

Pastor Russ Teavis, Central Christian Church, gave the invocation. Mayor David Futcher led the flag salute. The Regular Meeting of the Kelso City Council was called to order by Mayor Futcher. Councilmembers in attendance were: Futcher, Karnofski, Schimmel, Myers, McDaniel, Roberson, Webb (being sworn in tonight), and Student Representative Eric McDaniel.

Minutes: Upon motion by Councilmember Schimmel, seconded by Councilmember Myers, 'Approve the minutes of the 6/1/10 Regular Meeting,' motion carried, all voting yes. (Mr. Webb, who was not yet sworn in, did not vote.)

OATH OF OFFICE:

Finance Director/City Clerk Brian Butterfield swore in **James D. Webb** to Council Position #5 (East District). Mayor Futcher welcomed Mr. Webb to the Council.

STUDENT REPRESENTATIVE:

2010-2011 ASB President Eric McDaniel: 1) Graduation was Saturday, June 5th, and today was the last day of school. 2) This summer we will be having some leadership conferences. 3) Many students will be attending sports camps this summer.

PUBLIC HEARING – Development Agreement with Mario Segale:

Mayor Futcher opened the public hearing at 7:05 p.m. City Attorney Janean Parker gave some background information pertaining to the proposed 115 acre, 725,000 square-foot, phased commercial development west of Interstate 5 and south of SR 432, known as Kelso Village Marketplace. The City recently approved a road modification request, subject to a development agreement, to address certain public road improvements for the development that would be completed in phases. If approved, the development agreement would require the City to use its best efforts to use the first approximately \$1,035,719 of the retail sales tax generated by the project toward the construction of sidewalks within the right-of-way of the development.

Mayor Futcher invited citizens to make comments. There were no comments from the public. Mayor Futcher closed the Public Hearing at 7:10 p.m.

PRESENTATIONS:

Cowlitz County Metropolitan Parks District Committee: Paul Youmans, Director of Pathways 20/20 and co-facilitator of Cowlitz on the Move, spoke on behalf of the Government Summit Committee. The committee has been exploring the possible formation of a metropolitan park district. An informative power point presentation was given and a breakdown of taxing districts was handed to Councilmembers. Mr. Youmans thanked Councilmember Myers and Public Works Director David Sypher for their

participation on the committee. David Sypher said the Parks Board will be reviewing the information at their next meeting.

E-Verify Program: Chuck Miller, representing Washington Citizens for Responsible Government, spoke about the E-Verify System which is run by Homeland Security and the Social Security Department. The system, which is free, is an effective way to make sure a person legally has the right to work in the United States. A short discussion followed.

CONSENT AGENDA:

Auditing of Accounts: \$1,627,995.74

Upon motion by Councilmember McDaniel, seconded by Councilmember Myers, 'Approve the Auditing of Accounts in the amount of \$1,627,995.74,' motion carried, all voting yes.

COUNCIL BUSINESS:

APPOINTMENTS:

With the consensus of the Council, Mayor Futch made the following appointments, due to the resignation of Councilmember Malella:

Councilmember James Webb was appointed to the **Cowlitz/Wahkiakum Council of Governments.**

Councilmember James Webb was appointed to the **Economic Development Council.**

Mayor David Futch will replace Mr. Malella on the **Airport Board.**

MOTION ITEMS:

Ordinance No. 10-3730 – Speed Limit SR 4: The Deputy City Clerk read the proposed ordinance by title only. Upon motion by Councilmember Roberson, seconded by Councilmember Myers, 'Adopt Ordinance No. 10-3730, 'AN ORDINANCE OF THE CITY OF KELSO AMENDING THE SPEED LIMIT ALONG A PORTION OF SR 4, ESTABLISHING AN EFFECTIVE DATE THEREFORE; AND REPEALING SECTION 1.C AND 1.D OF ORDINANCE NO. 2285; AND REPEALING RESOLUTION NO. 572 AND RESOLUTION NO. 396 IN THEIR ENTIRETY.'

Washington State Department of Transportation has requested traffic revisions to improve safety on SR 4 by removing the existing mid-block crosswalk on Allen Street and installing a new marked crosswalk at 8th Avenue South. This ordinance would lower the speed limit from 35 mph to 25 mph beginning at the junction of SR 4 at 5th Avenue

easterly to the Interstate 5 Interchange. Discussion followed. Motion carried, all voting yes.

Resolution No. 10-1021 - Greenhouse Gas Reduction: The Deputy City Clerk read the proposed resolution by title only. Upon motion by Councilmember McDaniel, seconded by Councilmember Karnofski, 'Pass Resolution No. 10-1021, 'A RESOLUTION OF THE CITY OF KELSO TO CREATE A POLICY ABOUT GREENHOUSE GAS REDUCTION.' Councilmember Schimmel handed out a revised copy showing some changes he would like to make to the resolution and spoke about his reasons. Upon motion by Councilmember Schimmel, seconded by Councilmember Myers, 'Amend the original motion to reflect the revised copy which changes the preamble and removes a line in the enacting clause.' Discussion followed. Councilmembers Karnofski, Myers, McDaniel, Webb, Roberson, and Futcher voted no. Councilmember Schimmel voted yes. Motion failed 6 to 1.

Upon motion by Councilmember Schimmel, seconded by Councilmember Myers 'Amend the main motion by revising only the preamble.' Discussion followed. Councilmembers Karnofski, Myers, Webb, Roberson, and Schimmel voted yes. Councilmembers McDaniel and Futcher voted no. Motion passed 5 to 2.

Discussion continued concerning the main motion to pass Resolution No. 10-1021. **Motion carried, all voting yes.**

Resolution No. 10-1022 – Overlay Interfund Loan: The Deputy City Clerk read the proposed resolution by title only. Upon motion by Councilmember McDaniel, seconded by Councilmember Roberson, 'Pass Resolution No. 10-1022, 'A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELSO AUTHORIZING AN INTERFUND LOAN FROM THE GENERAL FUND TO THE ARTERIAL STREET FUND AND PROVIDING FOR REPAYMENT OF SUCH LOAN.' Mayor Futcher said this resolution would allow us to borrow money from land sale proceeds set aside to retire the City Hall debt. An overlay program has been implemented that would save us a considerable amount of money and it would be more cost effective to use this money towards the overlay. Public Works Director Sypher said reconstructing a street costs about five times more than if it is caught before it goes into failure. Discussion followed. Motion carried, all voting yes.

Resolution No. 10-1023 – Development Agreement with Mario A. Segale: The Deputy City Clerk read the proposed resolution by title only. Upon motion by Councilmember Roberson, seconded by Councilmember Schimmel, 'Pass Resolution No. 10-1023, 'A RESOLUTION OF THE CITY OF KELSO, WASHINGTON, APPROVING A DEVELOPMENT AGREEMENT WITH MARIO A. SEGALE, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO THE APPROVED DEVELOPMENT AGREEMENT.' Discussion followed. Motion carried, all voting yes.

MANAGER'S REPORT:

Dennis Richards: 1) I want to welcome Councilmember Webb. 2) Spoke about an article in the Longview Daily News that said the City of Kelso was threatening to close the airport. Since the airport is in Kelso, an enormous amount of time and money is spent by the City of Kelso. More funds are needed from the other entities to operate the airport. The article was misleading. 3) Councilmember Myers noted the article said the four entities share equally, which is not the case if you factor in the value of the land and the time put in by the Public Works Director and the City Manager.

STAFF REPORTS:

Janean Parker: No report

David Sypher: 1) We went through quite a process concerning the Sagele Development Agreement. David introduced Patrick Harbison, a professional engineer who is working for the City on a temporary basis and has done all of our commercial reviews for the past few years. Patrick has put in a lot of time on this project and did an excellent job to make this happen. Thanks also to Attorney Janean Parker and Community Development Director Mike Kerins for their hard work. 2) The water ordinance is in a state of disrepair. Some major revisions to our water and sewer ordinance are in process. A first draft of the ordinance will be included in the next Council packet for first reading and discussion at the July 6th meeting. Councilmembers may want to have a workshop to discuss the proposed changes. 3) We did a reconciliation of some of our STP funds, which is the federal allocation of funds for street projects for our federally classified streets. We have an additional \$500,000 that can be put towards the completion of Yew Street. 4) Spoke about the great progress that has been made concerning the airport. The subcommittee has been gathering information to present to the summit on June 29th. 5) Mayor Fatcher asked about street problems on Chestnut & 7th. David said the fix that was made there is working for now. It is on the CIP list and will be addressed at a later date.

Michael Kerins: 1) The land use work group will have a workshop tomorrow night as part of the Comprehensive Plan Revision process. 2) A preliminary scope for the renovation of the neighborhood stabilization property at 1412 North 1st was just received. You should start to see improvements on that house very quickly. 3) We are in process of getting bids to demolish three properties in North Kelso. 4) Mayor Fatcher spoke about tall grass issues, especially on the corner of Harris & Bates. Mike said the standard height of grass is twelve inches. Nuisance Abatement Officer Don Harris has a list of yards with tall grass, and he has been in process of contacting the residents.

Cindy Donaldson: 1) Our "Make a Splash at Your Library" sign-ups started today and we have had a steady stream of kids since we opened. I passed out over 1200 fliers in the schools during the last two weeks. 2) Next Monday is our first summer reading program, which will be a pirate program. Dress like a pirate and join in the fun.

Andrew Hamilton: 1) We participated in the crisis training, "Big MAC" (Mass Agency Coordination), exercise along with most of the other community entities. A debrief will be held to see where we need to improve. 2) Detectives had a busy weekend. All the officers are well and working. 3) We have been informed that some unspent Homeland Security money is available to us. About \$30,000 to \$40,000 will be used to replace our outdated MDT laptops. 4) We will be receiving approximately \$10,000 on a secondary grant that we get each year in conjunction with the City of Longview.

Brian Butterfield: No report

COUNCIL REPORTS:

Todd McDaniel: No report

John Karnofski: No report

James Webb: No report

Gary Schimmel: Asked about the budget process for the 2011/2012 budget. Finance Director/City Clerk Brian Butterfield said by law the preliminary budget needs to be ready by November 1st. Council usually goes over it in November and passes it in December. Discussion followed.

Dan Myers: A new board member was elected at the Train Depot Volunteer Annual Meeting last night. One bylaw change was also adopted.

Rick Roberson: Spoke about third rail issues. Rick has some drawings available for Councilmembers to view.

David Fatcher: I will be on a family vacation in Washington D.C. and won't be at the next Council meeting. Deputy Mayor Todd McDaniel will preside at the meeting.

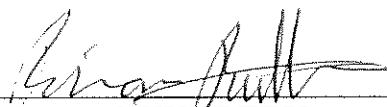
EXECUTIVE SESSION:

The Council convened into Executive Session at 8:54 p.m. to discuss a potential purchase and a potential sale of property. The Executive Session is expected to last approximately twenty-five minutes. No action will be taken. At 9:20 p.m. the Council convened into Regular Session.

There being no further business, Mayor Fatcher adjourned the meeting at 9:20 p.m.



MAYOR



CITY CLERK