

Pastor Mike Speegle, Kelso-Longview Seventh Day Adventist 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, Slater, Myers, Wheeler, McDaniel, and Roberson.

**Minutes:** Upon motion by Councilmember McDaniel, seconded by Councilmember Wheeler, 'Approve the minutes of the 1/15/08 Regular Meeting with the following correction: Change the CAP Board assignment from Joe Wheeler to Todd McDaniel. Approve the minutes of the 1/17/08 Special Joint Meeting with the City of Longview and the 1/29/08 Special Meeting,' motion carried, all voting yes.

**OATH OF OFFICE:**

City Manager Paul Brachvogel swore in Rick Roberson to Council Position 1. Mayor Futcher and the Councilmembers welcomed Rick to the Council.

**PROCLAMATION:**

Mayor Futcher read a Proclamation declaring the week of February 24 to March 3, 2008, as "One Book, One Community Week" in the City of Kelso. Library Director Geraldine de Rooy accepted the proclamation and presented a copy of the book *Three Cups of Tea: One Man's Mission to Promote Peace...One School at a Time* by Greg Mortenson and David Oliver Relin to Councilmembers. David Oliver Relin will be in the area on Monday, March 3<sup>rd</sup>.

**PUBLIC HEARING – Tichaël Properties Annexation:**

Mayor Futcher opened the Public Hearing at 7:09 p.m. Community Development Director Michael Kerins spoke about the proposed annexation of the 6.39 acres of land located on the south side of Grade Street and on the south side of the Coweeman River, between the Coweeman River and Interstate 5. Mayor Futcher invited citizens to comment. No citizens responded and the Public Hearing was closed at 7:12 p.m. Upon motion by Councilmember McDaniel, seconded by Councilmember Wheeler, 'Approve the annexation.' Community Development Director Kerins stated there is nothing to take action on at this time. Councilmember McDaniel withdrew his motion and Councilmember Wheeler withdrew the second.

**PUBLIC HEARING – Title 17.50 Zoning Changes:**

Mayor Futcher opened the Public Hearing at 7:14 p.m. Community Development Director Kerins spoke about some of the proposed changes.

**Larry Schlecht**, local contractor, spoke from the audience in support of this revision.

There were no more comments from the public. Mayor Futcher closed the Public Hearing at 7:18 p.m.

**MOTION ITEMS:**

**Ordinance (1<sup>st</sup> Reading) – Amending Zoning Ordinance 17.50:** The Deputy City Clerk read the proposed ordinance by title only. Upon motion by Councilmember McDaniel, seconded by Councilmember Myers, ‘Pass on 1<sup>st</sup> Reading, ‘AN ORDINANCE OF THE CITY OF KELSO AMENDING PORTIONS OF THE ZONING ORDINANCE OF THE CITY OF KELSO, TITLE 17.50, TO ALLOW FOR A 25 PERCENT EXPANSION OF AN EXISTING USE BEFORE CURRENT DEVELOPMENT STANDARDS ARE REQUIRED TO BE MET.’ Mayor Futcher stated the intent of this ordinance is to make it so a business can make small improvements without being required to bring their property up to current standards. Council discussion followed. City Manager Paul Brachvogel stated the plan is to put some of these stop gap measures in the ordinance and then discuss this in great length at the Council Workshop on March 1<sup>st</sup>. Further discussion followed.

**Alan Engstrom, Attorney,** 111 N. Pacific, spoke from the audience about developers and property owners wanting to find the long-term solutions and being willing to work together to improve the City of Kelso.

Council discussion continued. Motion carried, all voting yes.

**Ordinance (1<sup>st</sup> Reading) – Approving the Extension of the Sprint Communications Contract:** The Deputy City Clerk read the proposed ordinance by title only. Upon motion by Councilmember McDaniel, seconded by Councilmember Myers, ‘Pass on 1<sup>st</sup> Reading, ‘AN ORDINANCE OF THE CITY OF KELSO EXTENDING THE TERM OF ORDINANCE NO. 87-3080 FOR A PERIOD OF FIVE (5) YEARS.’ Councilmember Roberson asked what revenue the City is getting from this franchise. City Manager Brachvogel stated the City was receiving \$18,000 but state law now prohibits the City from collecting from this franchise. Motion carried, all voting yes.

**Ordinance (1<sup>st</sup> Reading) – Establishing a Stormwater Advisory Board:** The Deputy City Clerk read the proposed ordinance by title only. Upon motion by Councilmember Wheeler, seconded by Councilmember Roberson, ‘Pass on 1<sup>st</sup> Reading, ‘AN ORDINANCE CREATING THE KELSO STORMWATER ADVISORY COMMITTEE, ESTABLISHING THE QUALIFICATIONS FOR MEMBERSHIP ON SUCH COMMITTEE, AND PRESCRIBING THE DUTIES OF SUCH COMMITTEE.’ Mayor Futcher stated adopting a stormwater advisory committee is one of the requirements of Kelso’s Phase II NPDES Municipal Stormwater Permit. City Manager Brachvogel reported the City just received a \$50,000 grant. Discussion followed. Motion carried, all voting yes.

**Ordinance No. 08-3664 – Lease Office Space at the Depot to Maverick Petroleum:**

The Deputy City Clerk read the proposed ordinance by title only. Upon motion by Councilmember Wheeler, seconded by Councilmember McDaniel, 'Adopt Ordinance No. 08-3664, 'AN ORDINANCE OF THE CITY OF KELSO AUTHORIZING THE LEASE OF OFFICE SPACE AT THE KELSO TRAIN DEPOT TO MAVERICK PETROLEUM, LLC., AS MORE PARTICULARLY DESCRIBED HEREIN,' motion carried, all voting yes.

**Resolution No. 08-963 – Amending Resolution No. 97-761, Regarding Sick Leave**

**Donation:** The Deputy City Clerk read the proposed resolution by title only. Upon motion by Councilmember McDaniel, seconded by Councilmember Roberson, 'Adopt Resolution No. 08-963, 'A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELSO AMENDING RESOLUTION #97-761 TO THE EXTENT THAT THE PERSONNEL POLICY HANDBOOK SHALL AUTHORIZE THE DONATION OF SICK LEAVE.' Mayor Fatcher stated this resolution, which adds no extra cost to the City, would allow employees to donate sick leave to an employee who is ill or has been injured and has run out of sick leave. Motion carried, all voting yes.

**Resolution No. 08-964 – Appointing Brian Butterfield as Clerk-Finance Director:**

The Deputy City Clerk read the proposed resolution by title only. Upon motion by Councilmember Wheeler, seconded by Councilmember McDaniel, 'Adopt Resolution No. 08-964, 'A RESOLUTION OF THE CITY OF KELSO, WASHINGTON, APPOINTING BRIAN BUTTERFIELD AS CLERK-FINANCE DIRECTOR.' City Manager Brachvogel stated this is the third year the Government Finance Officer's Association has awarded Brian the Certificate of Achievement for Excellence in Financial Reporting. Motion carried, all voting yes.

**Approve Catlin Street Sewer Rehab Closeout with K & R Plumbing and**

**Construction (Project No. 590701):** Engineer Sharon Zimmerman, said K & R Plumbing used a pipe bursting technique that required less open trenching than normal sewer repair which reduced the cost and impact to the community. Upon motion by Councilmember Wheeler, seconded by Councilmember Roberson, 'Approve the closeout of the Catlin Street Sewer Rehab Project with K & R Plumbing in the amount of \$144,624.30.' Discussion followed. Motion carried, all voting yes.

**Requesting Final Approval of the Clark Street Pump Station with Landis & Landis Construction, LLC. (Project No. 590102):**

Engineer Sharon Zimmerman stated the contractor inadvertently placed the pump station partially on private property and the project won't close out until an easement is obtained from the property owner. Upon motion by Councilmember McDaniel, seconded by Councilmember Karnofski, 'Approve the closeout of the Clark Street Pump Station, Project No. 590102, with Landis & Landis Construction, LLC, in the amount of \$387,796.10,' motion carried, all voting yes.

**MANAGER'S REPORT:** 1) A letter from Stephanie Sparks, one of the City Council Position #1 applicants, was read by Paul. 2) The consultant for the community branding will hold a workshop on April 22<sup>nd</sup> to share the results of their community assessments. A motion is needed to enter into a contract with the consultant firm to do the branding. Upon motion by Councilmember McDaniel, seconded by Councilmember Wheeler, **'Authorize the City Manager to enter into a contract with the consultant for our portion of the branding in the amount of \$5,000.00,' motion carried, all voting yes.** 3) Tomorrow morning, February 6, at 5:30 I will be leaving on a free trip to Washington, D.C., with Paul Youmans of Pathways 20-20 to attend a national seminar on economic growth called "Smart Growth." 4) An offer to purchase our building at 109 Allen in the amount of \$150,000 has been received. Our listing price was \$375,000. It was the consensus of the Council to pass on the offer. 5) Watkins Tractor has offered to purchase the city-owned strip of parking-lot property for \$55,800. Watkins has indicated they might be moving to 13<sup>th</sup> Street. Discussion followed. It was the consensus of the Council to have Paul present a counter offer. 6) Concerning the SR432 project, engineers for the developer will be meeting with the State Department of Transportation and their results should be available later this month. 7) A motion item is needed to allow the City Manager to enter into a listing agreement with the realtor for the property on 1115 S. Pacific. **Upon motion by Councilmember Wheeler, seconded by Councilmember Myers, 'Authorize the City Manager to enter into a listing agreement with the realtor for the property on 1115 S. Pacific,' motion carried, all voting yes.** 8) On Saturday, March 1, we will have an off-site goal-setting workshop at the museum for Councilmembers and Department Heads.

**STAFF REPORTS:**

**Sharon Zimmerman:** 1) Operations has been in contact with the emergency management people concerning the potential flooding if there is a quick melt of snow in the mountains. 2) We recently hired a new Senior Engineer, Van McKay. His main role is taking care of the stormwater needs for the community.

**Michael Kerins:** I handed out copies of the draft park plan and a draft façade improvement loan program for Councilmembers to look over before the hearing at the next Council meeting.

**Geraldine de Rooy:** No report

**Wayne Nelson:** I want to thank Amy Fischer and the Daily News for the article in Sunday's paper recognizing the efforts of the police department, landlords, and rental property owners who are working together to make the establishments less attractive to criminals.

**Brian Butterfield:** No report

**Carol Bradbury:** The Highlander Festival Commission is looking for volunteers. They will be having a meeting Monday, February 25. If interested, call City Hall for more information.

**COUNCIL REPORTS:**

**Joe Wheeler:** No report

**Todd McDaniel:** No report

**Rick Roberson:** 1) I appreciate your support in selecting me for this position and I will work hard. 2) My first grandson was born Saturday. We also have four granddaughters. 3) I would be interested in having a communication log so Councilmembers could be informed of what is going on. City Manager Brachvogel said changes to the existing process could be addressed at the upcoming workshop. 4) I am planning to have a South Kelso meeting soon.


**Dan Myers:** If Councilmember Roberson sets up a South Kelso meeting, I would like to participate since I live in South Kelso.

**John Karnofski:** No report

**Alan Slater:** I just want to say I was very impressed with Stephanie Sparks, one of the candidates for the Council position that was just filled by Rick Roberson. Stephanie would be a good candidate for the stormwater advisory board.

**David Futcher:** No report

Upon motion by Councilmember McDaniel, seconded by Councilmember Myers, 'Move to Adjourn,' motion carried, all voting yes. The meeting was adjourned at 8:20 p.m.

  
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**MAYOR**

  
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**CITY CLERK**