

**TOWN OF SOUTH PRAIRIE  
REGULAR COUNCIL MEETING/PUBLIC HEARING  
TUESDAY, JANUARY 10, 2012, 7:00 PM  
South Prairie Town Hall  
121 NW Washington Street**

*The following is a condensation of the proceedings and is not a verbatim transcript.*

**CALL TO ORDER:**

**Mayor Peggy Levesque** called to order and presided over the Regular Council Meeting of January, 10, 2012, at 7:00 PM.

**ROLL CALL:**

**Council Members:** Tony Caldwell, James Frank, Laura Heideman, Phillip Marshall and Stu Terry were present.

**Also in attendance:** Mart Kask, Town Planner; Dan Shaffer, Grace Marczuk, Gail Miltimore, Dwight Partin and Gerald Boures citizens; Larry Harter, Utility Operator; and Marla Nevill, Clerk/Treasurer

**FLAG SALUTE:**

**Mayor Peggy Levesque** requested everyone stand for the "Pledge of Allegiance."

**REVIEW AND APPROVAL OF AGENDA FOR JANUARY 10, 2012:**

- ❖ **Councilor Laura Heideman** moved to approve the Agenda for January 10, 2012. **Councilor Tony Caldwell** seconded the motion. **Motion carried unanimously.**

**OPEN PUBLIC HEARING – COMPREHENSIVE PLAN UPDATE:**

- ❖ At 7:03 PM, **Councilor Tony Caldwell** moved to open the Public Hearing for the Comprehensive Land Use (Comp) Plan Update. **Councilor Laura Heideman** seconded the motion. **Motion carried unanimously.**

**Mart Kask** gave an update to the Town Council as follows: 1) The Town is required to update the Comp Plan every seven years; but due to the State budget cuts, this requirement was moved out to twelve years. He believed that the legislature would extend that requirement again this Legislative Session. 2) There were no changes to the Critical Areas Ordinance. 3) The State Legislature changes rules from time to time and we have to bring the Development Regulations up to date. 4) The Watershed Company is updating the Shoreline Master Program (SMP). 5) He said we also are required to have a Comprehensive Water System (Comp Water System) Plan, Comprehensive (Comp) Wastewater System Plan, Transportation Improvement Plan, Parks and Recreation Plan, Flood Control & Management Plan. **Mart Kask** said a Flood Control District was recently established; and we will have to update our Flood Control Ordinance once FEMA has finalized the requirements. (See attached Exhibit "A"). Discussion followed.

**Mart Kask** said the updates to the Comprehensive Plan would consist of removing the Urban Growth Area (UGA) to the west of the Town limits; and revise the population forecast down to 440. He said revisions would be sent to Pierce County for approval. He said once the Comp Plan is certified, the Town would be eligible to apply for State and Federal grant funding. He said it would be prudent for the Town to maintain eligibility to apply for grant funds. **Mayor Peggy Levesque** stated the information must be consistent and match what is stated in each of the documents. **Mart Kask** stated consistency and compatibility are important and there should not be conflicts within the documents. He said there is a State law that states one thing for the Comp Plan and something different for the Shoreline Master

Program; and we want to make sure our document meets both requirements. **Councilor James Frank** asked if Pierce County would budge on changing that from farmland. **Mart Kask** gave an example of why he believed Pierce County would not allow South Prairie to expand their UGA to the west and stated they would not want to lose those property taxes. **Councilor Tony Caldwell** asked if we could try again in the future. **Mart Kask** said yes. **Mart Kask** said he would remove the UGA to the west in order to get the Comp Plan certified. Discussion followed.

**CLOSE PUBLIC HEARING:**

- ❖ At 7:28 PM, **Councilor Tony Caldwell** moved to close the Public Hearing for the Comprehensive Plan Update. **Councilor Laura Heideman** seconded the motion. **Motion carried unanimously.**

**APPROVAL OF REGULAR COUNCIL MEETING MINUTES OF DECEMBER 6, 2011:**

- ❖ **Councilor Laura Heideman** moved to approve the Regular Council Meeting Minutes of December 6, 2011. **Councilor Stu Terry** seconded the motion. **Motion carried unanimously.**

**APPROVAL OF BILLS FOR DECEMBER 2011, IN THE AMOUNT OF \$71,355.47:**

- ❖ **Councilor Tony Caldwell** moved to approve the bills for December 2011, in the amount of \$71,355.47 (seventy-one thousand three hundred fifty-five dollars and forty-seven cents). **Councilor James Frank** seconded the motion. Council requested clarification on several bills and these inquiries were answered. **Motion carried unanimously.**

**Councilor Tony Caldwell** suggested that we re-enact a committee to review the bills. Discussion followed.

**UNFINISHED BUSINESS:**

**1) Mart Kask – Code Enforcement Issues:**

**Mart Kask** gave an update regarding the status of the Code Enforcement Issues. He stated there are three property owners that have not complied with the enforcement action. **Gail Miltimore** requested clarification on some Code Enforcement Issues; and **Mart Kask** addressed these issues. Discussion followed. **Mart Kask** suggested giving until January 24, 2012 for the other two property owners to comply. **Councilor Tony Caldwell** said there was only one outstanding issue, since we are organizing a work party for the one on SE Second Street. Discussion followed. Council authorized **Mart** to extend the deadline to January 24, 2012.

**NEW BUSINESS:**

**1) Comprehensive Plan Update:**

- ❖ **Councilor Tony Caldwell** moved to authorize **Mart Kask** to make the necessary corrections to the Comprehensive Plan; and submit to the Washington State Department of Commerce for approval and send a courtesy copy to the Puget Sound Regional Council. **Councilor Laura Heideman** seconded the motion. **Motion carried unanimously.**

**2) Dwight Partin, South Prairie Creek RV Park – Club House Site Plan Review:**

**Tony Caldwell** stated he wanted it noted for the record that he had prior knowledge pertaining to this application. **Dwight Partin** stated he wanted to thank **Tony** personally for getting the “No Compression Brakes” sign moved. Discussion followed. **Dwight Partin** said he wants to get the building pulled together; so they can finish the project. He said the building has been tagged with graffiti and the rain has caused damage. He thought they have everything settled now. He said the drawing was submitted back in 1994. He said the Rec Hall was noted on the plans prior to the passage of Resolution No. 151; and he would like to get everything done. **James Frank** asked how he would handle the runoff. **Dwight Partin** said the State runs their runoff right onto our

property. He said Pierce County Building Department notified Mart. He said when we get approval by the Town then we will go to County to get Building Permit approval. Discussion followed. **Mart Kask** gave his presentation regarding the South Prairie Creek RV Park Site Plan Review; and submitted his Findings of Fact, Conclusions and Recommendations to the Town Council. (See attached Exhibits "B" and "C"). In addressing Tony Caldwell's statement that he had prior knowledge of the Site Plan Review application, **Mart Kask** said he would like to clarify for the record that the Council has no authority to remove Tony from voting on this issue.

- ❖ **Councilor Tony Caldwell** moved to approve the Site Plan for a Club House at the South Prairie Creek RV Park as recommended by the Town Planner, Mart Kask. **Councilor Phil Marshall** seconded the motion. **Motion carried unanimously.**

**Dwight Partin** said he would like to meet with the Council to review Resolution No. 151; and possibly return some of the hookups to the Town. He said the lower half would be in open space. He said he would want to talk about some of these points by renegotiating Resolution No. 151. Discussion followed.

**3) Appointment of Mayor Pro-Tempore for January – June 2012:**

- ❖ **Councilor Laura Heideman** moved to appoint Tony Caldwell as Mayor Pro-Tempore for January – June 2012. **Councilor Stu Terry** seconded the motion. Discussion followed. **Motion carried unanimously.**

**4) AWC RMSA – Elected Officials Training in Tacoma, February 10-11, 2012 (Stu Terry and Phillip Marshall are attending this training):**

**Marla Nevill** said that Stu and Phil would be attending the AWC RMSA Training in Tacoma on February 10-11, 2012. **Councilor Phil Marshall** said he already received confirmation. Discussion followed. **Marla Nevill** said she would make sure Stu Terry received his confirmation.

**5) AWC RMSA – Elected Officials Roles & Responsibilities Training at South Prairie Community Center, Tentatively set for March 20, 2012, 7:00 PM:**

**Marla Nevill** said there would be an AWC RMSA Roles & Responsibilities class in South Prairie on March 20, 2012. Discussion followed.

**6) Confirm Agreement Extension with WH Pacific:**

- ❖ **Councilor Tony Caldwell** moved to confirm the agreement extension with WH Pacific. **Councilor Laura Heideman** seconded the motion. Discussion followed. **Motion carried unanimously.**

**7) Authorize Lease Agreement with IKON Office Solutions for Copier:**

- ❖ **Councilor James Frank** moved to approve the lease agreement with Ikon Office Solutions for a copier. **Councilor Stu Terry** seconded the motion. Discussion followed. **Motion carried unanimously.**

**CITIZENS' COMMENTS:**

**Dan Shaffer** said we are from Freedom Stars; and this meeting is a lot more fun. **Councilor Tony Caldwell** said you offered to do volunteer work in exchange for using the Community Center for your meetings. He said we have a lot of blackberries to clear and we need volunteers. **Dan Shaffer** said he spoke with Marla. Discussion followed. **Dan Shaffer** said their group is growing and he is here to get pointers. He said they meet every Friday 6:30 – 8:00 PM. **Councilor Tony Caldwell** said we need volunteers to clear blackberries. **Dan Shaffer** said he has 7-8 people who offered to do volunteer work.

**Councilor James Frank** suggested we all work together for a Spring Cleanup. **Dan Shaffer** said it would probably have to be on the weekend. **Councilor Stu Terry** said he has equipment and time on the weekend. He said they could probably clear the blackberries next weekend. Discussion followed.

**Dan Shaffer** thanked the Council for approving the Club House at the South Prairie Creek RV Park.

**MAYOR'S REPORT:**

**Mayor Peggy Levesque** said she was communicating with Representative Chris Hurst to change the law regarding the pension fund. She said the employees' pension fund is through the Union and with the current State law it is not legal for the Town to be involved with this pension fund. She said the attorney said it's not legal to pay into this pension fund; but we can't legally stop paying into this fund. She said we have checked into moving to PERS; but it would be very costly. She said Senator Pam Roach is sponsoring the House Bill and Representative Chris Hurst is sponsoring the Senate Bill. She said this Bill would not cost the State any money. She said she hoped this issue would be resolved this Legislative Session. She said we had a PERC hearing scheduled on December 1, 2011; but it was rescheduled to May 30, 2012. She said we have an interim agreement in place until this issue is resolved.

**PUBLIC WORKS' REPORT:**

**Larry Harter** said the property owner on SW First Street that received a Code Compliance violation notice cleaned up the debris and has requested we put gravel on the right-of-way. Discussion followed. It was the consensus of the Council to put gravel on the right-of-way.

**Larry Harter** said we have to buy two alkaline products to balance the PH. He said he might have to make inquiries. He stated concerns that the gravel might be filling up with sediment and it's being converted to ammonia. He said he is adding sodium bicarbonate to balance the PH. Discussion followed. **Councilor Laura Heideman** asked Larry if he had any figures. **Larry Harter** said no.

**Larry Harter** said there are a lot of cars parking on the sidewalk. **Councilor Tony Caldwell** said that is a Code Enforcement issue. **Mayor Peggy Levesque** suggested we make up hangers and put them on the cars. **Larry Harter** said in the walking path the concrete is only 4" thick and it could crack the sidewalk. Discussion followed.

**Councilor Tony Caldwell** said we have three new Council Members and we need to rotate duty to relieve Larry. He said we kind of have to cycle this into our plan as Council Members. Discussion followed. **Mayor Peggy Levesque** said she would like to check into hiring a part-time person. Discussion followed.

**Councilor Tony Caldwell** said we are working on getting the water tanks replaced. He said the Geo-Tech would be drilling on January 23<sup>rd</sup> to check soil samples. He said we would let the contractors tell us what is required. He said he would check into the permitting. Discussion followed.

**Councilor Tony Caldwell** said we have to complete the soil testing before we can go out to bid for the Tubbs Road, SE Third Street and Emery Avenue South Road Project. He said this project is covered under a TIB (Transportation Improvement Board) grant. Discussion followed.

**CLERK'S REPORT:**

**Marla Nevill** said she would not be here for the February Council meeting.

**COUNCIL MEMBERS REPORT:**

**Councilor Tony Caldwell** said we need a committee to review the bills. **Mayor Peggy Levesque** said the trick is that everybody works. She said maybe they could meet a half an hour before the Council

meeting. **Councilors Laura Heideman and Phil Marshall** volunteered to come in a half-hour before the Regular Council Meeting to review the bills.

**RECESS TO JANUARY 24, 2012, 7:00 PM:**

- ❖ At 9:05 PM, **Councilor Tony Caldwell** moved to recess the Regular Council Meeting to January 24, 2012, 7:00 PM. **Councilor Laura Heideman** seconded the motion. **Motion carried unanimously.**

**Date Approved: February 7, 2012**