



**CITY OF HOQUIAM
Council Meeting Minutes**

May 24, 2010

CALL TO ORDER

Mayor Durney called the meeting to order at 7:00 p.m. Councilmember Dickhoff led the flag salute.

ROLL CALL

In attendance at the meeting were Mayor Durney and Councilmembers Daniels, Dickhoff, Grun, Wiedl, Hyde, McMillan, Moir, Nelson, Winkelman and Carlstrom. Absent from the meeting were Councilmembers Pellegrini and Shumate.

PUBLIC HEARING

**705 Perry - Assessment of
Abatement Costs**

Councilmember McMillan moved to open the hearing at 7:06 p.m. The motion was seconded and passed by voice vote. Mayor Durney read the fair hearing doctrine. Building Inspector Mark Davis provided a written report to the council setting the abatement costs at \$8,157.79.

Mr. Paul Pendergraff, 114 W. Chenault, Hoquiam, stated that he feels these costs are outrageous. He did not want the house torn down and was waiting for his insurance company to make a decision and just heard from them this last week. Mr. Howell knew that he was waiting on the insurance and that he wanted to rebuild the house.

Councilmember McMillan moved to close hearing at 7:11 p.m. The motion was seconded and passed by voice vote.

COMMUNICATIONS

**Workshop on
Comprehensive Plan and
Revisions to the Zoning
Ordinance**

Ms. Thurman provided information on the comp plan and revisions to the zoning ordinance. She stated that there have been some revisions to sections of the comp plan to make them easier to implement. The ideas are the same, just wording changes. She reviewed specific changes as they relate to the new zoning ordinance:

- Page 2 - There are major changes to the non-conforming use rules. Due to Simpson being commercial, homeowners could not make changes to their current properties as they were considered non-conforming use. That rule has been taken out and also applies to homes in Industrial areas.
- Page 7 - Changed residential districts to reflect changes in the comp plan. Now have low density residential district and high density residential districts.
- Page 9 - Added a downtown commercial district, mostly historic downtown district and different regulations such as no drive through facilities; no set-backs further than 10 feet back; no parking



**CITY OF HOQUIAM
Council Meeting Minutes**

May 24, 2010

- requirements; etc.
- Page 13 – Waterfront overlay district: flexible development on areas along waterfront while maintaining the industrial classification of that site. Planned use or mixed use development would be allowed. Pedestrian Overlay District – downtown commercial zone.
 - Page 15 – Changes to Bed and Breakfast's - would now allow serving meals to those not staying at their facilities. This has been changed to allow the facility to be rented for special events. Another B&B issue was parking – must submit a parking plan for event.
 - Page 16 – Adding landscaping requirements for new development;
 - Page 20 – Added mixed use development section;
 - Page 24 – Added requirements for stacking lane requirements. (Drive through windows). Also – bicycle parking standards were also added for new development. Added required landscaping for parking areas.
 - Page 28 - Added new renewable energy section – wind turbines;
 - Page 29 - Signs – completely new section; newer businesses were only allowed 200 sq. feet; one of the big changes is that free standing signs are no longer allowed. Past use signs that are non-conforming will be removed in their entirety. No off premise signs. Asking for Council input on the use of off-premise signs.
 - Page 52 - Added section to add language to allow citizens to propose changes to comp plan;
 - Page 56 – Clarified many of the definitions – added missing definitions;
 - Other: clarified motels/hotels vs. apartments; added one block to downtown commercial on 6th and J; moved residential area low district area; food bank distribution area, Mr. Bells property – etc., south of Chenault along river was industrial and will now be general commercial.
 - Mayor Durney asked for explanation on parking requirements; gives developer the option to create parking spots or not require them to include them.



**CITY OF HOQUIAM
Council Meeting Minutes**

May 24, 2010

**Police Department
Procedures**

Mr. Dave Forbes, 2216 Aberdeen Ave., he appreciates the information that he received from the Police Department regarding proper procedures for citizens to take who might be stopped by officer so they do not appear to be resisting.

CONSENT AGENDA

Councilmember Hyde moved for the approval of items a through on the consent agenda be approved as presented. The motion was seconded. Those items appearing were as follows:

- The Council Minutes of the May 10, 2010, council meeting;
- The Regulatory Committee report recommending approval and payment of claims check numbers 69267 through 69482 in the amount of \$438,123.28;
- 1st Quarter 2010 Financial Report;

The motion for approval passed by voice vote.

**OFFICER REPORTS
Stadium Use Agreement**

An application for use of Olympic Stadium was received from Westport Shipyards for their Company picnic. Councilmember Moir moved for adoption of agreement and the motion was seconded and passed by voice vote.

**Lease Agreement - GH
Bearcats**

Council was presented with a Stadium Lease Agreement between the Grays Harbor Bearcats and the City of Hoquiam. The fee would be \$500 for each game played at the stadium as well as \$100 if the use of the lights is necessary. Councilmember McMillan moved for adoption and the motion was seconded and passed by voice vote.

IT Position

Mr. Folkers provided information requested at the previous Council meeting regarding the proposed Information Technology Position. Staff recommends hiring an exempt employee and creation of an IT committee; it would be a substantial savings to the City by having someone on staff to do some of the maintenance on programs and necessary trouble shooting, etc. Councilmember McMillan moved to approve the request to hire an IT position. The motion was seconded. Following a brief discussion on the breakdown of funding, the motion passed by voice vote.

Utility Truck Bids

Mr. Shay provided a written report regarding the recent bid opening for a 2010 1/2 ton 2WD Pickup; a 2011 3/4 Ton 4WD Pickup; and a used 4WD Police Utility Vehicle. One bid for these vehicles was received from Five Star as follows:



**CITY OF HOQUIAM
Council Meeting Minutes**

May 24, 2010

2010 1/2 Ton 2WD - \$19,809.48;
2010 3/4 Ton 4WD - \$24,106.39; and
4WD Police Vehicle - \$16,999.30;

Staff recommends award of the bids to Five Star as the low bidder. Councilmember Dickhoff moved for approval and the motion was seconded. Following a brief discussion concerning vehicle replacement the motion passed by voice vote.

**Assessment of Abatement
Costs 705 Perry**

Mr. Johnson provided a written report to the council regarding the abatement of 705 Perry and the costs incurred by the City for this abatement process. The total amount incurred was actually \$8,342.83 and is reflected in the Resolution before the council later in the meeting.

**MAYORS REPORTS
Ward Meetings**

Mayor Durney reminded Council that Ward Meetings have been scheduled for June 3rd at Lincoln Elementary, June 7th at the YMCA and June 8th at Central Elementary. The meetings will start at 6:00 pm.

**7th Street Excellence
Award**

Staff recently attended the redevelopment conference where the 7th St. Theatre association was honored and received the award for excellence in downtown revitalization; the City is very proud to see 7th St. receive this award.

**Meeting on Skateboard
Park**

Staff held a meeting today regarding the Skateboard park. Several of the individuals who had attended the council meeting a few weeks ago were in attendance and offered their pros and cons of Gable as a skate park. There is currently approximately \$25,000 set aside in the Gable Park project budget for the skate park. Several of those who volunteered to help with the project are close with some of the skate park designers and have volunteered to talk with them about providing some free design work; at this time the plan is to install a bowl feature made from concrete and add to it as more funds might become available.

Cemetery Assistance

Mayor Durney stated that the City recently received a thank you card from visitors from California for all of the help they received from Cemetery staff in locating graves at the Cemetery.

**Cancer Relay Team
Fundraiser**

The Employee Relay for Life Team has raffle tickets available for several baskets. Speak with Tracy if you would like to purchase them. The team is doing an excellent job!



LEGAL BUSINESS

Resolutions

**Assessing Abatement Costs
705 Perry**

A Resolution of the City of Hoquiam confirming the report of the Building Department specifying the work done and the itemized and total cost of the work done to demolish and abate property located at 705 Perry Street, Hoquiam Washington; and ordering that the total charge shall be the amount of \$8,342.83; and further ordering that the charge shall be assessed against the property and recorded on the assessment roll of Grays Harbor County. Councilmember McMillan moved for the adoption of this resolution. The motion was seconded and following a brief discussion on the procedures that were followed, the motion for approval passed by voice vote.

**Vacation of 9th Street - Set
Public Hearing Date**

A Resolution pertaining to the vacation of a portion of 9th Street between L and M Streets, adjacent to property owned by the City and Hoquiam; and setting a public hearing for the proposed vacation procedure. The hearing will be July 12, 2010 at 7:00 p.m. in the City Council Chambers. Councilmember Daniels moved for approval of the resolution. The motion was seconded and following a brief discussion, passed by voice vote.

**Supporting Water
Resolution as a Primary
Method of Flood Control -
Chehalis River Basin**

A Resolution of the Mayor and City Council of the City of Hoquiam, Washington, demonstrating support for water retention as a primary method of flood control and with levees as a secondary method in the Chehalis River Basin. No motion was made regarding the resolution and it was sent back to committee for further review.

OLD BUSINESS

Test Wells

Councilmember Hyde asked for a brief update on the test wells at the Treatment Plant. Mr. Shay said the results were positive and staff will be having the project manager come to provide information to council. In short the results were excellent. Drilled three wells in total – two look to produce up to 1,000 gallons per minute; about 100 feet down. Cost would be roughly \$100,000 for a 6 inch well.

**Sewage Plant - Bio-solid
Removal Project**

Mr. Shay provided a brief update on the bio-solid removal project. The contractor has not begun work at this time and has until February to complete; there is a \$1,000 penalty for every day past that date for non-completion.



**CITY OF HOQUIAM
Council Meeting Minutes**

May 24, 2010

Prospect Avenue Trees

The Urban Forestry Advisory Board has recommended that they would like to see native Rhododendrons planted as well as native trees out of the way of the water line. The next meeting is the 2nd Thursday of the month at 4:00 p.m. and will be held on site at Prospect Avenue. Interested citizens in that area have been invited to attend.

Cemetery

Councilmember Grun complimented staff on how good the Cemetery looks. He would still like to have the downed tree behind the shop removed.

Municipal Court

Councilmember Hyde spoke briefly about needing extra help in the Court Clerks office. Would like to see this go to a committee for review. The Regulatory Committee is looking at this at this time.

Downtown Revitalization Conference

At the recent Downtown Revitalization conference several things were discussed that the City has already had the vision to do such as a main street program, technology and social media; etc. City should look into free Wi-Fi in certain areas of the city; programs are available that might be less costly.

Excuse Absent Members

Councilmember McMillan moved to excuse the absent members. The motion was seconded and passed by voice vote.

Adjournment

Councilmember Daniels moved to adjourn the meeting at 8:28 p.m. The motion was seconded and passed by voice vote.

JACK DURNEY – Mayor

TRACY WOOD – Council Secretary