

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

**JANUARY 2, 2008  
REGULAR MEETING**

Chaplain Steve White, Kelso Police Department, gave the invocation. Deputy Mayor Joe Wheeler led the flag salute. The Regular Meeting of the Kelso City Council was called to order by Deputy Mayor Joe Wheeler. Councilmembers in attendance were: Wheeler, Slater, Myers, Futcher, McDaniel, and Karnofski.

**OATH OF OFFICE:**

City Manager/City Attorney Paul Brachvogel swore in the following individuals to the Kelso City Council:

David Futcher, Council Position 4  
Joe B. Wheeler, Jr., Council Position 5 (East District)  
D. Alan Slater, Council Position 6 (North District)  
Dan Myers, Council Position 7

**ELECTION OF MAYOR:**

Finance Director/City Clerk Brian Butterfield opened the floor for nominations for Mayor. Upon motion by Councilmember McDaniel, seconded by Councilmember Slater, 'Nominate David Futcher as Mayor.' Upon motion by Councilmember Slater, seconded by Councilmember Myers, 'Close the nominations for Mayor,' motion carried, all voting yes. Brian asked all those in favor of David Futcher as Mayor to raise their hand. Motion carried, all voting yes.

**ELECTION OF DEPUTY MAYOR:**

Mayor Futcher opened the floor for nominations for Deputy Mayor. Upon motion by Councilmember McDaniel, seconded by Councilmember Slater, 'Nominate John Karnofski.' There being no more nominations, the nominations were closed. Mayor Futcher asked all those in favor of John Karnofski as Deputy Mayor to raise their hand. Motion carried, all voting yes.

**APPOINTMENTS:**

With Council's consensus, Mayor Futcher made the following appointments:

Jack Keolker, reappointed to the Library Board  
Stephanie Sparks, new appointment to the Park Board  
Cindy Keeney, reappointed to the Highlander Festival Board  
David Sypher, reappointed to the Solid Waste Advisory Board

Mayor Futcher called a short recess to allow members of the audience to congratulate the newly elected individuals.

**Minutes:** Upon motion by Councilmember McDaniel, seconded by Councilmember Wheeler, 'Approve the Minutes of the 12/18/07 Regular Meeting, 12/21/07 Special Meeting and the 12/24/07 Special Meeting,' motion carried, all voting yes.

**CITIZEN'S BUSINESS:**

**Todd Nicholson** of Nicholson's Enterprises Northwest, 489 Agren Road, Castle Rock, spoke from the audience about the Fairway Vista project and the 80 sites they are planning to build on the South River Road property. They have spent a lot of time and money working with three survey companies trying to find out where the dike right-of-way is. Mr. Nicholson requested an additional extension so the transaction can close on January 31<sup>st</sup>.

**Butch Henry**, 2521 Mt. Pleasant Road, Kelso, spoke from the audience. Mr. Henry, the realtor who represents the City of Kelso, stated there have already been three extensions on this project. He recommended that the buyer should increase the earnest money in the amount of \$20,000 if the City agrees to grant this third extension.

Council discussion followed. Upon motion by Councilmember McDaniel, seconded by Councilmember Wheeler, '**Move to grant the extension until January 31, 2008, with the additional \$20,000 earnest money.**' Motion carried, all voting yes.

**MOTION ITEMS:**

**Ordinance (1<sup>st</sup> Reading) – Approve Change to the Comprehensive Land Use Plan:** The Deputy City Clerk read the proposed ordinance by title only. Upon motion by Councilmember McDaniel, seconded by Councilmember Karnofski, 'Pass on 1<sup>st</sup> Reading, 'AN ORDINANCE OF THE CITY OF KELSO APPROVING A CHANGE TO THE COMPREHENSIVE PLAN LAND USE MAP, CHANGING EIGHT TAX PARCELS ON THE NORTH SIDE OF NORTH KELSO AVENUE AND FOUR PARCELS ON THE SOUTH SIDE OF NORTH KELSO AVENUE FROM LOW DENSITY RESIDENTIAL TO RETAIL, OFFICE, AND COMMERCIAL AS MORE PARTICULARLY DESCRIBED HEREIN,' motion carried, all voting yes.

**Ordinance No. 08-3662 – Amending Zoning Maps:** The Deputy City Clerk read the proposed ordinance by title only. Upon motion by Councilmember Wheeler, seconded by Councilmember McDaniel, 'Adopt Ordinance No. 08-3662, 'AN ORDINANCE OF THE CITY OF KELSO AMENDING THE ZONING MAP OF THE CITY OF KELSO BY CHANGING CERTAIN PARCELS ON THE NORTH AND SOUTH SIDES OF NORTH KELSO DRIVE JUST WEST OF INTERSTATE 5 FROM NEIGHBORHOOD SERVICE CENTER AND SINGLE FAMILY RESIDENTIAL TO SPECIALTY RETAIL AND SERVICES AND FROM SINGLE FAMILY RESIDENTIAL TO MAJOR RETAIL COMMERCIAL,' motion carried, all voting yes.

**Resolution No. 08-958 – Authorizing the City Manager to Enter into a Development Agreement with PFC Development Corp.:**

The Deputy City Clerk read the proposed resolution by title only. Upon motion by Councilmember McDaniel, seconded by Councilmember Karnofski, 'Adopt Resolution No. 08-958, 'A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH PFC DEVELOPMENT CORPORATION FOR THE PURPOSES OF RESTRICTING CERTAIN USES FROM PROPERTIES ON NORTH KELSO AVENUE AND WEST OF INTERSTATE FIVE.' A short discussion followed. Motion carried, all voting yes.

**MANAGER'S REPORT:**

**Paul Brachvogel:** 1) A possible resolution to allow employees to donate sick leave was discussed. It was the consensus of the Council to have Paul present a resolution at the next Council meeting. 2) Remember the meeting with the City of Longview on Thursday, January 17, at 7:00 p.m. to discuss regional branding and marketing of the area. 3) I will be presenting a resolution appointing Brian Butterfield as the Finance Director/City Clerk. During the recent reorganization in the Finance Department, Brian was appointed *Interim* Finance Director/City Clerk. 4) We are still in process of working on a partnership with United Way, which involves some human resource policies and employee incentives. 5) Applications are being accepted for the vacant City Council position. It was the consensus of the Council to close the applications on January 25 and hold a special meeting January 29 to interview the applicants and make an appointment. 6) The Apex Foundation has donated \$10,000 for the maintenance and operations of the Stan Rister Stadium.

**STAFF REPORTS:**

**Sharon Zimmerman:** 1) Congratulations to our new mayor! 2) Our crews have been busy with emergency repairs. I want to say thank you to them and their families, especially during the holiday season. 3) We are trying to comply with our NPDES permit with the Department of Ecology, which we are addressing over a five-year period of time. 4) The City of Kelso and the City of Longview are in process of doing an annual update for our engineering standard details. 5) In a month or so we will be working with COG on the Transportation System Plan for the metropolitan area. 6) Happy New Year to all!

**Michael Kerins:** 1) The building plans for the Red Canoe have been received and are currently being reviewed. 2) A request for proposals has been sent out to multiple planning consultants as the first phase of the revision of the codes and redoing the permit processing system.

**Geraldine de Rooy:** Meetings between the Library and the Red Canoe Credit Union continue concerning the possibility of creating a Red Canoe Reading Room.

**Wayne Nelson:** 1) The KPD has some good news to report. In 2007 the calls for service were down about 7% and adult arrests were down approximately 12%. Juvenile arrests and traffic collisions were also down slightly. This good news is largely due to addressing some specific problem people and locations and working with other local agencies, business owners, and property owners. Also, more problem people have been put in jail. 2) Nationally, 2007 turned out to be the deadliest year for law enforcement since 1989, with the exception of the September 11<sup>th</sup> attack. 3) Councilmember Slater said he noticed the Columbia Hotel has a garbage can in the street which is blocking the view of the crosswalk. Chief Nelson will take a look at the area.

**Brian Butterfield:** 1) We are busy in the Finance Department. The budget should be ready in a few days. 2) Christmas trees can be recycled in the bin located at 1<sup>st</sup> & Cedar. Curbside pickup will be the week of January 14-18 on the resident's regular garbage day pickup.

**Carol Bradbury:** Newly elected Councilmembers need to sign and give me their Oath of Office. I need to send them to the Elections Department at the Courthouse.

**COUNCIL REPORTS:**

**Joe Wheeler:** 1) Happy New Year! 2) I think we should have a workshop to discuss commercial development. City Manager Brachvogel suggested inviting local builders and setting the workshop towards the end of February. 3) I will be having an East Kelso Town Hall meeting in February.

**John Karnofski:** I am looking forward to working with Dan Myers. Welcome back to the Council.

**Dan Myers:** I want to officially say hello to the staff and the Councilmembers. I am looking forward to working with all of you.

**Todd McDaniel:** 1) Kelso is moving in the right direction and we are currently seeing more growth. I think we need to have a goal setting retreat, possibly on a Saturday. 2) Happy New Year! 3) Todd asked about setting up the committees for 2007. Mayor Fatcher would like Councilmembers to let him know what committees they are interested in and the appointments will be made at the January 15<sup>th</sup> meeting.

**Alan Slater:** 1) Spoke about building corporate hangars at the airport. 2) I would like to discuss the treatment plant and the Aldercrest and DNR property at the branding meeting with the City of Longview on January 17<sup>th</sup>. The Aldercrest and DNR land gives us a fantastic opportunity to create an educational platform to allow students to study environmental protection, geology, engineering, forestry, wildlife, etc. Many local people have indicated they would be interested in being on a citizen's advisory board. Discussion followed. **Upon motion by Councilmember Wheeler, seconded by**

**Councilmember Karnofski, 'Form an Advisory Group of Citizens to come up with some ideas to handle the Aldercrest and DNR property.'** Discussion followed.  
Motion carried, all voting yes.

**David Futcher:** 1) I want to welcome Dan Myers to the Council. 2) I appreciate your support for electing me as your new Mayor. I look forward to working with all of you.

Upon motion by Councilmember McDaniel, seconded by Councilmember Karnofski, 'Move to Adjourn,' motion carried, all voting yes. The meeting was adjourned at 8:27 p.m.

  
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**MAYOR**

  
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**CITY CLERK**