



**CITY OF WHITE SALMON**  
**City Council Meeting – Wednesday, March 16, 2022**  
**Via Zoom Teleconference**

**Council and Administrative Personnel Present**

**Council Members:**

Ben Giant  
 Jason Hartmann  
 David Lindley  
 Ashley Post  
 Jim Ransier

**Staff Present:**

Marla Keethler, Mayor  
 Jan Brending, Clerk Treasurer  
 Pat Munyan, City Administrator  
 Mike Hepner, Police Chief  
 Bill Hunsaker, Building Official/Fire Chief  
 Russ Avery, Public Works Operations  
                   Manager  
 Brendan Conboy, Land Use Planner  
 Ken Woodrich, City Attorney

**I. Call to Order and Roll Call**

Marla Keethler, Mayor called the meeting to order at 6:00 p.m. There were approximately 10 members of the public in attendance via teleconference.

**II. Changes to the Agenda**

There were no changes to the agenda.

**III. Consent Agenda**

- A. Agreement with WSDOT for 2022 Parklets
- B. Resolution 2022-03-538 Declaring Local Emergency Related to Failure of Wastewater Main Transmission Line
- C. 2021 November Budget Report
- D. 2021 December Budget Report
- E. 2022 January Budget Report
- F. 2022 February Budget Report
- G. Approval of Meeting Minutes – March 2, 2022
- H. Approval of Vouchers

Vouchers audited and certified as required by RCW 42.24.080 and expense reimbursement claims as required by RCW 42.24.090 as of this 16<sup>th</sup> day of March 2022.

Type	Date	From	To	Amount
Claims	3/16/2022	37916	37945	117,178.16
			<b>Claims Total</b>	<b>117,178.16</b>

<b>Payroll</b>	3/4/2022	EFT	EFT	109,479.14
	3/4/2022	37880	37910	959.03
	3/21/2022	EFT	EFT	73,243.90
			<b>Payroll Total</b>	<b>183,682.07</b>
<b>Manual Claims</b>	3/9/2022	37911	37911	12,760.95
	3/10/2022	37912	37915	1,844.44
			<b>Manual Total</b>	<b>14,605.39</b>
			<b>Total All Vouchers</b>	<b>315,465.62</b>

**Moved by Ben Giant. Seconded by Jim Ransier.  
 Motion to approve Consent Agenda as presented. CARRIED 5-0.**

**IV. Public Comment**

Jan Brending, Clerk Treasurer read two email comments into the record.

**Randall Pearl and MaryKay Moskal** said they would like to register a note vote on the purchase of the Walker House. They said the city has poorly maintained streets, substandard sidewalks and curbs and is lacking in other infrastructure aspects that would add function and beauty but is considering buying a large old house that is need of much care improvement. Pearl and Moskal said they believe the city has it's priorities out of order.

**Felton Jenkins, White Salmon** provided the same comments that were read into the record at the November 3, 2021 city council meeting. He said that he believes it will be harder for the city to keep up with its existing, aging city infrastructure if it adds a big aging house that will require untold money and management efforts to maintain and operate, let along the purchase price. Jenkins recommend the Walker House should remain in private hands, as either a residence or bed and breakfast.

**V. Presentations**

The City Council watched two videos "Julia Butler Hansen: Always ahead of the curve" and "Elsie Parrish, Ahead of the Curve" in recognition of Women's History Month.

**VI. Business Items**

**A. Walker House Update**

Marla Keethler, Mayor said the city is within the due diligence period for the purchase of the Walker House and is coming back to the city council for an update and presenting information from reports that have been obtained. She said a White Salmon resident also agreed to undertake developing a business plan as part of her educational pursuits. Keethler said there is no proposed action item tonight because it is dependent on where the city council decides to go. She said the workshop is designed to present information

and allow council members to ask questions and for staff to learn what the city council needs to make a final decision on the purchase.

Pat Munyan, City Administrator provided a review of the home inspection and structural inspection that was conducted. He said he also had a contractor review the reports and provide a low and high range for correcting any items that were noted. Munyan said the low cost could be \$195,000 with a high of \$492,300 for an average of \$343,675. He said some of the issues are minor and some are more complicated. Munyan noted that the reports and costs do not include electrical.

Marla Keethler, Mayor said the city could do further analysis and determine what initial repairs have to be made immediately and why they may be needed at a later date.

Jim Ransier, Council Member asked if a dollar amount for critical repairs has been identified versus what could be deferred maintenance.

Keethler said specific dollar amounts have not been identified for identified critical repairs.

Ben Giant, Council Member asked for a summary review of what is driving the purchase of the Walker House and the necessary investment.

Keethler provided a summary of the council's decision to move into a Purchase and Sale of Real Estate Agreement with the Walker family.

Jim Ransier, Council Member said no final decision by the City Council has been made to purchase the property.

Keethler said that is correct that the city is in a due diligence period with money in escrow and the city is spending costs on inspections and developing other reports.

Ken Woodrich, City Attorney said the city has a Purchase and Sale of Real Estate Agreement in place which provides for a due diligence period which will end on April 18, 2022. He said that if the city council decides to back out of the purchase because the due diligence demonstrates issues or the council does not want to proceed with the purchase because it is not feasible, the city could pull out and get back its earnest money. Woodrich said that if the council pulls out after that date it would forfeit the earnest money.

Council members raised some questions regarding ADA access and parking that the inspection reports did not cover and that would include additional expenses.

Pat Munyan, City Administrator said that ADA requirements are different on historical buildings and address reasonable accommodation and that access to all floors by wheelchair would not necessarily be required. He said ADA parking would also be required. Munyan said parking requirements for the facility have not been considered.

He said it would depend on the occupancy of the building and that possibly a minimum of two ADA parking spaces would be required.

Ken Woodrich, City Attorney said that a minimum access to the front entrance would be required and access has to be provided that is not less than that provided to other individuals. He said that the areas that can be accessed are quality areas and provide access to the services being offered.

Jim Ransier, Council Member said the city does not know the dollar amount to provide that access at this point.

Munyan said that is correct.

Ashley Post, Council Member asked if there has been a change in the sale price following the inspections.

Keethler said staff is seeking direction from the city council on what it's desire is after seeing the information that has been presented or does the council want staff to contact the family to see if the sales price can be lowered.

Jim Ransier, Council Member said that as a council are they not supposed to be thinking about the costs after the purchase of the property whether it is ADA accessibility and parking or making the building usable for public purposes.

Keethler said the city council does need to consider both. She said the city will need to finance the purchase of the property and then once it is a city-owned facility and gets historical status there are different funding buckets that might be available to the city for development purposes. Keethler said the buckets that might be available may not cover all of the costs.

David Lindley, Council Member asked what is the vision of assessing the property with the funds that were provided in budget. He said that the purchase price is a fraction of the overall equation the city council is trying to understand. Lindley said that at the present it appears the city has only paid for the structural inspection and the home inspection.

Keethler said she believes the council does need more information. She said that she believes that enough work has been done. Keethler said she thinks information needs to be provided on improvements that need to be made immediately and improvements that might be made 5 years down the road and pursue the funding strategically now. She said she wanted to bring the information that is available now to the council.

Lindley said a lot of the due diligence window has now been utilized. He said that the business plan, while useful, omits the original capital investment the city would need to make the purchase and improvements.

Jan Brending, Clerk Treasurer reviewed the financial costs that she provided to the city council related to just the purchase of the property. She said she spoke to several banks and bond counsel about the project. Brending said that at that time financing for \$1.5 million at an interest rate of 2.25% for 15 years would result in a debt service of \$118,933 annually, or financing for 20 years would result \$94,863 in annual debt services. She said that if the amount financed is lowered then the annual debt service decreases. Brending said that at the previous discussion before the city council and at the current time, there have been no confirmed donations towards the purchase of the property.

Marla Keethler, Mayor introduced Jill Catherine who has developed a theoretical business plan for the property.

Jill Catherine provided some context about how she developed the plan. She said moved into the community this summer and wanted to be intentionally engaged. Catherine said she reached out to the Mayor when she moved to town. She said that when as part of her capstone project to develop a business plan she reached out to Keethler about the possibility of using the Walker House for that project. Catherine said she is not making any recommendations regarding the council's decision as to the purchase of the property or how it should be used. She said she is sharing information she discovered and questions that were answered through the process of developing the business plan.

Catherine shared information from the business plan that she prepared. She said she was trying to answer two questions: 1) what could the Walker House look like as a business model and 2) could it be financially viable. Catherine said she looked at the original vision for the Walker House purchase which included preserving a historic building, creating a gathering place and creating a "third place" where ideas could be exchanged, relationships and creating a sense of belonging. She said she also reviewed what the public said about the property and did some research herself. Catherine said that she sees the Walker House as providing community-centered programs and events and services which is the business. She said she did some research regarding the market, what is the industry, who is the audience and is there viability. Catherine said based on her research she considered what could be offered at the facility including dinners, retreats, workshops, artist residencies, and seasonal and annual events. She provided information on using a portion of the property as an ice-cream parlor and using the property for a boutique-style wedding venue. Catherine said the business plan also identifies working with local businesses for catering and other services. She said the "services" component of the business plan provides for a seasonal ice cream parlor, a seasonal wedding venue, a visitor center/retail store and space and event rental. Catherine said the business could be a "multi-serviced non-profit organization with a mission to enrich the lives of residents and visitors through hosting programs, events and services at The Walker House" which would nurture a sustainable social, cultural and economic model that positively impacts the local community. She provided financial information on the operation of the facility based on the proposed uses. Catherine identified 8 revenue streams including fees for using the facility for events, workshops and retreats; revenue from the ice cream parlor; revenue from wedding venue rentals;

space rentals; retail sales; grants; memberships and donations. She noted that the non-profit would rent the facility from the City of White Salmon at approximately \$2,000 per month.

Ben Giant, Council Member thanked Jill Catherine for the business plan. He said it was very helpful in seeing what a potential use of the property. Giant asked if, in Catherine's research, it addressed only operating expenditures and not the capital improvement costs.

Catherine said that is correct – that the business plan provides for the non-profit renting the facility from the city. She said she projected \$20,000 start-up costs for the non-profit related to purchasing equipment and supplies.

Giant asked if Catherine looked at other like use cases of government-owned community centers and how those operations pencil out.

Catherine said she looked at a neighborhood home that was purchased by a neighborhood association for use as a wedding venue. She said she did not find any like comparisons because it is not a community center.

David Lindley, Council Member thanked Catherine for her efforts on the project and congratulated her on her personal education accomplishments.

Marla Keethler, Mayor said that the business plan includes a rent that would not capture the full costs of the financial debt but would reduce the costs. She said that in thinking of some of the one-off costs that the council has in the budget this year there may be opportunity to consider those funds for the payment of the financial debt. Keethler said a review of the city's budget can be done to see where there are redundancies or cost savings that can be made. She said she feels that the amount needed to finance the purchase might not be as unsurmountable as it looks at first glance.

Jan Brending, Clerk Treasurer said that only address the debt service for the purchase and that it sounded like from the potential business plan that the city would be responsible for any structural improvements and other improvements to make facility usable for public space. She said those costs have to be accounted for also. Brending said she cautioned the council to understand that the city has a lot of projects and the council will need to begin prioritizing the projects because there is not unlimited Current Expense funds – taxes. She said that she is not saying the Walker House shouldn't be a priority but said that at some point the city council have to establish priorities as there are a number of these types of projects sitting on the table without a solid financial plan to provide financial costs and operational and maintenance costs. Brending said the city cannot afford it all.

Marla Keethler, Mayor said council members need to ask themselves why they are serving and how to build White Salmon to attract the types of developments and the

types of residents that are committed to making this community feel like one when you go on vacation and you keep wanting to go back. She said it is the question what comes first the cart or the horse. Mayor said did Stevenson's downtown show up before Skamania Lodge or the other way around. She said Stevenson's lodging revenue is one of the top in the state.

Ken Woodrich, City Attorney said Stevenson has the highest lodging tax per capita in the state.

Keethler said people in the council's position is to go out and put themselves on a limb. She said the safe space to stay is not to challenge ourselves in how we are going to fix those streets. Keethler said the city needs to be a desirable place to visit and live. She said that using the space as proposed would create a food-chain and economic development in White Salmon that would help sustain the downtown that we say we want to improve. Keethler said increases in sales taxes and lodging taxes would then be allocated to go back into some of those improvements. She said staff has not provided a creative approach as to how things could look including funding mechanisms and she takes full responsibility for that. Keethler said she hopes council members will reflect on why they are serving. She said it takes creativity to not only just to go to the residents to ask them to take on additional taxes or increase levies but to look at other ways to fund improvements. Keethler said this exploration of the Walker House deserves that type of challenge. She said if the council wants more work from staff then it can be done.

Jim Ransier, Council Member said that everything Keethler said was compelling. He said he continues to struggle with the balance. Ransier said he does not identify with the comments that all of the potholes need to be made perfect before the city does anything. He said he appreciates the mayor and members of the community who have a vision of the Walker House than what has been seen historically. Ransier said a business plan has been provided a path forward for a viable business and a financial plan for financing the purchase. He said the two gaps that he would want more information on what would we predict to be the ongoing maintenance of the building and what are those remodel/renovation costs. Ransier said that information would be helpful.

David Lindley, Council Member said he appreciates the mayor's passion. He said he would push back a little on the idea that it is either business as usual or being visionary with the Walker House. Lindley said that when you look at the budget and you see the things that are underway including funding a capital improvement plan which might not seem exciting but points out that the city lacks a plan that points out all of the capital projects the city has in the works so we can begin to prioritize. He said the budget includes a climate action plan, a park plan, and a transportation plan that all could lead to visionary efforts. Lindley said he feels that what Brending was alluding to was how does the city council weight all of the opportunities that are before the council including all of the visionary thinking.

Ben Giant, Council Member said the question on the table that he would like to speak to is there more than can be done for the council to be better informed. He said he

supports the information that Jim Ransier has suggested the council needs to proceed. Giant said he has some legal questions about how the income from a government owned facility works with the proposed use of the Walker House including the legal operating structure.

Ken Woodrich, City Attorney said it is a good question. He suggested that if the project was to move forward to set up the entity as public development corporation which the city is allowed to do under state statute. Woodrich said it would be a Current Expense revenue project. He said he does not know if it would work in this case. Woodrich said the city can run a business anything that is not prohibited by state statute because the city is a code city.

Jan Brending, Clerk Treasurer said that how the city would set the program up might have impacts on how the city was able to finance the purchase of the property. She said she wants to reach out to bond counsel and MRSC to see if there are any issues the city should be aware of.

Ashley Post, Council Member said that when she heard comments from the public about sidewalks and potholes she didn't feel that they were saying that everything should be perfect before moving onto bigger things. She said she feels they were sharing some doubt as to whether a city of our size and staff of our size and budget of our size could take on a project of this size based on past history of White Salmon of what the city has or has not been able to manage. Post said she feels it is a point of view worth thinking about. She said what the mayor shared is very compelling and moving. Post said that when she thinks about the project if it was something like a McMenamins or private business doing the project. She said she loves the vision and dream and has long desired a gathering place like an outdoor town center or square which fosters community and businesses. Post said she loves the house and the idea of honoring Margaret Walker. She said she does not see the city in a position to move forward with the project because there are so many unknowns and no solid plans in place. She said she feels it is a bit of a gamble. Post said she does not think of the money just as the city's money to go and spend but the communities' money that the city stewards. She said that while there is a lot of great vision and potential it feels like too much of a gamble because it takes a large chunk of money over too many years without any guarantees in place. Post said she likes Catherine business plan but the city would not be able to run the business and there is no organization that has offered to take on the project. She said the Metropolitan Park District was put into place because the city has the believe that it could not take on that large of a project and feels nothing has changed since then. Post said the city has not added any new revenue streams. She said she believes Brending's comments are significant. Post said the cost of supplies and materials are at least 3 times the price of what they were. She said there are signs and predictions that the country may be going into a recession. Post said the city has put a lot of time and effort into seeing the pool project come into fruition and to building a community center. She said the city does not have a lot of other projects that are benefiting the community other than just streets and water. Post said she would recommend considering expanding vision of the community center to include the potential of it to be more of a



gathering space and possibly naming the center after Margaret Walker or possibly name Rheingarten Park after her. She said that if the city were to purchase the Walker House that the business plan is a possibility but in looking at the big picture where the city currently sits she does not think it is a wise decision. Post said she does not think the city should move forward and recommends pulling out of the sale.

Jason Hartmann, Council Member said he does agree with the mayor that the city hasn't used all of the funds for due diligence. He said he does not see the purchase of real estate as a gamble for the city. He said the debt service that the city would undertake is not throwing money down the drain. Hartmann said that if someone looked at the city assets across the board they are not all moneymakers. He said the reason is attracted to the opportunity is not because it is a sound business plan but because what it would add to the community in way of having that spot where residents go focused on what is great about White Salmon. Hartmann said there is no central community-based place in White Salmon. He said he loves the mayor's vision as a hub for a trail system. Hartmann said he is attracted to the possibilities. He said he would like to know what the hard costs are and what ADA improvements that need to happen. Hartmann said historical places add texture to the city. He said he does not want to make a decision without knowing what the hard costs are and he does not feel that he has that information including what improvements are necessary and what improvements might be "nice." Hartmann said he feels the purchase price could be negotiable to a point and that hopefully the improvements that have to be made could be included in the final price. He said he also does not have enough information to walk away from the purchase of the house. Hartmann said he has visited the house and it is awesome. He said the city has time to complete its exploration of the issues and options before the council has to make a decision. Hartmann said he feels the city could find room in the budget if the will is there.

Ben Giant, Council Member aid this is not a purely business investment but it is necessary to look at it at the lens of being a good steward of the city's resources. He said he would ask that the sale price be negotiated based on the inspection reports Giant also asked if there has been discussions about soliciting donations for the public towards the purchase of the property.

Marla Keethler, Mayor said there have been some residents that have come forward to see if they could organize and do some crowd funding, but nothing has been acted upon. She said some good points have been raised. Keethler said that the difference between a McMenamins and the proposal is making the space public for people. She said some businesses do make their space available but is not a given. Keethler said idea of the type of gathering space could spur more collaboration and cross-connectivity among different groups. She said what is the legacy that this era lives for the next. Keethler said she hopes to push to work smarter, harder and think big and also be good stewards. She said that it doesn't mean using the same play book that has been used for the last 20 to 30 years. Keethler said part of that is taking a hard look at all of the operations and looking at new funding opportunities for the city across the board.

Keethler said she wants to make sure that she has captured all of the suggestions from council members are items needed to make a decision to move forward including re-engaging with the seller regarding the purchase price; further work or more thorough exploration of what the long-term funding of the property would like in term of maintenance; and some feedback or answers to how it would be staged up if it was a government facility and a non-profit organization was running it.

Ashley Post, Council Member said that in addition to the required maintenance and repairs there is necessary need for remodeling to be usable for a wedding venue or retreat space. She said it would be nice to know what the recommendations would be and what are the costs.

David Lindley, Council Member said exploring public private vehicle partnerships or other vehicles that could be used for running the facility. He said information on the city's ongoing costs including staff time. Lindley said that the property is zoned R1 and information on what be necessary to run the property as proposed.

Jan Brending, Clerk Treasurer said she did not mean prioritizing the ongoing operations and maintenance of the city over visionary items. She said that because of the number of visionary items she does feel it is necessary to prioritize the visionary items. Brending said she loves the ideas and loves the idea for the Walker House. She said there are some one-time purchases in the budget that could potentially be used towards the purchase and improvements of the property in the future. Brending said she does not disagree with the mayor that the budget needs to be reviewed. She noted that real estate excise taxes are limited. Brending said staff can look at the budget to determine if there is room to cover the financing of the purchase which could be offset by rent. She said she wants the city to know that she is not outright saying the city should not purchase the property but to proceed with caution as there are a lot of visionary projects on the table and that if this project is funded it might mean that other visionary projects might have to wait.

Jason Hartmann, Council Member said he is okay with the actions that have been addressed to move forward.

Ashley Post, Council Member said she would like to be clear on what the timeline is. She asked if the council wanted to pull out of the purchase when does that need to happen in order to get the city's money back.

Ken Woodrich, City Attorney said Monday, April 18 unless the seller extends that date which they can if the city asks them to.

City Council discussed the timeframe for due diligence and the possibility of asking the seller for an extension due to the amount of information that is necessary to make an informed decision.

Marla Keethler, Mayor noted that the council is not taking public comment on this business item. She noted that written comment from Felton Jenkins was read into the record the beginning of the meeting. Keethler said an agenda item can be added to the special meeting scheduled for next week to update the council on the Walker House on any conversation held with the seller.

The city council took a five-minute break at 8:03 p.m.

The city council reconvened at 8:08 p.m.

**B. ARPA Funding Proposal**

Marla Keethler, Mayor provided a review of the proposal of use of the ARPA funds. She said the proposal has been reviewed by both the Personnel and Finance Committee and the CityLAB Board. She said the comments from both have been provided in the agenda memo. Keethler said funding has been identified as the following:

- \$380,000 Affordable Housing
- \$225,000 Water Infrastructure
- \$25,000 Covid Response – Communications
- \$85,000 Covid Response – Cluster Mailboxes
- \$12,000 Government Facilities/Equipment – Transit Shelter
- \$24,000 Government Facilities/Equipment – Outdoor Recreation

Keethler asked the city council if the balance is proportionally correct. She noted that before any specific project is moved forward, information would be provided to the council for authorization to expend the funds.

Ashley Post, Council Member said she likes the idea of extending access to the transportation. She asked if there have been conversations with Mt. Adams Transportation and is the \$12,000 sufficient.

Keethler said yes staff has talked to Mt. Adams Transportation. She said the funding is identified for adding a shelter for one of the transit stops. She said there is current a stop at city hall and one on the corner of Wauna and Tohomish.

Ashley Post, Council Member asked how the \$380,000 would be used for affordable housing.

Keethler said staff will be coming to the city more formally next week with a project that involves Columbia Cascade Housing and involves 10 townhomes to provide long-term sustainable affordable housing.

Ashley Post, Council Member said she likes enhancing city communications. She said if there is a way to have clear links to get emails in Spanish.

Keethler noted that the city's webpage has the capability of having it translated into Spanish.

Post suggested having more Facebook posts in Spanish.

Jan Brending, Clerk Treasurer suggested the city could work with Comunidades and Next Door to make sure the Hispanic community is being reached.

**Public Comment**

**Patty Fink, White Salmon** said she would like to recommend the city participate in transit planning as a city in the Regional Coordinated Human Services Planning process and suggested contacting Dale Robins with the Southwest Regional Transportation Council.

Marla Keethler, Mayor said she put an informal poll on the Voyent app and received the following 54 responses identifying priority allocations:

Housing	26
Water	16
Communication	4
Recreation	8

Jason Hartmann, Council Member said the Personnel and Finance Committee was generally supportive. He said he would like to see more fund for the pool and is eager to here more about the affordable housing project.

Jim Ransier, Council Member said there was a consensus of the CityLAB Board that allocation of funds was appropriate. He said the Board indicated that green building and green stormwater is important and should be considered when improvements are made. Ransier said that the Board did not raise any issues about funding for the pool. He said that his very supportive of the pool but has some concerns about the funding gap the district is currently facing and what the proportionality should be between the two cities and the county for any gap funding.

Keethler said she has had some conversations with the county and Bingen. She said Bingen wants to support the pool and is trying to figure how much and where the funding will come from. Keethler said there does not appear to be a lot of enthusiasm from the county but there has been no definitive action.

Ashley Post, Council Member said she believe the district would like White Salmon to make a significant contribution and believes if that happened then other fund would follow.

Jan Brending, Clerk Treasurer said she has learned that the district was not successful in receiving legislative funding for the pool and that the district is revisiting how they intend to move forward. She said that based on the information the pool district presented to the city council the district is short approximately \$4 million out of a \$6 million project. Brending noted that funding for the pool could also come from real estate excise tax monies if it was included in the city's capital improvement plan as it would benefit the residents of White Salmon. She said that if REET funds were used for the pool then a potential opportunity for the ARPA funds would be to use it for a splash pad in Rheingarten Park that would be free to all residents of White Salmon which she feels addresses an equity issue.

Keethler asked council members if there is anything in the ARPA funding proposal that is a non-starter.

David Lindley, Council Member noted the Personnel and Finance Committee also discussed the pool. He said there seemed to be a consensus that the amount contributed by the city should be more than \$24,000 but there are a lot of unknowns at this time. Lindley said the committee is very generally supportive of the buckets. He said he is excited to hear more about the specific projects as they begin to move forward.

There was a consensus of the council supporting the ARPA funding allocations with the understanding that before any project moved forward it would be brought back to the city council for authorization.

**C. 2022 Budget Amendment No. 1, Ordinance 2022-03-1099**

Jan Brending, Clerk Treasurer reviewed the proposed amendments to the budget. She noted that ongoing/carryover projects from 2021 include the park plan update; tree maintenance; transportation planning; updating the city's water system plan; SCADA replacement, Garfield water line replacement retainage; Bingen treatment plant improvements and Walker House due diligence. She said funding has been provide for additional items including developing a Climate Action Plan; developing a Capital Improvement Plan; the purchase of property from Klickitat County (as previously approved by the council); emergency wastewater line replacement and the 14-inch Main Water Line Improvements funded through USDA Rural Development. Brending provided some revenue cautions related to the city's sales tax revenue because Klickitat County has adopted the option 0.5% sales tax which will reduce the city's optional 0.5% sales tax to 0.425% and that because gas prices are high there may be a reduction in the amount of gas taxes the city receives because the state's gas tax is based on gallons and not the price of gas. She noted that gas prices increase the number of gallons sold typically decreases when residents begin to conserve. Brending said the proposed amendments have been reviewed by the Personnel and Finance Committee and the committee recommended adoption of the amendments.

***Moved by Jim Ransier. Seconded by Jason Hartmann.***

***Motion to adopt Ordinance 2022-03-1099, Amending the Budget for the City of White Salmon, Washington for the Fiscal Year Ending December 31, 2022. CARRIED 5-0.***

**VII. Reports and Communications**

**A. Department Heads**

***Mike Hepner, Police Chief*** reported that two Pierce County deputies were shot last night and one of them passed away today.

***Bill Hunsaker, Building Official/Fire Chief*** provided information on the number of permits issued in 2021. He said the fire department has three new volunteers and the department is starting a junior volunteer program.

**Pat Munyan, City Administrator** said he is still working with the Department of Natural Resources on the easement language. He said he is working with staff to hand over projects. Munyan said he has been offered another job and will likely be leaving before June.

**Russ Avery, Public Works Operations Manager** provided some background on the emergency wastewater line repair noting that it is an 8-inch steel line that was installed in the late 70's and is in very bad shape. He said Bingen repaired the initial leak but the line needs to be replaced. Avery said Crestline Construction has been contracted with for the work and started today. Avery said public works is waiting to install the crosswalks at Main and Spring until there is 2 to 3 days of dry weather.

**Brendan Conboy, Land Use Planner** said White Salmon is currently in the running Strong Town and is up against Durango, Colorado. He said the city was approved for a \$25,000 housing action plan grant. Conboy said he is working with the planning commission in developing revisions to the city's downtown core commercial zone and to address missing middle housing opportunities in the city's code. He said the transit plan survey is currently underway and the link is available on the city's webpage. Conboy said staff is working on conditional use permits and variances and also heritage tree codes and updates to the shoreline management plan and critical areas ordinance.

**Jan Brending, Clerk Treasurer** said she is working on the annual report. She is working with Radcomp to ensure the hybrid meetings go well beginning with the first hybrid meeting on April 6. Brending noted that in conversations with funding agencies there is some concern about bid prices that might have an impact on projects moving forward this year. She said the park plan survey is available online. Brending said the city is holding an Arbor Day celebration in conjunction with Underwood Conservation's TreeFest. She said the city will have several tables including one hosted by the CityLAB Board member, Peter Fink with information on climate change. Brending said information regarding the city's park survey and transportation survey will also be provided. She said the event will be from 9 am to noon.

**B. Council Members**

**David Lindley, Council Member** said the Tree Board met and discussed the Arbor Day/TreeFest event. He noted that the sweet gum tree took a hit over winter and it was the boards desire to get a second opinion on the status of the tree and how to possibly deal with the sidewalks. Lindley said trees will be planted this year in Rheingarten Park.

**Ben Giant, Council Member** said it is nice to see the passion of the mayor and other council members and the conversations that are civil and rooted in fact.

**Jim Ransier, Council Member** said the Community Development Committee will meet on Monday and the CityLAB Board will meet on Tuesday.

**Jason Hartmann, Council Member** said the Personnel and Finance Committee will not meet on its regular date as it moved its meeting in March.

**Ashley Post, Council Member** said she would like reiterate the information about Arbor Day/TreeFest. She said she is glad to part of a town that is a Tree City and has come to appreciate the value of trees in White Salmon. Post said she is also excited the city is moving towards replacing the playground equipment at Rheingarten Park hopes to see a space that promotes creative play versus cookie cutter equipment. She said she is also looking forward to seeing the Loop Trail made more accessible and safe. Post thanked the council and staff for creating a welcoming space for conversations especially in a time where there are fewer safe spaces to talk about and discuss issues. Post said the final outcome is always helped with viewpoints from different perspectives. She said she has enjoyed her time on the council.

**C. Mayor**

Marla Keethler, Mayor said the feeling is mutual in response to Post's comments. She said Post has always had a strong, thoughtful and intentional voice. Keethler thanked the council for approved the parklets agreement with Washington Department of Transportation. She said the city has received over 400 responses to the park survey. Keethler provided a legislative update regarding the bridge noting that \$75 million in the Washington budget has been allocated for the Hood River bridge. She said Klickitat County Solid Waste is leading a litter cleanup on Highway 141 in April. Keethler said receiving funding for developing a housing action plan is exciting.

**VIII. Executive Session (if needed)**

There was no Executive session

**IX. Adjournment**

The meeting adjourned at 9:26 p.m.



Marla Keethler, Mayor



Jan Brending, Clerk/Treasurer