

Chehalis City Council

Meeting Minutes
January 24, 2022

The Chehalis City Council met in regular session on Monday, January 24, 2022. Mayor Ketchum called the meeting to order at 5:00 pm with the following members present: Tony Ketchum, Jerry Lord, Kate McDougall, Dr. Isaac Pope, and Bob Spahr. Councilor Lund participated via Zoom. Staff present included: Jill Anderson, City Manager; Tammy Baraconi, Planning and Building Manager; Lance Bunker, Street Superintendent; Kiley Franz, City Clerk; Cassie Frazier, City Manager's Administrative Assistant; Erin Hillier, City Attorney; Andrew Hunziker, Facilities Manager; Randy Kaut, Police Chief; and Chun Saul, Finance Director.

1. **Approval of Agenda.** Mayor Ketchum informed the Council that Lewis County Commissioner Lindsey Pollock was unable to attend and there would be no executive session. A motion to approve the agenda as amended was made by Councilor Spahr. The motion was seconded by Councilor Lord and carried unanimously.

2. **Chehalis River Basin Flood Authority Update – Edna Fund.** Edna Fund introduced Scott Boettcher, who provided an overview of the recent flood event. He explained that excessive rainfall and snow melt lead to flooding. The pump at the airport worked well during the flood; the area inside the levy stayed dry. Mr. Boettcher explained that the flood information website that was created by the flood authority received major traffic during the flood event and provided much needed information to the community. Edna Fund informed the Council that Lewis County Alert subscriptions had doubled; she encouraged everyone to sign up for the alert system, which provides critical information during disaster situations. Edna Fund explained that two water related bills were up for review at the state level, one of which is in regard to flooding and the other in regard to fish.

3. **Economic Alliance Update – Richard DeBolt, Executive Director.** Richard DeBolt informed the Council that 2021 had been a busy, yet successful year. Several companies were recruited to the area and the hydrogen fuel project is coming along well. Mr. DeBolt explained that they had hired staff member Dolly Tardiff to assist businesses and entrepreneurs. Mr. DeBolt explained that a map had been created to show upcoming projects throughout the county, which encouraged local entities to work together on projects that may take place in the same area, such as: a road replacement where a new sewer line was necessary. Cooperation during these projects can save entities approximately 30%, eliminating wasted time and materials. Mr. DeBolt explained that the 2022 goals were to secure a hydrogen company and help with the wastewater system.

4. **Citizens Business.**

- a. Lewis County Gospel Mission Representative Tricia Ziese: Tricia Ziese, Executive Director for the Lewis County Gospel Mission, introduced herself and explained that she wanted to foster a relationship with the City of Chehalis. Ms. Ziese explained that the mission provided food, clothing, and hygiene services to the homeless community. She explained that she is working to ensure that the homelessness situation does not become like that of Seattle. Ms. Ziese explained that providing housing to the homeless was not the true issue, many psychological issues and substance dependencies create barriers preventing them from being productive members of society. She informed the Council that the mission hoped to provide services to ensure the homeless population felt worthy of the change necessary in their lives. Councilor McDougall and Mayor Ketchum expressed their appreciation for the work of the mission.
- b. Hilarey Jantzen: Hilarey Jantzen explained that she lived in the St. Helens apartments and was frustrated with the parking downtown. She explained that the spots were only reserved from 8:00 am to 5:00 pm, which created issues with those spots being taken after she returns from work.

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

- a. Minutes of the regular City Council meeting of January 10, 2022; and
- b. 2021 Vouchers and Transfers – January 14, 2022 Claim Vouchers No. 133391-133464 and Electronic Funds Transfer Check Nos. 1774 -1803 and 35 – 37 in the amount of \$436,527.89; and
- c. 2022 Vouchers and Transfers – January 14, 2022 Claim Vouchers No. 133465-133494; and Electronic Funds Transfer Check No. 1804-1808 in the amount of \$664,693.93; and

Councilor Pope expressed his belief that the minutes of the January 10, 2022 meeting minutes did not accurately reflect his comments and asked that they be revised before approval. Councilor Spahr amended his motion to exclude the meeting minutes from approval. The amended motion was seconded by Councilor Lord and carried unanimously.

6. Review of Council Committee and Board Appointments. Mayor Ketchum asked Councilor McDougall if there were any committees that she would like to join; Councilor McDougall expressed interest in the budget committee. Mayor Ketchum asked if she would be interested in the voucher committee as well; Councilor McDougall stated that she would. Mayor Ketchum explained that the .09 committee was typically handled by the mayor but asked Councilor Spahr if he would be able to participate on that committee; Councilor Spahr stated that he would. City Manager Anderson explained that the previous Public Works Director had been appointed to the Chehalis River Basin Flood Authority, but they would like Council representation. Mayor Ketchum stated that he would like to be part of that committee.

7. Parking Lot B Lease Agreement with JoAnn Kuehner, Sole Trustee of the Kuehner Trust. Andrew Hunziker provided an overview of the parking lot agreement. He explained that the parking lot was currently a free parking lot, which has experienced issues with abandoned cars, drug use, cars being lived in, and theft. Mr. Hunziker explained the boundaries of the lot and the terms of the lease. Annual rent of the lot would be provided to the City in the amount of \$1,658.98, which includes \$338.98 in leasehold excise tax. This lease agreement provides parking only for residents of the San Juan Apartments.

Erin Hillier explained that the language in the legal description for the parking lot about an easement was accurate for the parcel, but had no effect on the portion that was being leased.

An amendment was made to the agreement under section 2, subsection 1a, removing the second and third paragraph of the legal description and inserting the following language: Subject to easements, covenants, conditions, and restrictions of record. A motion approve the amended lease agreement between the City of Chehalis and JoAnn Kuehner, sole trustee of the Kuehner Trust, and authorize the city manager to execute said agreement was made by Councilor Lord. The motion was seconded by Councilor Pope and carried unanimously.

8. Chehalis Flood Storage Master Plan Status Update and Request for Policy Direction. City Manager Anderson informed the Council that in prior years, a grant had been received from the Chehalis Basin Flood Authority to assist in increased flood storage capacity. Research into the project has been conducted by Skillings Connolly; Patrick Skillings and Anthony Garerro provided an overview of the research to the Council.

Patrick Skillings provided an in-depth explanation of the two flood storage options. One of which would assist in a reduction of the yearly flooding, and the other would assist in reducing damage during major flood events. They explained that the project attempted to create a natural flood plain terrace. The Council expressed concern that the project would affect those downstream; City Manager Anderson explained that if the project was found to negatively impact those downstream, the project would not be implemented.

The Council unanimously agreed that the project should be taken to the next phase.

9. Administration Reports.

- a. **City Manager Update.** City Manager Anderson informed the public that any damages that occurred during the flood could be reported to Lewis County Emergency Management at (360) 740-2600. She informed the Council that the Chamber banquet had been moved from February to March.

10. Councilor Reports/Committee Updates.

- a. **Councilor Lund.** Councilor Lund informed the Council that the Steam Train had several wash outs along the tracks and will be unable to operate until repairs are made.
- b. **Mayor Ketchum.** Mayor Ketchum informed the Council that he had participated in two meetings the prior week. One meeting was for the energy coalition and one regarding the 2022 flood event.

There being no further business, the meeting was adjourned at 7:01 pm.

Anthony Ketchum, Sr., Mayor

Kiley Franz, City Clerk

Approved:

Initials: KF