CITY OF SHELTON, WASHINGTON - CITY COMMISSION
Business Meeting Minutes – December 3, 2012
Immediately following the Shelton Metropolitan Park District meeting
Shelton Civic Center

Presiding: Mayor Cronce, Commissioner Pannell, Commissioner Olsen excused
Staff Present: Dave O’Leary, Cathy Beierle, Steve Goins, Dave Eklund, Mike Michael, Jason Dose and
Lesleann Kangas

Mayor Cronce called the meeting to order at 6:03 p.m.

Commission Reports

One or more Commissioners will attend the following activities this week:
• Law Enforcement Officers and Fire Fighters Board Meeting (LEOFF)
• Association of Washington Cities Mayors Exchange
• Studio 125 Salon Ribbon Cutting Ceremony
• City/Squaxin Island Tribe Joint Meeting

Public Comment -- None

Mayor Cronce recessed the regular meeting and opened the Public Hearing at 6:06 p.m.

Public Hearing - 2013 Final Budget – City Administrator O’Leary said that things are the same as presented for
the record at the meeting of November 5, 2012. One of the uncertainties was a grant for a paver project, we have
received word that that grant has been approved. The other one is the long awaited Pioneer Way, Lake Blvd.
work which we have received a grant in access of $3,000,000 and have the match money in place. Director of
Financial Services Beierle reported that the amount in the General Fund total budget remained the same but the
amount in Capital Expenditures reduced by $38,363.00 and increased the same amount in the Financial Services.
Staff said they would bring an ordinance for the budget to the meeting of December 10, 2012 for approval.

Public Testimony - None

Mayor Cronce closed the Public Hearing at 6:09 p.m.

The Commission concurred to bring an ordinance for the 2013 Budget to the meeting of December 10, 2012.

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

Public Hearing - 2012 Comprehensive Plan Amendments
Ordinance No. 1817-1212 – First Reading - An Ordinance of the City of Shelton, Washington, Amending the
City’s Comprehensive Plan – Ordinance No. 1818-1212 – First Reading - An Ordinance of the City of Shelton,
Washington, Amending the City’s Comprehensive Plan and Future Land Use Map – Ordinance No. 1819-1212 –
First Reading - An Ordinance of the City of Shelton, Washington, Amending the City’s Zoning Map to Rezone
Real Property from Neighborhood Residential to Medical Educational – Senior Planner Dose said these are the
City’s proposed Comprehensive Plan Amendments for 2012. They consist of two separate actions one being a
comprehensive text amendment to strike the current economic development element in favor of a revised more
updated version, the other involves a land use map designation amendment and rezone for a piece of property
associated with Mason General Hospital. Staff received comments from a citizen that has resulted in language
updates to the Economic Development Element. The comments/concerns fall into three areas which are: 1) Termino
environmental reviews for primary business activities;” 3) concern regarding proposed policy language contained in statement “The City shall identify lands for a new industrial park (100 acres or larger) as it relates to environmental concerns, including annexation of land, whether a location has been identified, and concerns about potential impacts to Critical Aquifer Recharge Areas as it relates to industrial uses. Staff's response to the comments are: 1) Staff agrees, and recommend inserting the term “some stakeholders” in place of “local residents” rather than eliminating the whole section; 2) The proposed language is a revision stating “The City should seek to facilitate the development of sites targeted for industrial development, including but not limited to streamlined permitting and expedited environmental review” which identifies a desire to allow for or facilitate expedited permitting and/or environmental review, where possible and where desired; 3) There are limited opportunities available within City limits to establish a new industrial Park. With the planned provision of municipal water and sewer to John’s Prairie and area north of Sanderson Field it seems possible to identify an area that could serve as a regional industrial park, given existing zoning and land uses. Any proposed industrial park would be reviewed for compliance with all required regulations (including compliance with the cities regulation requiring Aquifer Recharge Areas) at the time a development proposal is received. 

SP Dose said that Mason General Hospital initiated the Comprehensive Plan Land Use Map Designation amendment and Rezone request to change Land Use Map and Zoning designation of a piece of property from Neighborhood Residential (NR) to Medical Educational (ME). The subject property is located contiguous to the existing Mason General Hospital campus. The request is made to allow for future expansion of hospital facilities. To allow for the proposed designation change and rezone the Commission must approve the Comprehensive Plan Land Use Map Amendment and approve the Zoning Map designation change. No comments from the public have been received relative to this proposal. Staff is requesting a First Reading of Ordinances 1817, 1818, 1819-1212 tonight with Second Reading and adoption on December 10, 2012.

Public Testimony

Mayor Cronce recognized Ms. Terri Thompson who presented written explanations on her response to the Comprehensive Plan changes. Ms. Thompson said her concern was not with the word residences, it was with the word incivility. She said her other issues are with expediting permitting of environmental review and looking for an additional 100 acres of industrial land at Johns Prairie or north of Sanderson Field. Ms. Thompson presented a map that identified the Puget Sound Aquifer Area that are both Class 1 and 2 Aquifer meaning toxins will travel two and one mile in one year. She presented a document for the record relating to her concerns.

Mayor Cronce recognized Ms. Patricia Vandehay who read and presented a letter stating her concerns with the “Barrier to Economic Development” statement.

Mayor Cronce recognized Mr. Denny Hamilton who said after working in emergency management he has learned that people hope problems do not happen on their watch, let the next guy deal with problems. The potential problem in Mason County is a significant problem with water quality. Mr. Hamilton said he would like to tell people who want to move to Mason County that we have good quality water. The current testing of drinking water does not adequately measure all the kinds of potential pollutants. He said the City should make a plan of action to do compressive testing of the water that comes into the system that provides water for the citizens of Shelton.

Mayor Cronce closed the Public Hearing at 6:38 p.m.

Mayor Cronce requested a First Reading of Ordinance No. 1817-1212, 1818-1212 and 1819-1212 as follows: 
Ordinance No. 1817-1212 - An Ordinance of the City of Shelton, Washington, Amending the City’s Comprehensive Plan
Ordinance No. 1818-1212 - An Ordinance of the City of Shelton, Washington, Amending the City’s Comprehensive Plan and Future Land Use Map
Ordinance No. 1819-1212 - An Ordinance of the City of Shelton, Washington, Amending the City’s Zoning Map to Rezone Real Property from Neighborhood Residential to Medical Educational

The Commission concurred to place Ordinances 1817, 1818 and 1819-1212 under Old Business due to Commissioner Olsen’s absence for the meeting of December 10, 2012.
Consent Agenda
1. Vouchers numbered 79796 through 79860 in the amount of $250,706.42.
2. Commission Meeting Minutes of:
   - Study Session of November 13, 2012
3. MACECOM Facilities Lease
4. Easement Agreement with the Washington State Patrol – Authorize the Mayor to sign when returned from Washington State Patrol

Commissioner Pannell moved to approve the consent agenda as read; Mayor Cronce seconded the motion. A vote was taken and the motion passed.

Old Business
1. First Street Paver Project – Transportation Improvement Board (TIB) Funding Acceptance – City Engineer Michael presented this in detail at the meeting of November 26, 2012. This is being brought back tonight because a question came up concerning the definition of the gas/fuel tax agreement. Staff has researched the definition and found that the fuel tax agreement is the new name for the grant agreement. The grant requires a 10 percent match, which was requested in the 2013 budget. CE Michael requested the Commission accept the TIB Grant offer, authorize the Mayor to sign all necessary documents and the City Administrator to make necessary budget modifications.

Public Comment on Action Item - None

Mayor Cronce moved to accept the Transportation Improvement Board Grant offer, authorize the Mayor to sign all document and City Administrator to make necessary budget modifications; Commissioner Pannell seconded the motion. A vote was taken and the motion passed.

New Business
1. Shoreline Master Program Grant Program – Senior Planner Dose said the City of Shelton is required by State law to update its Shoreline Master Program regulations in compliance with the Washington State Shoreline Management Act. The State of Washington Department of Ecology (DOE) awarded the City of Shelton a grant in the amount of $125,000 to complete this required update to its Shoreline Master Program. Since the original grant agreement between the City and DOE was written there has been some new information that has become available that DOE would like include in the City’s Inventory and Characterization Report. Also, the City’s Citizen Advisory Committee, while providing excellent dialogue and feedback to staff for the proposed Draft Shoreline Master Program, has been a longer process than originally envisioned and additional consultant support is required to complete the process. To help the City complete the Shoreline Master Program update DOE has offered the City additional funding to: 1) incorporate new information into the planning document and, 2) allow for additional consultant services needed to support City staff. This amendment would increase the grant amount money from DOE from $122,899.11 to $148,000. The City of Shelton entered into a contract with ESA Adolfson in January 2011, for the firm to aid staff in completing the update. A contract amendment is proposed which would include the additional work and meetings envisioned in the DOE grant amendment. SP Dose requested the Commission authorize the Mayor to sign three copies of the grant agreement from DOE, authorize the Mayor to sign two copies of Amendment #1 to the ESA Adolfson contract and place on the consent agenda for December 1, 2012.

The Commission concurred to place the grant agreement from DOE and Amendment #1 to the ESA Adolfson contract, authorizing the Mayor to sign on the consent agenda for December 1, 2012.

Administration Reports
CA O’Leary said he and the Mayor would be attending the Mayor’s Exchange on Wednesday.
Public Comment
Mayor Cronce recognized Mr. Jason Dose who thanked Mr. John Johnson of the Shelton Harrieres Running Club for the Mistletoe Mile Event.

Administrative Final Touches
- CE Michael – Local Agency Supplement – Downtown Creek Project (Franklin Street)
- CE Michael - Settlement Agreement with Stellar J Corporation for Treatment Plant
- CE Michael – Community Development Block Grant
- CA O’Leary – 2012 Work Plan Review

Announcement of Next Meeting
Mayor Cronce announced the next regular meeting of Monday, November 10, 2012, at 2:00 p.m.

Adjournment
As there was no further business the Commission business meeting was adjourned at 6:58 p.m.

Mayor Cronce

City Clerk Look