



CITY OF WHITE SALMON
City Council Meeting – Wednesday, April 6, 2022
Via Zoom Teleconference

Council and Administrative Personnel Present

Council Members:

Ben Giant
David Lindley
Jim Ransier

Staff Present:

Marla Keethler, Mayor
Jan Brending, Clerk Treasurer
Paul Koch, Interim City Administrator
Bill Hunsaker, Building Official/Fire Chief
Jeff Cooper, Public Works Foreman
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 5 members of the public in attendance via teleconference.

***Moved by Jim Ransier. Seconded by Ben Giant.
Motion to excuse Jason Hartmann. Carried 3-0.***

II. Changes to the Agenda

Jan Brending, Clerk Treasurer requested two items be added to the council's agenda:

1. Exclusive Real Estate Listing Agreement to be added to Business Items as Item E; and
2. Housing Action Plan Implementation Grant in the amount of \$25,000 to be added to Consent Agenda.

***Moved by Ben Giant. Seconded by Jim Ransier.
Motion to add Business Item E, Exclusive Real Estate Listing Agreement and Consent Agenda Item, Housing Action Plan Implementation Grant (\$25,000) to the agenda. CARRIED 3-0.***

III. Consent Agenda

- A. CDBG Grant Subrecipient Agreement – Columbia Cascade Housing Corp.
- B. Amendment No. 3, Personal Services Contract with Anderson Perry, Transmission Main Line Improvements (Increase in Contract by \$150,000 to \$920,859)
- C. Agreement Between Owner and Engineer for Professional Services, Anderson Perry (Construction Engineering Services - \$220,000)
- D. Shoreland Shoreline Master Program Agreement, Department of Ecology, Periodic Review (\$11,200)

- E. Utility Easement and Memorandum of Agreement – WA Department of Natural Resources and City of White Salmon
- F. Housing Action Plan Implementation Grant (\$25,000)
- G. Approval of Meeting Minutes – March 16, 2022
- H. Approval of Meeting Minutes – March 23, 2022
- I. Approval of Meeting Minutes – March 28, 2022
- J. 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 6th day of April 2022.

Type	Date	From	To	Amount
Claims	4/6/2022	EFT	EFT	6,524.00
	4/6/2022	37955	38006	171,712.10
			Claims Total	178,236.10
Payroll	4/5/2022	EFT	EFT	117,947.02
	4/5/2022	37952	37954	920.10
	4/6/2022	EFT	EFT	787.64
			Payroll Total	119,654.76
Manual Claims	3/22/2022	37946	37951	15,057.70
	3/23/2022	EFT	EFT	11,189.80
	4/5/2022	EFT	EFT	2,057.88
			Manual Total	28,305.38
			Total All Vouchers	326,196.24

***Moved by Jim Ransier. Seconded by Ben Giant.
 Motion to approve Consent Agenda as amended. CARRIED 3-0.***

IV. Public Comment

Marla Keethler, Mayor noted that the Walker House is not on the city' agenda tonight. She said it should be on the agenda at the next council meeting or the one following.

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

Jane Palmer, 705 Tohomish, White Salmon said she has an appreciation of the historic nature of the Walker House and also appreciates the city council's interest in the potential economic contribution the Walker House might provide to the city. She said she believes the costs involved with the purchase, required upgrades and renovation, limited parking and ongoing operational costs are not the direction the city should go and does not support using her tax dollars for the project. Palmer said she believes there are higher priority uses for tax funds

including street repairs and improvements, sidewalks for safe walking, eastside ballpark parking and support for the community pool.

Michael Nelson, 1060 N. Main Avenue, White Salmon said he would like to voice his opposition to the purchase of the Walker House. He said the city is neither a real estate investment company nor a historic preservation society. Nelson said the city has no shortage of infrastructure-based projects which would be a more effective use of the funds. He said the purchase of the Walker House is simply an irresponsible use of citizen tax dollars.

V. Presentations

Michelle Mulrony, Klickitat County Solid Waste provided an update to the City Council on working being done by Klickitat County Solid Waste. She said the White Salmon Community Cleanup will take place on April 22 and 23 with a new layout for the event. Mulrony said information is available on the White Salmon-Bingen Rotary webpage. She said that the litter crews are not operating at this time due to no supervisor. She said the department is offering kits for hosting litter pickup. Mulrony said the county will pay for disposal. She said the first community litter pickup was successful with 22 volunteers equating to approximately 42 crew hours and cleaning 8 miles of state highway included 2 illegal dump areas.

Marla Keethler, Mayor thanked Mulrony for the update.

VI. Business Items

A. Workshop – Proposed Amendments to WSMC Chapter 17.75, Residential Planned Unit Development (R-PUD); WSMC 19.10.040, Project Permit Application Framework; and WSMC 17.81 Site and Building Plan Review

Brendan Conboy, Land Use Planner reviewed the proposed amendments. He noted the proposed amendments were presented to the city's planning commission. Conboy said the proposed amendments to WSMC 17.75 would allow residential planned unit developments only in the RL Large Lot Single-Family Residential and R1 Single Family Residential zones. He said the density bonus was increased from 8 to 9 as a recommendation by the planning commission.

David Lindley, Council Member asked what tool could be used in R2 and R3 zones.

Conboy said he is also working on a new core downtown zone and a different tool that would be used in the R2 and R3 zones. He said those amendments will come to the city council in the future.

Conboy said the proposed amendment to the R-PUD codes also changes the affordable housing threshold from 60% of median income to 80% of median income. He said additional amendments provide for flexibility including width of streets meeting state fire code, allowing development agreements, use of design guidelines adopted through CCRs or deed restrictions and use of lighting design guidelines that meets the city's outdoor lighting code.

Ben Giant, Council Member asked why the amendments are being proposed.

Conboy said the amendments are intended to make the tool more useful to developers. He said the tool has only been used once.

David Lindley, Council Member asked if Conboy was aware of any proposed developments that were shut down because they couldn't meet the existing code requirements and if any developers have been consulted regarding the proposed amendments

Conboy said that is not sure developers are aware of the existing tool. He said he has not been in contact with any to get their feedback. Conboy said the city is currently working with a developer that could use the tool for affordable housing purposes. He said it is staff's opinion the proposed amendments make the tool more effective.

Marla Keethler, Mayor said there have been conversations with housing agencies who have looked at the code and said there may be things in it which are unintentionally restrictive.

David Lindley, Council Member said removing the requirement for a binding site plan will help open things up.

Conboy said the amendments to Chapter 17.81 Site and Building Plan Review clarify how things are being reviewed. He said the city has received complaints that there has been no process to provide input on larger projects that are happening in the city. Conboy said projects of a certain size will either be reviewed by the planning commission or the city council.

Jim Ransier, Council Member said that the previous discussion regarding R-PUD's seemed to be focused on encouraging development and the amendments to Chapter 17.81 might feel like the city is discouraging development.

Conboy said that issue did not come up at the planning commission workshop. He said he feels that developers are used to this type of review in other communities and that the proposed amendments address concerns raised by the public.

Conboy said the amendments to WSMC 19.10.040 Project Permit Application Framework support the amendments to Chapter 17.81.

David Lindley, Council Member said that he feels the proposed amendments are heading in the right direction.

Marla Keethler, Mayor said she thinks the proposed amendments will add some transparency to the city's process and allow the public to be engaged.

Jan Brending, Clerk Treasurer said the proposed amendments will be on the city's council's April 20 agenda and will include a public hearing.

B. Ordinance 2022-04-1100, Amending WSMC 3.24.25, USDA Rural Development, Jewett Water Main Improvements

Jan Brending, Clerk Treasurer said USDA Rural Development requires the city to setup a separate fund for managing the revenues and expenditures related to a USDA Rural Development funded project. She said in 2019 the city created the fund but included "Jewett Water Main Improvements" in the title. Brending said the ordinance removes that title allowing the fund to be continuously used for USDA Rural Development funded projects.

Moved by Ben Giant. Seconded by David Lindley.

Motion to adopt Ordinance 2022-04-1100, Amending WSMC 3.24.25, USDA Rural Development, Jewett Water Main Improvements. CARRIED 3-0.

C. Ordinance 2022-04-1101, Water Revenue Bond Anticipation Note, 2022

Jan Brending, Clerk Treasurer said the ordinance provides for the interim financing of the Water Main Transmission Main Improvement project funded with USDA Rural Development funds. She noted that Scott McJannet with K&L Gates, the city's bond counsel, is present if the city council has any questions. Brending said the amount of the bond is for \$2,333,000.

Scott McJannet, Bond Counsel said the bond is backed up by city revenues. He said the final maturity is expected at the end of next year and the final documents have been drafted for USDA review.

Moved by Jim Ransier. Seconded by Ben Giant.

Motion to adopt Ordinance 2022-04-1101, Providing for the Issuance and Sale of a Revenue Bond Anticipation Note to Evidence a Non-Revolving Line of Credit for the Purpose of Providing Interim Financing for Improvements to the Water Utility of the City in the Principal Amount of Not to Exceed \$2,333,000; Providing the Form, Terms and Maturity of the Note: Authorizing the Designated City Representative to Manage the Non-Revolving Line of Credit; and Approving the Sale of the Note. CARRIED 3-0.

D. Note Purchase Agreement, Cashmere Valley Bank

Jan Brending, Clerk Treasurer said the note purchase agreement establishes the interim bank financing with Cashmere Valley Bank. She noted the council previously approved using Cashmere Valley Bank as the interim financing bank.

Ben Giant, Council Member said there are references to two different amounts \$2,333,000 and \$2,777,000.

Brending said it is \$2,333,000.

Moved by Ben Giant. Seconded by Jim Ransier.

Motion to authorize the mayor to sign Note Purchase Agreement with Cashmere Valley Bank for interim financing for the principal amount not to exceed \$2,333,000. CARRIED 3-0.

E. Exclusive Real Estate Listing Agreement

Marla Keethler, Mayor said that she is requesting authorization to sign an exclusive real estate listing agreement for the property the city owns on El Camino Real that was previously approved as surplus. She said three realtors were contacted about providing listing services. She said Allison Stolz with Cascade Sotheby Realty is providing for a 5% commission while the other realtor that responded provided for a 6% commission. Keethler stated one realtor declined to offer services due to a potential conflict of interest. She said both realtors did a commercial market appraisal of the property with the results being substantially different.

Jim Ransier, Council Member disclosed that he is personal friends with Allison Stolz but has not had any discussion with her regarding the sale of the property and has no financial interest in the property or the real estate agency.

Ken Woodrich, City Attorney said there is no reason why Jim Ransier can't vote on the proposal. He said the prohibition would only apply if he had a financial connection.

Jan Brending, Clerk Treasurer said the city council needs to determine a listing price noting that Allison Stolz had provided a \$350,000 initial listing price and said it could be higher.

Council members discussed the listing price and agreed that \$350,000 seems like a fair price.

Moved by Ben Giant. Seconded by David Lindley.

Motion to allow the mayor to sign exclusive real estate listing agreement with Allison Stolz, Cascade Sotheby Realty for listing Klickitat County Parcel No. 03102468005000 with a listing price of \$350,000. CARRIED 3-0.

VII. Reports and Communications

A. Department Heads

Bill Hunsaker, Building Official/Fire Chief said there is a rumor that the fuel reduction project is no longer happening. He said that is incorrect and it is still moving forward. Hunsaker said he will be contacting property owners to see what is needed to move things along. He said that he, the mayor and Paul Koch, Interim City Administrator are discussing ways the City of White Salmon can collaborate with Klickitat County Fire District #3 regarding fire protection.

Brendan Conboy, Land Use Planner said he is working on proposed codes related to missing "middle housing" and a new downtown commercial zone. He

said he will begin implementing the housing action plan project. Conboy said he is also working on a number of land use applications.

Paul Koch, Interim City Administrator said he is working with management to restart operations at city hall to a normal level and will be having weekly meetings with the management team. He said he is meeting with engineers to go over projects that are currently underway or are planned. Koch said he has met with some council members and will meet soon with the remainder. He said he is working with the Mayor and Bill Hunsaker related to bringing on a consultant that could assist the city with fire consolidation.

Jan Brending, Clerk Treasurer said reminded council members that except for two committees, committee meetings will not be held this month. She said the Personnel and Finance Committee will meet on April 25 and the CityLAB Board will meet on April 26 for a presentation from NW Natural.

Jeff Cooper, Public Works Foreman said the department has completed most of the radio read meter installs. He noted that he has talked to Jan Brending, Clerk Treasurer about some work that needs to be done on the picnic shelter. Cooper said he is getting some estimates on replacing a couple of header beams that are rotting.

Brending said that to follow up on Cooper's comments about getting the radio read meters installed is to return the utility billing to every month for usage versus every other month. She said staff is working on developing the process to able to move back to every month reads and noted Stephanie Porter, Deputy Clerk/Utility Clerk will be the lead on that project.

Marla Keethler, Mayor noted that public works has begun working on striping crosswalks, cleaning up the park and installing replacement fencing at Pioneer Cemetery Park. She said Russ Avery, Public Works Operations Manager is currently out on medical leave.

B. Council Members

David Lindley, Council Member welcome Paul Koch and said he looks forward to communications and updates on projects. He said Arbor Day was celebrated in conjunction with Underwood Conservation District's TreeFest. Lindley said the weather cooperated and that UCD sold over 19,000 plants this year. He said there were many groups tabling at the event. Lindley said he wanted to acknowledge Becky Williams and Karen Jenkins for their work at the event. He said there will be no Tree Board meeting in April

Jim Ransier, Council Member said the Community Development Committee has been discussing a mural on the restroom wall in Rheingarten Park. He said the committee will be making a recommendation to the council at a future meeting.

Ransier said Charlie Kitching with the White Salmon Arts Council is coordinating that project. He said the CityLab Board has scheduled a presentation with NW Natural and the board has submitted a list of questions they would like to see answered in the presentation. Ransier said the board is working on developing a request for proposals to hire a consultant to assist the board in developing a climate action plan. He said the board is also working on developing a list of standard questions for the board to answer when things are brought forward for the boards consideration related to the perspective of diversity, equity and inclusivity (DEI) and climate change. Ransier noted that he will not be present at the next city council meeting on April 20.

Ben Giant, Council Member said it is lovely to meet in person. He said he hopes the hybrid meeting format can continue.

Ken Woodrich, City Attorney said hybrid meetings are terrific. He noted that he will have to be in Seattle quite a bit due to health issues and will be attending remotely. Woodrich said he appreciates the city allowing that to happen.

C. Mayor

Marla Keethler, Mayor noted that AWC holds a number of workshops and an annual conference that are available for council members to attend. She said there is funds in the budget for council members attending. She said the annual AWC conference will be held in Vancouver in June. Keethler said SpringFest will be a one-day event this year on June 4. She said the city will host a booth/table. Keethler said the city will continue to maintain the hybrid model for council meetings. She said short-term rental applications are being accepted. She said there is also the enforcement side of the process that is moving forward. Keethler said the hiatus for committee meetings is not intended to be longer. She said administration is looking at the staff appointees for each committee. Keethler said she is also working with fire department to let people know about being fire prepared. She said she is hoping to provide a community presentation related to fire. Keethler said one of the items identified in the ARPA funding are reader boards so the public can have access to critical information.

David Lindley, Council Member asked about the status of the additional research being conducted for the Walker House. He asked if there would be an opportunity for the community to provide public comment.

Keethler said the city has engaged ARC Architects to provide additional information related to costs based on the theoretical business plan. She said the city is also having an electrical inspection completed. Keethler said another round of input is a good idea and is considering a listening session that would involve a more casual engagement.

Jim Ransier, Council Member said he feels it is important to inform the public why the Walker House is being considered for purchase. He said he feels the full vision is being lost in the discussion.

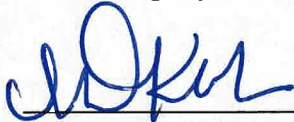
Keethler said there have been some good critical comments. She said she wants people to feel comfortable in commenting in a respectful way. Keethler said she feels the “public comment” period does not provide the opportunity for a dialogue.

Ben Giant, Council Member asked how many short-term rental applications have been received.

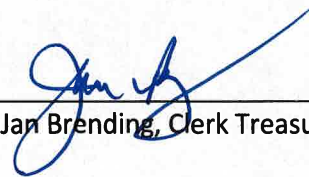
Jan Brending, Clerk Treasurer said not counting legacy permits, less than 10.

VIII. Executive Session (if needed)
There was no Executive session

IX. Adjournment
The meeting adjourned at 8:13 p.m.



Marla Keethler, Mayor



Jan Brending, Clerk Treasurer