

Chaplain Steve White 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, Slater, Chester, McDaniel, Wheeler, Fatcher, and Karnofski.

Minutes: Upon Motion by Councilmember Fatcher and seconded by Councilmember Wheeler, 'Approve the minutes of the 2/20/07 Regular Meeting and the 2/27/07 Special Meeting,' motion carried, all voting yes.

PRESENTATION:

Introduction of New Captain and Sergeant: Chief Wayne Nelson announced effective March 1 Andy Hamilton has been promoted to captain to fill the position vacated by Captain Doug Taylor who retired February 28th after twenty-nine years of service. Also, effective March 1 Darr Kirk was promoted to sergeant to fill Andy Hamilton's position. Congratulations to both Andy and Darr.

CONSENT AGENDA:

Fireworks Permits: 1) Kelso Recreation Council, 411 Three Rivers Drive and 200 South Kelso Drive; 2) Kelso Eagles, Vacant Corner at Pacific and Maple; 3) Kelso Kiwanis, 206 Cowlitz Way

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

MOTION ITEMS:

Façade Agreement: City Attorney Brachvogel explained that the intent of the Promissory Note and the Deed of Trust with Mike and Dawn Julian was to have it replicate the HUD program which is currently in place. The interest rate will probably be set below prime. The only change is the requirement to refinance the property in the event of a sale or transfer has been stricken. Discussion followed.

Mike Julian, owner of Kelso Theatre Pub, spoke concerning the prospective changes in the contract.

Further discussion followed. City Attorney Brachvogel suggested changing the wording of the contract so that the loan couldn't be refinanced without discussing the intent with the City. Discussion followed.

Upon Motion by Councilmember Fatcher and seconded by Councilmember McDaniel, 'Approve the agreement with Mike and Dawn Julian with the amendment requiring prior

approval by the City when refinancing.’ City Manager Robinson questioned the interest rate desired. Discussion followed. It was the consensus of the Council to have a zero interest loan because the City’s intent is to help merchants beautify the downtown area. Motion carried, all voting yes.

Consider Kelso Housing Authority Request for Document Recording Fee Fund:

Upon Motion by Councilmember Futcher and seconded by Councilmember Wheeler, ‘Authorize the City Manager to enter into an agreement with the Kelso Housing Authority for use of the City’s 2007 Document Recording Fees in the amount of \$16,200.00 for replacement of the elevator at the Columbia Apartments. The cost estimate provided by the elevator company is \$124,338. The County will provide up to \$100,000.00 from their Document Recording Fees. Discussion followed. Motion carried, all voting yes.

Consideration of Offer for South River Road Property: City Manager Robinson provided a map of the property which is approximately 8.5 acres and gave additional information about the potential sale. The City has received a full-price offer from BLC Investments, LLC, in the amount of \$1,100,000.00 to build a multi-family residential development including 240 units.

Todd Nicholson, Nicholson Enterprises N. W., LLC, spoke from the audience in favor of the project which will be good for the community, the golf course, and the City of Kelso.

Council discussion followed. Upon Motion by Councilmember Futcher and seconded by Councilmember McDaniel, ‘Approve the offer and authorize the City Manager to sign the sale agreement of the River Road property from BLC Investments, LLC, in the amount of \$1,100,000.00 subject to the buyers’ filling out and signing a financing addendum and eliminating the form 34, which leaves funding and financing open ended with no time limits.’ Discussion followed. Motion carried, all voting yes.

Kelso/Longview Regional Airport AIP AWOS RCO Relocation Security Fence and Hangar Taxiways: Public Works Director David Sypher stated the relocation is needed so additional hangars can be constructed. Upon Motion by Councilmember Wheeler and seconded by Councilmember Futcher, ‘Approve the Kelso/Longview Regional Airport AIP AWOS RCO relocation of security fence and hangar taxiways for the approximate amount of \$54,310.00,’ motion carried, all voting yes.

Approval of Entering into Contract with Sargent Engineers, Inc., to Complete Bridge Load Ratings for Allen Street Bridge and Talley Way Bridge: Upon Motion by Councilmember Wheeler and seconded by Councilmember Slater, ‘Enter into a contract with Sargent Engineers, Inc., to complete bridge load ratings for the Allen Street Bridge and Talley Way Bridge,’ motion carried, all voting yes. Mayor Gregory stated on

Wednesday, March 14, the State will be inspecting the bridge over the Coweeman. Kelso Drive will be closed and there will be detours throughout the day.

Approval of ASFME Union Contract: Upon Motion by Councilmember McDaniel and seconded by Councilmember Wheeler, 'Approve the ASFME Union Contract,' motion carried, all voting yes.

MANAGER'S REPORT:

Doug Robinson: No report

STAFF REPORTS:

Paul Brachvogel: No report

David Sypher: The Pierson Airport has eligibility to AIP money for approximately the same amount as we get this year. They are not able to spend their allocation of approximately \$150,000.00 this year so they have tentatively offered it to us. In return, they would like a letter of agreement stating it would be our first choice to give them money in the event we are forced to lose funds.

Geraldine de Rooy: No report

Wayne Nelson: No report

Veryl Anderson: No report

COUNCIL REPORTS:

Alan Slater: I received a phone call from a citizen concerning a problem with the paving on Columbia Street.

Mark Chester: No report

David Futcher: No report

John Karnofski: No report

Joe Wheeler: 1) Asked Jeremy Hooper, owner of Plan-Z Skateboard, to give a report on the fundraising for the skate park. Jeremy invited all to the first fundraiser at the Kelso Theatre Pub on March 16 for two skateboarding video premiers. The cost is \$5 at the door and all ages are welcome. There will be some prizes given away. In the planning stages is a high school "battle of the bands" also to be held at the Theatre Pub. 2) The weather has been hard on our City streets. Public works Director David Sypher said the

crew is working hard. The overlay program will be good this year and we will be tackling some of the streets that need construction. 3) I would like to have an engineer take a look at the intersection near the Hilander Bowl, AM/PM, and Minor Road to see if the traffic flow could be improved.

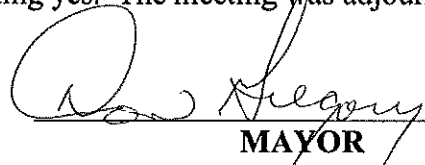
Todd McDaniel: No report.

Don Gregory: No report

EXECUTIVE SESSION:

The council convened into Executive Session at 8:12 p.m. to discuss personnel and property. At 8:55 p.m. the Council reconvened into Regular Session.

Upon Motion by Councilmember Slater and seconded by Councilmember Futcher, 'Move to Adjourn,' motion carried, all voting yes. The meeting was adjourned at 8:56 p.m.


MAYOR


CITY CLERK