

KELSO CITY COUNCIL
7:00 P.M.

JANUARY 23, 2007
REGULAR MEETING

Pastor Chris Davis, Abundant Life Church of the Nazarene, gave the invocation. Mayor Gregory led the flag salute. The Regular Meeting of the Kelso City Council was called to order by Mayor Gregory. Councilmembers in attendance were: Gregory, Slater, Chester, McDaniel, Wheeler, Futcher, and Karnofski.

Minutes: Upon Motion by Councilmember Slater and seconded by Councilmember McDaniel, 'Approve the minutes of the 1/2/07 Regular Meeting,' motion carried, all voting yes.

Appointments:

With Council's consensus, Mayor Gregory reappointed **Fina Fowler** to the **Highlander Festival Committee** for a 4-year term.

CONSENT AGENDA:

Auditing of Accounts: Last of 2006 \$1,083,216.29
2007 Claims – January \$295,953.86

Liquor License Renewal: Kelso AM/PM, 1700 Allen Street

Upon Motion by Councilmember Futcher and seconded by Councilmember Wheeler, 'Approve the Consent agenda and the Auditing of Accounts for \$1,083,216.29 and \$295,953.86,' motion carried, all voting yes.

MOTION ITEMS:

Approval of 2007 Offender Services Contract with Cowlitz County: Upon Motion by Councilmember Wheeler and seconded by Councilmember McDaniel, 'Approve 2007 Offender Services Contract with Cowlitz County in the amount of \$26,660,' motion carried, all voting yes.

Approval of Amended Planning Agreement with BHC for Downtown Planning (\$40,000 Amendment Amount – Phase 3): Upon Motion by Councilmember McDaniel and seconded by Councilmember Futcher, 'Approve \$40,000 amendment to an existing agreement with BHC for phase three downtown planning services.' Motion carried, Councilmembers Gregory, Chester, Futcher, Karnofski, McDaniel, and Wheeler voting yes; Councilmember Slater voting no. Motion passed 6 to 1.

Award of Professional Services Contract for Engineering Plan Review and Planning Services: Upon Motion by Councilmember McDaniel and seconded by Councilmember Futcher, 'Award Professional Services Contract to Wallace Engineering,' motion carried, all voting yes.

PUBLIC HEARING – North Kelso Sewer Rehabilitation Phase IV – CDBG Close Out Hearing:

Mayor Gregory opened the Public Hearing at 7:09 p.m. There were no comments from the public. Mayor Gregory closed the Public Hearing at 7:10 p.m.

Upon Motion by Councilmember McDaniel and seconded by Councilmember Futcher, 'Close out North Kelso Sewer Rehabilitation Phase IV project with CDBG in the amount of \$637,500.00,' motion carried, all voting yes.

Consider Property Purchase Proposal (105 Allen Street): City Manager Robinson stated Olivia Lovely purchased the 105 Street property contingent upon financing. Mrs. Lovely has dropped the financing contingency and she has until January 31 to close the deal. In the event the Olivia Lovely purchase falls through, Butch Henry has secured a full price purchaser with no contingencies on an as is basis with Kenneth and Kelli Harding. The Hardings plan to open an accounting office at 105 Allen. Upon Motion by Councilmember Futcher and seconded by Councilmember Wheeler, 'Approve the back-up proposal with Kenneth and Kelli Harding in the amount of \$130,000.00,' motion carried, all voting yes.

Resolution No. 07-936 – Kelso Public Library, Materials Selection Policy: The City Clerk read the proposed Resolution by title only. Upon Motion by Councilmember Chester and seconded by Councilmember Futcher, 'Adopt Resolution No. 07-936, 'A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELSO ADOPTING A "MATERIALS SELECTION POLICY" FOR THE KELSO PUBLIC LIBRARY.' Because the library remains an unbiased source of information, Library Director Geraldine de Rooy said this resolution is needed to protect the library in governing the selection of materials. Motion carried, all voting yes.

Consideration of Façade Improvement Program: City Attorney Paul Brachvogel presented a draft of the Façade Improvement Program. Lengthy Council discussion followed.

Mike Julian, 120 East Canyon View Drive, Longview, owner of the Kelso Theater Pub, spoke from the audience. Mr. Julian is asking for \$60,000 to be used for a marquee and painting the building. If the business is sold and remains open as the same type of business, he feels repayment should be forgiven.

Council discussion followed.

Mr. Julian recently applied for a Façade Improvement Grant from the existing Façade Improvement Fund. The consensus of the Council was to grant Mr. Julian these funds and close out the old program. It was the consensus of the Council to set the amount allowed at \$30,000 for the new program with no interest or payment required. Repayment would be made when the property is sold. City Attorney Brachvogel stated a Resolution would be brought to the February 6 Council meeting.

Consideration of Police and Records Contracts: Upon Motion by Councilmember Futcher and seconded by Councilmember Karnofski, 'Accept the Labor Agreement between the City of Kelso and the Kelso Police Benefit Association representing Police Records Specialists for 2007-2009,' motion carried, all voting yes. Upon Motion by Councilmember Futcher and seconded by Councilmember Chester, 'Accept the Labor Agreement between the City of Kelso and the Kelso Police Benefit Association for 2007-2009,' motion carried, all voting yes.

Authorization to Contract with Search Firm for Community Development Position: City Manager Robinson has received proposals from Waldron and Associates and Prothman. His recommendation is to enter into a contract with the Prothman firm, which has the lowest fee. Upon Motion by Councilmember McDaniel and seconded by Councilmember Futcher, 'Enter into a contract with the Prothman firm in the amount of \$15,000 plus additional expenditures at an approximate cost of \$3,000 to \$5,000.' Motion carried, Councilmembers Gregory, Chester, Futcher, Karnofski, McDaniel, and Wheeler voting yes; Councilmember Slater voting no. Motion carried 6 to 1.

Resolution No. 07-937 - Declaration of Property as Surplus – 1979 Chevrolet Pickup Truck: The City Clerk read the proposed Resolution by title only. Upon Motion by Councilmember Futcher and seconded by Councilmember McDaniel, 'Adopt Resolution No. 07-937, 'A RESOLUTION OF THE CITY OF KELSO, WASHINGTON, DECLARING CERTAIN PERSONAL PROPERTY OF THE CITY OF KELSO TO BE SURPLUS AND DIRECTING THE DISPOSITION THEREOF,' motion carried, all voting yes.

Special Services Contract with Council of Governments (COG): Upon Motion by Councilmember Futcher and seconded by Councilmember Wheeler, 'Approve Special Services Contract with COG for planning with a maximum amount of \$20,000.00 through June 2007,' motion carried, all voting yes.

MANAGER'S REPORT:

Doug Robinson: 1) The City of Longview has hired a lobbyist to assist them at the State level. Because we share many of the same legislative interests as Longview, I have been asked if we are willing to share in some of the costs. It was the consensus of the Council not to share the cost of the lobbyist with Longview at this time. 2) At a workshop regarding the Community Center, it was decided to put a survey out to the people. We

will be asked to share in the cost. 3) This year we will receive approximately \$19,000 in document recording fees, which we have been asked to use to assist the Kelso Housing Authority with the elevator at the Chinook Hotel. 4) Chris Pegg of the Longview Housing Authority wants to talk to us about a project in West Kelso. They want to put up some various types of housing for people who need interim housing for a year or so. 5) There are several employment anniversaries in the Police Department this month. Craig Christianson will celebrate 3 years, Mark Berglund 4 years, Kevin Tate 19 years, and Doug Taylor is retiring in February with 29 years. Also, Chief Nelson, who has 33 years with KPD, has completed 5 years as the Chief of Police. Chaplain Steve White sent a letter praising Officer Ernie Moore concerning an incident on 1/13/07. Ernie went out of his way to meet the needs of the family. 6) We received a letter from AWC concerning their 75th Anniversary. They want to create a book documenting the important events of AWC's history and they are looking for the top three events that shaped Kelso over the last 75 years. Councilmember Slater and Doug will work on this. 7) We will need to have some workshops to discuss bio solids. Mayor Gregory suggested having one workshop a month, with the next one beginning on February 13 at 6:00 p.m.

STAFF REPORTS:

Paul Brachvogel: No report.

David Sypher: 1) During this cold weather, our crew did a great job. They put in a lot of extra hours. 2) We are trying to concentrate on customer concerns such as taking care of pot holes, alleys that need grading, etc. We have also been working on the plan review process. 3) Concerning State Highway 432, we will be meeting with DOT to talk about access. 4) We are working hard on the AWOS fencing project at the airport. 5) There are two issues to let you know about. Our storm water permit is out for review and this will cause a lot of demands on our time over the years. Also, our MPDS permit is up for renewal. This will be costly. 6) We have two workshops coming up. One is on wastewater bio solids and the other on solid waste which will be prepared by the solid waste team. Perhaps we could use the February 13th meeting to discuss one of these issues. 7) Councilmember McDaniel asked about a problem with a traffic light at 5th & Allen. 8) Councilmember Fatcher mentioned the problems with the street in front of the Hall of Justice, which isn't our street to fix. Council discussion followed.

Geraldine de Rooy: I made a presentation to the Altrusa organization in December to fund a young adult room in the new library. They have pledged \$15,000 to the "Altrusa Young Adult Reading Room."

Wayne Nelson: 1) I am in process of working on the annual report. I have given you a preliminary comparison sheet for 2004 through 2006 showing the service calls. 2) We are accepting applications for our next Citizen's Police Academy which will begin on March 7. 3) As you know, Captain Doug Taylor, who celebrated 29 years with the Kelso Police Department on January 1st, is retiring next month. We are beginning promotional

examinations and working with the Civil Service Commission to fill his position as well as a new sergeant position.

Veryl Anderson: 1) The auditors will be coming soon so we are trying to get files up to date. 2) David, Doug, and I decided to put together an information sheet concerning the utility rate increase, which will go out with the bills. Copies are also on the counter in the Finance Department. 3) PDC forms for Councilmembers are due April 1st.

COUNCIL REPORTS:

Todd McDaniel: 1) The CAP fundraiser dinner and auction is Friday, February 2, at the Expo Center in Longview at 7:00 p.m. The cost is \$50. 2) I spoke at the Kelso Lions Club last week and they told me they were impressed with the fast service they received from the Community Development Department when they applied for a permit to build a ramp at a disabled individuals' house.

Joe Wheeler: 1) We received another letter about the good job Nuisance Abatement Officer Don Harris is doing. 2) I am holding a town hall meeting for the East Kelso District Monday, February 5, at 7:00 p.m.

John Karnofski: No report

David Futcher: No report

Mark Chester: The area around the storm water facility at the end of the bridge on 1st & Elm needs cleaned up and the fence needs to be repaired.

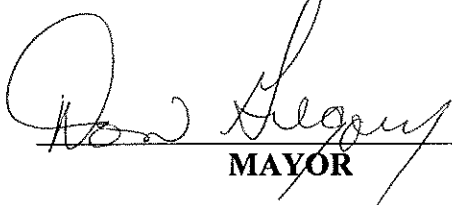
Alan Slater: 1) The building of the Lexington bridge, which is due to be completed in November, is ahead of schedule and may open sooner. 2) We need to get involved with 3rd Rail which is targeted for the year 2025. If they build the coal plant in Kalama and the ethanol plant in Longview, there will be major problems for the railroad. 3) Before the County decides to truck our garbage east of the mountains, we should think about having it hauled by barge to Hepner, Oregon, which has been very successful for Clark County.

Don Gregory: 1) I represented the Council on Saturday, January 13th, at the 100th Anniversary Celebration of the Kelso Eagles Lodge. The Eagles were founded in 1898 in Seattle. I would like to invite some of these organizations to Council Meetings to speak about their involvement in the community. The Kelso Eagles will have a representative speak at the February 6 Council meeting. 2) Congressman Baird will be in the area this week to talk with constituents. I am planning to talk with him to discuss a City issue. 3) City Manager Doug Robinson asked to clarify what the Council wants him to do concerning the City's property on River Road. It is his understanding he is to market the parcel with an asking price in the \$960,000 to \$1,000,000 range. He plans to contact

Realty World. Mayor Gregory said the Council wanted Realty World to exempt the two offers we have from commission fees. Mr. Davis stated his offer was negotiable. Doug will write letters to Mr. Davis and Mr. Sparks inviting them to submit new offers.

4) Mayor Gregory asked Councilmember Futcher about the meeting last Wednesday with the City of Longview concerning the Senior Center. Councilmember Futcher said Kelso will probably be asked to share in the cost of a survey going out to citizens.

Upon Motion by Councilmember Futcher and seconded by Councilmember McDaniel, 'Move to Adjourn,' motion carried, all voting yes. The meeting was adjourned at 9:20 p.m.



MAYOR



CITY CLERK