

CITY OF McCLEARY
May 10, 2006
Public Hearing – Zoning Ordinance Amendment- Creation
of a C-3 Highway Commercial Zone
Regular Meeting

The meeting was called to order with the flag salute. The Bear Festival Queen and Princesses for 2006 were introduced and they presented Mayor Bentley with a Bear Festival Button.

Mayor Bentley opened the Public Hearing regarding the proposed addition of a C-3 Commercial Zone, particularly across SR #8 separated from the City by a highway overpass. Administrator Davolio outlined the information the Council and the Planning Commissioners went over at their May 3 workshop. Janet Strong said that she felt there was a problem, as a portion of the area being considered is a “functioning wetland.” Councilwoman Lake said she would like to see the property owners that may be affected by this zoning change notified so they can participate in any discussions. This hearing was advertised in the City’s legal newspaper, the Vidette, and was posted. in public places. The hearing was closed.

Roll Call: Mayor Wally Bentley
Councilmen Vatne, Vessey, Boling and Hays
Councilwoman Lake

Staff Present: Attorney Glenn, Administrator Davolio, Police Chief Crumb, Building Inspector Schlenker and Cole Elliott of Parametrix

Under Public Comment: Mary Stalcup read a letter to the Council asking them to remember that the people who live to the north of town consider themselves McCleary “residents” much the same as those who live within the corporate limits of McCleary. They care about what happens to their community and are upset about comments being made by City staff/volunteers to the contrary. Teri Franklin also read a letter asking why the Hearing Examiner’s report on Summit Place Phase II has not been received. Administrator Davolio reported that the applicant has asked for an extension on the Phase II application. Mr. Davolio stated that the Public Hearing will probably be reopened for more comment due to the issue of a wetland. Mary Thornton urged people to talk to any World War II veterans they may know and ask them to contact TRL to be part of their Veterans History Project. The library system is recording the histories of these veterans. Jim Gravatt, who owns a house on 311 Simpson, reported that he has had a storm water drainage problem on his property and wants it fixed. Administrator Davolio said he would look into it.

It was moved by Councilman Vessey, seconded by Councilman Vatne, that the minutes be approved as distributed. Carried.

Mayor Bentley reported that he had received a note from the Food Bank thanking the City for the new container. Delroy Cox, manager LeMay Enterprises, will be meeting with Mayor Bentley and Administrator Davolio to discuss the possibility of adding some new refuse services, i.e., yard waste and hazardous materials.

Administrator Davolio reported on the following:

- 1) The open house at the Treatment Plant went well and a number of USDA representatives attended.
- 2) He is getting together the costs for this year’s Spring Clean-Up

- and should have them available at the next meeting.
- 3) Ron Schillinger, City of Montesano Forester, met with Todd Baun this week. Following the meeting, he drafted a letter to the City regarding the dead and dying trees at the Community Center. He recommended that they all be taken down.
 - 4) He has been drafting some updated design and installation standards for the Light/Power Department. He feels the crew will be able to use the standards which would cut down on the volume of items ordered and stored.

Clerk Rostedt reminded the Council that there are a selection of handbooks, published by Municipal Research, on file in the Clerk's office that they might find useful as elected officials. They can also find the information on the MRS website.

It was moved by Councilman Boling, seconded by Councilman Vessey, to approve the following purchase orders: Western States Electric No. 10695 and two from General Pacific, Nos. 10346 and 10347. Carried.

Police Chief Crumb and Building Inspector Schlenker gave their monthly reports.

It was moved by Councilman Hays, seconded by Councilman Boling, to approve the final WWTP Payment Request #18 in the amount of \$239,193.00. Carried.

There was a brief report regarding Brookside Mobile Home Park and the fact that Gary Cobb is proceeding to fulfill the obligations of his lease with the City.

There followed a lengthy discussion of the City's water service area. Administrator Davolio went over maps he had prepared regarding this issue and explained the need for the Council to make a policy decision regarding this matter, so the staff could continue work on the Water System Plan update. He also reported on his most recent meeting with representatives of Thurston County PUD, which owns three small water systems north of the City, plus one small system located south of the City. A number of residents who live in the area in question spoke against extension, among them Mary Stalcup, Tim Hamilton, Jim Gravatt, Penny Thompson, Raylene Hill, and Teri Franklin. Many felt the issue needs to be studied further, including the idea of transfer of water rights, and that the Comprehensive Water Plan needs to be completed first. Mayor Bentley said he is not in favor of extension at this time, but he would never say "never." It was moved by Councilman Vessey, seconded by Councilman Boling, to further study the City's water rights, to continue with the water system plan, including the goal of reviewing the feasibility of acquiring additional water rights, from sources both inside and outside the City. Carried. Roll call showed all members voting in the affirmative. Carried.

It was moved by Councilman Vatne, seconded by Councilman Boling, to approve the Olympic Christian Academy request to sell fireworks. Carried.

Resolution No. 516, entitled A RESOLUTION CONFIRMING THE GRANTING OF PRELIMINARY PLAT APPROVAL TO LONG PLAT APPLICATION 2005-2 FILED BY LARRY BIRINDELLI, was introduced. It was moved by Councilman Vatne, seconded by Councilman Vessey, that the resolution be read by first and last lines only. Carried. It was moved by Councilman Vessey, seconded by Councilman Boling, that the resolution be adopted. Carried. Councilwoman Lake recused herself from voting.

It was moved by Councilman Boling, seconded by Councilman Vatne, that the vouchers be approved as audited. Carried.

Councilmen Vessey and Vatne commented that they appreciated all the information that they have received from the public, and thanked Mayor Bentley and staff for all the work they have done.

Deputy Clerk Christiane Rush thanked Administrator Davolio and Public Works Crew Foreman Todd Baun for all the work they did in helping Bear Festival relocate.

It was moved by Councilman Vessey, seconded by Councilman Vatne, that pursuant to Section I, A.2. of Resolution No. 494, grant the Mayor the authority to authorize the purchase of up to \$7,500.00, subject to compliance with the procedural requirements of the resolution. Carried.

Debra Menzel thanked the elected officials for listening, and said that she felt they were acting in a very professional manner.

It was moved by Councilman Vessey, seconded by Councilman Vatne, that the meeting be adjourned. Carried.