

Chehalis City Council

Meeting Minutes
October 11, 2021

The Chehalis City Council met in regular session on Monday, October 11, 2021. Mayor Dennis Dawes called the meeting to order at 5:00 pm with the following members present: 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, Police Chief; Trent Loughheed, Public Works Director; Devlan Pool, Wastewater Superintendent; Brandon Rakes, Airport Operations Coordinator; and Chun Saul, Finance Director. Emily Fitzgerald from *The Chronicle* was also in attendance.

1. **Approval of Agenda.** A motion to approve the agenda was made by Councilor Ketchum. The motion was seconded by Councilor Pope and carried unanimously.

2. **Swearing in of New Council Member – Terry Harris.** Mayor Dawes administered the oath of office to Terry Harris. Mr. Harris was appointed to serve the remaining term left by Michael Bannan, set to expire after elections are verified in November.

3. **Proclamation – Police Week Observed.** Mayor Dawes explained that this proclamation was typically read in May, but was postponed due to COVID restrictions. Mayor Dawes read a proclamation designating October 13 – 15, 2021 as Police Week. Chief Kaut expressed his appreciation for the support of the City Council.

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

- f. Minutes of the regular City Council meeting of September 27, 2021; and
- g. Minutes of the special City Council meeting of October 4, 2021; and
- h. September 30, 2021, Payroll Vouchers No. 41789-41823, Direct Deposit Payroll Vouchers No. 13938-14059, Electronic Federal Tax and DRS Pension/Deferred Comp Payments No. 360-363 in the amount of \$880,074.67; and
- i. September 30, 2021 Claim Vouchers No. 132620 – 132713 and Electronic Funds Transfer Check Nos. 1567 – 1598, and Replacement Check No. 132619 in the amount of \$332,106.51; and
- j. Debt management and post-issuance compliance update for fiscal year 2020.

The motion was seconded by Councilor Lord and carried unanimously.

6. **Ordinance No 1021-B, Second and Final Reading – A Petition to Vacate Portions of Right-of-Way on SE Adams, 12th Street, and the Undeveloped Alley Between 11th and 12th Streets.** City Manager Anderson explained that at the September 27, 2021 City Council Meeting, the Council provided direction to staff regarding the area to be vacated and the amount of area to have an easement attached to it; the price of the vacation was to be discussed.

Tammy Baraconi explained that the assessed value of the property was based upon the assessed valuation of properties recently sold in the area; assessed value for the portions with an easement were based off of recent easements from the City of Centralia. Tammy Baraconi further explained that a fifty percent valuation would be appropriate unless the City has owned the property for more than 25 years, then it would be anywhere from full price down to fifty percent.

Councilor Lord clarified that this portion of land was dedicated as a right-of-way but was not improved upon by the City; he asked why the full assessed value was being suggested. Tammy Baraconi explained that the City had owned the property for more than 25 years and was legally a dedicated right-of-way.

Mayor Dawes explained that he reviewed the last two right-of-way vacations approved by the City Council and both vacations were charged the full appraised value. Councilor Ketchum expressed hesitation to altering the historic practice of charging the full assessed value. Councilor Lund expressed his desire to have had a second or third appraisal completed.

A motion was made by Councilor Spahr to pass on second and final reading, Ordinance No. 1021-B, a petition to vacate portions of right-of-way on SE Adams, 12th Street, and the undeveloped alley between 11th and 12th Streets with the following conditions:

1. A utility and access easement for the entire area of vacation shall be prepared by the applicant, approved by the City Engineer and City Attorney, and recorded at the expense of the applicant prior to the purchase of a portion of 12th Street; and
2. An access easement of fifteen feet for the benefit of parcel #005859000000 shall be prepared by the applicant, approved by the City Engineer and City Attorney, and recorded at the expense of the applicant prior to the purchase of the Adams Avenue; and
3. The applicant, at their own expense shall have a boundary line adjustment created that 'connects' the vacated right-of-way to the appropriate parcels, have it reviewed and approved by City staff, and recorded before civil permits or building permits are issued; and
4. The property owner must pay the City the amount determined by the Council; which was maintained at \$4.28 per square foot for those without an easement, and \$0.42 per square foot for those with an easement.

The motion was seconded by Councilor Pope and carried five to one; Councilor Lord disapproved the motion.

7. Acceptance and Closeout of the 12th and Williams Rechannelization Project. Trent Lougheed explained that the project altered the triangular intersection by Recreation Park and Penny Playground. The project corrected this intersection and created additional parking spaces for the park. Councilor Ketchum expressed his appreciation for the increased safety at the revised intersection.

A motion to accept the 12th and Williams Avenue Rechannelization Project as complete and release the retainage to KBH Construction after all statutory requirements have been met was made by Councilor Spahr. The motion was seconded by Councilor Pope and carried unanimously.

8. Administration Reports.

- a. **City Manager Update.** Trent Lougheed explained that the water main was being switched to the new water main on Pacific Avenue, many of the surface features and improvements have been completed, and one underground fuel tank had been located that required removal. Preparations for asphalt should begin soon. City Manager Anderson added that Trick-or-Treat Transit would be running this year in downtown Chehalis and Centralia.

9. Councilor Reports/Committee Updates.

- a. **Councilor Spahr.** Councilor Spahr informed the Council that he had attended the EDC banquet.
- b. **Councilor Harris.** Councilor Harris informed the Council that he had also attended the EDC banquet, he congratulated Debbie Campbell, and expressed his excitement for the donation by the Bezos Corporation to the Discover! Children's Museum project.
- c. **Mayor Dawes.** Mayor Dawes informed the Council that the Budget Committee had been meeting with staff to review the 2022 budget. He inquired about permit fees for the small yard signs; City Manager Anderson will look into this charge.

10. **Executive Session.** Mayor Dawes announced the council would take a short recess and then be in executive session pursuant to RCW 42.30.110(1)(c) – Sale/Lease of Real Estate, not to exceed 6:05 pm and there will be no action taken following conclusion of the executive session. Mayor Dawes closed the regular meeting at 7:20 pm. and the executive session began at 5:41 pm. Following conclusion of the executive session at 5:53 pm, the regular meeting was reopened and was immediately adjourned.

Dennis L. Dawes, Mayor

Kiley Franz, City Clerk

Approved:

Initials: KF