

**TOWN OF SOUTH PRAIRIE  
RECESSED COUNCIL MEETING/PUBLIC HEARING  
TUESDAY, JUNE 23, 2015, 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:**

At 7:00 PM, **Mayor Tony Caldwell** called to order and presided over the Recessed Council Meeting of Tuesday, June 23, 2015.

**ROLL CALL:**

**Council Members:** Stu Terry, Roy Hanson, Jan Twardoski, Barb Wigton and Vicky Watkins were present.

**Also in attendance:** Joe Mills, citizen; Judy Tremblay, Deputy Clerk-Treasurer and Marla Nevill, Clerk-Treasurer.

**FLAG SALUTE:**

**Mayor Tony Caldwell** requested everyone stand for the “Pledge of Allegiance.”

**REVIEW AND APPROVAL OF AGENDA FOR JUNE 23, 2015:**

❖ **Terry/Twardoski** moved and seconded to approve the Agenda for June 23, 2015. **Mayor Tony Caldwell** requested Item #4 under New Business be moved to before the Public Hearing; and under the Public Hearing, Marla Nevill would give a brief update on the Comp Plan. **Terry/Twardoski** moved and seconded to amend their motion to approve the Agenda for June 23, 2015 with the changes requested by Mayor Tony Caldwell. **Motion carried unanimously.**

**NEW BUSINESS:**

**4) Council Authorization to Award Contract to Install Heating and Air Conditioning Unit at Town Hall:**

**Judy Tremblay** gave a presentation on the estimates we received for a heating/air conditioning unit and installation at the Town Hall. Discussion followed. **Judy Tremblay** said she checked with PSE on rebates; and they could not guarantee we would qualify because we are considered commercial.

❖ **Hanson/Terry** moved and seconded to approve the estimate from Lowe’s in the amount of \$5,219.94 for the Lennox 24000 BTU Unit and installation. **Motion carried unanimously.**

**OPEN PUBLIC HEARING FOR COMPREHENSIVE PLAN UPDATE AND ISSUANCE OF DETERMINATION OF NONSIGNIFICANCE:**

❖ At 7:18 PM, **Twardoski/Watkins** moved and seconded to open the Public Hearing for the Comprehensive Plan Update and issuance of the Determination of Nonsignificance. **Motion carried unanimously.**

**Marla Nevill** said she has been working with Anne Fritzel with the Department of Commerce and believe we finally have got this thing done. We already got the comments back from Puget Sound Regional Council; and the Town Council reviewed and approved those comments at the June 2, 2015 Council Meeting. We got comments back from the Washington Department of Transportation (WDOT); and they requested a few changes. Those are highlighted in the copy that you have in front of you. It’s pretty straightforward what the Department of Transportation requested. On the existing Level of Service on page 65, there was one area where we had a “D” and they recommended that we

not have a “D” listed because our roads are not that bad. On page 69 under Goal T2 Policies, they recommended that we change it to read “The Town Center shall be pedestrian friendly with added sidewalks and bike accommodations.” That was just a minor change. Then I believe there was a word on page 68 under the first paragraph that WDOT questioned. It was stated, “A good example of this coordination is the Elhi Hill-South Prairie Road improvement that Pierce County carried out three years ago.” I believe it’s been quite a bit longer than that. We just need to be change the “three years ago” to “several years ago,” so we don’t have to worry that we’re accurate or not. Other than that the changes that WDOT has requested is highlighted; and I believe it starts on page 63. If the Council is okay with those corrections, it would be great if we could get a motion to approve those corrections, when we go back into regular session. Then we can finalize this and send it off to the Department of Commerce tomorrow. **Mayor Tony Caldwell** said the Public Hearing is open for any comments from the public. **Joe Mills** said I guess that’s me. He stated he did not have any comments. **Mayor Tony Caldwell** said since he has no citizens comments, he would entertain a motion to close the Public Hearing.

**CLOSE PUBLIC HEARING:**

- ❖ At 7:23 PM, **Terry/Twardoski** moved and seconded to close the Public Hearing. **Motion carried unanimously.**

**CITIZENS’ COMMENTS:**

**Mayor Tony Caldwell** said he invited Dr. Clark from the Mom and Me mobile medical clinic to come in to speak to the Council; but apparently Dr. Clark must have forgot about it. He said the mobile unit is being prepared. He said it would be parked at the fire station when they are in town. **Councilor Vicky Watkins** requested that we put a note on the utility bills. **Joe Mills** suggested we post flyers at the community center. **Mayor Tony Caldwell** said the mobile unit is not set up yet. It would be staffed with volunteer doctors; and it would be operated on a trial basis. Discussion followed.

**NEW BUSINESS CONTINUED:**

**1) Ordinance No. 551 – An Ordinance of the Town of South Prairie, Pierce County, Washington amending Ordinance No. 536 relating to Revenue and Finance:**

- ❖ **Terry/Watkins** moved and seconded to approve Ordinance No. 551 – An Ordinance of the Town of South Prairie, Pierce County, Washington amending Ordinance No. 536 relating to Revenue and Finance. **Marla Nevill** stated the Council had requested changing the ordinance to eliminate the rental of the corner lot at Highway 162 and Emery Avenue. She said since we were amending the ordinance anyway, the attorney recommended incorporating legislative changes pertaining to the gambling regulations at the same time. Discussion followed. **Motion carried unanimously.**

**2) Ordinance No. 552 – An Ordinance of the Town of South Prairie, Pierce County, Washington adopting the 2015 Update to the Comprehensive Plan:**

- ❖ **Terry/Twardoski** moved and seconded to approve Ordinance No. 552 – An Ordinance of the Town of South Prairie, Pierce County, Washington adopting the 2015 Update to the Comprehensive Plan and incorporate those changes recommended by the Washington Department of Transportation. Discussion followed. **Motion carried unanimously.**

**3) Nomination and Approval of New Mayor Pro-Tem for July – December 2015:**

- ❖ **Wigton/Hanson** moved and seconded to nominate Stu Terry as Mayor Pro-Tem for July – December 2015. No further nominations were suggested. Discussion followed. **Motion carried unanimously to appoint Stu Terry as Mayor Pro-Tem for July – December 2015.**

**MAYOR'S REPORT:**

**1) Lot for Sale south of Jumpstart Espresso:**

**Mayor Tony Caldwell** said there is a lot for sale south of the Jumpstart Espresso; and it is land-locked. He said the owner of the Jumpstart has stated the driveway belongs to them but half of that driveway belongs to the Town. Pierce County does not want to grant access to the property across the Foothills Trail. He said the property owners of the lot has contacted the Town and offered to sell us the lot for \$40,000. He said the property is zoned Commercial; and Pierce County has the assessed value on the property at \$29,500. He said they could access the property from Cascade Avenue; but they would have to cross the Foothills Trail. **Mayor Tony Caldwell** proposed a couple of options for Council consideration: 1) Allow an easement to the property from the Town's corner lot; and 2) Town purchase property for possible future use. Discussion followed.

- ❖ **Terry/Twardoski** moved and seconded that Parcel No. 0619182053, south of Jumpstart Espresso, not be purchased by the Town of South Prairie. **Motion carried unanimously.**
- ❖ **Terry/Twardoski** moved and seconded to grant an easement to Parcel No. 0619182053, subject to conditional approval by the South Prairie Town Council. **Motion carried unanimously.**

**2) Code Enforcement Issue on SE Third Street:**

**Mayor Tony Caldwell** invited the Council to go by and look at the property on SE Third Street. We notified them about Code Enforcement issues and gave them until June 1, 2015 to clean up the property. He said he met with the property owners and they are cleaning up the property. He said even though the letter stated they had until June 1, 2015 to clean up the property, he gave them until the July Council Meeting. Discussion followed.

**3) Road Repairs:**

**Mayor Tony Caldwell** said he spoke with Pierce County about road repairs; and they will bring out the grinding machine to make the repairs. Discussion followed.

**4) Damages to Planter Box at the Triangle on Highway 162 E and South Prairie Road:**

**Mayor Tony Caldwell** said we received an estimate for approximately \$1200 from our landscaper to repair the planter box at the triangle. He said we got their insurance to give approval to make repairs to the planter box. Discussion followed.

**5) Past-Due Utility Account:**

**Mayor Tony Caldwell** stated the property owners on Emery Avenue South were able to pay part of the past-due balance; and they have one year to pay the remaining past-due balance. Discussion followed.

**6) Complaint about people living in a barn on SW Third Street:**

**Mayor Tony Caldwell** said we received a complaint about people living in a barn on SW Third Street. He said we are monitoring the situation. Discussion followed.

**7) Parks need Wood Chips:**

**Mayor Tony Caldwell** said we need wood chips at the two parks. He said according to our insurance, we need ten inches of chips in the "fall zone" around the playground equipment. He said we'll need approximately ten yards; and we'll try to get some donated. Discussion followed.

**PUBLIC WORKS REPORT:**

**Mayor Tony Caldwell** said the alarm system works quite well. Discussion followed.

**CLERK'S REPORT:**

**None**

### **COUNCIL MEMBERS' REPORT:**

- 1) **Councilor Stu Terry** asked about the status of the “Bus Stop Ahead” signs. Discussion followed.
- 2) **Councilor Roy Hanson** said Pierce County paints stripes on the roads in the County; and he asked about having them paint stripes on the roads in Town. **Mayor Tony Caldwell** we would have to pay them to paint the stripes. Discussion followed.
- 3) **Councilor Jan Twardoski** said she saw Dwight Partin at the Buckley Market; and he informed her that he’s impressed with Joe Mills and Tony Caldwell working together to resolve some issues between the Town and the RV Park. Discussion followed.
- 4) **Councilor Barb Wigton** asked how often Pierce County cleans the storm drains. **Mayor Tony Caldwell** said he would contact the Pierce County Road Maintenance Supervisor and request they come out and look at them later this year. Discussion followed.
- 5) **Councilor Barb Wigton** asked if the letters were sent out to the property owner on Emery Avenue North and Highway 162 West, regarding their past-due utility accounts. **Mayor Tony Caldwell** said letters were sent out and we are waiting for a response. He said the Highway 162 West property owner stated he would pay the past-due balance. Discussion followed.
- 6) **Councilor Barb Wigton** asked that the Mayor contact Pierce County and the State and request they mow down the weeds along the rights-of-way on SW Third Street and South Prairie Carbon River Road, and on Highway 162 East by Olympic Manor. **Mayor Tony Caldwell** said he spoke to Pierce County and they used the brush cutter as much as they could but were concerned it might cause a fire. Discussion followed.
- 7) **Councilor Barb Wigton** asked about getting a new conference table. **Mayor Tony Caldwell** said we would work on getting the conference table after we get the heating and air conditioning unit installed. **Councilor Barb Wigton** requested that we get bids for the July Council meeting. Discussion followed.
- 8) **Councilor Vicky Watkins** stated the reflective material at the triangle by Highway 162 East and South Prairie Road is rotted. **Mayor Tony Caldwell** said he would contact them (WDOT or Pierce County) and have it replaced. **Councilor Vicky Watkin** said it would be great if the insurance would pay for dirt or whatever materials we’ll need to fix the planter box. **Mayor Tony Caldwell** said we got a bid from the landscaper in the amount of \$1,263.20 to repair the planter box. **Joe Mills** said if you send the invoice to the insurance, they’ll probably cut a check for it. Discussion followed.
- 9) **Councilor Vicky Watkins** said she would inspect both parks and the playground equipment; and she asked if we had an inspection form. **Mayor Tony Caldwell** said yes, we have a form. **Councilor Vicky Watkins** said the Cares Committee would be willing to supply the labor. Discussion followed.
- 10) **Councilor Vicky Watkins** said there was a bench at the Veterans Memorial by the “Bricks;” but it was stolen. She asked if the bench could be replaced. She said the money would come out of the Veterans Fund. **Mayor Tony Caldwell** asked her to submit a purchase request. He asked if she could get some volunteers to pressure wash the bricks. Discussion followed.
- 11) **Councilor Barb Wigton** said a citizen requested that the tree on the corner of SE Second Street and Emery Avenue South be removed. She asked if the tree was on their property or the Town right-of-way. **Mayor Tony Caldwell** said he would follow up on this issue. Discussion followed.

**ADJOURNMENT:**

- ❖ At 8:24 PM, **Terry/Twardoski** moved and seconded to adjourn the meeting of June 23, 2015.  
**Motion carried unanimously.**

**Date Approved: July 7, 2015**