

Kelso Chief of Police Wayne Nelson gave the invocation. Mayor David Futchter led the flag salute. The Regular Meeting of the Kelso City Council was called to order by Mayor Futchter. Councilmembers in attendance were: Futchter, Karnofski, Slater, Myers, McDaniel, Roberson, and Malella.

Minutes: Upon motion by Councilmember McDaniel, seconded by Councilmember Karnofski, 'Approve the minutes of the 5/6/08 Regular Meeting, 5/7/08 Special Meeting, and the 5/12/08 Special Meeting,' motion carried, all voting yes.

OATH OF OFFICE:

City Manager Paul Brachvogel swore in Gerald Malella to Council Position 5 (East District). Councilmembers welcomed Gerald to his new position.

CITIZEN'S BUSINESS:

Steve Malone, 164 Virginia, spoke about being issued a ticket for criminal trespass by Burlington Northern for using an underpass near his home. He feels he has been treated unfairly and thinks there should be a grandfather clause. Mr. Malone asked for help from the City concerning this issue. City Attorney Paul Brachvogel suggested he and Mr. Malone should meet with the prosecution and bring the issue to Councilmembers at a future meeting. Discussion followed.

Nancy Nazareth, 602 Academy, spoke about her interest in a non profit community art center in Kelso and suggested using the building at 109 Allen Street. She feels this would open up many opportunities for local citizens and tourists.

Nancy Hoggatt, 1206 Ross Ave., spoke about a possible noise ordinance. She has observed many people driving around the city and by her house day and night with music blaring. City Manager Brachvogel stated there is an existing ordinance. He will talk with Chief Wayne Nelson to see what can be done. Discussion followed.

CONSENT AGENDA

Auditing of Accounts: \$1,354,797.10

Liquor License Renewals: 1) Holts Quick Check, 400 N. Pacific; 2) Quick Stop Market, 500 Allen Street; 3) Target Store T-0628, 205 Three Rivers Drive

Rob Harris, Vice President of JH Kelly, Request for Company Picnic at Tam O'Shanter Park on 7-19-08

Upon motion by Councilmember Myers, seconded by Councilmember McDaniel, 'Approve the Consent Agenda and the auditing of accounts in the amount of \$1,354,797.10,' motion carried, all voting yes.

APPOINTMENTS:

With Council's consensus, Mayor Futcher made the following appointments to fill some recent vacancies due to a change in Councilmembers:

911 Board – Assigned Gerald Malella

Airport Authority – Assigned Gerald Malella

City Audit Committee – Assigned Gerald Malella (Dan Myers is also on this committee and Alan Slater has offered to fill the Alternate Assigned position as needed)

Transportation (LKRAITS) – Metropolitan Planning Organization – Alternate Assigned Rick Roberson

Transportation – SW Washington Regional Transportation Planning Organization – Alternate Assigned Rick Roberson

MOTION ITEMS:

Mayor Futcher said all nine ordinances that are on the agenda have to do with implementing the Kelso Engineering Design Manual and suggested putting all of the ordinances under one motion. **Upon motion by Councilmember Myers, seconded by Councilmember Roberson, 'Combine all ordinances into one agenda topic for consideration,' motion carried, all voting yes.**

Upon motion by Councilmember Myers, seconded by Councilmember McDaniel, 'Pass on 1st Reading, the nine ordinances pertaining to improving the plan review process.'

Public Works Director David Sypher said the City has tried to make the code more concise and easier for developers. The draft manual was completed in November of 2007 and the public review process began in February of this year. Council discussion followed.

The Deputy City Clerk read the following nine ordinances by title only:

Ordinance (1st Reading) – Adopting a Kelso Engineering Design Manual: 'AN ORDINANCE OF THE CITY OF KELSO ADOPTING A KELSO ENGINEERING DESIGN MANUAL FOR UNIFORM DEVELOPMENT STANDARDS.'

Ordinance (1st Reading) – Relating to Development Agreements: 'AN ORDINANCE OF THE CITY OF KELSO, WASHINGTON, RELATING TO DEVELOPMENT AGREEMENTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.'

Ordinance (1st Reading) – Commercial Development Review Process and Adopting Engineering Design Review Fees: 'AN ORDINANCE OF THE CITY OF KELSO

RELATING TO THE COMMERCIAL DEVELOPMENT REVIEW PROCESS AND PROCEDURE, ADOPTING ENGINEERING DESIGN REVIEW FEES.'

Ordinance (1st Reading) – Amending Ordinance No. 3434 Regarding Truck Routes and Arterial Highways: 'AN ORDINANCE OF THE CITY OF KELSO AMENDING ORDINANCE NO. 3434, CODIFIED AS KMC 10.08.010, REGARDING TRUCK ROUTES IN THE CITY; AND AMENDING KMC 10.16, REGARDING ARTERIAL HIGHWAYS, AS MORE PARTICULARLY DESCRIBED HEREIN.'

Ordinance (1st Reading) – Regarding Datum Plane-Secondary Bench Marks, Private Roadways, Public Improvements, Construction in the Public Right-of-Way, and Parks: 'AN ORDINANCE OF THE CITY OF KELSO DELETING KMC SECTION 12.04.040 REGARDING DATUM PLANE-SECONDARY BENCH MARKS; AMENDING ORDINANCE NO. 3481, CODIFIED AS KMC 12.08.010, REGARDING PRIVATE ROADWAYS; AMENDING ORDINANCE NO. 3481, CODIFIED AS KMC 12.09, REGARDING PRIVATE ROADWAYS; AMENDING ORDINANCE NO. 3154, CODIFIED AS KMC 12.10, REGARDING PUBLIC IMPROVEMENTS; AMENDING ORDINANCE NO. 3162, CODIFIED AS KMC 12.14 REGARDING CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY; AND AMENDING KMC 12.20 REGARDING PARKS, AS MORE PARTICULARLY DESCRIBED HEREIN.'

Ordinance (1st Reading) – Regarding the City's Water System: 'AN ORDINANCE OF THE CITY OF KELSO AMENDING ORDINANCE NO. 3055, CODIFIED AS KMC 13.04, REGARDING THE CITY'S WATER SYSTEM, AS MORE PARTICULARLY DESCRIBED HEREIN.'

Ordinance (1st Reading) – Regarding the City's Sewer System and Technical Guidelines for Stormwater Utility: 'AN ORDINANCE OF THE CITY OF KELSO AMENDING ORDINANCE NO. 3057, CODIFIED AS KMC 13.08, REGARDING THE CITY'S SEWER SYSTEM; AND AMENDING ORDINANCE NO. 3241, CODIFIED AS KMC 13.10.120 REGARDING TECHNICAL GUIDELINES FOR STORMWATER UTILITY, AS MORE PARTICULARLY DESCRIBED HEREIN.'

Ordinance (1st Reading) – Regarding Subdivisions: 'AN ORDINANCE OF THE CITY OF KELSO AMENDING ORDINANCE NO. 2857, CODIFIED AS KMC CHAPTERS 16.08, 16.12, 16.16, 16.20, AND 16.24, REGARDING SUBDIVISIONS.'

Ordinance (1st Reading) – Regarding Planning and Zoning for Single and Multi-Family Residential Zones, Commercial Zones, Supplemental Use Regulations, Industrial Zones, and Parking and Access Requirements: 'AN ORDINANCE OF THE CITY OF KELSO AMENDING ORDINANCE NOS. 3058 AND 3075, CODIFIED AS KMC CHAPTERS 17.20, 17.28, REGARDING PLANNING AND ZONING FOR SINGLE AND MULTI-FAMILY RESIDENTIAL ZONES; AMENDING ORDINANCE

No. 3533, CODIFIED AS KMC CHAPTERS 17.40, 17.44, 17.48, 17.50, AND 17.100, REGARDING COMMERCIAL ZONES, SUPPLEMENTAL USE REGULATIONS, INDUSTRIAL ZONES AND PARKING AND ACCESS REQUIREMENTS, AS MORE PARTICULARLY DESCRIBED HEREIN.'

Mayor Futch said most of the changes that are incorporated in these ordinances replace the specific requirements in the code and steer a person to check the manual.

Motion carried, all voting yes.

Resolution No. 08-971 – Authorize the City Manager to Enter into a Consortium Agreement with the Home Investment In Affordable Housing Program: The Deputy City Clerk read the proposed resolution by title only. Upon motion by Councilmember McDaniel, seconded by Councilmember Karnofski, 'Adopt Resolution No. 08-971, 'A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELSO AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF KELSO AND THE CITY OF LONGVIEW, FOR THE HOME INVESTMENT IN AFFORDABLE HOUSING PROGRAM.' Discussion followed. Motion carried, all voting yes.

Resolution No. 08-972 – Imposing Planning Fees: Upon motion by Councilmember McDaniel, seconded by Councilmember Myers, 'Adopt Resolution No. 08-972, 'A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELSO IMPOSING CERTAIN PLANNING FEES AS MORE PARTICULARLY DESCRIBED HEREIN.' Community Development Director Mike Kerins said the change in fees is to realign certain fee schedules to better reflect the amount of staff review time spent. A document showing comparative fee schedules was handed to Councilmembers. Discussion followed. Motion carried, all voting yes.

Acceptance of Coweeman Park Drive Road Dedication: City Manager Paul Brachvogel said this is a housekeeping item. At the conclusion of the development, the infrastructure should have been transferred to the City. Upon motion by Councilmember Roberson, seconded by Councilmember Myers, 'Authorize the City Manager to sign the agreement,' motion carried, all voting yes.

Memorandum of Understanding – Pathways 2020 Program: City Manager Brachvogel said Pathways 2020 is funded through the Council of Governments. Upon motion by Councilmember McDaniel, seconded by Councilmember Roberson, 'Allow the City Manager to sign the Memorandum of Understanding Agreement with Pathways 2020,' motion carried, all voting yes.

MANAGER'S REPORT:

Paul Brachvogel: 1) Earlier this month the Aldercrest Committee met with approximately seventeen members in attendance. There was a good discussion

concerning the issue of access to the property. The next meeting will be the end of June. 2) A workshop on goal setting will be held at the train depot on June 12th beginning at 5:30 p.m. 3) An executive session will be needed to discuss potential litigation and property acquisition. 4) Rosemary Siipola will give a presentation on the West Main Realignment at the next Council meeting. 5) I just received a letter from Attorney Alan Engstrom concerning the Kelso Design Manual and I will forward it to Councilmembers so his concerns can be examined.

STAFF REPORTS:

David Sypher: 1) Michael Kardas has accepted the position of Senior Engineer and will begin on June 9th. 2) Lakeside Industries is about two-thirds finished with the pavement project on 13th & Talley Way. 3) The storm sewer survey, needed for the stormwater Master Plan Phase II, will be completed around the end of May. 4) The Capital Improvement Program update will be presented to Council at a later date.

Mike Kerins: 1) Last week, Councilmember Roberson and I attended a conference in Wenatchee. The Downtown Main Street Program was very informative. Rick and I will share the information at the Downtown Revitalization meeting tomorrow night. 2) Councilmember McDaniel asked for an update on the skateboard park. Mike said he is waiting to get estimates from a couple of contractors.

Geraldine de Rooy: I will look forward to bringing an applicant for the vacant Library Board position to the next meeting.

Brian Butterfield: 1) The bond refinance closed today. 2) Budget season is coming up. Some Council and staff members have indicated they might want to change to a biennial budget. Before a change can be made, an ordinance would need to be adopted by June 30th or the change can't be made for another two years. It was the consensus of the Council to have City Attorney Brachvogel research biennial budgets and present the pros and cons at the next meeting.

Carol Bradbury: No report

COUNCIL REPORTS:

Alan Slater: No report

Dan Myers: No report

Gerald Malella: 1) I had the opportunity to see the power point presentation on the airport, previously viewed by Councilmembers, and I was impressed with some of the possibilities for the airport. I hope we can move forward.

Todd McDaniel: Kelso plays in the state semifinals on Friday, May 23, at Safeco Field. If you have a chance, support the Kelso kids.

Rick Roberson: 1) As Community Development Director Kerins mentioned earlier, we attended a Main Street Program conference in Wenatchee. 2) Butch Gray, a good friend of mine has watched a couple of meetings on T. V. and noticed the Mayor didn't have anything to handle unruly Councilmembers. Rick presented a gavel to Mayor Futcher from Butch Gray, a retired supervisor from Weyerhaeuser. Mayor Futcher was pleased with his new gavel and hoped Mr. Gray was watching.

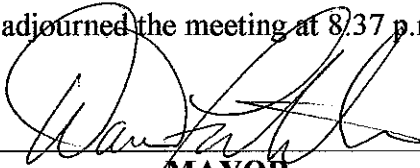
John Karnofski: No report

David Futcher: No report

EXECUTIVE SESSION:

The Council convened into Executive Session at 8:20 p.m. to discuss potential litigation and property acquisition. No action will be taken. The Council reconvened into Regular Session at 8:37 p.m.

There being no further business, Mayor Futcher adjourned the meeting at 8:37 p.m.



MAYOR



CITY CLERK