lansing) of May 31, 1998, on the Planning Commission;
- d. Acceptance of additional flood disaster recovery funds from the Department of Community, Trade and Economic Development to enhance the buy-out program, and for remote operation equipment for the wastewater treatment plant;
- e. Request from Venita Hoffman, on behalf of Elaine Clark, to extend sewer line in town along Main Street;
- f. Cascade Avenue and NE Washington Avenue overlay project bid award to Lakeside Industries in the amount of \$196,964.60; and
- g. Request from Ron Pollock, on behalf of Clarence Avron, to extend sewer line south of town on the east side of Jackson Highway.

The motion was seconded by Councilor Hatfield and carried unanimously.

2. **Ordinance No. 615-B, First Reading - Creating Revolving Cash Funds**. Dave Campbell stated the ordinance will provide for funds to be used by the police division for investigative work in the area of drug enforcement.

Randy Hamilton explained there are opportunities to purchase illegal substances, but there is not a fund to do that. The city has relied upon U.N.E.T. to help with those situations, but it is becoming more difficult to have U.N.E.T. involved in some of the smaller cases because they have certain criteria which they must work under. Since the substance abuse assessment fund was established through municipal court, it has accumulated a large amount of funds. The police division would like to establish a \$2,000 cash account and would reimburse any expenditures from the police division budget, or the substance abuse assessment fund, depending on its use.

Councilor Hatfield moved to suspend the rules requiring two readings of an ordinance. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Hatfield then moved to pass Ordinance No. 615-B on first and final reading. The motion was seconded by Councilor Zylstra and carried unanimously.

3. **Resolution No. 9-97, First Reading – Terminating City's Participation in the Southwest Washington Hazardous Materials Response Team and Designating the Washington State Patrol as the Hazardous Materials Incident Command Agency within the Corporate Limits of the City**. Randy Hamilton explained that the city has been a member of the Southwest Washington Regional Hazardous Materials Team since 1987 which was put together by the city's fire chief at that time. The Chehalis fire department was also designated as the incident command coordinator for hazardous

materials incidents which occurred inside the city limits. Chief Hamilton stated that traditionally it has been the responsibility of the Washington State  
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Patrol. He stated that the Southwest Washington Hazardous Materials Team, for all practicable purposes, has dissolved, but has not been done formally.

Councilor Galvin asked how a hazardous materials incident is determined.

Randy Hamilton stated that staff is trained at a first responder level to make a determination whether there is a hazardous materials incident. Since eighty percent of these types of incidents occur on public transportation ways it is likely that the Washington State Patrol will be responding.

Councilor Hatfield moved to suspend the rules requiring two readings of a resolution. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Hatfield then moved to adopt Resolution No. 9-97 on first and final reading. The motion was seconded by Councilor Zylstra and carried unanimously.

4. **Lease with Burlington Northern Santa Fe Railroad for Off-Street Parking Spaces.** Dennis Dawes stated the annual cost for property leased to the city for off-street parking spaces will increase to \$12,000, effective December 1, 1997. He stated the city is somewhat caught between a rock and a hard place since there is no other space to put off-street parking. The lease will be for a period of five years, and the businesses which use the parking spaces (Petra Insurance, Security State Bank, and Cascade Stationery) are willing to absorb the increase. He noted that the city-owned parking lots will remain at the same monthly fee.

Councilor Pope asked if the city could buy the property from the railroad.

Dennis Dawes stated that the railroad is not interested in selling the property because if they ever want to put in a third rail line they will need that property.

Councilor Hatfield moved to authorize the city manager to sign the lease supplement with Cattelus Land Management (agent for Burlington Northern Santa Fe Railroad) that will extend the lease for the next five years at a cost of \$12,000 per year. The motion was seconded by Councilor Zylstra and carried unanimously.

#### 5. **City Council/City Manager Reports.**

a. **Community Development Block Grant Housing Rehabilitation Program Final Report.** Joanne Schwartz stated that in 1993 the city received a \$500,000 grant for rehab of low-income homes, but there was a struggle to distribute the money. Bob Nacht, Community Development Manager, revised the grant, with approval from the city council and the Department of Community, Trade, and Economic Development, so that it was something that people were interested in. Community Development Specialist Jeff Shine then took over promotion and implementation of the program. Ms. Schwartz stated that the grant fixed up several homes in the community, and staff is very happy with the outcome.

Bob Nacht added that there was about \$40,000 left undistributed from the \$500,000 grant.

Mayor Spahr asked if the money was distributed as grants or low-interest loans.

Joanne Schwartz stated that it was distributed both as grants and low-interest loans.

Jeff Shine stated that many houses were fixed up and it was a good project.

b. **Draft Water System Plan.** Barry Heid presented a draft update to the city's water system plan. The intent of this planning requirement is to help protect the public's health and water resources, ensure that an adequate quantity of water is available to meet current and future needs, and identify and plan for needed improvements to properly maintain and improve the water system. He felt that it was a very thorough and comprehensive plan.

The council agreed to hold a workshop to review the plan on Monday, May 19, 1997, at 5:00 p.m. with a location to be determined.

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c. **Nursing Home Week**. Mayor Spahr announced that this week is Nursing Home Week. He stated that he recently visited a local nursing home and encouraged the council to take the time to visit a nursing home and spend some time with some of the residents.

There being no further business to come before the council, the meeting was adjourned at 3:35 p.m.

May 27, 1997

The Chehalis city council met in regular session on Tuesday, May 27, 1997, in the Chehalis city hall due to the Memorial Day holiday. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Tony Ketchum, Dr. Isaac Pope, Bob Venemon, and Dave Zylstra. Councilor Bud Hatfield was absent. Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; Dennis Dawes, Deputy Chief for Police Services; Tim Grochowski, Street Superintendent; Bob Nacht, Community Development Manager; Andy Sennes, Property Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Ruth Levine of The Chronicle.

1. **Employee Service Award.** Teresa Gunn was presented a five-year service award pin by Mayor Spahr. Ms. Gunn is a Departmental Assistant II with the Police Services Division.

2. **Consent Calendar.** Councilor Zylstra moved to approve the May 27, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of May 12, 1997;
- b. May 15, 1997, Claims Vouchers No. 42001-42192 in the amount of \$254,681.16; and
- c. Acceptance of agreement for engineering services with Gibbs & Olson, Inc. in an amount not to exceed \$14,800 for the Teitzel Bridge water main replacement project.

The motion was seconded by Councilor Galvin and carried unanimously.

3. **Removal of Alexander Bridge.** Dave Campbell explained that the Alexander Bridge is an old one which the city and county have been responsible for over the years. It crosses from the city limits into the county over the Chehalis River, but has been closed to access for some time, although it still serves the function of carrying a water line from one side of the river to the other.

Barry Heid added that this issue came up about ten years ago because of safety issues with the bridge, but the costs of relocating the water line at that time were prohibitive. Since then technologies have been developed that will allow the boring of a new water line under the river to supply the customers. The county will share in the costs of the project, so staff recommends working with the county for the bridge removal to get rid of potential liability; something that the city's insurance carrier has expressed significant concerns about. He suggested that the city's costs be taken from the water utility and the public facilities reserve fund.

The costs for removal of the bridge are estimated at \$72,800 - \$88,000 which would be shared equally with Lewis County. The installation of a new water line ranges from \$10,000 - \$15,000.

Dave Campbell noted that if the bids for this work are higher than the county's estimates, staff will come back to the council for approval.

Bob Berg, Lewis County Public Services, added that some of the high costs are due to the lead paint which was used.

Councilor Ketchum moved to direct staff to take steps to coordinate with the county for the removal of the bridge, and also proceed with steps required for the installation of an under-the-river waterline to be funded as outlined by staff. The motion was seconded by Councilor Zylstra and carried unanimously.

4. **Public Hearing - Hamilton Road Water and Sewer Local Improvement District.** Dave Campbell noted that letters were received from Lewis County and the city of Napavine which did not arrive in time to be included in the agenda packet, but have been distributed to the council.

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Barry Heid stated that the city received a request and petition from residents along Hamilton and LaBree Roads asking for water and sewer service because of contaminated wells in a portion of the area. He noted that the installation of a sewer line will eliminate a bottleneck and provide additional capacity to the proposed L.I.D. area, in addition to the port and industrial park areas, and even further south. If the council wishes to proceed with the formation of the L.I.D. following the public hearing, an ordinance will be presented and there will be a 30-day protest period after its passage. If sufficient protests are received from the participants the project could be stopped; however, if the council sees the project as a public health concern they could proceed with the project due to the contaminated well problems.

Dave Campbell explained that the ordinance could not be presented at the meeting today because there is currently a 30-day comment period required by SEPA for a project like this.

Councilor Venemon asked if the line is located anywhere under I-5.

Barry Heid stated that it does cross under I-5 a couple of times.

Mayor Spahr closed the regular meeting and opened the public hearing at 3:15 p.m.

Scott Blinks, PO Box 867, Chehalis, spoke as the attorney for the petitioners of the proposed L.I.D. He stated that 22 of the 23 property owners approve the formation of the L.I.D. He explained that talks began about this issue out of a public health concern due to water contamination in parts of the area, and concerns were also addressed regarding sewers. A number of property owner meetings were held and included staff from the county, city, and the Washington State Department of Ecology. He stated that the L.I.D. will solve health problems in the area, will provide water and sewer to property owners, and eliminate the bottleneck problem along the I-5 and LaBree Road overpass.

Tammy Baker, on behalf of herself and her mother, Virginia Breen who is included in the L.I.D., spoke against the project. She stated that her main concern is that with the availability of water and sewer in a floodplain it will promote fill and development and will then have an effect on flooding. She also felt that sewer lines can malfunction. She showed a picture of the Napavine sewer system running down the Rush Road. She explained that when it malfunctions sewer flows into the creek. She added this occurs quite frequently.

Scott Blinks clarified that no property owned by Mrs. Baker is included in the petition, but does include property owned by her mother, Virginia Breen. Mrs. Breen, the principal owner of S.C. Breen Construction, has requested 2 ERUs of capacity for that property. She also informed Mr. Blinks that she was not requesting any capacity for her residence, but she did not oppose easements across her property. He stated that this was his understanding through numerous conversations and communications with Mrs. Breen.

Jim Haslett, a Napavine city council member, spoke against the portion of the U.L.I.D. from the Rush Road that encroaches on the interim urban growth boundary. He noted that a letter was sent from Napavine to Chehalis explaining their position. He did mention that he would like to see it go through if capacity can be gained to take care of some of the problems in Napavine.

Colleen Mael, 375 Hamilton Road, Chehalis, stated that her concern is whether she is included within the L.I.D., and, if she is, she has not been notified. She added that she is not in favor of being a part of this project, and does not want to be annexed into the city of Chehalis.

Bill Hillier informed Ms. Mael that her property is not included in the L.I.D., but if the boundaries are expanded, she would have to be notified.

Mike Smell, 470 Hamilton Road, Chehalis, expressed concern about the creek which runs along N. Hamilton Road. He did not want to see it disturbed, and he was also concerned about potential flooding if the area is filled. He also wondered what the percentage of property owner approval was if the boundaries were expanded.

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Bill Hillier stated that 60% of property owners must be in favor of the project pursuant to state statute.

Mr. Smell stated that one of the properties included in the L.I.D. does not border upon N. Hamilton Road. He asked if that was because the property in front of it does border N. Hamilton Road.

Scott Blinks stated that all property included in the L. I. D. either borders on Hamilton Road or N. Hamilton Road, or is contiguous to a piece of property which fronts those roads.

Councilor Pope pointed out that the discussion today was not regarding the filling of property.

Bill Hillier stated that there will be the need to issue a hydraulics permit for crossing the creek when the construction phase begins.

Reggie Hamilton, 311 Hamilton Road, Chehalis, spoke in favor of the L.I.D. due to well contamination in the area. He did not see any other way to supply water to current and future businesses.

Christy McNelly, city of Napavine, clarified the letter sent to Chehalis regarding the L.I.D. Napavine would like to have a meeting with the sewer operating board which was formed through an agreement between Chehalis, Napavine, and Lewis County Sewer District No. 1, to clarify levels of service in the area.

Jerry Graham, 165 Hamilton Road, Chehalis, felt the formation of the L.I.D. was a good idea.

There being no other public comment, Mayor Spahr closed the public hearing at 3:35 p.m. and reopened the regular meeting.

Councilor Ketchum asked about the sewer overflow problem that was brought up by Tammy Baker.

Jim Haslett informed the council that the problem has been addressed by replacing too small of pumps with larger ones. This should take care of the problem.

Councilor Pope asked for an explanation of the letter from Lewis County.

Bob Berg, Lewis County Public Services, stated the commissioners must adopt interim urban growth areas and submit them to state by June 30. Their concern is that the L.I.D., which is necessary for public health concerns, needs to be balanced against the county's concerns, which is that Napavine and Chehalis have both made "claims" to include certain areas in the county within their respective urban growth areas. The county would like to put Chehalis on notice that those decisions relative to urban growth boundaries will be made irrespective of the public health decisions made with regard to this L.I.D.

A member of the audience asked how much capacity the present Chehalis sewer system has available.

Barry Heid stated there are a number of factors that come into play, but there is a lot of capacity available.

Councilor Pope moved to direct staff to prepare an ordinance providing for the formation of the Hamilton Road water and sewer L.I.D. for council action during the June 9 council meeting. The motion was seconded by Councilor Zylstra and carried unanimously.

Mayor Spahr explained that there will be two readings of the ordinance forming the L.I.D. and anyone who has concerns about the issue will have an opportunity to comment on it again.

Councilor Zylstra added that once the ordinance is passed there will be a 30-day protest period.

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**5. Public Hearing - Vacation of a Portion of NW Rhode Island Avenue; a Portion of NW Averill Street; and a Portion of the Alley Extending from the Northerly End of NW Rhode Island Avenue to NW State Avenue (State Street).**

Dave Campbell stated that a letter was received from Tire, Inc., today in support of the vacation, and has been distributed to the council.

Barry Heid stated that the request comes from Darrell Sorenson who owns a majority of property in the vicinity. The vacation will allow Mr. Sorenson to develop his property more completely, and will not land-lock any other property. Since city utilities are located in this area the city will have to maintain easements.

Mayor Spahr closed the regular meeting and opened the public hearing at 3:45 p.m. There being no public comment, the public hearing was closed and the regular meeting was reopened.

Councilor Galvin asked for a more specific description of the property actually included in the vacation.

Barry Heid outlined the property for the council.

**6. Ordinance No. 616-B, First Reading - Vacation of a Portion of NW Rhode Island Avenue; a Portion of NW Averill Street; and a Portion of the Alley Extending from the Northerly End of NW Rhode Island Avenue to NW State Avenue (State Street).** Councilor Zylstra moved to suspend the rules requiring two readings of an ordinance. The motion was seconded by Councilor Pope and carried unanimously. Councilor Zylstra then moved to pass Ordinance No. 616-B on first and final reading. The motion was seconded by Councilor Pope.

Councilor Galvin asked if property owners were notified of the proposed vacation.

Barry Heid informed the council that all property owners within 200 feet were notified, and no objections were received. The motion carried unanimously.

**7. Public Hearing - Vacation of the Portion of SW Pacific Avenue between West Main Street and SW Alfred Street and the Alley on the West Side of this Section of SW Pacific Avenue.** Dave Campbell noted that a letter was received from Reliable Enterprises after distribution of the council agenda, and has been distributed to the council.

Barry Heid stated that Lewis County requested the vacation of the subject property about two years ago, but it was denied. The section of street was changed to a one-way, south-bound street because it was viewed as an extremely unsafe road condition. The petition is now being presented in conjunction with the city's Main Street project. Staff have met several times with the county, and, as a result, the county has agreed to participate in the amount of \$75,000 toward a signal light at Main Street and Chehalis Avenue if the street and alley are vacated. He stated that a public meeting was also held to inform the residents of the proposal. The consensus of those there seemed to be that there was more interest in seeing a traffic signal installed at the intersection of Chehalis Avenue and Main Street than keeping Pacific Avenue open to one-way traffic.

Mayor Spahr closed the regular meeting and opened the public hearing at 3:55 p.m.

Bob Berg discussed the county's plans if the vacation is requested. He noted that the county has worked with the city, residents and business owners in the area, especially with Reliable Enterprises so that they are assured of access to their building. In addition, it is in the county's long-range plan to tear down the sky bridge that connects the two buildings, and to transition the annex into a criminal justice building for greater security and placement adjacent to the jail. He asked that the council approve the vacation and the cost of said vacation, in terms of the value of the property, be put toward the county's participation of \$75,000 in the signalization of the Main Street and Chehalis Avenue intersection. He noted that the vacation also provides for a bus turn-out at the courthouse, a park area, and parking for Reliable Enterprises. He added that it is

understood that some of the citizens south of the area may consider themselves inconvenienced because they would have to change their way of travel.

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Lee Coumbs, board director of Reliable Enterprises, stated that he supports the project, but Reliable's concern is their main access on Pacific. He understood there is city right-of-way through the middle of the county parking lot, and asked that the city maintain that. He added that the county has assured Reliable of that, too. Another problem is parking along Pacific Avenue, but the county is planning on providing angle parking which will meet that need.

Patty Alvord of Twin Transit also supported the vacation because without the signalization of the intersections in that area the transit cannot cross the intersections and maintain schedules, so they are not able to serve the courthouse. She added that Twin Transit has agreed to participate in the amount of \$20,000 for bus turnouts.

There being no other public comment, the public hearing was closed at 4:00 p.m. and the regular meeting was reopened.

Barry Heid stated that Bob Berg indicated that the county was looking upon their participation in the signal light differently from that contained in the proposed ordinance for vacation in regard to payment of one half of the assessed valuation.

Bob Berg stated that the county has statutory restrictions on their funds. They can financially participate in the cost of the signal light, but there is no flexibility to pay for half of the appraised value of the right-of-way that is being vacated. The county's idea was that the value of the vacated right-of-way would transition into the county's financial participation of the signal.

Bill Hillier stated that the statute requires that the city receive one-half the appraised value of the property vacated. How the county claims it is being paid is not a problem as long the city receives value for what is being vacated because it will be used for something other than the city's public purpose. Mr. Hillier suggested that the ordinance could be better worded to reflect that. He stated it could be passed on first reading and the necessary changes would be made for second reading.

**8. Ordinance No. 617-B, First Reading - Vacation of the Portion of SW Pacific Avenue between West Main Street and SW Alfred Street and the Alley on the West Side of this Section of SW Pacific Avenue.** Councilor Zylstra moved to pass Ordinance No. 617-B on first reading to be amended on second reading as recommended by the city attorney. The motion was seconded by Councilor Galvin.

Councilor Pope asked if the county was participating in the signal at Main Street and Cascade Avenue.

Bob Berg stated that the county is sharing in the cost of that signal.

The motion carried unanimously.

**9. City Council/City Manager Reports.**

a. **Asphalt Patching Equipment.** Barry Heid explained that staff has been researching equipment so it can be more self-reliant in response to patching potholes. The equipment that staff would have preferred was either determined to have too many problems, or was not cost effective. For those reasons Mr. Heid recommended the purchase of a dual-drive asphalt roller. This type of roller would allow staff to go on steeper slopes to get to more locations than can be reached currently.

Mayor Spahr asked how steep of hills the dual-drive roller would allow staff to work on, and what is staff limited to now.

Barry Heid stated that about the only hill that it will not be able to go on is North Street. He stated that staff has a hard time on anything over a 3 % grade.

Councilor Ketchum moved to authorize the purchase of a dual-drive asphalt roller to be funded by the automotive & equipment reserve fund. The motion was seconded by Councilor Venemon.

Councilor Pope asked how often a single roller is rented.

Barry Heid stated that the roller is rented for a week-and-a-half if not more during the patching season at \$220 per day.

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Councilor Galvin asked what would happen with the existing roller.

Barry Heid hoped that it could be used as a trade-in.

The motion carried unanimously.

b. **City Manager's Vacation.** Dave Campbell reminded the council that he would be on vacation from June 3-13, and Barry Heid would be acting city manager.

10. **Executive Session - Pursuant to RCW 42.30.110(b) - Acquisition of Real Estate.** Mayor Spahr announced that the council would take a short break and then convene in executive session at 4:25 p.m. for about 20 minutes with a possible decision following the executive session.

Following conclusion of the executive session, and there being no further business to come before the council, the regular meeting was adjourned at 4:45 p.m.

11. **Work Session - Continued Review of Draft Water System Plan.** Following the regular meeting the council held a special work session regarding continued review of the draft water system plan.

June 9, 1997

The Chehalis city council met for a special work session on Monday, June 9, 1997, at 2:30 p.m. in the Chehalis city hall to discuss regional wastewater service options with Mr. David Findlay of the Financial Consulting Solutions Group. Mr. Findlay asked several questions of the council on their views of a regional wastewater treatment plant. Since Mr. Findlay had not finished his questions Mayor Spahr asked him to stay until the regular meeting was finished to continue his presentation.

The Chehalis city council met in regular session on Monday, June 9, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Dr. Isaac Pope, Bob Venemon, and Dave Zylstra. Councilor Tony Ketchum was absent (excused). Staff members present included: Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director/Acting City Manager; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Jerry Boes, Deputy Chief for Fire Services; Don Chambers, Code Enforcement Officer; Dennis Dawes, Deputy Chief for Police Services; Becky Fox, Court Administrator; Tim Grochowski, Street Superintendent; Peggy Morant, Assistant Finance Director; Mark Scheibmeir, Assistant City Attorney; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Ruth Levine of The Chronicle, and Joyce Fink of The Lewis County News.

1. **Consent Calendar.** Councilor Hatfield moved to approve the June 9, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of May 27, 1997;
- b. May 28, 1997, Claims Vouchers No. 42193-42310 in the amount of \$125,650.97; May 30, 1997, Payroll Vouchers No. 32115-32277 in the amount of \$400,408.12; and Transfer Voucher No. 1420 in the amount of \$979.23;
- c. Set date of June 23, at 3:00 p.m. for a public hearing regarding the proposed 1998-2003 six-year transportation improvement program;
- d. Contract Change Order No. 2, decreasing the amount of the contract with J.J. Sprague, Inc., by \$61,694.54 for the 1996 sanitary sewer rehabilitation project, basins 4006 and 2051-L;
- e. Pay Estimate No. 7 (final) in the amount of \$18,602.43 to J.J. Sprague, Inc., for the 1996 sanitary sewer rehabilitation project, basins 4006 and 2051-L, and final acceptance of project;
- f. Reject all bids for the wastewater treatment plant digester boiler replacement project; and
- g. Amendment No. 1 to the 1997 Main Street project agreement for engineering services with Gibbs & Olson.

The motion was seconded by Councilor Zylstra.

Councilor Hatfield asked when the Main Street project will begin.

Barry Heid stated that the project has not gone out to bid yet. Staff is still working on final details, so it will be a few more weeks.

The motion carried unanimously.

2. **Ordinance No. 617-B, Second Reading - Vacation of the Portion of SW Pacific Avenue between West Main Street and SW Alfred Street and the Alley on the West Side of this Section of SW Pacific Avenue.** Barry Heid explained that changes were made to the ordinance since its first reading following the public hearing held at the council's last meeting. In addition, the county has requested additional changes relating to the understanding of Reliable Enterprises regarding an easement for access to their building and parking. Although the county and Reliable Enterprises have agreed to these issues, it was requested that the provisions be included in the ordinance to solidify them.

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Bill Hillier stated that he did not have a problem with the language being included in the ordinance, and he read the two paragraphs which discuss these issues.

Councilor Zylstra moved to pass Ordinance No. 617-B on second and final reading as amended. The motion was seconded by Councilor Pope and carried unanimously.

3. **Ordinance No. 618-B, First Reading - Providing for the Creation of the Hamilton Road Water and Sewer L.I.D.** Mark Scheibmeir stated the proposed ordinance has been approved by bond counsel, but there is a continuing issue that it is unclear as to where the city's urban growth boundaries may lie within this region. Because of that there is some question as to whether the parties effected by this L.I.D. will want to invest about \$2.7 million if in fact they cannot receive the benefits of their investment. He recommended that the council pass the ordinance on first reading. The city will then have a period of time to hear back from Lewis County as to what determinations they have made as to the city's interim urban growth boundaries.

Councilor Hatfield moved to pass Ordinance No. 618-B on first reading. The motion was seconded by Councilor Zylstra.

Councilor Hatfield asked if he understood correctly that following the final reading of the ordinance there is a 30-day time frame which allows for public comment.

Mark Scheibmeir explained there is a statutory period of 30 days for appeal of the council's final decision.

Councilor Hatfield asked if this appeal period would cause a delay in actual construction.

Barry Heid felt the opportunity is probably lost to begin construction this year because we are getting into the rainy season, and environmental permits may be hard to obtain.

Councilor Pope asked if there is any recourse for these people. He felt what the county is doing is very unethical and unfair.

Mark Scheibmeir stated that he feels that the city has tried to take the high road in all proceedings with Lewis County. He thinks there is a common frustration over an unexplained reason as to why the city may not have boundaries which go that far. Staff has tried to impress upon the county the urgency and priority that this project has, and the fact that their own county residents are the ones who will benefit from this.

Councilor Galvin asked who the appeal process goes through.

Mark Scheibmeir stated that the appeal process would go through the city council.

Councilor Hatfield felt that the county has their own agenda regarding this L.I.D. He added that county environmental staff stated that there is a problem in the area with both ground and water contamination, but other county staff will not provide answers to the city whether or not to proceed. The county has the chance to correct a problem with no money coming from their coffers, yet they are not willing to answer the questions that the people who are putting up the money are asking.

The motion carried unanimously.

4. **Award Bid for the 20th Street/Salsbury Avenue Project to Consulting & Contracting, Inc., in the Amount of \$294,725.70.** Barry Heid stated that all bids came in higher than the engineer's estimate, but staff feels that the project is valuable enough that it needs to be done. Because of the timing to do the project while school is out there is not enough time to re-advertise. Mr. Heid discussed three options that could be used to address the difference in the budgeted and bid amounts, including using funds available from the amount budgeted for the Main Street project if favorable bids are received; eliminating one or more of the schedules of the Main Street project - either the proposed signal at the Main Street and Market

Boulevard intersection, or the ornamental lighting; or reducing the costs for the 20th Street and Salsbury Avenue project by negotiating with the contractor after the contract has been awarded.

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Following a brief discussion about bidding time-lines and procedures, Councilor Hatfield moved to award the bid to Consulting & Contracting, Inc., for the bid amount of \$294,725.70, and approve addressing the difference in the amount budgeted and the bid amount for the project as outlined by staff. The motion was seconded by Councilor Zylstra.

Councilor Hatfield noted that the city has been in touch with the residents and schools in this area for a long time and have been promising them that something will be done, so he thought the project should move forward.

The motion carried unanimously.

5. **City Council/City Manager Reports.**

a. **Downtown Historic Nomination.** Councilor Galvin stated that he heard that the Chehalis downtown historic district had been accepted by the State Advisory Council on Historic Preservation at their meeting in Spokane. The nomination will now be forwarded to the Keeper of the National Register in Washington, D.C. for final review and action.

b. **Recognition of Don Chambers.** Councilor Hatfield noted that today is the start of National Dog Bite Prevention Week, and recognized the city's code enforcement officer, Don Chambers, for all he does to protect the citizens of Chehalis. He stated that Don also works very hard at getting unsightly, overgrown lots and yards mowed, and junk cars removed. He thanked Don for all his work.

c. **Westside Park Dedication.** Joanne Schwartz reminded the council that on June 23, at 2:15 p.m., the council is invited to attend the dedication ceremony of Westside Park.

6. **Continuation of Discussion with David Findlay.** The council continued discussion regarding regional wastewater service options with Mr. David Findlay until 3:50 p.m.

7. **Executive Session - Pursuant to RCW 42.30.110(i) - Potential Litigation and RCW 42.30.110(b) - Acquisition of Real Estate.** Mayor Spahr announced that the council would take a short break and then convene in executive session at 3:55 p.m. for about 20 minutes with a possible decision following the executive session.

Following conclusion of the executive session, and there being no further business to come before the council, the regular meeting was adjourned at 4:20 p.m.

8. **Work Session - Continued Review of Draft Water System Plan.** Following the regular meeting the council held a special work session regarding continued review of the draft water system plan.

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A small but enthusiastic group met at 2:15 p.m. at the Westside Park prior to the council's regular meeting for a "thank you" celebration for all those who participated in last fall's park renovation project. In attendance were Mayor Spahr, Councilors Venemon, Zylstra, Galvin, and Ketchum, David Campbell, Firefighter Rob Gebhart, Joanne Schwartz, Andy Sennes and the Property Division staff of Community Services, Bob Nacht, Chehalis Rotary President Diane Rasmussen, Rotary member Connie Small, Chehalis Lions Club member Virgil Bluhm, Marion Ruth and children from Mother Hubbard's Day Care, and Ruth Levine of The Chronicle.

Mayor Spahr thanked everyone who worked on the project. Diane Rasmussen presented an envelope representing the final Rotary payment of \$4,354. Councilor Venemon expressed his gratitude on behalf of the children who use the park. Marion Ruth also expressed her thanks as did one of the children from Mother Hubbard's. Following the program everyone enjoyed cake and punch, and it didn't rain.

The Chehalis city council met in regular session on Monday, June 23, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Tony Ketchum, Dr. Isaac Pope, Bob Venemon, and Dave Zylstra. Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Dennis Dawes, Deputy Chief for Police Services; Becky Fox, Court Administrator; Steve Gunsolley, Fire Captain; Andy Sennes, Property Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Ruth Levine of The Chronicle.

1. **Consent Calendar**. Councilor Hatfield moved to approve the June 23, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of June 9, 1997;
- b. June 13, 1997, Claims Vouchers No. 42311-42500 in the amount of \$158,344.87;
- c. Award bid for wastewater treatment plant digester cleaning project to Transportable Treatment Services, Inc., in the amount of \$63,619;
- d. Reject all bids for the Pennsylvania Avenue/Folsom Street sewer rehabilitation project; and
- e. Set 3:05 p.m. on July 14, 1997, for a public hearing on rezone application 97-ZI72 (1025 SW 20<sup>th</sup> Street).

The motion was seconded by Councilor Pope and carried unanimously.

2. **Public Hearing - 1998-2003 Six-Year Transportation Improvement Program**. Mayor Spahr closed the regular meeting and opened the public hearing at 3:05 p.m. There being no public comment the public hearing was closed and the regular meeting was immediately reopened.

3. **Resolution No. 10-97, First Reading - Adopting the City's 1998-2003 Six-Year Transportation Improvement Program**. Councilor Pope moved to suspend the rules requiring two readings of a resolution. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Pope then moved to adopt Resolution No. 10-97 on first and final reading. The motion was seconded by Councilor Zylstra and carried unanimously.

4. **Ordinance No. 618-B, Second Reading - Providing for the Creation of the Hamilton Road Water and Sewer L.I.D.** Dave Campbell stated that staff is asking the council not to take action on the second reading of the ordinance. He explained that there is no certainty that the petitioners would be able to have enough ERUs of capacity in order to have reasonable payments toward the installation costs for the water and sewer lines.

Scott Blinks reiterated that the petitioners would like the second reading of the ordinance postponed until the next council meeting. A task force is being put together to resolve some of the issues and concerns that Lewis County apparently

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has. Councilor Hatfield moved to defer action on Ordinance No. 618-B until the next regular council meeting. The motion was seconded by Councilor Pope and carried unanimously.

Scott Blinks, on behalf of the property owners, expressed gratitude to the city for all the support and assistance given.

5. **Public Safety Building Worker Safety and Health Improvements.** Dave Campbell stated that there are identified needs in the public safety building for some safety and health improvements related to conditions in the building. Mr. Campbell stated that Dr. Robert Barnard, the consultant who wrote the report for this project, was in attendance.

David Kelly stated that the city would like to be proactive in taking care of some of the safety and health concerns in the public safety building.

Councilor Hatfield asked what prompted the report and the desire to do these things now.

Andy Sennes stated that staff has tried to address such issues as the exhaust from the fire trucks, but have come up with failures. Spending tremendous amounts of money on a building which is so old has also been a concern. He stated that the fire division employees were able to identify some real specific problems, but it was agreed to look at the entire building and that was when it was decided to work with a consultant to remedy the worker safety issues. It was not the result of any outside agency coming in and requiring the city to address these issues.

Mayor Spahr stated that some of the identified issues are somewhat expensive. He asked if and when a new public safety facility is built will any of the improvements be able to be used in the new facility.

Andy Sennes stated that the items are being looked at with the intention of being able to be moved to a new facility.

Councilor Hatfield asked about using moneys from the EMS fund for this project.

Jo Ann Hakola stated that since 80% of the calls for service are EMS-related, there should not be any reason why those funds could not be used.

Dr. Barnard added that everything which was addressed in the report complies with the Washington Administrative Code (WAC). He thanked the city staff for all their assistance in compiling the report.

Steve Gunsolley reiterated that many of the improvements can be moved to a new facility. He also stated that there are a lot of issues that could have been addressed, but were not.

Councilor Hatfield wanted the public to realize that the council is not spending \$80,000 for frills to the public safety building. It is an old, old building that needs a lot of help until a new facility can be built. He then moved to authorize the transfer of \$23,000 from the fire training facility and panic alarms projects (Public Facilities Reserve Fund); \$20,000 from the EMS Reserved Fund Balance; and \$37,000 from the Criminal Justice Reserved Fund Balance to make the necessary worker safety and health repairs to the public safety building. The motion was seconded by Councilor Zylstra and carried unanimously.

6. **Police Radio Transmitter Lease Agreement.** Dennis Dawes explained that Chehalis had been sharing a common frequency with Centralia since the early 1970s. With an increase in the number of calls and the number of vehicles being used today it has crowded the frequency to the point of being a real safety concern. In addition, annexations done by Centralia, and proposed annexations that Chehalis is looking at, have caused situations where there is such a distance between vehicles that officers cannot hear each other and therefore there is a potential that they can "talk over" one another.

Deputy Dawes stated that staff took on the task of searching for a new frequency and set aside money for a new transmitter. He informed the council that Chehalis is now licensed for a new frequency; a new transmitter has been chosen; a building to house the transmitter has been chosen, and bids to purchase and install electrical service to the building have been

sent out to three local contractors; and a site to locate the new transmitter has been selected. The property is owned by Bob and Jan Cosser and a lease proposal has been accepted by them. The proposed lease is for a period of 15 years, at \$75.00 per

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month. He added that part of the cost of the lease would be off-set because the current monthly phone line charge for the transmitter site on Summit Road will no longer be needed.

Councilor Zylstra moved to approve the lease agreement as proposed and authorize the city manager to sign it on behalf of the city. The motion was seconded by Councilor Galvin and carried unanimously.

#### **7. City Council/City Manager Reports.**

a. **Council Goals Status Report.** Dave Campbell highlighted some of the activities that took place during the fifth quarter relating to the council's 1996-97 goals. Some of the goals mentioned included street improvement projects; financial planning for the proposed fire training facility; finalization of a new comprehensive plan; re-opening of the yard waste disposal site at Hedwall Park this year; initiation of a regional wastewater facilities governance study; and preparation of the visit of a cultural delegation from Inasa, Japan in August.

Councilor Hatfield asked about the status of the Boistfort Plaza idea.

Dennis Dawes stated that he has not really been involved in the planning of that project, so he could not provide any information.

Joanne Schwartz stated that in her contact with the downtown merchants, there is mixed feelings about the idea and it is somewhat controversial.

Councilor Hatfield asked what ever happened regarding the timber in the McFadden and Dobson Parks.

Bill Hillier stated he is trying to contact the heirs to the estate to determine if they would voluntarily relinquish any rights that they may have because there are some reversionary provisions in the deed if the properties are not used for park purposes.

Dave Zylstra commented that the man who works as the Hedwall Park caretaker is both friendly and very helpful with the yard waste disposal site.

Councilor Ketchum noted that work has been started on the landscape renovation project at the National Avenue city entrances.

Andy Sennes added that the project is being led by Kyle Connors and Derek Folger as an Eagle Scout project. Employees from the property division staff are also helping.

b. **GMA Committee Meeting.** Dave Campbell confirmed that the GMA committee would be meeting at 7:00 a.m. at the Activity Building on June 27.

c. **Lewis County Flood Control Zone.** Dave Campbell stated that a letter was received from the Lewis County Commissioners asking the city to appoint a non-voting representative to serve on the citizens advisory committee for the flood control zone. Councilor Galvin agreed to represent the city on this committee.

d. **Downtown Historic District.** Mayor Spahr stated that the city received a certificate from the Department of Community, Trade and Economic Development stating that the Washington State Advisory Council and Historic Preservation has placed the city's downtown historic district in the Washington Heritage Register where it joins other significant properties which have been recognized for their unique contributions to Washington's heritage. The nomination will also be

sent to the Keeper of the National Register in Washington, D.C. with the request that the property be listed in the National Register of Historic Places.

8. **Work Session - Regional Wastewater Service Options.** Dave Campbell stated that the questions which were briefly discussed with David Findlay of Financial Consulting Solutions Group, Inc., have again been included in the agenda so

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that the council might have more time to review them and formulate a response. The Council felt that there was sufficient time spent on the questions at the last meeting with Mr. Findlay and it was not necessary to go over them again.

9. **Work Session - Draft Water System Plan.** Dave Campbell stated that the work session is to wrap-up the review of the draft water system plan.

Barry Heid reviewed tables in the report which identified projects that could be undertaken, along with the costs for them.

10. **Executive Session - Pursuant to RCW 42.30.110(i) - Potential Litigation and RCW 42.30.110(b) - Acquisition of Real Estate.** Mayor Spahr announced that the council would take a short break and then convene in executive session at 4:05 p.m. for about 20 minutes with no decisions following the executive session.

Following conclusion of the executive session, and there being no further business to come before the council, the regular meeting was adjourned at 4:15 p.m.

July 14, 1997

The Chehalis city council met in regular session on Monday, July 14, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Tony Ketchum, Dr. Isaac Pope, Bob Venemon, and Dave Zylstra. Staff members present included: Dave Campbell, City Manager; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Jerry Boes, Deputy Chief for Fire Services; Dennis Dawes, Deputy Chief for Police Services; Peggy Morant, Assistant Finance Director; Bob Nacht, Community Development Manager; Andy Sennes, Property Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Ruth Levine of The Chronicle and Joyce Fink of The Lewis County News.

1. **Employee Service Award.** John Chenoweth, Public Works Storm/Wastewater Collection Specialist, was recognized for 15 years of service to the city. Mr. Chenoweth was not present.

2. **Consent Calendar.** Councilor Hatfield moved to approve the July 14, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of June 23, 1997;
- b. June 27, 1997, Claims Vouchers No. 42501 - 42619 in the amount of \$197,369.18; June 30, 1997, Payroll Vouchers No. 32278 - 32477 in the amount of \$427,246.70; Transfer Voucher No. 1421 in the amount of \$107,000; and Transfer Voucher No. 1422 in the amount of \$806.89; and
- c. Appointment of Vern Schmidt to the Sister City Committee filling the unexpired term of Paula Hughart, expiring September 30, 1998.

The motion was seconded by Councilor Pope and carried unanimously.

3. **Public Hearing - Proposed Rezone of Property at 1025 SW 20th Street.** Joanne Schwartz stated that the request is to rezone about two acres of property from R-1 (single-family residential) to R-2 (multiple residential/medium density [four-plexes]). She noted that the proponent, Paul Page, was in attendance.

The agenda report explained that the planning commission held a public hearing on the application and is now forwarding its recommendation of approval to the city council with the following provisions: 1) eight-plexes shall be allowed; 2) a sight obscuring perimeter fence shall be required on the north, east and south sides of the property; and 3) appropriate sight and noise obscuring landscape shall be installed on the east and south sides of the project to buffer it from the neighborhood and the adjacent school district building. Bob Nacht added that there is an issue relating to the availability of water service to the property in conjunction with the construction project currently underway on SW 20th Street. The agenda report stated that staff recommends an additional condition that any affirmative rezone be approved only upon the property owner securing water service to the property. It is also recommended that approval be given to extend water and sewer utilities to serve the proposed development contingent upon compliance with public works standards and requirements.

Mayor Spahr closed the regular meeting and opened the public hearing at 3:05 p.m.

Paul Page, 11915 - 134th Avenue, Gig Harbor, WA, believed he addressed most of the issues of the planning commission and has a revised site plan.

There being no other public comment the public hearing was closed and the regular meeting was immediately reopened at 3:08 p.m.

Councilor Hatfield asked why there was a concern about water and sewer availability.

Barry Heid explained that sewer can be obtained through the back of the property and is not a problem. The problem with water is that with the construction of a new road on SW 20th Street, there has been a moratorium in the past not to disturb

a new road surface for a period of six years. All property owners in the area were contacted to let them know about the policy so  
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that if they had some improvements that they wanted to get done now is the time to do it. It is not something that is a major problem or obstacle to the project, it is just something that needs to be done before the new road surface is laid.

Mayor Spahr noted that the request is to change from an R-1 zone to an R-2 zone, and then change the density from four-plexes to eight-plexes.

Bob Nacht explained that technically it is not changing the density. If it is rezoned to R-2 twenty-six units will be permitted, but they are only allowed in groups of four buildings each. The request is to be able to group them in up to eight-plexes to better utilize the area, providing for more open space.

Councilor Hatfield asked if the ordinance would need to be amended to allow for eight-plexes.

Bill Hillier stated that the ordinance includes language that incorporates the three conditions of the planning commission. He stated that it was his opinion that the condition relating to water availability is an existing policy of the public works department and is applicable to the property. He recommended that the council pass the ordinance on first reading.

4. **Ordinance No. 620-B, First Reading - Providing for the Rezone of Property at 1025 SW 20<sup>th</sup> Street.** Councilor Zylstra moved to pass Ordinance No. 620-B on first reading. The motion was seconded by Councilor Hatfield.

Councilor Galvin stated that he is very protective of R-1 zones, however, with the mitigating factors as set forth, and with the conditions, he supports the motion.

The motion carried unanimously.

5. **Ordinance No. 618-B, Second Reading - Providing for the Creation of the Hamilton Road Water and Sewer L.I.D.** Dave Campbell stated that the ordinance was deferred at the last council meeting until today to give the property owners in the proposed L.I.D. area a chance to meet and discuss their options and concerns. They have not yet had an opportunity for that meeting, and the county is still in the process of defining their interim urban growth for the city. Mr. Campbell stated that staff therefore recommends that the ordinance be tabled indefinitely until all of the issues can be resolved.

Councilor Hatfield moved to table the second reading of the ordinance for an indefinite period of time. The motion was seconded by Councilor Zylstra and carried unanimously.

6. **Requests (Two) for Approval to Extend Water and Sewer Lines South of Town.** Barry Heid stated that the first request was from Mr. Clarence Avron. On May 12, Mr. Avron requested approval to install an 8-inch sewer line on the east side of Jackson Highway which required easements from property owners, but he was unable to obtain those easements. Mr. Avron's current request is the same, but using another route where the needed easements are likely to be obtained. Mr. Heid added that Mr. Avron is requesting one ERU of capacity, but there are indications that additional ERUs may be requested in the future.

Councilor Hatfield asked if an 8-inch line was sufficient, or would cause bottleneck problems in the future.

Mr. Heid stated that an 8-inch line appears to be more than satisfactory.

Councilor Zylstra moved to grant the request, contingent on compliance with city requirements, provided that the appropriate easement(s) be acquired. The motion was seconded by Councilor Pope.

Councilor Hatfield stated that in regard to interim urban growth boundaries, this is another example of the city extending its utility service beyond the corporate city limits. The city does not know if this area will be included in its IUGA

boundaries or not, so he would like to see that from this point forward, until the IUGA boundaries are drawn, the city be hesitant to extend new requests for utilities.

Dave Campbell added the property owner is also taking somewhat of a risk in these situations.

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The motion carried unanimously.

Mr. Heid explained that the second request is on behalf of the Port of Chehalis to extend water and sewer lines to serve properties in the industrial park area in the vicinity of Maurin Road. The line to be extended will come off extensions installed about two years ago, and was included in the Port's comprehensive plan which was reviewed by the council.

Councilor Hatfield moved to grant the request contingent upon the proponents working out any remaining details to the satisfaction of the Public Works Department. The motion was seconded by Councilor Zylstra and carried unanimously.

7. **Ordinance No. 619-B, First Reading - Amending the 1997 Budget.** Dave Campbell stated that the ordinance provides for several changes which have been approved by the council to-date in the 1997 budget.

Councilor Hatfield moved to suspend the rules requiring two readings of an ordinance. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Hatfield then moved to pass Ordinance No. 619-B on first and final reading. The motion was seconded by Councilor Pope and carried unanimously.

8. **City Council/City Manager Reports.**

a. **Set Time for Special Council Meeting (Work Session to Discuss 1998 Budget) on Monday, July 21.** Dave Campbell stated that staff would like to review the 1998 budget process by having a special council meeting on July 21. He asked that a time be set by the council for that meeting. Instead of having a special meeting, the council agreed to hold a work session at 2:00 p.m. on July 28, prior to the regular council meeting.

b. **LaBree Road Interchange.** Dave Campbell informed the council about a request for "nominations" from the State Department of Transportation for use of some special appropriation this year in the amount of \$50 million for transportation projects. He stated that he wrote a letter of support, along with other agencies, for the LaBree Road interchange project.

c. **Main Street Improvement Project.** Barry Heid explained that the current cost estimates, due to recent additions to the project, have become significantly more (about \$115,000) than the funding now budgeted. Mr. Heid reviewed alternatives identified by staff to cut down the costs, but there was no way to do that without substantially detracting from the project. Therefore, staff is recommending that the project be postponed until next year, and that the city formally request a grant increase from the Transportation Improvement Board (TIB) for the additional funds. He added that staff has met with representatives of the TIB and they were very encouraging that the additional funding would be granted. Mr. Heid also noted that there will probably be a better bidding climate early next year if the project is delayed.

Councilor Pope asked if deferring the project until next year would put the grant funding already awarded to the city at risk.

Barry Heid stated that it would not lose any funding.

The council then discussed possible ways to cut the project back to lower the costs, but Mr. Heid informed the council that grant funding might be jeopardized if the scope of work for the project is changed.

d. **Downtown Fire.** Randy Hamilton stated that the fire at the Red Cross office and Phyl's Furniture was one of the most major fires in the city's history. He stated that the cooperation which the city received from other emergency service agencies was tremendous, as was the assistance from all city departments.

Jerry Boes stated that the firemen made every effort to contain the fire, but it was simply too great, and the decision was made to pull them from the building and go into a defensive mode. A call for mutual aid was put out and assistance was received from Fire Districts 5, 6, 12, and 13, Centralia, and Tumwater. He estimated that about 1 million gallons of water was used. The fire was contained to two buildings, and there were only three minor injuries to firemen. He added that there was water and smoke damage to adjacent buildings.

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Joanne Schwartz stated that she met with a representative who is a restoration designer from the State Office of Archeology and Historic Preservation this afternoon. She explained that the buildings which burned are part of the newly designated historic downtown. She stated that there may be some rehabilitation tax credits for the property owners. It is hoped that the buildings can be saved to retain the historic dignity of them.

Mayor Spahr acknowledged the efforts of everyone involved.

c. **Proposed Bergstrom Development.** Last spring Mr. Steve Bergstrom was provided the opportunity to purchase 200 ERUs of nontransferable sewer and water capacity for a housing development in the Rush Road area with payment required, and county permits being secured, for 40 of the sewer ERUs by July 15, 1997 (the other 160 being held in reserve for up to one year beyond that). Mayor Spahr explained that Mr. Bergstrom has submitted the required application materials to the county, but the review will take up to 90 days beyond July 15. Mr. Bergstrom came before the council's GMA committee to ask for an extension to October 15, 1997, to make payment. All other terms and conditions would remain the same.

Councilor Pope moved that the council approve the extension of time to Mr. Bergstrom. The motion was seconded by Councilor Hatfield and carried unanimously.

f. **Red Cross Chehalis River Run.** Councilor Venemon announced that the annual Chehalis River Run was taking place again this year. Ms. Arletha Seiffert, 87, has done the swim for the last 13 years to raise funds for the Red Cross.

g. **Parking Near Safeway and the Chehalis Professional Building.** Councilor Hatfield expressed concern about cars parking along Washington Avenue behind the Safeway store and the Chehalis Professional Building. He questioned whether emergency vehicles could get through. He asked if those businesses could be contacted and asked that their employees find other parking.

Randy Hamilton reported that it has been problem. Both businesses have been contacted and told that the police department will start enforcing illegal parking in that area. Public Works has also been asked to paint some fire lane lines which should help the situation.

h. **Sidewalk Removal.** Mayor Spahr wanted to make the council aware of a portion of sidewalk which has been removed for safety reasons. The portion removed was located on 8<sup>th</sup> Street near the railroad crossing between SW Pacific and SW William Avenues.

i. **Ruth Levine.** Mayor Spahr announced that Ruth Levine would be leaving her position at The Chronicle. Ms. Levine stated that her last day would be tomorrow, and then she would moving to the Seattle area. The council wished her luck.

9. **Executive Session - Pursuant to RCW 42.30.110(d) - Review Negotiations on the Performance of a Publicly Bid Contract, and RCW 42.30.110(b) - Acquisition of Real Estate.** Mayor Spahr announced that the council would take a short break and then convene in executive session at 4:15 p.m. for about 20 minutes with no decisions following the executive session.

Following conclusion of the executive session, and there being no further business to come before the council, the regular meeting was adjourned at 4:40 p.m.

July 28, 1997

The Chehalis city council met in special session on Monday, July 28, 1997, in the Chehalis city hall to hear a mid-year 1997 budget status report, and to establish 1998 budget preparation guidelines and issues. Mayor Bob Spahr called the special work session to order at 2:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Tony Ketchum, Dr. Isaac Pope, and Dave Zylstra. Councilor Bob Venemon was absent. Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; John Barton, Water Superintendent; Jerry Boes, Deputy Chief for Fire Services; Dennis Dawes, Deputy Chief for Police Services; Sharon Ferrier, Community Services Office Manager; Jim Fleming, Wastewater Superintendent; Becky Fox, Court Administrator; Tim Grochowski, Street Superintendent; Bob Nacht, Community Development Manager; Andy Sennes, Property Manager; Lilly Wall, Recreation Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Alice Thomas of The Chronicle.

1. **Mid-Year 1997 Budget Status Report.** Jo Ann Hakola provided a mid-year 1997 budget status report. She noted that the natural gas and telephone taxes, along with fines/forfeits, are a little ahead of where they need to be at this point to be at the 50% mark. Expenditures are less than revenues in the general fund, but reversed in the utility fund. She explained that this is due to flood work being accomplished during this year for previous years. It was incorporated in a budget amendment so the percentage will change in the next quarterly report.

2. **1998 Budget Preparation Guidelines and Issues.** Dave Campbell stated that staff used several assumptions for projecting 1998 revenues and expenditures which the council typically used in directing staff in the past. Those included: 1) no new general taxes or user fees, and no general tax or user fee rate increases; 2) existing fund reserve/ending cash balance levels and reserve contributions will be maintained, and increased where possible; and 3) merit step salary increases for qualifying employees will be budgeted and non-union employees' compensation adjustments will be comparable to those negotiated with union-represented employees under their contracts. He reported that using the above assumptions and projecting an inflation rate of 2.5 percent overall, a general fund revenue shortfall of about \$350,000 is estimated. He noted that this amount includes a \$100,000 cost increase for emergency communications services provided by Lewis County. Mr. Campbell stated that staff have prepared several issue papers for council consideration, and he asked that the council review those requests and give staff an idea as to their level of priority. Finally, Mr. Campbell reviewed the anticipated 1998 budget review schedule.

Since the council was only able to review eight of the thirteen issue papers before 3:00 p.m. the council agreed to continue the work session following conclusion of the regular meeting.

Councilor Bob Venemon arrived at 3:00 p.m.

3. **Top Rung Awards.** Mayor Spahr presented several reserve and career firefighters a Top Rung award for their outstanding work at the Phyl's Furniture/Red Cross fire which occurred on July 11.

4. **Consent Calendar.** Councilor Hatfield moved to approve the July 28, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of July 14, 1997;
- b. July 15, 1997, Claims Vouchers No. 42620 - 42793 in the amount of \$245,213.20;
- c. Change Order No. 1 in the amount of \$1,736.71 to Triad Mechanical for the grit auger replacement system project, and final acceptance of project;
- d. Amendment No. 1 to the engineering services agreement with Gibbs & Olson for the 20th Street/ SW Salsbury Avenue project;

e. Request to release an easement on a parcel located along Kresky Avenue submitted by Gary Zuber of Realty World on behalf of the Tauscher family; and

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f. First amendment to interlocal agreement for provision of infrastructure with the Port of Chehalis.

Mayor Spahr asked for an explanation of item "d".

Barry Heid explained that the original agreement for this project was for design and bid work. The actual inspection and construction administration was not included in the agreement.

The motion was seconded by Councilor Zylstra and carried unanimously.

5. **Ordinance No. 620-B, Second Reading - Proposed Rezone of Property at 1025 SW 20th Street.** Dave Campbell stated that the proposed ordinance would rezone property at 1025 SW 20th Street from R-1 single family residential to R-2 multi-residential/ medium density.

Bill Hillier noted that the issue of water availability to the property which was discussed during the last council meeting had been resolved.

Councilor Zylstra moved to pass Ordinance No. 620-B on second and final reading. The motion was seconded by Councilor Hatfield and carried unanimously.

6. **Wastewater Treatment Plant Metals Monitoring Plan.** Dave Campbell reported that with the issuance of a new NPDES permit by DOE last year for the wastewater treatment plant, there is now a need to begin more and more monitoring of discharge, specifically for metals.

Barry Heid stated that although this additional testing will cost about \$35,000 it is somewhat good news. The original limits for various metals contained in the NPDES permit were restrictive enough that the city could not meet them. Through negotiations with the Department of Ecology they have agreed to some interim lower limits conditioned upon undertaking a study to analyze and evaluate the plant's capabilities. This information will be given to DOE and will presumably be used to more accurately set metals limits in the NPDES permit.

Councilor Ketchum asked if Columbia Analytical Services, the agency which will provide the testing services, has been used by the city before.

Barry Heid stated that they have been used. In addition, the city will also be using the services of Battelle NW.

Councilor Ketchum asked if staff has ever considered buying the equipment to take care of sampling in-house.

Barry Heid stated that the equipment can cost thousands and thousands of dollars for each unit. The city could not afford to do that.

Councilor Ketchum also asked what Gibbs & Olson would be doing in this plan.

Barry Heid explained that in addition to actual testing, a report must be prepared for DOE. Gibbs & Olson has a chemical analyst and biologic person who has a lot of experience. He will be working with the city to make sure that the program covers all the steps so that it cannot be refuted.

Councilor Hatfield moved to approve a budget amendment to allocate \$35,452 from the sewer ending fund balance to under-take the wastewater treatment plant metals monitoring plan, contingent upon DOE accepting and agreeing to this metals monitoring and testing program. The motion was seconded by Councilor Pope and carried unanimously.

7. **Wildlife Enhancement Project Agreement with Lewis County Conservation District.** Dave Campbell stated that the agreement would make use of slightly less than an acre of the wetlands mitigation bank on the northern part of town for a

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wildlife enhancement project that the Lewis County Conservation District would like to pursue. It would be funded by a grant that they are applying for. The proposed agreement is required in connection with that grant application.

Councilor Venemon asked if the city would have any obligations to the project.

Bob Nacht stated that there is specific language in the agreement precluding the city from any obligation from participation in the project. The city is simply making its property available.

Councilor Venemon asked if the contour of the area would be changed.

Bob Nacht stated he wouldn't suggest that it won't change the contour in any way, shape, or form. It is a fish habitat enhancement project designed in conjunction with both the state and federal Fish and Wildlife Departments. They intend to plant trees and shrubs along Coal Creek to provide shade and oxygen, and to take a bulldozer and sculpt along the bank.

Councilor Galvin asked if this project would change the city's ability to use the property for wetland mitigation projects.

Bob Nacht stated that it would not change that ability, but it might make it more difficult to accomplish a project in the same area.

Councilor Hatfield moved to authorize and direct the city manager to sign the proposed wildlife extension agreement with the Lewis County Conservation District. The motion was seconded by Councilor Galvin and carried unanimously.

#### 8. **City Council/City Manager Reports.**

a. **Update on Live Fire Training Facility.** Randy Hamilton stated that one of the top priorities of the council is to improve the city's fire rating. One of the areas identified that would raise the rating would be a fire training facility. The council authorized the expenditure of funds over the last two years to study this concept, and property was donated to the city by Weyerhaeuser for a potential site. He stated that Richard Youel, an architect with the Seattle firm of McAdoo, Malcolm, & Youel was in attendance to answer questions.

Captain Rob Gebhart and Firefighter Casey Beck presented an update on the concept of a fire training facility to be called the Lewis County Emergency Services Training Facility, including the 18 districts and 2 city fire departments within Lewis County. A picture and model of the facility were shown, and the layout and features of the building were discussed. The presentation also covered the reasons for needing such a facility, the benefits of a training facility, its cost effectiveness, and possible ways to finance the project.

Councilor Pope asked about the city's liability in constructing and maintaining a county-wide facility.

Randy Hamilton stated that the liability for each department would be home by that department, although liability for the facility (structurally), and the property, would be the landowner's responsibility.

Councilor Pope also expressed concern about smoke that may be generated from the facility and its proximity to 1-5.

Chief Hamilton explained that this type of facility is a controlled atmosphere, and that is the whole idea of going to a designed facility.

Captain Gebhart stated that one way to fund the proposed \$1.7 million facility would be a county-wide bond issue.

Councilor Hatfield asked what the plan was to fund the ongoing maintenance costs of the facility.

Chief Hamilton stated that a budget is currently being worked on as to what the annual operating costs of such a facility would be. The costs would be borne by the users, from rental fees, grants, and state fire service training funds. Based on

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information from other facilities the annual costs are very small, probably less than \$20,000 a year. The tax payers would not be burdened directly through special levies.

Chief Hamilton stated that a meeting was held and other agencies are interested in the concept and would like to see it move forward. He stated that if any council member was interested in serving on a work committee for this project to please let him know.

Councilor Hatfield complimented Captain Gebhart and Firefighter Beck on a fine presentation.

b. **Change in Location for August 11 City Council Meeting.** Dave Campbell stated that the August 11 council meeting location will be moved to the V. R. Lee Community Building to accommodate the Japanese delegation from Inasa.

c. **Downtown Fire on July 11.** Councilor Hatfield passed on his kudos to the public works and community services departments for their work following the Phyl's Furniture/Red Cross fire to get the area cleaned up.

d. **Red Cross Chehalis River Run.** Councilor Venemon announced that the annual Chehalis River Run was taking place again this year. Ms. Arletha Seiffert, 87, has done the swim for the last 13 years to raise funds for the Red Cross. He stated that if anyone would like to make a donation to let him know or contact the Red Cross office.

e. **Downtown Music & Art Festival!** Joanne Schwartz reported on the Music & Art Festival held last weekend. She stated that a good time was had by all and the weather was good.

f. **Street and Landscaping Improvements.** Councilor Ketchum commented on how nice the recent street overlays are, and also the landscaping work being done at the National Avenue entrances.

9. **Executive Session - Pursuant to RCW 42.30.110(d) - Review Negotiations on the Performance of a Publicly Bid Contract.** Mayor Spahr announced that the council would take a short break and then convene in executive session at 4:25 p.m. for about 10 minutes with a possible decision following the executive session. Following conclusion of the executive session, Mayor Spahr reopened the regular meeting at 4:40 p.m.

10. **Solid Waste Rates.** Councilor Hatfield moved to amend the solid waste contract between the city and Superior Refuse to reduce commercial containers by \$10.00 per month, and to reduce residential accounts by sixty cents per month. The motion was seconded by Councilor Zylstra and carried unanimously. The decrease is the result of reduced tipping fees at the Lewis County solid waste transfer station.

There being no other business to come before the council, the regular meeting was adjourned at 4:40 p.m.

11. **1998 Budget Preparation Guidelines and Issues - Continued.** The council continued their review of issue papers. After the council completed the review, Mr. Campbell asked that the council rate the items as high, medium, or low.

The work session concluded at 5:05 p.m.

August 11, 1997

The Chehalis city council met in regular session on Monday, August 11, 1997, in the V.R. Lee Community Building, Recreation Park. Mayor Bob Spahr called the meeting to order at 3:20 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Dr. Isaac Pope, and Bob Venemon. Councilors Tony Ketchum and Dave Zylstra were absent (excused). Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police & Fire Services; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Becky Fox, Court Administrator; Tim Grochowski, Street Superintendent; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Sharon Michael of The Chronicle.

1. **Employee Service Award.** Mayor Spahr presented a five-year service award pin to Reggie Macomber, a firefighter with the Police & Fire Services Department.

2. **Consent Calendar.** Councilor Hatfield moved to approve the August 11, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of July 28, 1997;
- b. July 28, 1997, Claims Vouchers No. 42794 - 42919 in the amount of \$97,003.94; July 31, 1997, Payroll Vouchers No. 32478 - 32666 in the amount of \$424,380.55; and Transfer Voucher No. 1423 in the amount of \$1,097.24; and
- c. Pay Estimate No. 1 in the amount of \$73,819.83 to Consulting & Contracting, Inc., for the SW 20th Street/Salsbury Avenue project;

The motion was seconded by Councilor Galvin and carried unanimously.

3. **Ordinance No. 621-B, First Reading - Adopting the Findings of Facts and Conclusions of City Regarding Basic Cable Television Service Tier Rates and Equipment and Installation Charges of TCI Cablevision of Washington, Inc., in the City of Chehalis.** Mayor Spahr explained that TCI Cablevision, Inc., has proposed rate increases. Staff and the city's cable television consultant have reviewed the increases and have determined that TCI improperly calculated certain costs for service, and believe reductions in equipment and installation charges may be ordered. TCI has the right to appeal the city's recommendation with the Federal Communications Commission.

Councilor Hatfield moved to suspend the rules requiring two readings of an ordinance. The motion was seconded by Councilor Pope and carried unanimously. Councilor Hatfield then moved to pass Ordinance No. 621-B on first and final reading. The motion was seconded by Councilor Pope and carried unanimously.

4. **Ordinance No. 622-B, First Reading - Adopting the Chehalis Criminal Code and Repealing Prior Ordinances.** Bill Hillier stated that the criminal code was updated last year, but it was found that some items now need corrected. Provisions dealing with assault, theft, and shoplifting did not indicated the class of the crime as either a misdemeanor or a gross misdemeanor. In addition, if a penalty was not deemed to be a misdemeanor or a gross misdemeanor specifically, it would fall into the catch-all provision of crimes constituting misdemeanors. He also stated that cases are being dismissed in municipal court.

Councilor Hatfield moved to suspend the rules requiring two readings of an ordinance. The motion was seconded by Councilor Galvin and carried unanimously. Councilor Hatfield then moved to pass Ordinance No. 622-B on first and final reading. The motion was seconded by Councilor Galvin.

Councilor Hatfield pointed out that since it is the garage sale season citizens should be made aware that it is against the law to post signs on poles and street signs.

The motion carried unanimously.

5. **Ordinance No. 623-B, First Reading - Establishing a Gambling Tax and Repealing Prior Ordinances.** Dave Campbell stated state law has changed how nonprofit agencies may be charged gambling tax. Our current ordinance has a tax

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rate of 3.5 % on the gross income. The new taxation rate on punchboards and pulltabs for nonprofit organizations is based on gross receipts from the operation of the business less the amount awarded as prizes, and may be up to 10%.

Randy Hamilton indicated he had sent letters to all the licensees regarding the change in the ordinance. He also explained staff was recommending changing both the commercial and nonprofit agencies taxation rate to 10% of the gross receipts after prizes.

Councilor Hatfield moved to pass Ordinance No. 623-B on first reading. The motion was seconded by Councilor Pope.

Councilor Galvin questioned the wording in the ordinance, indicating that it was not clear.

Chief Hamilton advised him it would be reworked before the next council meeting.

Bruce Longnecker, finance officer of the American Legion, stated if the rate was changed as proposed, his agency may save a little bit. He told the council that the 10 % rate was not required, and that he would like to see an 8 % rate so his agency would be able to do more in the community.

Councilor Pope asked what the money is used for.

Dave Campbell indicated it is part of the General Fund revenues.

Randy Hamilton stated it used to be dedicated to gambling tax enforcement, but that regulation had been eliminated.

Mayor Spahr asked Jo Ann Hakola to do some more rate calculations and determine what 8 % would bring in.

Councilor Hatfield asked how much annual revenue we receive now.

Jo Ann Hakola answered approximately \$40,000 a year. This ordinance would add about \$6,000 more revenue.

Mayor Spahr asked how much impact the change would have on commercial vendors.

Jo Ann Hakola answered about \$5,000.

Mayor Spahr indicated he didn't think the city should be trying to make money on this tax.

Chief Hamilton indicated staff would return with additional calculations and clarified wording at the next council meeting.

The motion to pass Ordinance No. 623-B passed on first reading.

## 6. **City Council/City Manager Reports.**

a. **Meeting Reminders.** Dave Campbell reminded the council of several upcoming meetings and events that the council may be interested in attending.

b. **Parking Along SE Washington Avenue.** Councilor Hatfield passed along kudos to Randy Hamilton and Barry Heid for taking care of the parking problem along SE Washington behind the Safeway store and the Chehalis Professional Building.

c. **GMA Meeting**. Joanne Schwartz reminded the council about the GMA meeting on August 13, at 7:30 a.m., at the Activity Building.

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There being no other business to come before the council, the meeting was adjourned at 3:40 p.m.

August 25, 1997

The Chehalis city council met in regular session on Monday, August 25, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Tony Ketchum, Bob Venemon, and Dave Zylstra. Councilor Isaac Pope was absent. Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Jerry Boes, Deputy Chief for Fire Services; Dennis Dawes, Deputy Chief for Police Services; Sharon Ferrier, Community Services Office Manager; Jim Fleming, Wastewater Superintendent; Becky Fox, Court Administrator; Tim Grochowski, Street Superintendent; Bob Nacht, Community Development Director; Andy Sennes, Property Manager; Lilly Wall, Recreation Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Sharon Michael The Chronicle, and Joyce Fink of The Lewis County News.

1. **Employee Recognition.** Mayor Spahr presented Jeff Shine a certificate from the International Fire Code Institute designating him as a certified uniform fire code inspector.

2. **Employee Service Awards.** A five-year service award pin was presented by Mayor Spahr to Joanne Schwartz, Community Services Director. The Mayor also presented a thirty-year service award pin to Bob Serl, along with a plaque in honor of his retirement. Mayor Spahr thanked Mr. Serl for his thirty years of service to the city.

3. **Consent Calendar.** Councilor Zylstra moved to approve the August 25, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of August 11, 1997;
- b. August 15, 1997, Claims Vouchers No. 42920 - 43087 in the amount of \$372,588.99;
- c. Change Order No. 1 in the amount of \$20,871.84 to Consulting & Contracting, Inc., for the SW 20th Street/Salsbury Avenue project;
- d. Award of bid for wastewater treatment plant drying bed building "A" roof rehabilitation project to Chehalis Sheet Metal & Roofing Company, Inc., in the amount of \$53,507.51;
- e. Rejection of bid for the wastewater treatment plant boiler replacement project;
- f. Amendment to engineering services agreement with Gibbs & Olson for the wastewater treatment plant flood damage basin repair project; and
- g. Award bid for public safety building heating/air conditioning project to Northwest Heating & Roofing in the amount of \$41,894.23.

The motion was seconded by Councilor Hatfield.

Mayor Spahr asked about item "d". He stated that there were two alternatives proposed for replacement of the roof, including a total replacement of the roof at a cost of \$53,507.51, or reroofing over the existing roof for \$46,140.83. He questioned how long the roof would be used since the city may have to eventually build a new plant.

Barry Heid felt that since there was not a great amount of price difference in the two alternatives it was better to completely reroof the building. It will provide better quality and lessen the chance of defects that may occur when existing materials are left on. He added that there is a good possibility that the existing buildings will still be used.

The motion carried unanimously.

**4. Ordinance No. 623-B, Second Reading - Establishing a Gambling Tax and Repealing Prior Ordinances.**

Washington state law changed the methodology and allowable rate for taxing nonprofit licensees' punchboard and pull tab sales. The proposed ordinance is to comply with the change in state law. Dave Campbell stated that during the last meeting the council requested more information regarding different percentage rates and the effects of those rates on different classes of gambling operators, and city revenues.

Councilor Hatfield moved to pass Ordinance No. 623-B on second and final reading. The motion was seconded by Councilor Zylstra.

Bruce Longnecker of the American Legion asked the council to consider reducing the rate to 8% from the proposed 10%.

Mayor Spahr suggested that the rate be reduced to at least 9 %.

Randy Hamilton added that investigations on gambling activities are going up and one police officer is currently funded from these revenues.

Mayor Spahr stated that these are small business people that are competing against a large enterprise that does not have to pay taxes at all, and they can be put out of business fast.

Councilor Hatfield stated that with the increasing costs for central dispatch services, coupled with the fact that the city just took a \$50-60,000 hit in retail sales with the relocation of a large RV dealer, every bit of revenue helps. He felt the rate should remain at 10%.

Mike Browning, owner of the Star Tavern, spoke against the rate increase. He did not feel that gambling operators were solely responsible for increased dispatched calls. He stated that the small businesses which will be effected by this increase will have a major hit to them. He added that he is already paying over \$7,000 to the city, and now he must compete with the Lucky Eagle casino. He felt he would eventually be run out of business.

Councilor Hatfield stated that taverns are in the business to sell beer and wine, not for gambling.

Mr. Browning disagreed. He stated that they are in the business to gamble, and if they can't gamble they will go broke. In turn, the city will lose revenue. He asked that the rate be decreased.

Jim Hayes, American Legion, added that they are already losing programs.

The motion to pass Ordinance No. 623-B carried by a vote of 4 ayes and 2 nays. The dissenting votes were cast by Mayor Spahr and Councilor Venemon.

**5. Resolution No. 11-97, First Reading - Approving an Agreement for Collection and Disposal of Solid Waste with Superior Refuse Removal, Inc.** Dave Campbell stated that the resolution formally implements the new reduced solid waste collection rates as of September 1. Residential rates would be reduced by 60 cents per month, and \$10.00 per month for all commercial customers that have a dumpster.

Councilor Hatfield moved to suspend the rules requiring two readings of a resolution. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Hatfield then moved to adopt Resolution No. 11-97 on first and final reading with an effective date of September 1, 1997. The motion was seconded by Councilor Zylstra and carried unanimously.

**6. Equipment for New Aerial Truck.** Randy Hamilton stated that when the council authorized the purchase of a new truck the equipment list was not finalized. He asked that the cost of the equipment be taken from the automotive equipment reserve fund and the EMS reserve account in the amount of \$37,120.

Councilor Hatfield asked if everything has now been purchased for the new truck. He noted that there have been several requests for funding in connection with the truck.

Chief Hamilton assured the council that this request finishes up the purchase of the truck, and delivery is expected at the end of October.

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Councilor Hatfield moved to approve the purchase of the equipment in the amount of \$37,120 from the fire services division's general automotive equipment reserve and the EMS reserve accounts. The motion was seconded by Councilor Venemon and carried unanimously.

7. **City Council/City Manager Reports.**

a. **Tri-Agency Meeting on Saturday, September 6.** Dave Campbell reminded the council that a tri-agency meeting will be held on Saturday, September 6, beginning at 8:30 a.m. at the county courthouse annex. The meeting is being hosted by the city of Centralia.

b. **Inasa Cultural Exchange Group's Visit.** Mayor Spahr felt the recent visit of the Inasa delegation was a success. Their fair performances were well accepted. He added that the gifts which were presented to the city are currently on display at the Lewis County Center.

Dave Campbell stated that the planning committee for the visit met to de-brief. There are also plans to send a group from this area to Inasa.

c. **Southwest Washington Fair.** Councilor Galvin reported that he represents the city on a committee which is currently developing the process for setting up a public development authority for the fair. The three elements of the process include the creation of by-laws, an ordinance, and charter. He noted that the charter has just been completed. It is hoped that the process will be completed sometime in October, and the PDA in operation by the first of the year.

Joanne Schwartz added that after the committee is finished, it will go before the county commissioners. They will probably hold several public hearings, and following that, a board will be appointed.

Councilor Hatfield noted that the idea of a PDA for the fairgrounds came from the recommendations of a consultant who developed a study regarding the future of the fairgrounds.

d. **Flood Control Zone.** Councilor Galvin stated that he also represents the city on the county flood control zone committee. Two meetings have been held, and a charter is being worked on.

e. **Interim Urban Growth Areas.** Dave Campbell stated that a draft letter was distributed to the council which the GMA committee would like to send to Lewis County in response to a letter from them to the city about proposed interim urban growth areas.

The council discussed and revised the letter, and then Councilor Hatfield moved to approve the letter and authorize the city manager to send the letter to Lewis County. The motion was seconded by Councilor Zylstra and carried unanimously.

8. **Executive Session.** Mayor Spahr announced that the council would convene in executive session at 3:45 p.m. pursuant to RCW 42.30.110(i) - litigation, and RCW 42.30.110(d) - negotiations on the performance of a publicly bid contract, for about 45 minutes. He stated that there would be no decisions following the executive session.

Following conclusion of the executive session at 4:30 p.m., and there being no other business to come before the council, the meeting was adjourned.

September 8, 1997

The Chehalis city council met in regular session on Monday, September 8, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Tony Ketchum, Dr. Isaac Pope, Bob Venemon, and Dave Zylstra. Councilor Bud Hatfield was absent (excused). Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Dennis Dawes, Deputy Chief for Police Services; Becky Fox, Court Administrator; Andy Sennes, Property Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Sharon Michael of The Chronicle.

1. **Employee Service Award.** Dale Miller, Police Sergeant, was recognized by Mayor Spahr for ten years of service. Sergeant Miller was not in attendance, but Dennis Dawes accepted the pin on his behalf.

2. **Employee Recognition.** Mayor Spahr recognized Jo Ann Hakola, Finance Director, and Peggy Morant, Assistant Finance Director, for their continuing status as professional finance officers for 13 and 10 years, respectively, from the Washington Finance Officer's Association.

3. **Proclamation.** Mayor Spahr read and presented a proclamation to Norma Smith and Doris Brown, proclaiming September 14-20 as National Emblem Club Week.

4. **Consent Calendar.** Councilor Zylstra moved to approve the September 8, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of August 25, 1997;
- b. August 28, 1997, Claims Vouchers No. 43088 - 43204 in the amount of \$136,619.63; August 29, 1997, Payroll Vouchers No. 32667 - 32852 in the amount of \$425,893.27; and Transfer Voucher No. 1424 in the amount of \$690.74; and
- c. Pay Estimate No. 2 in the amount of \$119,376.47 to Consulting & Contracting, Inc., for the SW 20th Street/Salsbury Avenue project;

The motion was seconded by Councilor Pope.

Mayor Spahr commented that the 20th Street/Salsbury Avenue project is coming along nicely, and looks good.

The motion carried unanimously.

5. **Citizens Business - Complaint Regarding Trains Running at Night Along William Avenue.** Chris Garman, 785 SW William Avenue, stated that he was representing about 55 residents regarding the running of trains along the tracks on William Avenue during the early morning hours. He asked about the status of the situation.

Chief Hamilton reported that a meeting was held last Thursday night to discuss the problem with the residents, however, Burlington Northern chose not to attend the meeting. He was told that a Burlington Northern representative would be at today's meeting, but is not yet in attendance. He stated that Burlington Northern's reason for running the trains during morning hours is they must deliver train cars to the industrial park because there is no room for them at their Centralia yard where other cars are coming in. Sharon Roberts of National Frozen Foods spoke to Burlington Northern to let them know that her company does not need the cars during those hours, and impressed upon the railroad that they would like to see them modify their schedule.

Chief Hamilton also reported that staff did research on the property which the track runs on, and according to the city attorney, the railroad has a lawful easement to run across the property. He stated that last Friday he talked to a Burlington Northern representative who apologized for not being at Thursday's meeting. He also assured him that the crossings would be

hand-flagged, but a letter received today contradicted that. The letter explained that he had serious thoughts about putting railroad employees in jeopardy, and his first responsibility was to his employees' work environment. The letter went on to say

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that the railroad is exploring the re-routing by the old Milwaukee line, and expansion of the Centralia plant, but that is about two years away. They plan to run trains three nights per week between the hours of midnight and 6:00 a.m.

Mayor Spahr told Mr. Garman that the city would continue working on the problem, and asked him to keep in contact with the police department.

Chief Hamilton stated that Burlington Northern would like to reschedule another meeting with the residents and staff.

Bill Hillier added that he received a fax from a railroad representative explaining that he could not make today's meeting because he had to attend a hearing in Olympia. He also stated that the only thing the city has the authority to do at this point is to cite trains that are blocking crossings for longer than five minutes.

6. **Citizens Business - Complaint Regarding Traffic on William Avenue and 6th Street.** Attonia Chaney, 584 SW William Avenue, expressed concern about the speed of vehicles along SW William Avenue and 6th Street. She stated that cars are not stopping at stop signs, and some are seeing how fast they can go over the railroad tracks on 6th Street. She added that she has also seen police officers doing this. She stated that with the William Avenue housing development there are many more children in the neighborhood now, and is concerned about their safety. She asked about installing speed bumps on both streets.

Mayor Spahr stated that if Ms. Chaney sees an alleged problem with a police officer, she should contact Chief Hamilton.

Barry Heid explained that state law allows the city to install extended berms, not speed bumps. He said what typically happens is that a petition or letter is submitted by a group of property owners, a neighborhood meeting is held, and based upon the results of that, the berms may be installed.

7. **Citizens Business - Chehalis Industrial Park 40-Year Anniversary.** Heidi Pehl extended an invitation to the council and staff for the Chehalis Industrial Park's 40-year anniversary celebration on September 12, from 4:00 to 7:00 p.m. at National Frozen Foods.

8. **Resolution No. 12-97, First Reading – Declaring Surplus Property.** Dave Campbell stated that there are four city vehicles which staff would like to sell at a state auction.

Councilor Pope moved to suspend the rules requiring two readings of a resolution. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Pope then moved to adopt Resolution No. 12-97 on first and final reading. The motion was seconded by Councilor Zylstra and carried unanimously.

9. **Workers Compensation Insurance Retrospective Rating Program.** David Kelly reported that city employees again did a good job in keeping a good safety record, and received the maximum refund allowed for the 1995-96 retro program year in the amount of \$3,568. He recommended that the city continue on the same plan as last year.

Councilor Galvin moved to authorize the city manager to sign the retrospective rating program agreement for the 1997-98 coverage year in Plan A2 at the MPR level of 1. 10. The motion was seconded by Councilor Venemon and carried unanimously.

10. **Award Bid for Wastewater Treatment Plant Flow Equalization Basin.** Dave Campbell reported that bids were received for the repair of the treatment plant's equalization basin that was damaged during the December 1996/January 1997 flood.

Barry Heid stated that the process of repairing the basin has taken a lot longer because of the extent of damage which required geotechnical and soil evaluation of some of the area underneath the basins. Of the two basins, the northern one had significantly more damage than the southern one. The minor repairs to the southern basin have been taken care of, and it is currently being used, but as the winter weather approaches, the northern basin will be needed. Staff have been working with the

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insurance company on exactly what the scope of work would be and what they would consider acceptable to repair the basin. Compounding the situation was the fact that the insurance provider changed carriers during the process. It was finally agreed that both carriers would share equally for responsibility for the repairs, but to what extent that final amount will be is still undetermined. Mr. Heid explained that the total cost of the project is nearing \$300,000, and the city's deductible is \$100,000. In addition, FEMA has tentatively agreed to participate in a percentage of the costs. He noted that the insurance carrier could still view the damage as being caused by some other pre-existing condition, and therefore only be responsible for a portion of the costs. He added that regardless of the city's final responsibility, this is a project that must be done.

Councilor Galvin asked if this was a true repair or a "band-aid."

Barry Heid stated that this will be a true repair.

Councilor Ketchum asked if the insurance carriers are viewing the damage to both basins as one claim, or will the city be responsible for paying two deductibles?

Barry Heid stated that the city is looking at it as one event, one set of damage, and one treatment plant, and have indicated that to the insurance providers.

Councilor Pope moved to award the bid for the repair of the wastewater treatment plant north flow equalization basin to Triad Mechanical in the amount of \$194,292.89, contingent upon concurrence/acceptance by the city's insurance providers. The motion was seconded by Councilor Venemon and carried unanimously.

11. **Executive Session.** Mayor Spahr announced that the council would convene in executive session at 3:40 p.m. pursuant to RCW 42.30.110(c) - real estate, and RCW 42.30.110(g) - review performance of a public employee, for about 30 minutes. He stated that there would be no decisions following the executive session.

Following conclusion of the executive session at 4:10 p.m., and there being no other business to come before the council, the meeting was adjourned.

September 22, 1997

The Chehalis city council met in regular session on Monday, September 22, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Bud Hatfield, Wayne Galvin, Tony Ketchum, Dr. Isaac Pope, Bob Venemon, and Dave Zylstra. Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Jerry Boes, Deputy Chief for Fire Services; Dennis Dawes, Deputy Chief for Police Services; Sharon Ferrier, Community Services Office Manager; Becky Fox, Court Administrator; Bob Nacht, Community Development Manager; Andy Sennes, Property Manager; Brian Slater, Fire Captain; Lilly Wall, Recreation Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Sharon Michael of The Chronicle and Joyce Fink of The Lewis County News.

1. **Proclamation.** Mayor Spahr congratulated Jerry Boes for being honored as a Red Cross hero. Jerry received the award for being instrumental in coordinating personnel and tactics to fight Chehalis fires over the past year. Mayor Spahr then read and presented a proclamation to Brian Slater and Jerry Boes, proclaiming October 5-11 as Fire Prevention Week. Captain Slater reported on some of the activities planned for the week.

2. **Employee Recognition.** Mayor Spahr stated that in addition to Jerry Boes being named a Red Cross hero, another Chehalis employee also received that honor. Sharon Ferrier received the Good Samaritan Award, along with Sandy Albertson, for rescuing a young man from his burning car following an accident. Mayor Spahr congratulated Sharon and presented her with a bouquet of red roses. Sharon reported that the boy is doing fine and that she got to meet him and his family last week.

3. **Consent Calendar.** Councilor Zylstra moved to approve the September 22, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of September 8, 1997; and
- b. September 8, 1997, Claims Vouchers No. 43205 - 43343 in the amount of \$300,371.01.

The motion was seconded by Councilor Pope and carried unanimously.

4. **Recreation Park Renovation Project.** Andy Sennes reported on a renovation project currently underway at Recreation Park. Over the last five years volunteers have brainstormed ideas on improving the ball field area. Some of the problems include poor drainage, inadequate parking, poor soil composition, unsafe light poles, substandard concession stand, hazardous fencing, and poor spectator safety. He added that the girls softball association and Chehalis Kiwanis Club have also been involved in the project. The plan is to reconfigure the ball fields to bring all three fields together with a concession stand in the center. He noted that the softball association and Kiwanis Club have already pledged money for this project, along with donations from the community. The first phase will focus on field #1 and the concession stand so that they will be ready by spring. The light poles and fencing have been removed, and surveying is being done to get some of the work completed before it starts raining again. The project will also include upgrading the parking on the gravel access road along the railroad tracks, as well as near the DOT facility.

5. **Meeting Reminders.** Dave Campbell reported on meetings this week which the council may be interested in attending. DOT is holding an open house regarding the LaBree Road freeway interchange on September 25, from 5:00 to 8:00 p.m. at the courthouse annex. Also on September 25, at 7:00 p.m., the city of Centralia is holding a meeting to discuss the proposed relocation of their wastewater treatment plant.

6. **Council Goals Status Report.** Dave Campbell stated that the sixth quarterly report on the 1996-97 goals was included in the agenda packet and that if anyone had questions he would be happy to answer them.

7. **Flood Control Zone.** Councilor Galvin reported that the by-laws have been completed and Pete Corwin was elected as chair. He stated that the flood computer model is complete. The last three major floods have been monitored, and

the model predicted within an hour and within inches of the observed conditions of the river, so it is pretty accurate. He noted that if the Mellen Street bridge supports had not been there, there would have been three feet less water south of the bridge.

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8. **TMDL.** Mayor Spahr reported that he, Dave Campbell, Dick Riley, and Liz Thomas attended a hearing on September 9 before the House Agriculture and Ecology Committee regarding TMDL and its impact to the city. He thought the hearing was positive and felt the representatives were sympathetic to the city.

9. **Executive Session.** Mayor Spahr announced that the council would convene in executive session at 3:30 p.m. pursuant to RCW 42.30.110(b) - acquisition of real estate, RCW 42.30.110(d) - negotiations on the performance of a publicly bid contract, and RCW 42.30.140(4) - personnel, for about 30 minutes. He stated that there may be a decision(s) following the executive session.

Following conclusion of the executive session at 4:10 p.m., and there being no other business to come before the council, the meeting was adjourned.

October 13, 1997

The Chehalis city council met in regular session on Monday, October 13, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Tony Ketchum, Bob Venemon, and Dave Zylstra. Dr. Isaac Pope was absent (excused). Staff members present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Jerry Boes, Deputy Chief for Fire Services; Becky Fox, Court Administrator; and Andy Sennes, Property Manager. Members of the news media in attendance included Sharon Michael of The Chronicle and Joyce Fink of The Lewis County News.

1. **1996 Firefighter of the Year.** Mayor Spahr, Chief Hamilton, and Deputy Chief Boes presented the 1996 Firefighter of Year Award to Steve Emrich. Mayor Spahr stated that Mr. Emrich was very deserving of the award and congratulated him on behalf of the council. Chief Hamilton added that Mr. Emrich has received the award for the last three years. Deputy Chief Boes reported that Mr. Emrich responded to over 40% of calls during the year.

2. **Consent Calendar.** Councilor Hatfield moved to approve the October 13, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of September 22, 1997;
- b. September 29, 1997, Claims Vouchers No. 43344 - 43482 in the amount of \$187,122.86; September 30, 1997, Payroll Vouchers No. 32853 - 33057 in the amount of \$439,640.74; and Transfer Voucher No. 1425 in the amount of \$1,132.53; and
- c. Reappointment of Bill Junk to the Parking Commission for a 4-year term expiring October 31, 2001.

The motion was seconded by Councilor Galvin and carried unanimously.

3. **Citizens Business.** Chuck Haunreiter addressed televising council meetings on CCTV. He felt that televising them would help to let the citizens know what is going on.

Mayor Spahr informed Mr. Haunreiter that he supported televising council meetings about a year ago, and at that time he went around the community and talked to people. The general consensus was that people would probably watch the meetings, but they did not want to spend \$18,000 a year to do it. He added that the council will be reviewing the 1998 recommended budget sometime in November and that would be the time to talk about this issue.

4. **Engineering Services Agreement with Gibbs & Olson to Provide a General Wastewater Plan, Facility Plan, and Environmental Evaluation.** Barry Heid explained that the engineering services agreement would provide for the development of a general sewer plan, facility plan, and an environmental evaluation which are required by the city's NPDES permit. The permit required the city to undertake steps that would ultimately preclude the discharge to the Centralia reach of the Chehalis River between May 1 and October 31. The costs for the studies are \$515,000, of which a portion will be paid for by Napavine and Lewis County Sewer District No. 1. All three plans should be completed by June 1999.

Councilor Hatfield asked if the city's portion of the costs would come from the general fund or are grant funds available.

Barry Heid stated that there is no outside assistance at this time, but it is anticipated that the city will apply for grants in February.

Mayor Spahr asked if this was something the city would have done anyway without the TMDL study.

Barry Heid stated that it would have had to be undertaken eventually.

Councilor Hatfield moved to authorize the acceptance of the agreement for engineering services with Gibbs & Olson for the development of a general sewer plan, sewer facility plan, and an environmental evaluation in the amount of \$515,000, with

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the understanding that the city of Napavine and Lewis County Sewer District No. 1 will reimburse the city for a portion of the costs commensurate with their percentages of ownership in the existing and/or future wastewater treatment plant and facilities, as is appropriate and equitable. The motion was seconded by Councilor Galvin and carried unanimously.

**5. Resolution No. 13-97, First Reading – Approving an Amended Agreement for the Collection and Disposal of Solid Waste with Superior Refuse Removal, Inc.** Dave Campbell stated that the agreement would extend the existing contract for three years beyond the current termination in the spring of 2000. In return, Superior Refuse would haul yard waste from Hedwall Park at no cost to the city. Based on current volume that would reduce the costs for the yard waste program by \$14,000 per year. He added that it is favorable for both the city and Superior Refuse; a company that continues to provide good service.

Councilor Hatfield moved to suspend the rules requiring two readings of a resolution. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Hatfield then moved to adopt Resolution No. 13-97 on first and final reading. The motion was seconded by Councilor Zylstra and carried unanimously.

**6. City Council/City Manager Reports.**

**a. Revised Accident Prevention & Safety Manual and Proposal to Purchase Safety Awards for Employees.** Dennis Dawes stated that the Safety Committee wanted to create a new safety manual that was all-inclusive of the general types of safety issues that employees should be aware of. He added that there are unique situations which each department can address through policies and procedures.

He also discussed the purchase of safety awards for employees. The city participates in the retrospective rating program for worker's compensation insurance through the State Department of Labor & Industries. It is the city's policy that one-half of the annual refund is reserved for potential future rate increases, and one-half of the amount - returned as a result of the safety record - be set aside for safety programs, equipment, and employee recognition. Over the last couple of years the Safety Committee decided not to purchase awards so that a more substantial award could be bought. The Safety Committee is proposing that employees be given the option of receiving a flashlight or jacket at an estimated cost of \$3,900. He noted that there is currently \$8,000 in the account.

Councilor Hatfield moved to approve the proposal to purchase the safety awards. The motion was seconded by Councilor Galvin and carried unanimously.

**b. Washington Surveying & Rating Bureau Evaluation and County-Wide Fire Training Facility Updates.** Chief Hamilton stated that the Washington Surveying & Rating Bureau did their last report on the city in 1990, in which the city was designated as a class 6. Staff from the Fire Services Division have met with representatives of the WSRB several times to review the deficiencies. He stated that the biggest, single factor that would cut out some deficiency points would be if we had a fire training facility. He stated that the idea of such a training facility was taken county-wide and is supported by Lewis County fire chiefs and commissioners, and support is also expected from the city of Centralia. He stated that a ballot issue asking for voter-approved taxation is being looked at and appears to be the most feasible means of funding the facility. He also stated that until we know the outcome of the fire training facility project he would like to hold off on having the WSRB rereate the department.

The council and staff reviewed the current status of the department as it relates to the 1990 WSRB report and what the department has done to eliminate some of the deficiency points.

Councilor Hatfield moved to direct staff to prepare a resolution for support of the construction of the county-wide fire training facility. The motion was seconded by Councilor Zylstra and carried unanimously.

c. **Set Date and Time for Work Session to Begin Review of 1998 Recommended Budget.** The council set a date of Monday, November 3, at 5:00 p.m. for a work session to begin review of the 1998 recommended budget at a location to be determined.

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d. **Steven Bergstrom.** Councilor Hatfield asked what the status was with two days left for Steven Bergstrom to pay for utility capacity charges for a proposed development near the Rush Road.

Barry Heid informed the council that Mr. Bergstrom paid for all charges today.

e. **Tourism.** Mayor Spahr attended a tourism meeting. He stated that the city of Centralia, through the Lewis County Center for Civic Activities, is applying for a grant for \$6,000 to do a media program to teach entities how to utilize the media better in promoting tourism. They are asking the city to be a partner in this endeavor.

f. **Sewer Operating Board.** Mayor Spahr stated that he attended a sewer operating board meeting, the results of which the city of Napavine and the Lewis County Sewer District No. 1 agreed to participate in sewer planning studies which was discussed earlier today.

7. **Executive Session.** Mayor Spahr announced that the council would convene in executive session at 4:00 p.m. pursuant to RCW 42.30.110(c) - acquisition of real estate - for about 20 minutes. He stated that there would be no decision following the executive session.

Following conclusion of the executive session at 4:20 p.m., and there being no other business to come before the council, the meeting was adjourned.

October 27, 1997

The Chehalis city council met in regular session on Monday, October 27, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Tony Ketchum, Dr. Isaac Pope, and Bob Venemon. Dave Zylstra was absent (excused). Managers and mid-managers present included: Dave Campbell, City Manager; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Dennis Dawes, Deputy Chief for Police Services; Becky Fox, Court Administrator; Steve Gunsolley, Acting Deputy Chief for Fire Services; Peggy Morant, Acting Finance Director; Andy Sennes, Property Manager; and Caryn Foley, Acting City Clerk. Members of the news media in attendance included Sharon Michael of The Chronicle and Joyce Fink of The Lewis County News.

1. **Consent Calendar.** Councilor Hatfield moved to approve the October 27, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of October 27, 1997;
- b. October 15, 1997, Claims Vouchers No. 43483 - 43677 in the amount of \$176,594.10;
- c. Award bid for wastewater treatment plant laboratory expansion project to Sandrini & Sons in the amount of \$46,792.42;
- d. Appointments of Shanda Veatch to an unexpired term expiring September 30, 2000, and Yuriko Miller to an unexpired term expiring September 30, 1998, to the Sister City Committee; and
- e. Pay Estimate No. 3 in the amount of \$121,212.95 to Consulting & Contracting, Inc., for the SW 20th Street/Salsbury Avenue Street Improvement Project.

The motion was seconded by Councilor Galvin.

Dave Campbell informed the council that the amount of the pay estimate in item "e" should actually be \$122,144.56 instead of \$121,212.95. He explained that the city received a bill from the Chehalis school district in the amount of \$931.61 for repair of phone line damage allegedly caused by the contractor. The amount that was originally recommended reduced the pay estimate by the \$931.61 phone repair bill, not recognizing that it had already been deducted.

Councilor Hatfield withdrew his motion. He then moved to approve the consent calendar, including the change to item "e" as clarified by Dave Campbell. The motion was seconded by Councilor Galvin and carried unanimously.

2. **Citizens Business.** Chuck Haunreiter appeared before the council to request that funds be included in the 1998 budget to televise council meetings on CCTV.

Mayor Spahr explained to Mr. Haunreiter that he has not been contacted by any citizens requesting that the city provide funding for televising council meetings. He stated that if that is what people want that is what the council will do, but that is not what the council is hearing.

Mr. Haunreiter stated that not only will he begin a campaign for televising council meetings, but he will also get signatures to provide an initiative process whereby the citizens can overrule this body.

3. **Resolution No. 14-97, First Reading – Requesting the County Commissioners to Authorize a Ballot Issue for County-Wide Funding of a Fire Training Facility.** Dave Campbell explained that the resolution follows up on a discussion during the last council meeting regarding the proposed county-wide fire training facility.

Councilor Hatfield moved to suspend the rules requiring two readings of a resolution. The motion was seconded by Councilor Pope and carried unanimously. Councilor Hatfield then moved to adopt Resolution No. 14-97 on first and final reading. The motion was seconded by Councilor Pope and carried unanimously.

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4. **Resolution No. 15-97, First Reading - Set Date of November 24, 1997, at 3:05 p.m. for a Public Hearing to Consider the Proposed Vacation of a Portion of SW Parkland Drive.** Councilor Hatfield moved to suspend the rules requiring two readings of a resolution. The motion was seconded by Councilor Galvin and carried unanimously. Councilor Hatfield then moved to adopt Resolution No. 15-97 on first and final reading. The motion was seconded by Councilor Galvin.

Councilor Pope stated that the council had a previous discussion regarding proceeds derived from land which is vacated and placing that money into a public facilities reserve fund, instead of the general fund, for capital projects. He asked if this was one of those instances.

Dave Campbell informed the council that it could be. The motion carried unanimously.

5. **Request for Water and Sewer Capacity South of Town.** Dave Campbell reported that this issue follows up on a previous commitment of capacity to a property owner south of town along the east side of Jackson Highway. Mr. Clarence Avron is now requesting 9 to 12 ERUs of water and sewer capacity to service his property.

Barry Heid reminded the council that they previously approved a request from Mr. Avron to extend an 8-inch sewer line southerly along the front of his property, across Jackson Highway, and connecting to the existing sewer line on Downie Road, along with one ERU of sewer capacity. In evaluating the costs, Mr. Avron determined that it was not cost effective. He felt that if he could get 9 to 12 ERUs of capacity it would make the project viable.

Councilor Hatfield moved to grant the request for water and sewer capacity, not to exceed 12 ERUS, since the area is well north of the county-imposed interim urban growth boundary of Maurin Road. The motion was seconded by Councilor Pope.

Councilor Galvin asked if city utility lines were 8 inches to that point.

Barry Heid stated that Mr. Avron would be required to install an 8-inch line based on the city's evaluation of the future potential for the area. He added that he would actually be tying into a 10-inch line.

Mayor Spahr wondered about potential requests for L.I.D.s in the future. He asked if they would be required to hook up to that line.

Barry Heid explained that there are several options. It would depend on where the borders of an L.I.D. were located because further south the Port of Chehalis has a line that could be connected into. Economics would play a part in that decision.

Mayor Spahr asked if this is a temporary fix to Mr. Avron's problem, or is it something that could be considered as permanent.

Barry Heid stated that staff look upon it as being permanent, and would require that it be installed according to city standards, and then be turned over to the city after completion.

Councilor Galvin asked if the 8-inch line was adequate.

Barry Heid stated that it would be reasonable.

The motion to grant the request carried unanimously.

6. **City Council/City Manager Reports.**

a. **Meeting Reminders.** Dave Campbell reminded the council about a special meeting on Monday, November 3, at 5:00 p.m. at the V.R. Lee Community Building to hold a work session to begin review of the 1998 recommended budget.

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b. **Lewis County Public Health Advisory Board.** Councilor Pope reported that reappointments for members to the board will take place in December. He stated that if any council member was interested in serving as the city's representative to let him know, or he would just continue in that capacity.

c. **Southwest Washington Fairgrounds.** Councilor Galvin informed the council that the fairgrounds Public Development Authority (PDA) steering committee has completed its job. The committee's recommendations will be presented to the Lewis County Commissioners on November 3 for their approval and passage of a resolution to formally establish the PDA. It is expected that at least seven to nine people will be appointed to the board.

d. **Flood Control Zone.** Councilor Galvin also reported that a meeting of the Flood Control Zone Committee was held last week. Reports were given regarding the geomorphology of the Chehalis River, and an update on the Chehalis River computer modeling. He stated that both reports were very interesting.

e. **Leaf Pick-up.** Councilor Hatfield noted that the Public Works Department is currently providing leaf pick-up for Chehalis residents.

Barry Heid added that he would like residents to be aware that leaves should be placed in the grassy strip, not in the roadway.

There being no other business to come before the council, the meeting was adjourned at 3:20 p.m.

November 3, 1997

The Chehalis city council met in special session on Monday, November 3, 1997, in the V.R. Lee Community Building. Mayor Bob Spahr called the meeting to order at 5:10 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Dr. Isaac Pope, and Dave Zylstra. Tony Ketchum and Bob Venemon were absent (excused). Managers and mid-managers present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Jerry Boes, Deputy Chief for Fire Services; Dennis Dawes, Deputy Chief for Police Services; Sharon Ferrier, Community Services Office Manager; Jim Fleming, Wastewater Superintendent; Becky Fox, Court Administrator; Tim Grochowski, Street Superintendent; Sandy Hill, Public Works Office Manager; Bob Nacht, Community Development Manager; Andy Sennes, Property Manager, and Lilly Wall, Recreation Manager. Members of the news media in attendance included Sharon Michael of The Chronicle.

1. **1997 Budget Status Report.** Jo Ann Hakola reviewed the analysis of revenues and expenditures through the third quarters of 1997 and 1996. She reported that overall, things look satisfactory and are where they should be at this point.

2. **Review of 1998 Recommended Annual Budget.** Dave Campbell gave an overview of the 1998 budget. He explained it was in balance, but the pending decision on the amount of cost for dispatch services may exceed what is budgeted. He also pointed out the areas of the budget document that might be of most interest and use to the council.

Councilor Hatfield questioned why the garbage fund reserves and parking commission reserves could not be used for general fund purposes.

Jo Ann Hakola explained that these are proprietary funds and are supported by user fees. State law dictates that the revenues must be used for the specific purpose the user fee was established for.

Bill Hillier indicated his budget was status quo, with no salary increase in 1998.

Councilor Hatfield pointed out that his total salary is \$6,250 a month, with a portion being paid by the utilities.

Becky Fox explained the changes in the court budget, indicating that while expenses were growing due to caseload, revenues were increasing also.

Jo Ann Hakola stated her budget only increased 1.1%, with several categories being decreased.

David Kelly indicated supplies were up and services and charges were down. He had minimal change in his budget.

Dave Campbell covered the council, city manager, and non-departmental departments. He indicated the automotive/equipment reserve contribution was eliminated, and the only increase in his budget was a salary increase.

He also discussed the tourism fund, explaining that revenue was declining and the reserve was quite low. He stated that this year the steam train was unable to be funded, but they do benefit from using the engine that belongs to the city.

In addition, he also provided an overview of the capital outlay portion of the budget.

Joanne Schwartz thanked the council for their consideration of the land use technician position, and stated she hoped the position would be able to be funded in the next budget cycle. She pointed out that recreation programs were increasing, as were revenues, and that the city would be receiving money from Lewis County to help fund the housing assistance effort. She also indicated we had \$77,000 (over two years) from the state for GMA planning that has not been budgeted yet.

Bob Nacht indicated that the Green Hill School project had been delayed to next year, and stated that the revenue received from the permits and taxes may be needed to provide staffing to do inspections on the project.

Joanne Schwartz indicated they are working on a county-wide housing authority, the Christmas ornaments project is going well, the recreation park project is phased over several years and using many volunteers, and she hopes to revitalize the

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scout lodge in a community effort also. She pointed out another landscaping project across from the swimming pool, buildings were going to be painted, chairs were going to be purchased for the council chambers, and money from a historic preservation grant would provide a booklet and classes in preserving homes.

Randy Hamilton indicated there was not a lot of change in his budget. A group of the entities using dispatch services will be meeting with the county commissioners in an attempt to limit the dispatching cost increase to 10%.

Councilor Hatfield questioned how much it would cost to open our own center.

Randy Hamilton indicated about \$150,000 for staffing and \$50,000 for equipment. He also pointed out the decrease in the fire budget, adding that this decrease in 1998 originated from the increase in the 1997 budget for the new fire truck.

Barry Heid pointed out that the street budget was pretty much status quo. There are funds budgeted for bridge inspections, contracted vegetation control, and replacement of street signs to meet new standards. The arterial street fund has carry-over projects that were not completed this year (the Main Street project and minor overlays). Stormwater is basically the same as last year, with a little more budgeted for pest control to fight the beavers. In water-sewer, he noted a part-time lab assistant was added, and reviewed the capital projects budgeted for next year.

Dave Campbell indicated that next Monday's meeting would include a public hearing on the budget.

There being no further business, on motion, the meeting adjourned at 6:50 PM.

November 10, 1997

The Chehalis city council met in regular session on Monday, November 10, 1997, in the Chehalis city hall. Bud Hatfield called the meeting to order at 3:00 p.m. in the absence of the Mayor and Mayor Pro-tem with the following council members present: Wayne Galvin, Bud Hatfield, Tony Ketchum, Bob Venemon, and Dave Zylstra. Dr. Isaac Pope and Bob Spahr (excused) were absent. Managers and mid-managers present included: Dave Campbell, City Manager; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Dennis Dawes, Deputy Chief for Police Services; Peggy Morant, Acting Finance Director; Bob Nacht, Community Development Manager; Andy Sennes, Property Manager; Lilly Wall, Recreation Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Sharon Michael of The Chronicle and Joyce Fink of The Lewis County News.

1. **Recognition of Sponsors for 3rd Grade Smoke Detector Program.** Fire Captain Brian Slater stated that some public education is being refocused on kids. One of the programs includes presenting a smoke detector to every 3rd grade student in Chehalis. This was made possible by donations by various businesses including Fuller Market Basket, V.R. Lee Insurance, Uhlmann Motors, Tires, Inc., and Pacific Cataract and Laser Institute. Captain Slater thanked all the sponsors for their participation.

2. **Employee Service Awards.** Councilor Hatfield presented a five-year service award pin to Police Officer Steve Nikander. Police Officer Rick McNamara was also recognized for five years of service, but was not in attendance.

3. **Consent Calendar.** Councilor Galvin moved to approve the November 10, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of October 27, 1997;
- b. Minutes of the special city council meeting of November 3, 1997;
- c. October 29, 1997, Claims Vouchers No. 43678 - 43790 in the amount of \$220,693.51; October 31, 1997, Payroll Vouchers No. 33058 - 33219 in the amount of \$395,875.77; Transfer Voucher No. 1426 in the amount of \$855.78; and vouchers and checks issued for the flood hazard mitigation grant from May 27 October 30;
- d. Lease agreement with Chehalis Kiwanis Club for Alexander Park; and
- e. Amendment to engineering services agreement with Gibbs & Olson for the 20th Street/Salsbury Avenue improvement project.

The motion was seconded by Councilor Zylstra and carried unanimously.

4. **Public Hearing - 1998 Recommended Budget.** Dave Campbell informed the council that the recommended budget is balanced in all funds at approximately \$16.2 million dollars which is about \$800,000 less than the 1997 budget as amended. The budget provides for small staffing increases in the wastewater division, recreation, and municipal court. The budget does not include any visible general fund service reductions, but it does rely to a greater extent than in the past on some of the special dedicated reserves for certain capital purchases in the area of EMS and criminal justice. The budget reduces transfers to the automotive & equipment reserve fund primarily from the administrative departments. It also assumes a property tax increase for general fund activities, the EMS program, and the firemen's pension fund. The estimated property tax would increase to \$3.03 per \$1,000 of assessed value which is a little less than half of what the city could levy under the 106% limitation law. The biggest capital improvement project budgeted is the reconstruction of Main Street.

Councilor Hatfield closed the regular meeting and opened the public hearing at 3:10p.m. He noted that the \$16.2 million figure is the total city budget of which about \$10 million is debt service, and approximately \$6 million is for the operating budget for the city.

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John May, 1935 SE Oakview Drive, Chehalis, spoke in regard to the firemen's pension fund. He stated that it refers to the possibility of a tax increase, but it says that "state law appears to require that a certain property tax rate be levied and collected. " He asked if state law refers to that or does it just appear to be. He did not understand the use of the word appears.

Dave Campbell stated that state law does appear to require that a rate be levied at 22.5 cents per \$1,000 for retired firefighters that were not in the LEOFF system. The full rate was not levied in 1997, but it needs to be in 1998.

John May asked if that was the reason that property taxes are being increased.

Dave Campbell indicated that it is part of the reason.

Mr. May stated that he went through some of his old tax bills. He also stated that he has heard stories that Chehalis has never increased property taxes. Although that might be true the city has increased the dollars. He stated that his records show that there has been a 59 % increase in his tax figures since 1991.

Councilor Hatfield noted that since 1986, when he joined the council, property taxes have only been increased twice, including the recommended 1998 increase. The fact that the dollar amount that has been collected may have gone up is not due to the fact that the city has raised the rate, but assessed valuations have gone up.

Mr. May stated that the dollars in the budget have come from reassessments of all properties. He therefore objected to a rate increase on behalf of all citizens.

Mr. Tom Wood, president of the Chehalis-Centralia Railroad Association, 118 Brook Drive, Chehalis, addressed the council. He stated that the railroad's request for \$2,000 is not included in the recommended budget. He felt the steam train has brought a lot of visitors to Chehalis, and they operate on a very low budget, but many hours are put into the organization. He asked that the city consider pro-rating the funding over all of the organizations making a request. He added that the funding provided by the city in the past has been used for publicity of the steam train. He asked the council to reconsider the railroad's request.

Councilor Hatfield noted that the budget still includes \$1,000 for the airport board. He thought that was going to be discontinued in as much as the airport board is in a good financial position.

Dave Campbell stated that the interlocal agreement between the county, and Centralia and Chehalis requires that it at least be appropriated. He noted that the airport board has not asked for the funding the last two years.

Councilor Hatfield stated that since the money has been appropriated, and the airport has not asked for it, then there is \$1,000 that is not being expended. He suggested that the money be given to the railroad.

There being no other public comment, Councilor Hatfield closed the public hearing and reopened the regular meeting at 3:20 p.m.

Councilor Galvin felt that Mr. Woods request was more than fair. He moved to amend the budget by eliminating \$1,000 from the general fund designated for the airport board, and providing that to the railroad association, and reducing the tourism fund appropriations (Tourism Lewis County, the Lewis County Center, and the Lewis County Historical Museum) by 6.7 % each for a total of \$870, and appropriating that amount to the railroad association. The motion was seconded by Councilor Ketchum and carried unanimously.

##### **5. City Council/City Manager Reports.**

a. **Lewis County Historical Society.** Councilor Galvin reported that the historical society held its annual meeting and officers were elected. The new president and vice president are Sandy Crowell and Jim Shouse, respectively.

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6. **Executive Session.** Councilor Hatfield announced that the council would convene into executive session pursuant to RCW 42.30.140(4) - collective bargaining - at 3:30 p.m. for about 20 minutes. He stated that there would be a decision following the executive session. Following the executive session, the regular meeting was reopened at 3:45 p.m.

7. **Settlement Agreement with Rick McNamara.** Tony Ketchum moved to authorize the city manager to sign a settlement agreement with Police Officer Rick McNamara in the amount of \$16,586.57, for two-and-a-half years of back pay, with interest, for care of the city's K-9 during Officer McNamara's off-duty hours. The motion was seconded by Councilor Zylstra and carried unanimously.

There being no other business to come before the council, the meeting was adjourned at 3:50 p.m.

November 24, 1997

The Chehalis city council met in regular session on Monday, November 24, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Tony Ketchum, Bob Venemon, and Dave Zylstra. Dr. Isaac Pope was absent (excused). Managers and mid-managers present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Jerry Boes, Deputy Chief for Fire Services; Dennis Dawes, Deputy Chief for Police Services; Becky Fox, Court Administrator; Bob Nacht, Community Development Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Sharon Michael of The Chronicle and Joyce Fink of The Lewis County News.

1. **Certificate of Competency as a Water Distribution Manager 3 to Stan Zydek.** Mayor Spahr presented a certificate of competency as a water distribution manager 3 to Stan Zydek of the Public Works Department. The certificate was issued by the State of Washington Department of Health Water Works Operator Certification Program.

2. **Presentation by Councilor Hatfield.** In honor of the Washington State University Cougars win over the Huskies this past weekend, and their future trip to the Rose Bowl, Councilor Hatfield presented Huskie fan, Councilor Bob Venemon, with a rose and a bowl, stating that this would be the closest he would ever get to the Rose Bowl. Councilor Venemon accepted the gifts with a good sense of humor and added that the Cougars played a great game.

3. **Consent Calendar.** Councilor Zylstra moved to approve the November 24, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of November 10, 1997;
- b. November 14, 1997, Claims Vouchers No. 43791 - 43967 in the amount of \$240,540.63;
- c. Pay Estimate No. I in the amount of \$96,250.03 to Triad Mechanical for the wastewater treatment plant flood damage rehabilitation project;
- d. Reappointments of Donna Karvia and John McKerricher to the Historic Preservation Commission for three-year terms expiring December 31, 2000; and
- e. Contract for ambulance services with American Medical Response Northwest (AMR).

The motion was seconded by Councilor Galvin and carried unanimously.

4. **Public Hearing - Proposed Vacation of a Portion of SW Parkland Drive.** Barry Heid stated that a public hearing is required by state law after a petition is received. The petition must be signed by a majority of the property owners adjacent to the portion of right-of-way proposed to be vacated. In this case, Mr. Robert Pehl is the only property owner. The proposed area is a small piece of property on the corner of Parkland Drive and Interstate Avenue. The vacation would allow for development of the property by the owner, and the city would retain an easement on the property because there are utilities in the area.

Mayor Spahr opened the public hearing at 3:05 p.m., and there being no public comment the public hearing was closed and the regular meeting reopened.

5. **Ordinance No. 624-B, First Reading – Vacating a portion of SW Parkland Drive.** Councilor Hatfield moved to suspend the rules requiring two readings of an ordinance. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Hatfield then moved to pass Ordinance No. 624-B on first and final reading. The motion was seconded by Councilor Zylstra and carried unanimously. The ordinance vacates a portion of right-of-way on the southeast side of SW Parkland Drive, between SW Interstate Avenue and SW Pacific Avenue.

6. **Citizens Business - Ground Water Drainage Problems.** Mr. Norm Sjoberg, 1779 SW Armstrong Court, spoke to the council regarding ground water problems in his neighborhood. He stated that he has spoken to the Public Works Department about it, but was told that they cannot do much about it without council direction. He explained that there used to be natural

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ground drainage, but with the construction of several homes, the natural grade of the road has been disturbed, causing water to come almost up to his front door yesterday. He requested that the city look into the situation.

Barry Heid stated that his department would certainly look into the situation and report back to the council at their next meeting.

7. **Ordinance No. 625-B, First Reading - Determining and Fixing the Amount of Revenue to be Raised by Ad Valorem Taxes, and Ordinance No. 626-B, First Reading - Adopting the 1998 Budget.** Dave Campbell stated that Ordinance No. 625-B sets the property tax levy for 1998, and Ordinance No. 626-B adopts the 1998 budget.

Councilor Hatfield moved to pass Ordinance No. 625-B on first reading. The motion was seconded by Councilor Zylstra and carried unanimously.

Councilor Hatfield moved to pass Ordinance No. 626-B on first reading. The motion was seconded by Councilor Zylstra.

Councilor Hatfield commented that in 1993 the total levy was \$3.10 per \$ 1,000 of assessed valuation without an EMS levy, and five years later, the total levy is \$3.03 per \$1,000 of assessed valuation, including a forty-seven cent EMS levy, so in the past five years the total levy has gone down by seven cents per \$1,000. He felt that the city has done quite well even though the tax will be raised in 1998.

The motion carried unanimously.

8. **Hotel-Motel Tax Changes.** Dave Campbell stated that changes to the recommended budget made by the council during the last meeting primarily revolved around the tourism fund and allocation of hotel-motel tax proceeds. He stated that there has been a change in state law, and if there are to be additional changes in the future a committee would need to be appointed to advise the council on such changes.

Jo Ann Hakola explained that the advisory committee must be comprised of two people representing the businesses required to pay the taxes, as well as two people who are receiving the funds, along with one elected official. The committee would help to discuss what the rate should be and how to distribute the money. She noted that members should not be a Chamber of Commerce member, unless they sign a document stating that they are only representing themselves and not the Chamber.

Councilor Hatfield moved to direct staff to prepare a resolution creating a lodging tax advisory committee and to begin soliciting applications for membership from interested persons. The motion was seconded by Councilor Galvin and carried unanimously.

9. **City Council/City Manager Reports.**

a. **Meeting Reminder.** Dave Campbell reminded the council about the next GMA meeting scheduled for tomorrow, November 25, at 7:00 a.m., at the Activity Building.

b. **Flood Hazard Mitigation Grant Buy-Out Program Status Report.** Bill Hillier stated that the city was awarded the \$1,397,000 grant by the State Military Department for the purchase of 56 parcels of identified property west of the I-5 corridor in the area around the wastewater treatment plant. Appraisals were received and staff has been negotiating with the property owners. Currently, twelve of the sales have been closed at \$548,000; seven are pending closing for \$237,000; twenty-

four offers are out for consideration; seven rejections have been received; and six parcels have not yet been appraised. He noted that the cost of 95 % of the appraisals totals \$13,400, and closing costs to-date amount to \$2,508. He predicted that we will stay in the confines of the grant amount, and felt the program has been very successful. The homes which have been purchased will either be sold and moved, or they will be burned or torn down.

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Councilor Hatfield asked how long the city has to complete the program.

Bill Hillier indicated that the grant is for a one-year period commencing from mid-May, 1997. He noted that the grant requires that all properties be disposed of by that date, but he did not know if that deadline could be met with the winter weather coming. Hopefully, the city can receive an extension and have it wrapped up by next summer.

c. **Flood Control Zone Board.** Councilor Galvin stated that a meeting of this board was held last Wednesday. Topics included general information on establishing flood zones, and the zero-rise ordinance in King County.

d. **Lewis County Communications Center.** Councilor Hatfield asked about the status of Lewis County and their plans to increase the city's costs for dispatch services.

Randy Hamilton stated that he attended a meeting last week, along with other jurisdictions, regarding the Lewis County Communications Center. The question was posed to Lewis County about their legal responsibility to maintain a public safety answering point as they have agreed to with the state to accept E911 telephone tax monies. He stated that the prosecuting attorney's preliminary ruling is that Lewis County must do that and cannot pass along the costs to the users. Nothing has been formally received, but he expected to hear something by tomorrow. Lewis County will probably have to hold their increase to ten percent as the city proposed.

e. **Downtown Holiday Decorations.** Mayor Spahr stated that the downtown holiday decorations look great. He thanked Bob Nacht for all of his time and effort in overseeing the job.

Bob Nacht indicated that there are still some loose ends that need to be finished. He hoped that over the next few years the program can go farther. Donations are still being accepted and should be made at the Chamber of Commerce.

Joanne Schwartz added that about \$2,000 has been received so far. She also gave much credit to Bob Nacht who put in countless hours of his own time on this project.

f. **Former Phyl's Furniture Store.** Councilor Galvin stated that Frank and Barbara Mason, the new owners of the former Phyl's Furniture store, contacted him as a member of the Historic Preservation Commission. He and Joanne Schwartz met with the Masons about restoring the building, and he reported that they plan to restore the building to what it originally looked like.

Bob Nacht added that they are aware of the upcoming holiday events and will make every attempt to schedule the construction activities around those times. In regard to the former Red Cross building, Bob Nacht stated that staff is initiating the process to get the structure cleaned up. He noted that his main concern is to maintain the structural integrity of the common wall between the buildings.

g. **Twin Transit.** Councilor Venemon reported that he is a member of this board. He stated that he has received many letters about problems with Twin Transit which he has responded to. The board, along with some select citizens, have decided to ride the bus system to get a better understanding of the situation.

h. **GMA Meeting.** Mayor Spahr stated that he, Joanne Schwartz, and Bob Nacht attended a GMA meeting in Centralia earlier today.

Councilor Venemon thought the meeting was positive.

10. **Executive Session.** Mayor Spahr announced that the council would convene into executive session pursuant to RCW 42.30.110(b) - acquisition of real estate; RCW 42.30.110(g) - evaluate applicant for employment; and RCW 42.30.140(4) - collective bargaining, at 3:45 p.m. for about 45 minutes. He stated that there would be no decisions following the executive session.

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Following conclusion of the executive session, the regular meeting was reopened and there being no other business to come before the council, the meeting was adjourned at 4.40 p.m.

December 8, 1997

The Chehalis city council met in regular session on Monday, December 8, 1997, in the Chehalis city hall. Mayor Bob Spahr called the meeting to order at 3:00 p.m. with the following council members present: Wayne Galvin, Bud Hatfield, Tony Ketchum, Dr. Isaac Pope, Bob Venemon, and Dave Zylstra. Managers and mid-managers present included: Dave Campbell, City Manager; Jo Ann Hakola, Finance Director; Randy Hamilton, Chief of Police & Fire Services; Barry Heid, Public Works Director; Bill Hillier, City Attorney; David Kelly, Human Resources/Risk Management Director; Joanne Schwartz, Community Services Director; Jerry Boes, Deputy Chief for Fire Services; Dennis Dawes, Deputy Chief for Police Services; Becky Fox, Court Administrator; Andy Sennes, Property Manager; and Caryn Foley, Deputy City Clerk. Members of the news media in attendance included Sharon Michael of The Chronicle.

1. **Employee Service Award.** Mayor Spahr presented a 10-year service award pin to Randy Hamilton, Chief of Police & Fire Services.

2. **Appointment of New Municipal Court Judge.** Dave Campbell stated that it was his pleasure to offer the appointment of Steven R. Buzzard as the new municipal court judge effective January 1, 1998, and asked that the council confirm the appointment.

Councilor Galvin moved to confirm the appointment of Steve Buzzard as municipal court judge effective January 1, 1998, for a 4-year term expiring December 31, 2001, with a monthly salary of \$1,750 for the first six months of 1998. The motion was seconded by Councilor Pope and carried unanimously.

3. **Swearing-in of Steve Buzzard as New Municipal Court Judge to a 4-Year Term Expiring December 31, 2001.** Municipal Court Judge Richard L. Brosey administered the oath of office to newly appointed Judge Steven R. Buzzard. Mr. Buzzard thanked the council and staff for the appointment, and added that he hopes to become a part of the quality operation of the municipal court.

4. **Presentation to Judge Brosey.** Mayor Spahr presented a plaque of appreciation to Judge Brosey for his service as municipal court judge from January 1, 1992, to December 31, 1997. Judge Brosey thanked the council for their support of municipal court, and added that the court staff has been outstanding. He stated that the city has excellent employees in Becky Fox, Court Administrator, Melody Guenther, Court Clerk, and Judy Schave, Court Support. He felt that this court has literally run itself.

5. **Swearing-in of Newly Elected and Re-elected Council Members.** Judge Brosey administered the oaths of office to the following newly elected and re-elected council members: Wayne Galvin, District #2, 2-year term; Bud Hatfield, At-Large #2, 4-year term; Anthony Ketchum, Sr., District #3, 2-year term; Bob Spahr, At-Large #3, 4-year term; and Dave Zylstra, At-Large #1, 4-year term.

6. **Consent Calendar.** Councilor Hatfield moved to approve the December 8, 1997, consent calendar comprised of the following items:

- a. Minutes of the regular city council meeting of November 24, 1997;
- b. November 26, 1997, Claims Vouchers No. 43968 - 44056 in the amount of \$255,836.22; November 26, 1997, Payroll Vouchers No. 33220 - 33380 in the amount of \$411,799.89; and Transfer Voucher No. 1427 in the amount of \$1,280.98; and
- c. Reappointment of Robert Amrine to the Board of Zoning Adjustment to a 5-year term expiring December 31, 2002.

The motion was seconded by Councilor Zylstra and carried unanimously.

7. **Ordinance No. 625-B, Second Reading - Determining, and Fixing the Amount of Revenue to be Raised by Ad Valorem Taxes; Ordinance No. 626-B, Second Reading - Adopting the 1998 Budget; and Ordinance No. 627-B, First Reading - Stating the Dollar Amount and Percentage of Change for a Property Tax Increase.** Dave Campbell stated that

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Ordinance No. 625-B sets the property tax levy for 1998, and Ordinance No. 626-B adopts the 1998 budget. Ordinance No. 627-B is a result of the passage of Referendum 47 requiring that the city specifically identify any property tax increases in both dollar and percentage terms.

Councilor Hatfield moved to pass Ordinance Nos. 625-B and 626-B on second and final readings. The motion was seconded by Councilor Zylstra.

Councilor Pope stated that he was not at the last two meetings during which the tourism funds were distributed differently than was proposed by staff. Funds were reallocated to include a contribution to the Chehalis-Centralia Railroad Association. Councilor Pope stated that although he does not have a problem with giving money to the railroad association, he does have some questions regarding the association. He has never seen a year-end report or budget for the association. He stated that he has contributed money to the association, but could not receive a tax deduction because they were not properly incorporated. He also stated that there was a concern in the past about where the association's money was being deposited. He asked Councilor Galvin, since he is an advocate of the railroad association, if he could assure him that those concerns have been resolved.

Councilor Galvin did not believe those concerns were expressed or asked of representatives of the association.

Jo Ann Hakola indicated that when organizations ask for city funding they are required to complete a request for funds application, and as part of that application, they must include a copy of their budget and financial statements. She stated that Councilor Pope was welcome to review the file on the association.

The motion carried unanimously.

Councilor Hatfield moved to suspend the rules requiring two readings of an ordinance. The motion was seconded by Councilor Zylstra and carried unanimously. Councilor Hatfield then moved to pass Ordinance No. 627-B on first and final reading. The motion was seconded by Councilor Zylstra and carried unanimously.

**8. Ordinance No. 628-B, First Reading - Providing for an interfund Loan, and Ordinance No. 629-B, First Reading - Providing for a Budget Amendment.** Dave Campbell explained that Ordinance No. 628-B provides for an interfund loan. This has become a routine transaction because of the way moneys are reimbursed or allocated to the city. Ordinance No. 629-B provides for an amendment to the 1997 budget, primarily due to the flood hazard mitigation grant buy-out program.

Councilor Zylstra moved to suspend the rules requiring two readings of an ordinance. The motion was seconded by Councilor Hatfield and carried unanimously. Councilor Zylstra then moved to pass Ordinance Nos. 628-B and 629-B on first and final readings. The motion was seconded by Councilor Hatfield and carried unanimously.

**9. City Council/City Manager Reports.**

a. **Ballfield Light Poles and Fixtures.** Andy Sennes reminded the council about the renovation of athletic fields and concession stand at Recreation Park, and stated that the city has been contacted by Leo Rakoz of Rakoz Electric about an opportunity to purchase a complete lighting system for the project at a cost of \$13,000, including tax. The Vancouver school district is replacing its old system which includes six, 80-foot poles, 60 fixtures, and contactors, switches, controllers, etc. The Chehalis Girls Fastpitch Association is willing to contribute \$6,000 toward the purchase of the system.

Councilor Hatfield commented that there has been a tremendous amount of public participation in this project, and moved to approve \$7,000 from the public facilities reserve fund to purchase surplus athletic field lights from Rakoz Electric for the Recreation Park renovation project. The motion was seconded by Councilor Zylstra.

Councilor Galvin wondered about the quality of the second-hand system.

Andy Sennes stated that the system is one-year-old and is in good condition. It is being replaced because the school district wants to have metal light poles.

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Councilor Pope questioned whether the funds taken from the public facilities reserve fund could be replaced if and when timber money is collected.

Dave Campbell indicated that that could be done.

Councilor Hatfield asked if money received from the vacation of streets/alleys could also be used for this type of project.

Dave Campbell stated that the council previously indicated that they would like those proceeds to go into a capital replacement fund, and this would be an appropriate location for those funds.

Councilor Hatfield moved to amend the main motion to include the provision that moneys received from the vacation of streets/alleys be put back into the public facilities reserve fund. The motion was seconded by Councilor Pope and carried unanimously. The main motion, including the amendment, carried unanimously.

b. **Cancellation of December 22 City Council Meeting.** Councilor Zylstra moved to cancel the December 22 regular city council meeting. The motion was seconded by Councilor Hatfield and carried unanimously.

c. **GMA Report.** Mayor Spahr stated that the GMA committee is making headway. Staff will be meeting with the county, Centralia, and Napavine tomorrow. He hoped that some improvement will be seen during the next couple of weeks regarding interim urban growth areas.

d. **Lewis County Sewer Operating Board Report.** Mayor Spahr reported that he and Barry Heid met with other members of the sewer operating board. They were brought up-to-date on what's going on between the three entities involving the sewer system. DOE representatives were also in attendance.

e. **Watershed Council.** Mayor Spahr also noted that the Watershed Council will be meeting on Friday.

10. **Executive Session.** Mayor Spahr announced that the council would convene into executive session pursuant to RCW 42.30.140(4) - collective bargaining, at 3:40 p.m. for about 30 minutes, and there would be no decisions following the executive session.

Following conclusion of the executive session, the regular meeting was reopened and there being no other business to come before the council, the meeting was adjourned at 4:30 p.m.