

January 9, 2017

The Chehalis city council met in regular session on Monday, January 9, 2017, in the Chehalis city hall. Mayor Dennis Dawes called the meeting to order at 5:00 p.m. with the following council members present: Terry Harris, Daryl Lund, Chad Taylor, and Tony Ketchum. Councilors Dr. Isaac Pope and Bob Spahr arrived at 5:02 p.m. Staff present included: Jill Anderson, City Manager; David Fleckenstein, Airport Manager; Caryn Foley, City Clerk; Bill Hillier, City Attorney; Trent Lougheed, Community Development Director; Judy Pectol, Finance Manager; Glenn Schaffer, Police Chief; Judy Schave, Human Resources/Risk Manager; and Lilly Wall, Recreation Manager. Members of the media included Justyna Tomtas from *The Chronicle*.

1. **Citizens Business.** Julie Balmelli-Powe (PO Box 341, Chehalis) addressed the council regarding water at the home she purchased at 891 NW Ohio Street through a tax sale through Lewis County. Ms. Powe presented a letter from the Public Works Department regarding the amount necessary to establish water service at the home, which totaled \$6,812.79 through September 7, 2016. She stated she did a title search and found no liens against the property, nor was there any mention of additional liens at the time of sale. She bought the house and has put quite a bit of money into fixing it up and went to hook up the water and found out there was a \$6,800+ water bill. She thought it was crazy to get hit with a water bill in this amount when trying to fix up a derelict home. Had she known about the water bill, she would not have bid the amount she did. She understood that current city ordinances allowed this, but thought some process needed to be put in place to notify people.

Mayor Dawes stated he assumed Ms. Powe received the explanation that when a meter is pulled the chose is either to pay the reconnection fee or the amount due, whichever is less.

Ms. Powe stated she tried to find out how much it would be. She was told she would have to provide proof of ownership and request a new installation and not until then would they provide a quote on what it would be to reestablish service.

Mayor Dawes stated they should have been able to provide the cost of a hookup for a single-family residence.

Mr. Hillier stated the confusion might be that everyone knows what the connection fee is, but what they don't know is what the lower figure might be without going through the calculation process. He assumed that public works doesn't provide that calculation until someone provides proof of ownership.

Ms. Powe stated beyond having to pay the back charges, the price per day charge also seems high when no water is being used. She hoped the council could do something.

Mayor Dawes stated that a lot of the reason this is done is to pay for the new sewer plant that the state forced the city to build a number of years ago. He added that staff is discussing a process for notifying the public of pending utility charges.

Mr. Hillier stated staff's intention is to start the process of recording a notice of unavailability of utilities to put a person on notice if they do a search. He stated most of the time, title companies advise people to check with utilities because there could be unrecorded obligations.

Ms. Powe stated she also spoke with the county and they are going to look at adding language to their auction materials to notify people.

Mayor Dawes appreciated the fact that people are willing to purchase old properties and turn them into nice additions to the neighborhoods. He noted staff will continue to work on the situation to reduce potential surprises.

Councilor Harris asked why the base charge for sewer was three times more than water. Councilor Spahr indicated there was more debt load with the sewer plant.

2. **Consent Calendar.** Mayor Dawes stated that item 6 – First Amendment to Interlocal Agreement Regarding Lewis County Solid Waste Disposal District and Flow Control would be moved to New Business later on the agenda.

Councilor Spahr moved to approve the consent calendar comprised of the following:

a. Minutes of the regular meeting of December 12, 2016;

January 9, 2017

b. December 30, 2016 Payroll Vouchers No. 39309 through 39314, Direct Deposit Payroll Vouchers No. 7805 through 7901, and Electronic Federal Tax Payment No. 167 in the amount of \$774,836.19; December 15, 2016 Claim Vouchers No. 117716 through 117852 and Electronic Funds Transfer No. 1120161 in the amount of \$1,491,803.22; and December 30, 2016 Claim Vouchers No. 117853 through 117943 in the amount of \$574,906.84.

c. Revised 2017 Salary Schedule; and

d. Change Order No. 2 in the amount of \$30,214.52 for the Airport Apron Rehabilitation Project.

The motion was seconded by Councilor Pope and carried unanimously.

3. Administration Reports.

a. **City Manager Update.** City Manager Anderson will attend the Port of Chehalis meeting on January 12 to speak in favor of the renewal of the Port's general permit before the Corps of Engineers. This is a permit the Port needs to do their wetland fill activities to prepare sites for development. An informational meeting on the Transportation Benefit District funding proposal to increase the sales tax .2% for transportation improvements will be held January 26 at 5:30 p.m. in the council chambers. City Manager Anderson welcomed two new staff members to the city. Trent Lougheed has accepted the position of Community Development Director, and Denny Peace, the City Manager's new Administrative Assistant.

b. **Update from Councilor Harris.** Councilor Harris stated the council subcommittee on Recreation Park met recently to receive a status briefing. Everything is still in an information stage.

c. **Update from Mayor Dawes.** Mayor Dawes reported he attended the entrance conference with the state auditors, and a mayors' meeting where they discussed unfunded mandates.

4. New Business.

a. **First Amendment to Interlocal Agreement Regarding Lewis County Solid Waste Disposal District and Flow Control.** City Manager Anderson stated there were some minor changes over the weekend to the agreement before the council that would continue the interlocal agreement for the solid waste district.

Erik Martin, Lewis County Public Works Director and County Engineer, stated county staff addressed the council about the need to renew the agreement. They spoke with all parties to the agreement and what they heard was that the agreement is working, so please don't change much. He believed the agreement before the council accomplished that. The agreement provides for another 25-year term. Changes include updated dates and a little bit of wording. The original agreement was to create the disposal district and when legal counsel reviewed the document they stated that that was not really how it was functioning. It was created and then it was maintained, so that language should be added to the agreement.

He understood there was a question about the section which addressed the responsibilities of the cities, and the cities having to pass a flow control ordinance. Ms. Anderson stated the city does have a flow control ordinance, which was passed when the original agreement was signed back in 1992.

Councilor Harris stated the agreement provides that the agreement can be amended from time to time, but that would require approval by all parties, including Chehalis.

Councilor Lund commented that he uses the transfer station quite a bit and everyone is always really courteous and friendly, which he appreciated as a citizen.

Councilor Spahr moved to approve the First Amendment to Interlocal Agreement Regarding Lewis County Solid Waste Disposal District and Flow Control and authorize the mayor and city manager to sign the same. The motion as seconded by Councilor Lund and carried unanimously.

January 9, 2017

5. **Condolences.** Mayor Dawes offered condolences to the family of Lukah Herren who was involved in a fatal accident on Friday evening. Lukah was the 16-year-old daughter of Mark Herren and sister of Nichole Paulis, both employees of the city's public works department.

6. **Executive Session.** Mayor Dawes announced that following a short recess, the council would convene into executive session pursuant to RCW 42.30.119(1)(c) to Consider Minimum Price at Which Real Estate Will Be Offered for Sale or Lease not to exceed 20 minutes and there would be no action taken following the executive session. The regular meeting was recessed and the council convened into executive session at 5:30 p.m.

The regular meeting was reopened at 5:50 p.m., and there being no further business to come before the council, the meeting was immediately adjourned.

Dennis L. Dawes, Mayor

Attest:

Caryn Foley, City Clerk

Approved: 1/23/2017

Initials: cf