

Pastor Jerry Dahlke, North Gate Church, gave the invocation. Mayor David Fatcher led the flag salute. The Regular Meeting of the Kelso City Council was called to order by Mayor David Fatcher. Councilmembers in attendance were: Fatcher, Myers, Lefebvre, McDaniel, Schimmel, Archer, and Roberson.

Minutes: Upon motion by Councilmember Schimmel, seconded by Councilmember Lefebvre, 'Approve the Minutes of the 4/3/12 Regular Meeting,' Councilmember Myers asked to have the following correction made to David Fatcher's report: change the comment made by "Roberson" to "Myers". The motion to approve the minutes with the correction carried, all voting yes.

PROCLAMATION:

Mayor Fatcher read a proclamation declaring May 20 through May 26, 2012, as *National Public Works Week* in the City of Kelso. Public Works Director David Sypher accepted the proclamation. He spoke of the quality of service that the public works crew provides to the City. He thanked Council for the recognition.

CONSENT AGENDA:

1. **Street Closure Request:** Highlander Festival Parade
2. **Agreement:** Cowlitz PUD's CEEP/Lighting Upgrade
3. **Agreement:** Reid Middleton – Airport Runway Extension & Design Consultant
4. **Agreement:** Airport Hangar No. 17 Lease – Sam Clark
5. **Liquor License Added Privilege:** Rite Aid #5287, 230 Kelso Drive
6. **Auditing of Accounts:** \$1,725,844.47

Mayor Fatcher asked if any items should be removed for separate consideration. Councilmember Archer requested to remove **Item No. 4 (Lease Agreement for Airport Hangar No. 17)** from the Consent Agenda to be discussed separately in Council Business.

Upon motion by Councilmember McDaniel, seconded by Councilmember Roberson, 'Approve the Consent Agenda and the Auditing of Accounts in the amount of \$1,725,844.47 with the removal of Item No. 4' motion carried, all voting yes.

PRESENTATION:

West Main Re-Alignment Consultant Report: Otak Project Manager Rich Darland gave a power point presentation along with a consulting team that consisted of Otak Principal Tim Kraft, H. W. Lochner Senior Project Manager Al King, and Universal Field Service Regional Manager Leslie Finnigan on the West Main Re-Alignment Project update. He displayed the layout of the selected route. A number of factors led to

schedule delays. The first was a problem with the environmental review, which took several months longer than first projected. Next was the Right of Way appraisal process. The original appraiser had to be fired after having done no work whatsoever over several months. A new appraiser was hired and the appraisals are finally being completed. They will start making offers to property owners late this month. Right of Way acquisition costs have risen from \$1.6 million to \$3.5 million. There has also been a rise in engineering costs. This is mostly due to the combination of phases one and two of the project. Mr. King said that they are working to try and obtain additional funding both from state and federal sources, while also working to reduce project costs. Discussion followed.

Mike White spoke from the audience against the selected route. Lengthy discussion followed.

COUNCIL BUSINESS:

(Continuation of the Consent Agenda (Item that was previously removed):

Item No. 4 (Airport Hangar No. 17 Lease Agreement):

Upon motion by Councilmember McDaniel, seconded by Councilmember Myers, 'Approve the Airport Hangar Lease Agreement.' Councilmember Archer spoke of the \$100 monthly rate on the airport hangar being too low. Mr. Sypher explained that it is a 'Sullivan Hangar' and this hangar is a low grade structure and will eventually be torn down. The cost is comparable to other hangars in similar condition across the state. Lengthy discussion followed. Councilmembers Lefebvre, Myers, Roberson, McDaniel, Schimmel, and Futchter voted yes. Councilmember Archer voted no. Motion passed, 6 to 1.

MOTION ITEMS:

Ordinance No. 12-3766 – 2012 Budget Revision #2: The Deputy Clerk read the proposed ordinance by title only. Upon motion by Councilmember McDaniel, seconded by Councilmember Roberson, 'Adopt Ordinance No. 12-3766, 'AN ORDINANCE OF THE CITY OF KELSO AMENDING THE 2012 BUDGET TO REFLECT REVENUES AND APPROPRIATE FUNDS TO COVER EXPENDITURES OVER AND ABOVE THOSE ANTICIPATED AT THE TIME SAID BUDGET WAS ADOPTED,' motion carried, all voting yes.

MANAGER'S REPORT:

Andrew Hamilton: 1) At the last council meeting there was a question about a bench dedication process. I have sent emails to the Council regarding the City's history of bench dedications. KDRA has approached the City regarding a citywide bench dedication

process. Community Development Manager Nancy Malone and the Planning Commission have been looking into developing a policy. 2) The deadline to submit applications for the City Manager position is April 20, 2012. 3) Denny Richards is working on an interviewing process for the City Manager position. He is taking the interviewing methods and the desired qualifications that were discussed by Council at the April 3, 2012, Special Meeting and using them to develop a proposed process. This will be brought to Council in the near future for your review. 4) I want to thank all of the department heads for pulling together and making it a team effort in taking care of some urgent issues that came up. Their efforts are greatly appreciated. Everything seems to be running smooth. I keep the Mayor informed of any issues that may arise.

STAFF REPORTS:

Chief Andrew Hamilton: 1) We have been very busy with accidents, burglaries, and altercations. 2) The department was hit with the flu bug and we have had a number of people out sick. An officer had to work overtime because we did not have enough officers to staff the shift. It has been a long time since we have had to do that. One officer is out on long term sick leave. We have one individual enlisted in the military that has been called to 30 days of active military duty. We are 3 patrol officers short from 2010 and we are averaging 500 more calls for service compared to last year at this time. 3) The Citizen's Academy is going well and graduation is next month. 4) We will be hiring an officer back from being laid off because another officer will be leaving to take a position at the Washington Criminal Justice Training Association. 5) This week SWAT officers are in SWAT training. Overall, we are keeping very busy. Councilmember Roberson asked about the recent altercation at the Hardtail's Bar & Grill. Chief Hamilton said that the situation is currently under investigation. We will be talking with them. Steps will be taken so that this does not happen again.

Janean Parker: 1) I recommend that Council develops and adopts a process for the hiring of a City Manager so that the City is in compliance with human resource related issues. 2) I would like to report to you on the Victory Center litigation in Executive Session. Councilmember Schimmel asked about adopting a process for hiring a City Manager. Ms. Parker said that the purpose of an adopted process sets the expectations for the Council, the public, and the candidates in terms of what the steps are. Discussion followed.

David Sypher: 1) I will be bringing the new Six Year Capital Improvement Program to the next council meeting. It should be available on the Kelso website in a week if you would like to view it. 2) The roof repair at the train depot was timely. We found some rot which only required a few sheets to repair. We got the gutter fixed at the same time. 3) The Airport Governance Board adopted a new Rules of Procedure. 4) We received a new amount limit on a WSDOT grant for the Runway Extension Project that we were offered a year ago. It was approximately \$130,000. Now it has been expanded to \$173,755. If it is acceptable to Council, I think it would be of good solidarity if Council would authorize

the Interim City Manager to sign the approval letter for this grant. Mayor Fatcher asked if there will be any further obligation than what the City has already done. Mr. Sypher said the City's obligation is the same as it was described before so there is nothing new. Upon motion by Councilmember Roberson, seconded by Councilmember Lefebvre, 'Approve the Interim City Manager to sign the grant approval letter.' Discussion followed. Motion carried, all voting yes.

Councilmember Myers asked about the roofing material used on the train depot. Mr. Sypher said this material is made of recycled rubber and it is not as fragile as the other material. Visually one can not tell that it is different from the existing roof. He is very happy with it.

Nancy Malone: No report.

Cindy Donaldson: 1) We had some vandalism at the library last Thursday. My office was ransacked but we have not noticed anything missing. It is nice to have 24 hour security at the mall. 2) An individual came in to the library last Saturday and offered to build storage cabinets for the library.

COUNCIL REPORTS:

Kim Lefebvre: I am attending the Citizen's Academy. I went for a ride along. The officers are awesome. I can't praise them enough. I have really enjoyed it. Keep up the good work.

Gary Schimmel: No report.

Todd McDaniel: I wanted to comment on the last special meeting regarding the hiring process for the City Manager position. I thought the ideas were really good but I just wanted to say that I am not in favor of a part-time City Manager.

Gary Archer: No report.

Rick Roberson: 1) I am also attending the Citizen's Academy. I did a ride along. The technology they have to check license plates is amazing. I rode along with the two lady officers. We received a call about a domestic dispute. The individual to be arrested was relatively large. She became resistant to the officers and started to run. The officers took her down within two steps. I was very impressed. We went through neighborhoods that I have never seen before even though I have lived here all my life.

Dan Myers: 1) I am curious about the legislative maneuver regarding the state changing how they pay out funds to the cities. I wonder what kind of impact it will have on our financial situation. Mayor Fatcher commented that he understood that the change is how the state is recording it in their books and not when they write the checks. He said what

will impact us is the change the state is proposing to the liquor tax. 2) I am not in favor of a part-time City Manager.

David Futcher: Since today is the deadline for filing IRS tax returns, my workload will go way down.

EXECUTIVE SESSION:

The Council convened into Executive Session at 8:05 p.m. to discuss Right of Way acquisition at a higher cost. The Executive session is expected to last approximately 20 minutes. The attorney was present.

The Council reconvened into Regular Session at 8:27. Upon motion by Councilmember Roberson, seconded by Councilmember Lefebvre, 'Approve the consultant to proceed with the Right of Way acquisition,' motion carried, all voting yes.

At 8:28 p.m. Council convened into Executive Session to discuss pending litigation and a potential settlement agreement. The Executive session is expected to last approximately 10 minutes. The attorney was present.

The Council reconvened into Regular Session at 8:40 p.m. Upon motion by Councilmember Archer, seconded by Councilmember Myers, 'Approve the settlement agreement related to the Victory Center' motion carried, all voting yes.

There being no further business, Mayor Futcher adjourned the meeting at 8:41 p.m.



MAYOR



DEPUTY CLERK