

**CITY OF SHELTON, WASHINGTON - CITY COMMISSION**  
Business Meeting Minutes – April 11, 2011 6:00 p.m.  
Shelton Civic Center

Presiding: Mayor Tarrant, Commissioner Byrne and Commissioner Pannell

Staff Present: Kathleen Haggard, Vicki Look, Steve Goins, Dave Eklund, Jason Dose, and Lesleann Kangas

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

**Commission Reports**

- Shelton Timberland Library Quarterly Report – Library Manager Ms. Ross presented the Shelton Timberland/William G. Reed Public Library Quarterly Report. This report contained information on circulation, door count, technology, initiatives, community programming, and reference services, friends and the board, looking ahead and service stories.
- City of Shelton Police Department Annual Report – Interim Police Chief Eklund presented the 2010 Shelton Police Department Annual Report. The report reflects the efforts and accomplishments the department has made throughout the year and is a collective effort of each member of the department.

One or more Commissioners will attend the following activities this week:

- Mason County Transit Authority Board Meeting
- Empty Bowls Project
- Public Safety Building Dedication and Open House
- Peninsula Regional Transportation Planning Organization Quarterly Meeting
- Mayors Conference in Yakima
- Community Center Meeting

**Public Comment**

Mayor Tarrant recognized Mr. Conley Watson who is in favor of the Shelton Hills Development. He said the new Shelton Hills development would bring jobs to our community. Mr. Conley said he hoped the new ORCA air monitor would be in place soon. The Mayor responded it is in place.

Mayor Tarrant recognized Ms. Christine Armond who said it is time to declare a moratorium now for a period of at least one year. Ms. Armond questioned how ORCA could legitimately issue a permit for the proposed Simpson Solomon without first taking into consideration data on the existing air quality in downtown Shelton. Relevant data will not be able to be collected until the monitor is in place for a year. Ms. Armond commended the City Commission on standing firm on the rezoning of the Shelton Hills property.

Mayor Tarrant recognized Ms. Patricia Vandehey who submitted a request for an Environmental Impact Study (EIS) for the proposed Simpson Solomon Renewable Energy Company Biomass Incinerator. All of the fuels noted in their SEPA Report are the same as listed in the ADAGE proposal. According to a letter from Mason County Prosecutors Office, the proposed ADAGE facility requires an Environmental Impact Statement prior to its operation, then so should Simpson.

Mayor Tarrant recognized Mr. Bob Herr who suggested moving the podium so citizens could address the Commission and not their backs. He stated in government so many times even though we have good intentions we end up somewhere else that is not in the best interest of the public. Mr. Herr said he is steadfastly opposed to the decision in not doing an EIS for Simpson. The best interest of the public would be served by doing an EIS. Mr. Herr does not think the Appearances of Fairness Act applies here.

Mayor Tarrant responded that the podium is located where it is due to the televising of this meeting. This placement allows the viewing public to see who is speaking.

Mayor Tarrant recognized Ms. Debra Soper who is in favor of the rezone of the Hall Equities property. She said this could bring jobs to the community, a tourist destination and make Sanderson Field a place where hobby pilots could fly in to visit instead of simply an airstrip to practice a touch and go. The Port Commissioners claim that they are charged with bringing economic development to our community but the Port's hypocrisy in opposing this project is appalling and a conflict of their stated mission. Ms. Soper supports the rezoning of the property to NR.

Mayor Tarrant recognized Mr. Tom Davis who said that one of the Port's arguments was that the residential area will be too noisy and complaints would impede the airport. Mr. Davis's experience is that people like to live next to small airports. His feeling is that the noise element will not be an issue. Businesses like to be by airports also, which will be a part of the Shelton Hills project. This project should not be ignored but embraced.

Mayor Tarrant recognized Mr. John Dobson, Executive Director of the Port of Shelton, who asked if the Environ letter was received for the record. Mr. Dose responded yes and it is part of the record. Mr. Dobson said this is truly about incompatible noise. Mr. Dobson presented the Port's noise overlay that is in direct conflict with the BRC study. The BRC study used 85 aircraft and there is 107 aircraft currently based at the airport. Mr. Dobson presented the DNL for Paine Field and the noise complaints outside the 65 and 55 DNL that the airport has received. It is important to understand what the DNL is all about. The 65 DNL is 500 events of a major truck doing 50 mph driving in front of your house that is 500 events in a 24-hour period. This would not be a pleasant experience in a residential neighborhood. Mr. Dobson requested to engage in the formal consultation process.

Mayor Tarrant recognized Mr. John Shambaugh, Acting Director for Washington State Department of Transportation Aviation, who submitted a letter for the record that concurs with the statements in terms of DNL. Fifty-five DNL does not constitute compatibility under his program. WSDOT Aviation recommends in accordance with RCW 36.70A.510 and 36.70.547 requiring local jurisdictions to adopt compressive plans and development regulations to address land use compatibility. Factors considered should be noise, safety, airspace obstructions, land use and environment around the airport. Mr. Shambaugh believes the City of Shelton should engage in the formal consultation process to hear more of what the impacts are from airport operations.

Mayor Tarrant recognized Mr. Erik Soper who read and presented a letter stating he is in favor of the proposed Hall Equities Project. This project would bring jobs to young and old alike. The fact that those concerned about the airport have been stopping this project from moving forward is a sign that they are more concerned about their own personal pleasure and lifestyle than about the local economy. Shelton needs the jobs that Hall Equities will bring, and the young people of this community need job opportunities.

Mayor Tarrant recognized Mr. Paul Roberts, representing the Port of Shelton, presented a letter responding to the proposed rezone, Comprehensive Plan Amendment and Noise Study. Mr. Roberts said that the BRC Study was prepared in conjunction with the FAA 150 Program. The Growth Management Program intends for the planning to deal with questions prospectively and the FAA 150 Program responses to noise after the fact. The question of encroachment under the GMA deals with noise, safety, light, glare, fumes, vibration and other encroachment issues. The FAA program deals with noise abatement. Sanderson Field does not operate under the FAA Part 150 rule. Mr. Roberts said that GMHB routinely grants additional time when parties are trying to work through issues. This process should go back through the WSDOT consultation process and a request to the WGMHB for additional time. This would give an opportunity to look more carefully and critically at the noise issues including profiles of other airports.

The Commission received a letter for the record from Mr. Norman Eveleth opposing the rezoning of properties adjacent to and within the operational area of Sanderson Field.

The Commission received a letter for the record from K & L Gates LLC stating reasons why the property should remain zoned from commercial and industrial use with a consistent comprehensive plan land use map designation.

***Commissioner Byrne moved to close the public hearing at 7:38 p.m.; Commissioner Pannell seconded the motion. A vote was taken and the motion passed.***

## **Consent Agenda**

1. Washington Traffic Safety Commission Target Zero Task Force Project 2011-2013 – Authorize the Mayor to sign

*Commissioner Byrne moved to approve the consent agenda as read, Commissioner Pannell seconded the motion. A vote was taken and the motion passed.*

## **Old Business**

1. **Ordinance No. 1782-0311 – First Reading - An Ordinance of the City of Shelton, Washington, Amending Chapter 15.28 of the Shelton Municipal Code Relating to Water Rates**  
**Ordinance No. 1783-0311 – First Reading - An Ordinance of the City of Shelton, Washington, Amending Chapter 3.51 of the Shelton Municipal Code Relating to Utility Tax – Public Works and Community and Economic Development** Director Goins reported that these ordinances are a tandem effort. DH Goins met with the Government Affairs Committee (GAC) of the Chamber to review the proposed new water rates. They had concerns about the rate proposal and less concerned over the utility tax proposal. DH requested a second reading and adoption the ordinances.

Commissioner Byrne asked the specific concerns from GAC. DH Goins said that GAC's concerns pertained to the commercial rates. After explanation, they had fewer concerns on the irrigation rates. Commissioner Byrne stated that these ordinances make things equitable.

Mayor Tarrant was asked where is the City of Shelton in comparison with other cities in commercial rates. DH Goins said, as in other cities, the new rates make rates equitable. Another question was if the wholesale rate goes to PUD and Port of Shelton is a new business liable for General Facility Charges. Any expansion at John's Prairie would be liable for the charges.

*The Commission requested a Second Reading of Ordinance No. 1782-0311 as follows:  
An Ordinance of the City of Shelton, Washington, Amending Chapter 15.28 of the Shelton Municipal Code Relating to Water Rates*

*Commissioner Pannell moved to approve Ordinance No. 1782-0311, Commissioner Byrne seconded the motion. A vote was taken and the motion passed.*

*The Commission requested a Second Reading of Ordinance No. 1783-0311 as follows:  
An Ordinance of the City of Shelton, Washington, Amending Chapter 3.51 of the Shelton Municipal Code Relating to Utility Tax*

*Commissioner Pannell moved to approve Ordinance No. 1783-0311, Commissioner Byrne seconded the motion. A vote was taken and the motion passed.*

2. **Resolution No. 1019-0311 – A Resolution of the City of Shelton, Washington, Authorizing the Signing Authority for Purchasing, Financial Agreements and Contracts as set forth in Exhibit A – Management Assistant** Look reported that this is being brought back with a reformatted Exhibit A. Since the creation of the Parks & Recreation Director and Communications Director, they have exercised purchasing authority the same as other department heads. City policies were not updated to match this. MA Look recommended the Commission approve Resolution No. 1019-0311.

*Mayor Tarrant requested a Reading of Resolution No. 1019-0311 as follows:*

*A Resolution of the City of Shelton, Washington, Authorizing the Signing Authority for Purchasing, Financial Agreements and Contracts as set forth in Exhibit A*

*Commissioner Byrne moved to approve Resolution No. 1019-0311, Commissioner Pannell seconded the motion. A vote was taken and the motion passed.*

*Mayor Tarrant extended the meeting 5 minutes.*

**New Business** – None

**Administration Reports**

Mayor Tarrant announced he would be absent from the meeting of April 18, 2011.

**Public Comment** -None

**Administrative Final Touches**

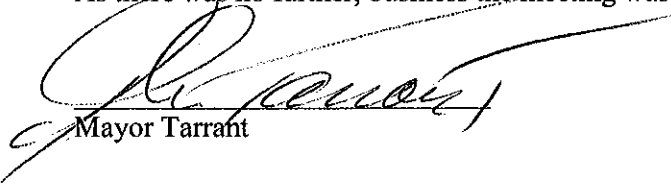
- DH Goins – Civic Center Rotating Art
- DH Goins – Disposition of Property

**Announcement of Next Meeting**

Mayor Tarrant announced the next Commission meeting of Monday, April 18, 2011, 6:00 p.m.

**Adjournment**

As there was no further, business the meeting was adjourned at 7:58 p.m.

  
Mayor Tarrant

  
City Clerk Look