CITY OF SHELTON, WASHINGTON - CITY COMMISSION
Business Meeting Minutes – March 17, 2014
Shelton Civic Center - 6:00 p.m.

Presiding: Mayor Cronce, Commissioner Olsen and Commissioner Moore
Staff Present: Acting City Administrator Vicki Look, Attorney Kathleen Haggard, Steve Goins, Cathy Beierle, Greg Clark, Jason Dose, Terry James, and Lesleann Kangas

Mayor Cronce called the meeting to order at 6:00 p.m.

Commission Reports

One or more Commissioners will attend the following activities this week:
- League of Women Voters Meeting
- Serving Lunch at Senior Center
- Getting to YES Community Work Shop
- Coalition of Groups/ Small Businesses and Entrepreneurs
- Mason Transit Authority Board Meeting
- Criminal Justice Meeting

Mayor Cronce recessed the regular meeting and opened the Public Hearing at 6:10 p.m.

Public Hearing - Resolution #1063-0314 – A Resolution of the City of Shelton, Washington Adopting the City of Shelton Water Use Efficiency Goals for the Period 2014 Through 2020 – Senior Planner Dose reported that the Department of Health (DOE) oversees and enforces a Water Use Efficiency Program (WUE) to help support the collective goal of ensuring a safe and reliable drinking water supply. The WUE became effective in 2007 and established certain responsibilities that all water suppliers must fulfill. The City of Shelton updated its Water System Plan (Plan) in 2010. The water utility has made efforts to identify and eliminate leaking water mains and associated infrastructure that has reduced the overall water usage in the City. The 2010 Plan Update fulfilled many WUE requirements but did not perform a six year review of the goals. In January 2007 the City adopted three WUE goals: reduce total consumption by one percent annually, reduce Distribution System Leakage (SDL) to 15 percent or less within six years and reduce residential water consumption by three percent over the next six years. The Municipal Water Law (MWL) requires that water purveyors review their WUE goals every six years and attempt to assess whether the goals have been met and whether or not the goals should be amended to address current conditions. SP Dose said the City has undertaken a number of efforts pointed at reducing residential water consumption including: provision of educational materials to customers outlining methods of conservation and the importance of doing so, customer leak repair education and incentives for fixing leaks, provision of water conservation kits to utility customers, availability of rain barrels, and water rate structure that promotes conservation. Staff envisions continuation of existing practices for encouraging water conservation among our users with an increased emphasis on residential customers including:
- Work with the Finance Department to begin provision of full year water usage information (either by bar graph, preferably, or numerical) for all water utility customers included within the monthly customer billing information.
- Work with the Finance Department and Water Utility to consider implementation of a residential toilet and/or clothes washer retrofit rebate program. Over time, replacement of these high usage fixtures with more efficient fixtures will reduce water overall consumption and will aid the City in reaching a 1% reduction in water consumption annually.
- Work with the Department of Public Works to increase the availability and usage of Class A reclaimed water produced by the City’s satellite wastewater treatment plant.
- Reword Water Use Efficiency Goal Number 3 to identify a definite six-year timeframe (i.e. Reduce residential water consumption by 3% from 2014 to 2020). **This is a recommendation of Department of Health Staff.

SP Dose requested the Commission place Resolution #1063-0314 on the consent agenda for March 24, 2014 for approval.
The Commission thanked the efforts of the Water Department and Senior Planner Dose with the WUE Goals.

**Public Testimony - None**

*Mayor Cronce closed the Public Hearing at 6:22 p.m.*

*The Commission concurred to place Resolution #1063-0314 on the consent agenda for March 24, 2014.*

**Public Comment**

Mayor Cronce recognized Ms. Pat Vandehey who spoke on duties of elected officials.

**Consent Agenda**

1. Vouchers numbered 82963 through 83068 in the amount of $354,166.53
2. Payroll Warrant numbered 71027 through 71201 in the amount of $604,679.24
3. Manual Warrant numbered 82764 in the amount of $4,951.16 to Department of Revenue
4. Commission Meeting Minutes of:
   - Business Meeting of February 18, 2014
   - Study Session of February 24, 2014
   - Business Meeting of March 3, 2014
   - Study Session of March 10, 2014
5. Wastewater Treatment Plant Fairmount Avenue Restoration – Final Acceptance
   Rognlin’s Inc. $900,034.26
6. Infrastructure Acceptance – Ashby Equities LLC

*Commission Olsen moved to approve the consent agenda; Commissioner Moore seconded the motion. A vote was taken and the motion passed.*

**Old Business**

1. **Ordinance No. 1845-0214 – Second Reading - An Ordinance of the City of Shelton, Washington, Establishing the Shelton Hills Planned Action Pursuant to the State Environmental Policy Act – Community and Economic Development Director Goin presented steps necessary for a Planned Action Ordinance for the Shelton Hills Mixed-Use Development. His presentation included a Power Point showing maps of the proposed area, potential environmental impacts and mitigations related to water quality. DH Goin identified the following basic steps to designate a Planned Action Ordinance and review of future permit applications to determine if the proposed project(s) are consistent with the designated planned action:**
   - A. Chapter 1 of the Final Environmental Impact Statement (FEIS) summarizes the probable significant adverse environmental impacts of the Shelton Hills project and outlines mitigation measures for these impacts. Chapter 1 is attached as Exhibit B to this Ordinance. The Commission adopts the entire FEIS and incorporates it by reference into this Ordinance.
   - B. The Environmental Impact Statement (EIS)—in conjunction with the Development Regulations applicable to the Shelton Hills project—adequately addresses the probable significant environmental impacts associated with development of the Shelton Hills project.
   - C. The mitigation measures set forth in the FEIS, together with the applicable Development Regulations, are adequate to mitigate the significant adverse impacts from development within the designated Planned Action area.
   - D. Public notice and opportunity for comment was appropriately provided during the (Draft Environmental Impact Statement (DEIS) phase for this Ordinance.

DH Goin introduced the following from Department of Ecology: Ms. Rebecca Lawson, P.E., LHG, Section Manager TCP-SWRO, Ms. Connie Groven, EIT, Goose Lake Project Manager, Mr. Cris Mathews, LHG, Shelton C Street Landfill Project Manager and Ms. Natalie Graves, Public Involvement who presented a Power Point that included maps, history, cleanup history and the next steps relating to the cleanup of Goose Lake and the “C” Street Landfill.
For more detailed information on Ordinance No. 1845-0214 you may view the meeting through the City of Shelton website, Shelton City Commission Agendas, Minutes and Videos and March 17, 2014.

Mayor Cronce called for a recess due to the length of the meeting.

Mayor Cronce called the meeting to order at 7:35 p.m.

**Public Comment on Action Item**

Mayor Cronce recognized the following people who presented their comments relating to Ordinance No. 1845-0214: Ms. Pat Vandehey, Mr. Jacob Rufer, Mr. Conley Watson, Ms. Terri Thompson, Mr. Mark Thompson, Mr. Wilson Durham, Ms. Marilyn Vogler, Mr. Tom Davis, Mr. Rob Drexler, Ms. Melanie Bakala, Mr. Richard Beckman, Ms. Heidi McCutcheon, Mr. Bob Herr, Mr. Larry King, Ms. Lynn Longan, Ms. Stefan Ides, Ms. Kristy Buck and Ms. Constance Ipson. Ms. Thompson also presented a hard copy of her testimony.

**Commissioner Olsen moved to extend the meeting time until 9:00 p.m. if needed, Commissioner Moore seconded the motion. A vote was taken and the motion passed.**

Commissioner Moore said she has done a lot of research with Department of Ecology and thanked all in attendance tonight. She said this EIS does not address the how to clean up, what the schedule will be, or the specific businesses that will be located there; this will be addressed in the development agreement. She said the basic thing she has learned is the environmental cleanup is not handled through a SEPA process and this is and acknowledges there are toxic areas that need to be cleaned up but we should not assume an area is toxic just because it could be. Commissioner Moore said she believes the Shelton Hills project is very valuable for the City of Shelton and a way for the City to move forward. She said we are going to get there areas cleaned up.

Commissioner Olsen said he has a unique perspective on this subject. He moved here to attend Evergreen State College and has participated in multiply activist activities. He said he comes from a town in Montana where people including family members, have been affected by a toxic site. No one disputes that Goose Lake and the “C” Street dump need to be assessed and cleaned up to a safe level. The City owns the “C” Street dump and will be liable to do the cleanup and he will follow through to the end to the best of his ability. He said that without Hall Equities we could lose the leverage to get Goose Lake cleaned up. Commissioner Olsen said he intends to be very involved in a development agreement with Hall Equities and will look out for the best interest of the City.

Mayor Cronce said this is not a simple decision. He said this Commission has listened to staff, state agencies, and everyday people to come to a decision. Mayor Cronce said he thinks the best way to get the cleanup done is to enter into an agreement with the developer, working with Department of Ecology and the City of Shelton. He said it is time to move forward and this will be good for the environmental community.

**The Commission concurred to have a Second Reading of Ordinance No. 1845-0214.**

**Mayor Cronce requested a Second Reading of Ordinance No. 1845-0214 as follows:**

**An Ordinance of the City of Shelton, Washington, Establishing the Shelton Hills Planned Action Pursuant to the State Environmental Policy Act**

**Commissioner Moore moved to adopt Ordinance No. 1845-0214 regarding the Final Environment Impact Statement; Commissioner Olsen seconded the motion. A vote was taken and the motion passed.**

**New Business** - None

**Administration Reports** - None

**General Public Comment** - None
Administrative Final Touches
- Greg Clark – Basin 3 Design DOE Funding Extension

Announcement of Next Meeting
Mayor Cronce announced the next regular Commission meeting of Monday, March 24, 2014 at 2:00 p.m.

Adjournment
Mayor Cronce adjourned the meeting at 8:39 p.m.

Mayor Cronce
City Clerk Look