

Chehalis City Council

Meeting Minutes

April 26, 2021

The Chehalis City Council met in regular session on Monday, April 26, 2021. Mayor Dennis Dawes called the meeting to order at 5:00 pm with the following council members present: Michael Bannan, Tony Ketchum, Jerry Lord, Dr. Isaac Pope, and Bob Spahr. Councilor Daryl Lund participated via Zoom. Staff present included: Jill Anderson, City Manager; Tammy Baraconi, Planning and Building Manager; Kiley Franz, City Clerk; Erin Hillier, City Attorney; Randy Kaut, Interim Police Chief; Trent Lougheed, Public Works Director; Devlan Pool, Wastewater Superintendent; Chun Saul, Finance Director; and Lilly Wall, Recreation Manager (Zoom). Due to orders from the Governor's office relating to COVID-19, members of the public and the press were able to view the meeting via live streaming or Zoom. The public was also provided a process for submitting comments prior to the meeting.

1. **Proclamation – Historic Preservation Month.** Mayor Dawes read a proclamation designating May as Historic Preservation Month in Chehalis. The proclamation was presented to Michele Gallagher of the Historic Preservation Commission.

2. **Proclamation – Police Week.** Mayor Dawes read a proclamation designating May 9– 15, 2021 as Police Week and May 15, 2021 as Peace Officer's Memorial Day.

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

a. Minutes of the regular City Council meeting of April 12, 2021; and

b. April 15, 2021 Claim Vouchers No. 131507 – 131613 and 131616-131620, Electronic Funds Transfer Check Nos. 5 – 8, 1236 – 1262 and Voided Check Numbers 131614 and 131615 in the amount of \$499,343.63; and

Councilor Lund asked that the minutes be revised to reflect his statements regarding the great crowds that the steam train drew for their Easter train rides.

The motion was seconded by Councilor Lord and carried unanimously.

4. **Ordinance Number 1018-B, First Reading – Updating the CMC 17.10 International Building Codes.** Jill Anderson explained that the international building code was required to be adopted by the State of Washington, including the new energy code. An optional portion of the code is sprinkler system requirements; council direction is requested on the matter.

Tammy Baraconi explained that the State reviews the international building code requirements every three years, approximately. It is then adopted at a state level and provided to local jurisdictions with a date in which the new codes must be adopted. She explained that the fire sprinkler requirements were also part of this update, but was an optional requirement. If this code was passed, fire sprinklers would be required for all homes now, including single family residences and duplexes.

LG Nelson helped to explain the credit system for new construction used to ensure the energy code was met. The credit system uses insulation values, window ratings, and other factors to reach the required energy efficiency.

Councilor Spahr noted a typo in the proposed building code.

Councilor Pope clarified that the sprinkler systems are not required by the state for single family residences and duplexes, which Tammy Baraconi confirmed.

Councilor Lund noted that sprinkler systems would not only increase cost of construction, but would potentially increase the cost of rent and insurance.

Mayor Dawes requested a representative of the audience provide a statement for the council. He asked that all members of the audience that agreed with each statement to raise their hand.

Jason Gano of the Olympia Master Builders provided the council with a statement in opposition of the fire sprinkler systems. He explained that the building code requirements for electrical, smoke alarms, and alarm systems have lessened the likelihood of a fatal home fire. He stated that fire sprinkler effectiveness was doubted among the National Fire Protection Agency; and the requirement could add thousands of dollars to the cost of a new home.

Mayor Dawes asked the audience if there were any additional statements; there were none.

Councilor Spahr asked if the new building requirements would be able to be fulfilled by local contractors. Steve Barnett with MDK Construction explained that the cost of building homes increased dramatically with the new requirements, but contractors were working to find ways to fulfill the requirements. Councilor Spahr expressed his frustration with the new requirements.

A motion to pass Ordinance 1018-B on first reading; with an amendment to remove the fire sprinkler requirements for single family residences and duplexes was made by Councilor Ketchum. The motion was seconded by Councilor Pope and carried unanimously.

5. **Ordinance Number 1019-B, First Reading – Amending the 2021 Budget.** Chun Saul provided an overview of the first 2021 budget amendment. Key elements included an updated 2021 beginning fund balance; a request to carry over the remaining 2020 budget to 2021 for certain projects that were approved in 2020 but will be completed in 2021; additional appropriations; and additional revenues.

A motion to pass Ordinance 1019-B on first reading was made by Councilor Spahr. The motion was seconded by Councilor Lord and carried unanimously.

6. **Engineering Services Contract with Jacobs Engineering Group for Clean Air Permit Compliance Testing and Modeling.** Devlan Pool informed the Council that the wastewater treatment plant has been unable to meet some of the requirements set forth by the Southwest Clean Air Agency. In order to meet these requirements, a contract with Jacobs Engineering has been drafted for Council review.

Devlan Pool explained that collaboration with Jacobs Engineering could show that the wastewater treatment plant is meeting the permit limits with some alterations to plant operations.

Councilor Ketchum inquired if this pertained to the air quality around the wastewater treatment plant. Devlan Pool confirmed that it was.

Councilor Spahr asked if the issue could be that the Southwest Clean Air Agency's standards are too high. Devlan Pool confirmed that the reporting standards made it hard to comply with the requirements.

A motion to approve the engineering services contract with Jacobs Engineering Group in the amount of up to \$60,000 and authorize the City Manager to execute the contract was made by Councilor Spahr. The motion was seconded by Councilor Lord and carried unanimously.

7. Administration Reports.

a. **First Quarter Finance Report.** City Manager Anderson asked if there were any questions regarding the first quarter finance report that was included in the agenda packet; there were none. Mayor Dawes stated that tax revenues for 2021 were coming in as expected or better than expected with the exception of the Hotel/Motel tax.

b. **City Manager Update.** City Manager Anderson informed the Council that plans for summer activities at Recreation Park were underway.

11. Councilor Reports/Committee Updates.

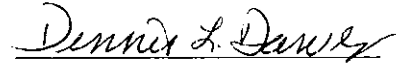
a. **Councilor Spahr.** Councilor Spahr informed the Council that the Lewis EDC was working on projects and restructuring of the organization continues.


b. **Councilor Pope.** Councilor Pope clarified that minimal tax money was utilized in the renovation of Recreation Park and Penny Playground. Funds raised by the Chehalis Foundation and federal grant money covered much of the expense. Mayor Dawes explained that the grand opening planned for Penny Playground was to honor those that contributed to the fund raising or assisted in the fundraising efforts.

c. **Councilor Ketchum.** Councilor Ketchum informed the Council that a state grant for a hydrogen bus project had been approved at the Port of Chehalis through Twin Transit. Twin Transit will be getting two hydrogen buses. He also expressed a desire to see National Avenue cleaned up.

d. **Mayor Dawes.** Mayor Dawes attended a Firemen's Pension Committee meeting and the Chamber banquet. Leco Supply was honored as business of the year at the banquet.

There being no further business to come before the council, the meeting at 6:27 pm.


Dennis L. Dawes, Mayor


Kiley Franz, City Clerk

Approved:

Initials: KF