

October 24, 2016

The Chehalis city council met in regular session on Monday, October 24, 2016, in the Chehalis city hall. Mayor Dawes called the meeting to order at 5:00 p.m. with the following council members present: Terry Harris, Tony Ketchum, Daryl Lund, Dr. Isaac Pope, Bob Spahr, and Chad Taylor. Staff present included: Jill Anderson, City Manager; David Fleckenstein, Airport Manager; Caryn Foley, City Clerk; Bill Hillier, City Attorney; Trent Loughheed, Community Development Director; Judy Pectol, Finance Manager; Rick Sahlin, Public Works Director; and Glenn Schaffer, Police Chief. Members of the media included Justyna Tomtas from *The Chronicle*.

1. **Proclamation – Domestic Violence Awareness Month**. Mayor Dawes read a proclamation designating October 2016 as Domestic Violence Awareness Month.

2. **Consent Calendar**. Councilor Spahr moved to approve consent calendar items comprised of the following:

a. Minutes of the regular meeting of October 10, 2016; and

b. September 30, 2016 Payroll Vouchers No. 39152 – 39225; Direct Deposit Payroll Vouchers No. 7517 – 7613; and Electronic Federal Tax Payment No. 164 in the amount of \$842,070.84.

The motion was seconded by Councilor Taylor and carried unanimously.

3. **Administration Reports**.

a. **Quarterly and September Financial Reports and Quarterly Sales and Use Tax Report**. Finance Manager Judy Pectol reported the city is doing well. All funds should end close to or right on track, except perhaps the Airport Fund, which may require a short-term loan because of construction projects that are paid up front and then reimbursed. In the General Fund, property taxes are coming in slowly, but the second biannual payments are due by the end of October, so those should pick up before year-end. With regard to sales tax, the city saw the highest monthly receipts for September going back to at least 2001, and year-to-date, sales taxes are about 10% over last year at this time. Building permit revenues are up 389% over budget estimates due mostly to school district construction permit fees.

Councilor Harris asked if Parks & Facilities was being moved from Community Development to Public Works. Ms. Pectol indicated it would be its own department under Public Works.

Councilor Harris stated he still has questions about the streamlined sales tax issue and why the city is not seeing a greater increase, especially with the increase in on-line sales. Ms. Pectol stated she has reached out to the Department of Revenue, but has yet to receive a response.

b. **City Manager Update**. City Manager Anderson stated that during her first month with the city, everyone has been so welcoming. A lot is going on, including attending the public meetings relating to the Chehalis Basin Strategy, five chamber events, and Industrial Commission, CCRT, Friends of the CCRT, and Port of Chehalis meetings.

4. **Councilor Reports**.

a. **Update from Councilor Lund**. Councilor Lund attended the monthly meeting with Fire District No. 6, and the Chehalis Basin Strategy public meeting at the Veterans Museum.

b. **Update from Councilor Pope**. Councilor Pope reported on the presentation made to the Chehalis Foundation concerning Recreation Park improvements. The Foundation made the decision to support the project, but there are some procedures that need to take place before a letter is sent to the city.

c. **Update from Councilor Harris**. Councilor Harris also attended the Chehalis Basin Strategy public meeting. He thought there was overwhelming support for Alternative 1. There was discussion about potential harm that could be created by holding water back, which would impact some road beds and leave them flooded for a longer period of time. There was question whether or not FEMA would have concerns about doing something that would make a problem worse in an area and then expect

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them to help pay for repairs. He thought it was a very positive meeting and he was impressed with how everyone conducted themselves.

d. **Update from Mayor Dawes.** Mayor Dawes reported the budget committee process was completed. There were issues brought to the committee's attention that need to be carried through on, one being needed repairs to the fire station that need to be completed this year. The 2017 draft budget will be completed soon. Mayor Dawes attended a meeting where J. Vander Stoep spoke about flooding. With regard to the last meeting with the Fire District, it was unanimous between the council committee and the fire commission to run some numbers on the prospect of annexing the city into the fire district. While nothing is cast in stone, the initial report presented to the committee seems to be a logical step to explore.

5. **Ordinance No. 962-B, Second and Final Reading – Adding a New Chapter to the Chehalis Municipal Code to be Entitled Centralia/Chehalis Tourism Promotion Area.** City Manager Anderson stated this is the final step in creating a Tourism Promotion Area formed for the specific purpose of creating a Sports Commission.

Councilor Spahr moved to pass Ordinance No. 962-B on second and final reading. The motion was seconded by Councilor Pope.

Councilor Taylor stated he would abstain from voting since he is a member of the board of the Sports Commission.

Councilor Spahr stated this was a tax on hotels/motels that hoteliers brought forward. The motion carried unanimously. Councilor Taylor abstained from voting.

6. **Resolution No. 18-2016, First and Final Reading – Adopting the Lewis County Multi-Jurisdictional Hazard Mitigation Plan.** City Manager Anderson stated additional information was made available to the council and can also be found on the city's website.

Mayor Dawes asked if the city was provided with a copy of the plan on disc. Trent Lougheed stated a draft version was provided, but the final version is currently a link on the city's website.

Mr. Lougheed stated the plan is an update to the Multi-Jurisdictional Hazard Mitigation Plan, which is a requirement of FEMA. He is meeting tomorrow with a specialist from the Community Rating System, and this is one of the big items they are looking at for the city to maintain its current rating for a 25% discount on flood insurance for properties within the jurisdiction.

Councilor Taylor moved to adopt Resolution No. 18-2016 on first and final reading. The motion was seconded by Councilor Spahr and carried unanimously.

7. **Resolution No. 19-2016, First and Final Reading – Adopting Alternative 1 of the Chehalis Basin Strategy Draft Programmatic State Environmental Policy Act Environmental Impact Statement as the Preferred Alternative.** Prior to today's meeting, Mayor Dawes requested an additional paragraph into the resolution, a copy of which is in front of each council member. It includes, ". . . the City of Chehalis has been a longstanding leader in promoting a basin-wide strategy to improve flood protection and adopted a resolution on February 22, 2010 to support, along with the Governor's Office, the coordinated study of retention and levees; which became the Chehalis Basin Strategy."

Trent Lougheed provided a one page summary of the alternatives that was provided as part of the public notification process. Mr. Lougheed provided a summary of each alternative studied:

***Alternative 1: 2014 Governor's Work Group Recommendation:***

- Dam and associated reservoir
  - a. Reservoir designed for flood protection only or a larger, permanent reservoir are identified as possibilities in Alternative 1
  - b. Decision on which reservoir would be made if this is determined to be the preferred alternative
- Airport Levee Improvements
- Aberdeen/Hoquiam North Shore Levee
- Local-Scale Flood Damage Reduction Actions
- Multiple Aquatic Species Habitat Actions

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**Alternative 2: Structural Flood Protection without Flood Retention Facility:**

- Interstate 5 projects (no dam)
- Airport Levee Improvements
- Aberdeen/Hoquiam North Shore Levee
- Local-Scale Flood Damage Reduction Actions
- Multiple Aquatic Species Habitat Actions
- Actions in this alternative would reduce flood damage in some areas; however, other areas could experience greater damage.

**Alternative 3: Nonstructural Flood Protection:**

- Local-Scale Flood Damage Reduction Actions
- Multiple Aquatic Species Habitat Actions
- Does not provide large scale flood protection

**Alternative 4: Restorative Flood Protection:**

- Recreating natural flood storage capacity of the Chehalis Basin by relocating 16,000 acres of current land uses, including farmlands and homes, upstream of the Newaukum River
- Reduces flood damage to a limited degree in the Chehalis-Centralia area; however, it increases the extent and depth of flooding above the Chehalis River confluence with the Newaukum River
- Local-Scale Flood Damage Reduction Actions
- Multiple Aquatic Species Habitat Actions, which would substantially increase the abundance of the native aquatic species.

**Alternative 5: Take No Action**

Councilor Harris stated that during the public meeting, Glenn Carter made wonderful points for support of Alternative 1 and the lack of support for Alternative 4, and the complicating issues it creates.

Mayor Dawes stated the public comment period on the proposed alternatives has been extended to mid-November.

Councilor Spahr moved to adopt Resolution No. 19-2016 on first and final reading. The motion seconded by Councilor Pope and carried unanimously.

**8. Executive Session Pursuant to RCW 42.30.110(1)(c) – Consider the Minimum Price at Which Real Estate Will be Offered for Sales or Lease.** Mayor Dawes announced the Council would be in executive session pursuant to RCW 42.30.110(1)(c) for approximately 15 minutes and no action would be taken following the executive session.

The regular meeting was reopened, and there being no further business to come before the council, the meeting was immediately adjourned at 6:02 pm.

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Mayor

Attest:

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City Clerk

Approved: November 14, 2016

Initials: \_\_\_\_\_