

April 11, 2016

The Chehalis city council met in regular session on Monday, April 11, 2016, 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, Dr. Isaac Pope, Bob Spahr, Daryl Lund, Chad Taylor, and Tony Ketchum. Staff present included: Merlin MacReynold, City Manager; Bill Hillier, City Attorney; Judy Schave, City Clerk; Glenn Schaffer, Police Chief; Dennis Osborn, Community Development Director; Judy Pectol, Finance Manager; Peggy Hammer, Human Resources Administrator; and David Fleckenstein, Airport Manager. Members of the media included Natalie Johnson from *The Chronicle*.

1. **Request Ordinance to Allow All-terrain Vehicles (ATV) on City Streets.** John Swegle (110 Nix Road, Chehalis) requested the council consider an ordinance that would allow ATVs to be ridden on city streets. Mayor Dawes referred the issue to the city manager and police chief and suggested they get some input on what the merit would be and report back to the council.

Commissioner Gary Stamper reported the county is talking about putting together an ordinance that would allow ATVs to have access to some 35 mph roads in Lewis County. He noted there's a large ATV Club near Mossyrock that he's been meeting with for the last year, adding they're trying to finalize a plan that will be safe and organized.

2. **Proclamation.** Mayor Dawes presented Human Response Network Board Member Peggy Hammer with a proclamation declaring the month of April as "Sexual Assault Awareness Month" in the city of Chehalis.

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

- a. Minutes of the regular meeting of March 28, 2016;
- b. Claim Vouchers No. 115274-115396 in the amount of \$351,443.46 dated March 31, 2016; and Payroll Vouchers No. 38734-38784, Direct Deposit Payroll Vouchers No. 6948-7040, and Electronic Federal Tax Payment No. 158 in the amount of \$781,136.79 dated March 31, 2016; and
- c. Adopt Resolution No. 8-2016 on first and final reading authorizing the city manager to apply for and accept the Washington State Department of Transportation grant in the amount of \$92,500 for the construction to repair the apron, reconfigure the tie-down layout, realign the taxiway, and relocate the runway end identification lights.

The motion was seconded by Councilor Pope and carried unanimously.

4. **Administration Reports.**

a. **Report on Upcoming Text Amendments.** Community Development Director Dennis Osborn reported they have a few items to take to the Chehalis Planning Commission for annual review, to include:

- Rezone request for the old Alaskan Camper site
- Building code for fence height
- 2-year State Environmental Policy Act (SEPA) exemptions
- Shoreline Master Program

Mayor Dawes asked if the text amendments would be brought before the council after the Planning Commission does their review.

Mr. Osborn stated, yes.

5. **Council Reports.**

a. **Update From Councilor Lund.** Councilor Lund reported he attended a couple of Recreation Park meetings.

April 11, 2016

6. **Ordinance No. 956-B, Second and Final Reading, as Amended - Allowing Cannabis Growing, Production, Processing, and Retail Facilities in Certain Zones within the City Limits of Chehalis**. City Manager MacReynold reported, at the previous meeting, the council provided some amendments to the ordinance and passed it on first reading, as amended.

Mr. Osborn reported the amendments to the ordinance included:

- Removing Commercial Freeway zone as an allowed use for cannabis retail
- Adding the retail sale of cannabis to the Industrial zones, in addition to the General Commercial zone
- Limit the number of cannabis retail facilities to two within the city limits of Chehalis

Councilor Spahr moved to pass Ordinance No. 956-B on second and final reading.

Councilor Pope seconded the motion.

Councilor Harris asked if the word "location" should be added with regard to the number of retail facilities, in case one of the current owners of the two retail establishments wants to open up a second store.

Mayor Dawes suggested "retail facilities" to him would mean the number of locations.

City Attorney Bill Hillier agreed with Mayor Dawes, stating that would be correct.

The motion carried 6-1 with Councilor Ketchum voting against the motion.

7. **Ordinance No. 957-B, First Reading – Amending the 2016 Budget**. Finance Manager Judy Pectol reported, even with the amendments, all of the funds involved will have equal or higher ending fund balances at the end of the year than previously predicted. She noted the budget amendment includes some carryover items from 2015 and some items for this year, to include the \$80,000 donation from the Chehalis Foundation for the ballfield feasibility study, and a couple of smaller grants.

Councilor Taylor moved to pass Ordinance No. 957-B on first reading.

The motion was seconded by Councilor Lund and carried unanimously.

Mayor Dawes recessed the regular meeting at 5:21 p.m. and opened the work session at 5:23 p.m.

8. **Work Session to Discuss Recreation Park Improvement Project Schedule, Feasibility Study and Potential MOU with the Chehalis School District**. Project Manager Tom Skillings, with Skillings & Connolly, Inc., provided a handout that outlined the discussion on the Recreation Park Project. He reported the council gave direction to proceed with the proposed improvements at Recreation Park (Phase 1), and to conduct a feasibility study to look at possibly relocating the ballfields.

Mr. Skillings noted, at the February 8 meeting, council asked if levy money could be spent on a different site other than Recreation Park, if they decide to relocate the ballfields. He noted the answer they received from Bond Counsel is yes, as long as it's covered in the project description and stated in the levy question.

Mr. Skillings reported they're in the process of moving forward with Phase 1 at Recreation Park. He noted they're putting the scope of work together for the preliminary design and are meeting with the design team to get Penny Playground underway. Mr. Skillings indicated they're working to schedule a 'Design Day' meeting with the school children sometime in May to get their input on Penny Playground.

Mr. Skillings reported they've also moved forward with the feasibility study to look at alternative locations for the ballfields. He noted the city received funding from the Chehalis Foundation (\$80,000) to pay for the study. Mr. Skillings stated the two sites they're considering, in addition to Recreation Park, include Stan Hedwall Park and the Chehalis School District site.

Mr. Skillings provided an overview of the two alternative sites:

April 11, 2016

Stan Hedwall Park Site

- Four 200-ft. ballfields with possibility of two additional 225-ft. ballfields
- Required parking stalls – 160 (space available for an additional 400 stalls)
- Space for multiple events

Chehalis School Site

- Four 200-ft. ballfields with possibility of two additional 225-ft. ballfields
- Required parking – 160 stalls (space available for additional parking stalls)

Councilor Spahr asked what the 225-ft. ballfields would be used for.

Councilor Harris noted the four 200-ft. fields would allow us to continue the same programs as we have now, and the 225-ft. fields would open it up for much more programs. He indicated a lot of the traveling teams prefer to play on the larger fields. Councilor Harris reported the High School currently plays on one of the 200-ft. fields at Recreation Park, but would prefer to play on a 225-ft. field. He noted during the informational period it was the school district that was requesting the larger fields.

Councilor Ketchum asked if the men’s slowpitch fields at Stan Hedwall get used much.

Mr. Osborn reported they’re not used as much, noting one of the concepts that came from staff was to relocate those.

Councilor Ketchum suggested they revamp the current fields at Stan Hedwall into a softball complex rather than putting them in the middle of the park.

Mr. Skillings reported they chose the location in the middle because it’s the highest point on the site. He noted they wanted to try to get above the 100 year floodplain, which would require less fill work.

Mr. Skillings provided the following information on the characteristics of each site.

	Recreation Park	Stan Hedwall Park	School Site
Site Dimensions *can the site support 4 fields	adequate space	more than adequate space	adequate space
Parking *Space Available? *Required: 40 stalls/Field	limited space	more than adequate space	more than adequate space
Other Activities *Soccer, Basketball, etc.	limited space	more than adequate space	limited Space
Support Facilities *Additional bleachers, concessions, warm up areas, etc. *Space available?	limited space	more than adequate space	adequate space
Proximity to Amenities	*Nearby Hotels: 0.25-.05 miles *Downtown: 1 mile	*Nearby Hotels: 0.75-1 mile *Downtown: 1.5 miles	*Nearby Hotels: 1-1.5 miles *Downtown: 2 miles
Soils	challenging	challenging	challenging
Drainage	challenging	challenging	challenging
Environmental Permits	minimal	substantial	standard
Comparative Cost	\$	\$\$\$	\$\$

Mr. Skillings reported both the school site and Stan Hedwall Park are feasible sites. He noted part of the study was to identify the pros and cons for the two alternative sites.

April 11, 2016

School site pros:

- Will accommodate four 200-225-ft. fields and up to two additional 200-225-ft. fields
- Less time to develop
- Less cost to develop

School site cons:

- Will need an agreement to use the site
- Question of ownership, management, and scheduling of facility

Hedwall site pros:

- City owns the property
- All facilities would be at one location
- Can improve entire site as one project

Hedwall site cons:

- Permitting is complex and lengthy
- Located in the floodplain
- Cost to redo park is more than just relocating the ballfields

Councilor Ketchum asked, since Olympic School is being incorporated into the new school site, is there a way to develop the field currently behind the school into the two larger fields, or doing something to incorporate more fields to give us more options and space.

Mr. Skillings reported they looked at that site and he believed the two larger fields would fit; however, separating the fields was not looked at favorably.

City Manager MacReynold reported the School District did not seem to be favorably inclined to talk about that property being part of the city's project.

Mayor Dawes believed the school worked out something with the Youth Football for that location, which might be their hesitancy.

Councilor Lund asked if the School District was hesitant to put six fields on their property.

Mr. Skillings stated they talked briefly about putting in six fields, but the school staff said they would prefer more green space.

Councilor Lund asked if four 225-ft. fields would fit on the school site.

Mr. Skillings stated they would not.

Councilor Lund reported a lot of ball games are played in Olympia because Centralia doesn't have the fields to accommodate them. He was hoping our project would include some larger fields to help with that, so we could get those dollars here.

City Manager MacReynold stated Councilor Lund made a very good point. He reported when the Committee last met they received some insight from Public Facilities District Chairman Todd Chaput about the longer term prospects for more ballfields, and the possibility of accessing some additional funding to assist us. City Manager MacReynold noted their discussion was more around having bigger fields and looking longer term at the Stan Hedwall site.

City Manager MacReynold believed the focus of the School District was four 200-ft. fields, and the direction to the Committee was to have four fields.

April 11, 2016

Councilor Ketchum stated if they move the fields out of Recreation Park to the school site, they could turn two of the old fields into two 225-ft. fields. He felt this would bring in a whole different crowd than what they have with the smaller fields.

Councilor Pope stated why move the fields if they're not going to be improved or offer more than what we already have.

Councilor Ketchum suggested by moving the fields they could save a million plus dollars by not having to put in the extra drainage.

Councilor Pope stated, regardless of the fields, drainage will still need to be done at Recreation Park.

City Manager MacReynold reported if they leave the ballfields at Recreation Park it will require extensive drainage, but if they move them, it will be significantly less.

Mr. Skillings provided a brief summary of the next steps:

- Present the findings of the Feasibility Study to the School Board
- Present the findings of the Feasibility Study to the Chehalis Foundation (who paid for the study)
- Continue conversations with the School District about relocating ballfields to the school site
- Finalize the concepts and cost and bring back to council by June 2016
- Meet with the Chehalis Eagles on April 13 to discuss involvement with Penny Playground

Mr. Skillings reported the project schedule had to be revised to allow more time to work out the details of the project and what the cost will be if it's decided to move the fields to the school site. He noted the new milestone would put the levy request on the February 14, 2017, ballot.

Mr. Skillings reported they still plan to apply for the Recreation and Conservation Office (RCO) grant and the Safe Routes to School grant to help fund the Recreation Park Project. He noted they contacted the RCO about moving the election date out to February 2017 and they indicated it would still fit their schedule from a funding standpoint. Mr. Skillings reported the construction schedule would not be affected by the new election date either.

Mr. Skillings talked briefly about the parking needs at Recreation Park. He noted the city is still in negotiations with Green Hill School regarding the use of their parking lot.

City Manager MacReynold reported the city has been talking about this for some time. He noted with Councilor Pope's help and Mr. Osborn's persistence, the city was able to make some real progress with Green Hill School and believed we will be able to provide additional parking this summer.

Mr. Skillings stated they were looking for council policy and direction on how to proceed on the following items:

- Green Hill Parking - provide counter proposal to Green Hill School for the use of their parking lot
- School Site – meet with the Chehalis School Board and the Chehalis Foundation to present the summary of Feasibility Study
- Schedule – Revise the schedule to allow time to work out issues with the school, and move the election date to February 14, 2017

Mayor Dawes stated it seemed like the logical next steps.

Councilor Lund stated he didn't want to move forward unless they can get six fields. He noted he would like to be able to work with the city of Centralia to bring in other events, which will bring more money into the city.

Councilor Spahr stated he hoped the School District understands that they're serving the same public. He noted the city is looking at presenting a levy to the voters to build a project that might be on school owned property, which is going to serve all of Lewis County.

April 11, 2016

Mayor Dawes reported when you site school property, especially when you have matching funds involved, state law requires that there be a certain amount of area available for the students to be engaged in outside activities.

Councilor Pope reported the fields are used predominantly by school age kids and suggested the school needs to keep in mind that what the city is doing is for the population of the community that they're serving. He stated their efforts are geared toward the youth and the facilities will be for the betterment of the community.

The direction from the council was to continue on.

Mayor Dawes closed the work session at 6:12 p.m. and reopened the regular meeting.

9. **Executive Session**. Mayor Dawes closed the regular meeting at 6:12 p.m. and announced the council would be in executive session pursuant to RCW 42.30.110(1)(i) – potential litigation for approximately 30 minutes and there would be no decision following conclusion of the executive session.

Following conclusion of the executive session, Mayor Dawes reopened the regular meeting at 6:32 p.m., and there being no further business to come before the council, the meeting was immediately adjourned.

Mayor

Attest:

City Clerk

SUGGESTED MOTION

I move that the council approve the minutes of the regular city council meeting of April 11, 2016.