



CITY OF WHITE SALMON
City Council Meeting – Wednesday, May 4, 2022
In Person and Via Zoom Teleconference

Council and Administrative Personnel Present

Council Members:

Ben Giant
Jason Hartmann
David Lindley
Jim Ransier

Staff Present:

Marla Keethler, Mayor
Jan Brending, Clerk Treasurer
Paul Koch, Interim City Administrator
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 10 members of the public in attendance in person and via teleconference.

II. Changes to the Agenda

Jan Brending, Clerk Treasurer requested the following changes to the council's agenda:

1. Remove Business Item E. Resolution 2022-05-541, Adopting Polices for Recruitment Travel Expenditures and Moving Expenditures
2. Add Business Item, Rheingarten Park Restroom Mural

Moved by Jim Ransier. Seconded by Jason Hartmann.

Motion to remove Business Item E. Resolution 2022-05-541, Adopting Policies for Recruitment Travel Expenditures and Moving Expenditures and to add Business Item, Rheingarten Park Restroom Mural. CARRIED 4-0.

III. Consent Agenda

- A. Resolution 2022-05-540, Establishing Signing Authority
- B. Task Order, Preparation of Sewer Line Easements – Bell Design (\$2,000)
- C. Task Order, Establishing Property Lines and Preparing Road Dedication – Bell Design (\$3,500)
- D. Washington State ZAP Car Share Program, Joint Grant Application Authorization
- E. 2022 March Budget Report
- F. Approval of Meeting Minutes – April 6, 2022
- G. 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 4th day of May 2022.

Type	Date	From	To	Amount
Claims	4/20/2022	38008	38035	253,857.95
	5/4/2022	EFT	EFT	3,246.00
	5/4/2022	38043	38083	77,942.35
			Claims Total	335,046.30
Payroll	4/20/2022	EFT	EFT	79,268.34
	5/5/2020	38038	38041	3,709.67
	4/6/2022	EFT	EFT	208,159.89
			Payroll Total	291,137.90
Manual Claims	4/10/2022	EFT	EFT	7,920.00
	4/14/2022	EFT	EFT	7,756.09
	4/19/2022	38007	38007	5,800.00
			Manual Total	21,476.09
			Total All Vouchers	647,660.29

**Moved by Ben Giant. Seconded by Jason Hartmann.
 Motion to approve Consent Agenda as presented. CARRIED 4-0.**

IV. Public Comment

Tao Berman, White Salmon said he has heard a rumor about parking issues on Riverwatch Drive. He said took pictures of Riverwatch prior to the development taking placing. Berman said parking restrictions on Riverwatch were never adopted by ordinance. He said there was a no parking sign. Berman also noted that the existing sidewalk is encroaching on his property. He said he moved his development so as to no impact the sidewalk. Berman said he feels the southside of Riverwatch cannot have parking on it due to driveways. He said he will support what the council wants to do.

V. Presentations

Jim Ransier, Council Member introduced a video honoring Asian/Pacific American Heritage Month title "Community Voices: The Chinese Experience in Oregon from Past to Present produced by KGW.com.

VI. Business Items

A. Appointment of City Council Member Position #1

The City Council interviewed three candidates for the position of Council Member Position #1.

Charles Hogue withdrew his application in support of Patty Fink and stated he believes there should be diversity on the council.

Marla Keethler, Mayo announced at 6:44 p.m. the City Council will meet in Executive Session for 16 minutes pursuant to RCW 42.30.110(1)(g) to discuss the qualifications of the candidates for the position of council member.

At 7:00 p.m., the City Council resumed regular session.

Council members identified their first and second choice in writing submitted to the Clerk Treasurer. Jan Brending, Clerk Treasurer read the results Patty Fink with 3 number 1 votes and Philip Schmidt with 1 number 1 vote resulting in Patty Fink being appointed to City Council Position #1.

B. Land Use Code Amendments

Brendan Conboy, Land Use Planner provided a review of the three ordinances providing for land use code amendments. He said the amendments have not changed since being presented to the council at a previous workshop.

Marla Keethler, Mayor opened the public hearing regarding the proposed land use code amendments.

There were no public comments.

Marla Keethler, Mayor closed the public hearing.

Jason Hartmann, Council Member asked why R2 and R3 zoning was excluded for the Residential-Planned Unit Development code.

Brendan Conboy, Land Use Planner said the RPUD codes applies to lands that are 2-acres or more. He said there are very few parcels zoned R2 or R3 that meet that definition. Conboy said he is working on a missing “middle housing” tool that will be presented to the city council at a future date.

Ben Giant, Council Member asked if there have been any major changes from when the recommendations were first presented to the city council.

Brendan Conboy, Land Use Planner said no.

Marla Keether, Mayor asked if 17.75.040B.4. should be changed back to sixty percent versus eighty percent of the Klickitat County median household income.

Brendan Conboy, Land Use Planner said he feels that the language of “not more than eighty percent” allows for the consideration of sixty percent of Klickitat County median household income because it says “not more than.”

David Lindley, Council Member noted that 17.75.010 D includes language referencing R-2 and R-3 zones.

Council members discussed the language and suggested it should read “Provide for development of compatible streetscapes and carefully designed lot configuration that accommodates increased density.”

Moved by Jim Ransier. Seconded by Jason Hartmann.

Motion to adopt Ordinance 2022-05-1102, Amending White Salmon Municipal Code 17.75 Residential Planned Unit Development (R-PUD) with the change in language to 17.75.010D “Provide for development of compatible streetscapes and carefully designed lot configuration that accommodates increased density.” CARRIED 4-0.

Moved by Jason Hartmann. Seconded by Ben Giant.

Motion to adopt Ordinance 2022-05-1103, Amending White Salmon Municipal Code Chapter 17.81 Site and Building Plan Review. CARRIED 4-0.

Moved by Jason Hartmann. Seconded by Jim Ransier.

Motion to adopt Ordinance 2022-05-1104, Amending White Salmon Municipal Code 19.10.040 Project Permit Application Framework. CARRIED 4-0.

C. Agreement Verdin Company, Manufacture of New Clock Movement and Carillon Master Bell Controller

David Lindley, Council Member asked that the consider of the agreement with Verdin Company be considered prior to considering the budget amendments as the council’s decision could have an impact on the proposed budget amendments. The council agreed to move the business item.

Jan Brending, Clerk Treasurer presented information to the city council regarding the proposal by Verdin Company to manufacture the new clock movement, do some maintenance to the clock and bells, and to provide a master bell controller. She said the cost presented in the agreement is a total of \$42,845 with an amount of \$5,415.50 to be deducted (based on inspection invoice previously billed to the city) for a total of \$37,429.50. Brending said she has budgeted a total of \$50,000 for the project as there is some electrical work, including replacing a panel, that needs to happen at City Hall. Brending said the bells have worked sporadically over the years using old laptops and old software. She said typically when there is a power outage the bells and equipment stop working and the city the tries to put together another band aid. Brending said she recommends that if the city wants the clock and bells to work properly and to be maintained property it is necessary to hire a professional company to do the improvements. She said Verdin Company is the original manufacturer of the bells and is known worldwide for their work.

Moved by Jim Ransier. Seconded by Ben Giant.

Motion to authorize the mayor to sign the agreement with Verdin Company to manufacture a new clock movement and provide a Carillon Master Bell Controller for a

total cost, including electrical work, not to exceed \$50,000.

D. Ordinance 2022-05-1105, Amending the 2022 Budget

Jan Brending, Clerk Treasurer presented the proposed amendments to the 2022 budget. She said the budget amendments have been reviewed by the Personnel and Finance Committee which recommends adoption. Brending said the proposed amendments cover the costs associated with Pat Munyan's final payments and hiring an interim city administrator. She said the ending balances of the city's operating and maintenance budgets (Current Expense, Street, Water and Wastewater) meet the city's financial policies regarding ending balances. Brending said the ending balance for Current Expense is increased by \$19,138. Street Fund is increased by \$7,527, Water Fund is decreased by \$115,537, and Wastewater Fund is increased by \$3,520.

Moved by Jason Hartmann. Seconded by David Lindley.

Motion to adopt Ordinance 2022-05-1105, Amending the Budget for the City of White Salmon, Washington for the Fiscal Year Ending December 31, 2022. CARRIED 4-0.

E. Rheingarten Park Restroom Mural Project

Jim Ransier, Council Member reviewed the proposal to install a mural on the Rheingarten Park restroom walls. He said the Community Development Committee has been working with the White Salmon Art's Council in exploring the possibility of installing a mural on the walls of the park restroom. Ransier said Charlie Kitchings, who is a member of the Community Development Committee, has identified an artist, Sally Gilchrist to do the work. He said the council has been provided renderings of the artwork that would be painted on the walls. Ransier said the artwork is representative of the Farmer's Market that happens annually in the park and connects the community to agricultural production that happens in the area. He provided an overview of how the process for installing the mural would occur. Ransier said staff has identified an estimated cost for supplies of \$500 which would come from the city's Community Development supplies budget.

The council discuss the timeline for installing the mural which would most likely occur during the month of June.

Jeff Cooper, Public Works Foreman noted that the park restroom roof fascia might need to be replaced.

David Lindley, Council Member said he wanted to acknowledge the work and support of the Community Development Committee for the project.

Jim Ransier, Council Member said the credit goes to the White Salmon Art's Council who helped facilitate the project.

Moved by Jim Ransier. Seconded by Ben Giant.

Motion to authorize a mural to be painted on the walls of the Rheingarten Park restroom building to authorize the expenditures up to \$500.00 out of the Community Development Supplies line item. CARRIED 4-0.

VII. Reports and Communications

A. Department Heads

Brendan Conboy, Land Use Planner said the Housing Action Plan grant agreement has been signed. He said he is working with the consultants on the city's transportation plan. Conboy said two zoning amendments are also being worked on – middle housing element and the downtown core zone. He noted the city council will be considering some proposed rezones from Commercial to R-3, Multi-Family.

Jeff Cooper, Public Works Foreman said communication has been great recently. He said there might be an issue on the Strawberry Mountain reservoir site with a fence location that may require a boundary line adjustment. Cooper reviewed potential infrastructure improvements. He said the department is in need of a bucket truck and that sometimes the Klickitat PUD has trucks that become available for purchase.

Jan Brending, Clerk Treasurer noted that staff is working on a timeline to begin reading water meters on a monthly basis.

Paul Koch, Interim City Administrator said the city has great staff. He said he is seeking some dates from council members in order to schedule a joint meeting with Fire District 3 to discuss cooperation between the two departments.

Council members indicated that the week of June 6 would work except for June 10.

Jim Ransier, Council Member thanked Paul Koch for his emails keeping the council informed.

Ken Woodrich, City Attorney noted there is new legislation requiring that public meetings provide a public comment period. He said this would apply to planning commission meetings and possibly even committee meetings. Woodrich recommended adding it to all agendas.

B. Council Members

David Lindley, Council Member noted that the Tree Board will not meet in May due to meeting conflicts but will meet in June. He said there is a webinar about the use of ITree that helps quantify and inventory trees that might be of interest to the city. Lindley also recommended a book that is part of the Hood River Reads title "Fire Story."

Jim Ransier, Council Member said the Northwest Natural presentation to the CityLAB Board has been posted to the city’s website. He said the CityLAB will meet on May 24. Ransier said the CityLAB will also be scheduling a meeting with Klickitat PUD and is in the process of formulating questions for the PUD.

Ben Giant, Council Member said he likes the communications that have coming from the Interim City Administrator. He said he also like the “Let’s Talk White Salmon” format.

C. Mayor

Marla Keethler, Mayor said the AWC Annual Conference will be held in Vancouver beginning June 22. She said the first “Let’s Talk White Salmon” focused on the Walker House and that the next one will focus on fire. Keethler asked council members to send her ideas for future “Let’s Talk White Salmon” discussions. She said pool passes for White Salmon residents will be available June 1 through September 30. Keethler said she wanted to recognize the work done by Kalama Reuter, CityLAB Board member who did a lot of work for the ZAP Car Share Grant application. Keethler noted there will be changes in committee staffing in the near future.

VIII. Executive Session (if needed)

There was no additional Executive Session.

IX. Adjournment

The meeting adjourned at 8:30 p.m.



Maria Keethler, Mayor



Jan Brending, Clerk Treasurer