

**KELSO CITY COUNCIL**  
**7:00 P.M.**

**OCTOBER 2, 2007**  
**REGULAR MEETING**

Rev. Hanna Peterson, Kelso Presbyterian Church, 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, Wheeler, Slater, Chester, Futcher, and McDaniel. Councilmember Karnofski was absent the entire meeting.

**Minutes:** Upon motion by Councilmember Futcher, seconded by Councilmember Chester, 'Approve the Minutes of the 9/18/07 Regular Meeting,' motion carried, all voting yes.

**CONSENT AGENDA:**

**Liquor License Renewals:** 1) Border Stop Market, 424 Long Avenue; 2) Three Rivers Golf, 2222 S. River Rd.; 3) Yan's Chinese Restaurant, 300 Long Avenue W.

Upon motion by Councilmember Futcher, seconded by Councilmember McDaniel, 'Approve the Consent Agenda,' motion carried, all voting yes.

**MOTION ITEM:**

**Resolution No. 07-947 – Declaring the City Council's Support for the Proposed Development at the SR 432 Interchange:** The Clerk read the proposed Resolution by title only. Upon motion by Councilmember Futcher, seconded by Councilmember Chester, 'Adopt Resolution No. 07-947, 'A RESOLUTION OF THE KELSO CITY COUNCIL STATING ITS SUPPORT OF A DEVELOPMENT PROPOSED BY MADISON DEVELOPMENT AT THE SR 432 INTERCHANGE.' Mayor Gregory spoke about the potential development that could take place along Interstate 5 and what it would do for Kelso's tax revenue and area jobs. Lengthy Council discussion followed. Motion carried, all voting yes.

**CITIZEN'S BUSINESS:**

**Dr. Glenys Hill of the Kelso School District** spoke about a proposed constitutional amendment on school district tax levies.

**MOTION ITEMS:**

**Final Acceptance of the 2006 Overlay Project #580601 with TFT Construction in the Amount of \$194,930.00:** Upon motion by Councilmember McDaniel, seconded by Councilmember Futcher, 'Approve the final acceptance of the 2006 Overlay Project with TFT Construction in the amount of \$194,930.00,' motion carried, all voting yes.

**Bus Stop Agreement with Greyhound at the Train Depot:** Greyhound is offering \$500 per month to drop off and pick up passengers from the Train Depot. Mayor Gregory said this is a reduction from the \$1,200 a few years ago because this lease does not include a rental space for selling tickets. The \$500 is to defray costs for the use of the bathrooms. Upon motion by Councilmember McDaniel, seconded by Councilmember Wheeler, 'Authorize the City Manager's signature on the Greyhound lease for use of the Train Depot in the amount of \$500 per month to defray costs for maintaining the bathrooms,' motion carried, all voting yes.

**Resolution No. 07-948 – Declaring Certain Property at the Library as Surplus (4 office chairs & 1 door removed as part of the ADA bathroom remodel):** The Clerk read the proposed Resolution by title only. Upon motion by Councilmember McDaniel, seconded by Councilmember Future, 'Adopt Resolution No. 07-948, '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.

**Notice of Intention to Commence Annexation Proceedings for Oldham Heights:** T. J. Keiran, CWCOG Senior Planner, presented various maps and information pertaining to the proposed annexation application proceedings for thirty-seven acres located approximately one-half mile east of Exit 36, west of Carroll Road. Some concerns were lack of city services and the potential cost the city would incur. Lengthy Council discussion followed.

**Mark Dane of Blue Sky** gave a brief history of the project. They want to work with the City and move forward with this project. *After a lengthy discussion Mark Dane withdrew the Notice of Intention to Commence Annexation Proceedings for Oldham Heights; however, he would like the City to continue looking at the issues.*

**Mike Kerins, Community Development Director** indicated the staff would continue to look favorably at the rezone request.

**Authorize Fleet Maintenance Contract with Jacobson Chevron:** Public Works Director David Sypher presented a fleet maintenance comparison matrix showing all known Kelso facilities and some Longview shops with three or more bays. The City has used Jacobson Chevron various times in the past. Upon motion by Councilmember Fatcher, seconded by Councilmember McDaniel, 'Authorize the City Manager's signature on the fleet maintenance contract with Jacobsen Chevron.' Council discussion followed. Councilmember Fatcher withdrew his motion; however, Councilmember McDaniel did not withdraw his second. Councilmembers Fatcher and McDaniel voted yes. Councilmembers Wheeler, Chester, Slater, and Gregory voted no. Motion failed 2 to 4.

**Request for FBO Lease Extension with Dennis Wise, Kelso Aviation:** Public Works Director Sypher stated Mr. Wise is willing to use his own funds to do restroom improvements costing approximately \$19,400 at the Kelso Airport in exchange for a new FBO 15-year lease with a 5-year extension. Lengthy Council discussion followed. *It was the consensus of the Council to set this over to the October 16 Council meeting.*

**Authorize Construction of Metal Pole Building at Operations Center:** At the last Council meeting the Council approved the purchase of a metal pole building. The Council authorized the purchase of the 16' building, but after discussion, asked staff to inquire whether a taller structure was more cost effective. Public Works Director Sypher reported the most cost effective building was an 18' high building with an increase in cost from \$48,189.80 to \$56,518.00 plus tax. Upon motion by Councilmember Slater, seconded by Councilmember McDaniel, 'Authorize the purchase of the 24' by 144' by 18' metal pole building with a 14' door.' Motion carried, all voting yes.

#### **MANAGER'S REPORT:**

**Paul Brachvogel:** 1) A letter was received from Tony Aragon, Corporate Security Manager of Foster Farms, thanking Chief Nelson and the Kelso Police Department for doing a great job solving some check fraud cases. 2) The Kelso Water Treatment Facility was one of only twenty-one surface water systems that met the "Treatment Optimization Program" filtration goals in Washington State for 2006. 3) At the request of the Council, I contacted the McCaw family concerning the possible expansion of Rister Stadium to accommodate a college level baseball team. The McCaw family is not interested in using their funds because they do not want to interfere with Babe Ruth. If you want to pursue the expansion, the City would probably need to spend some money. Discussion followed. It was the consensus of the Council to have Paul continue talking with APEX; however, anything we do should not be in conflict with Babe Ruth. 4) In order to devote more time to Kelso, effective the end of the year I will no longer be Woodland's City Attorney.

#### **STAFF REPORTS:**

**David Sypher:** 1) Concerning the Kelso Water Treatment Facility recognition Paul spoke about, I want to add that Kelso was rated 4<sup>th</sup> best on the State list. Paul Reeb and Monty Salte have done a great job. 2) The Airport Board made a recommendation to move forward with a land lease option for the construction of four buildings to house thirty T- hangars for small aircraft and one corporate hangar to hold three to four commercial aircraft. Lengthy discussion followed. Dennis Wise, FPO for Kelso Airport, said there are thirty people currently on the waiting list for new hangars. **Upon motion by Councilmember Wheeler, seconded by Councilmember Chester, 'Go out for proposals upon the Airport Board's recommendation,'** motion carried, all voting yes. 3) There was a huge water break by the Court House today.

**Mike Kerins:** The grant application to the State for the Skateboard Park has been submitted. We also applied for grant money from the Tony Hawk Foundation.

**Geraldine de Rooy:** I spent a week at a State Conference in Ohio.

**Wayne Nelson:** Wayne handed out a flier concerning a special media event concerning Meth. A thirty-minute documentary titled *Crystal Darkness* will be aired by most local television stations from 7:30 to 8:00 p.m. on Tuesday, October 9<sup>th</sup>.

**Cindy Keeney:** This will be my last Council Meeting. After thirty-two years, I will be retiring from the City of Kelso. City Manager Brachvogel said Finance Director/City Clerk Veryl Anderson (40 years) and Assistant Finance Director/Deputy City Clerk Cindy Keeney (32 years) will retire from the City on November 16. They both will be working for the ASSE Foreign Exchange Program. Accounting Supervisor Brian Butterfield will be the interim Finance Director.

**COUNCIL REPORTS:**

**Alan Slater:** In February of this year Mayor Gregory handed a letter to me from the Association of Washington Cities. In 2008 AWC will celebrate their 75<sup>th</sup> anniversary. They are putting together a book and are asking each City for the top three events that shaped their town during the past seventy-five years. For the first event I chose the flood of 1933, an event which will also be 75 years old in 2008. Lots of pictures are available. The second event I chose was Pearl Harbor. In 1942 troops were marching down South Pacific. My third choice was the 1980 eruption of Mount St. Helens. Another suggestion from the Council was the Aldercrest disaster.

**Todd McDaniel:** 1) Kelso Youth Football will have six-grade games at 5:00 p.m. and 7:00 p.m. on Saturday, October 27. Youth from Kelso, Kalama, Longview, Toutle, Castle Rock, and Wahkiakum will play. 2) The Deputy Sheriff's Benefit Association will host a Comedy Night on Saturday, October 13, at 7:30, at the Kelso Theatre Pub. Proceeds will go to the Mike Riley Scholarship, LCC scholarship fund, Relay for Life, Women's Support Shelter, Kelso Youth Football, and Kelso Youth Baseball.

**Mark Chester:** No report

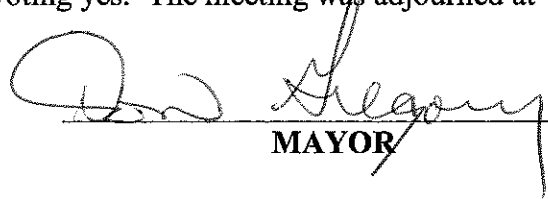
**David Futcher:** I met with a group of realtors to discuss the confusion we had concerning a B & O tax issue. I want to thank Brian Butterfield for his help working to resolve the problem.

**Joe Wheeler:** No report

**Don Gregory:** No report

City Manager Brachvogel said he will be gone part of the week attending the WSAMA Conference which begins Wednesday, October 3.

Upon motion by Councilmember McDaniel, seconded by Councilmember Fatcher, 'Move to Adjourn,' motion carried, all voting yes. The meeting was adjourned at 9:30 p.m.

  
MAYOR

  
DEPUTY CITY CLERK