



DRAFT
CITY OF WHITE SALMON
City Council Meeting – Wednesday, February 1, 2023
In Person and Via Zoom Teleconference

Council and Administrative Personnel Present

Council Members:

Ben Giant
Patty Fink
Jim Ransier
David Lindley

Staff Present:

Jeff Broderick, Land Use Planner
Jeff Cooper, Acting Public Works Manager
Mike Hepner, Police Chief
Bill Hunsaker, Fire Chief/Code Enforcement
Marla Keethler, Mayor
Stephanie Porter, Clerk Treasurer
Troy Rayburn, City Administrator
Ken Woodrich, City Attorney

I. Call to Order and Roll Call

Mayor Marla Keethler called the meeting to order at 6:00p.m. There were approximately 11 members of the public in attendance in person and via teleconference.

Moved by Jim Ransier. Seconded by David Lindley.

Motion to excuse Council Member Jason Hartmann from the February 1, 2023 Council meeting. CARRIED 4-0

II. Changes to the Agenda

No changes were made to the agenda.

III. Consent Agenda

- A. Authorization for Mayor to Sign TIB Grant Agreement for project 2022 Chip Seal - Retroactive
- B. Contract Amendment No 1 Agreement Between Owner and Engineer for Professional Services, Anderson Perry Transmission Main Line Improvements Phase 1
- C. Approval of Meeting Minutes - January 4, 2023
- D. Approval of Meeting Minutes - January 18, 2023
- E. 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 1st day of February 2023.

Vouchers

Type	Date	From	To	Amount
Claims	2/1/2023	38871	38903	47,364.67

	2/1/2023	EFT	EFT	4,368.00
			Claims Total	51,732.67
Payroll				
	2/6/2023	EFT	EFT	125,178.13
	2/6/2023	38803	38806	1,259.12
			Payroll Total	126,437.25
Manual Claims				
	1/23/2023	EFT	EFT	9,685.31
			Manual Total	9,685.31
			Total All Vouchers	187,855.23

Moved by Jim Ransier. Seconded by Ben Giant.

Motion to approve Consent Agenda as presented with vouchers in the amount of \$187,855.23.

Discussion:

Patty Fink clarified that the Anderson Perry contract change is different than the extension presented at the end of 2022.

CARRIED 4-0.

IV. Public Comment

Kalama Reuter, White Salmon Resident

Supports the 2nd E/V Charging Station for White Salmon. Reuter said she is working to round up financial support from the community to pay for the infrastructure.

Krista Thies, White Salmon Resident

Supports the Electric Vehicle infrastructure for a second E/V station. Thies said she has been driving an electric vehicle for 5 years. The price for electricity averages \$220 a year for a 6 hour a day use.

Peter Wright, White Salmon Resident

Requested the city be more intentional with addressing the Housing Issue including a timeline for the public on how it is moving forward.

Wright is concerned about the current zoning/development standards variance process. Wright is advocating for an incremental approach.

Marla Keethler, Mayor responded with current housing projects in White Salmon that the city is actively working on or collaborating with including the rehabilitation of Rhine Village Apartments, an assisted living facility, 30% home ownership opportunities and the Housing Action Plan which is scheduled to be presented to the council in June 2023.

V. Presentation

Black History Month

Jim Ransier introduced a video about the first African American settlers in Oregon.

VI. Business Items

A. Ordinance 2023-02-1123 Amending Ordinance 2022-01-1101, Water Revenue Bond Anticipation Note, 2023.

Stephanie Porter, Clerk Treasurer presented Ordinance 2023-02-1123 addressing the revenue bond necessary for the interim financing for the Phase 1 Transmission Main Line Replacement Project. The city is required to adopt an ordinance related to the issuance of a revenue bond anticipation note for our non-revolving line of credit for interim financing.

The ordinance has been prepared by the city's bond counsel K&L Gates LLP. Ordinance 2022-04-1101 was adopted on April 6, 2022. The amendments proposed in Ordinance 2023-02-1123 have updated the interest rate from 1.85% to 3.80% and extended the maturity date from December 1, 2023 to December 1, 2024.

Moved by Jim Ransier. Seconded by Ben Giant.

Motion to adopt Ordinance 2023-02-1123 Amending Ordinance 2022-01-1101, Water Revenue Bond Anticipation Note, 2023. CARRIED 4-0.

B. Approval of Note Purchase Agreement with Cashmere Valley Bank for principal amount not to exceed \$ 2,333,000

Stephanie Porter, Clerk Treasurer presented information related to the Note Purchase Offer. The city council previously authorized using Cashmere Valley Bank for interim financing for the Transmission Main Line Replacement Phase I. An update Note Purchase Offer is required as the interest rate and maturity date have been changed.

Moved by Patty Fink. Seconded by David Lindley.

Motion to approve the Note Purchase Agreement with Cashmere Valley Bank for principal amount not to exceed \$ 2,333,000. CARRIED 4-0.

VII. Reports and Communications

A. Department Heads

Bill Hunsaker, Fire Chief/Code Enforcement Officer/Building Official

Bill Hunsaker noted that the Fire Task Force has one meeting left in February then the joint meeting will be held with Fire District 3 to release the findings.

Chief Hunsaker said the sidewalk maintenance and line of sight letters will be going out in time for Spring.

Mike Hepner, Police Chief

Mike Hepner gave an update on mental health services. Chief Hepner identified a the highest priority need being reliable transportation for individuals that have been offered a beds in mental health facilities out of the area, as there are not currently any local bed options. The local jails are full and many of the individuals should be in a mental health facility, but there are no options available for them.

B. Council Members

Jim Ransier, Council Member

Council Member Ransier is requesting to see more emphasis on hiring a consultant for Grant Writing as there is a lot of opportunity currently with the Bipartisan Infrastructure Law.

Marla Keethler, Mayor responded that the city is engaging the help of MCEDD (Mid-Columbia Economic Development District) to identify and aid in grants for the city. Mayor Keethler reiterated that the city is looking at funding that specifically ties back to the current priorities.

Keethler confirmed that if there are residents willing to volunteer their time to help the city write and manage grants, that would be welcomed.

Patty Fink, Council Member

Council Member Fink requested a list of ongoing projects with timelines so the council can be aware of what should be happening when.

Mayor Keethler agreed that could be produced. She reiterated to council that their priorities are to review the final draft plans. City staff will work to establish drafts that are in line with the 2040 Comprehensive Plan.

David Lindley, Council Member

Interested having staff develop information about how the city would potentially fund the 2nd E/V Charging Station.

Council Member Ransier requested a proposed funding option including any potential donations from the community.

C. Mayor

No update.

VIII. Executive Session

No Executive Session Needed.

IX. Adjournment

The meeting was adjourned at 7:25p.m.

Marla Keethler, Mayor

Stephanie Porter, Clerk Treasurer