



CITY OF WHITE SALMON
City Council Meeting – Wednesday, April 19, 2023
In Person and Via Zoom Teleconference

Council and Administrative Personnel Present

Council Members:

Ben Giant
Patty Fink
Jason Hartmann
Jim Ransier
David Lindley

Staff Present:

Jeff Broderick, Land Use Planner
Andrew Dirks, Public Works Acting Foreman
Mike Hepner, Police Chief
Bill Hunsaker, Fire Chief/Code Enforcement
Marla Keethler, Mayor
Stephanie Porter, Clerk Treasurer
Troy Rayburn, City Administrator
Shawn MacPherson, City Attorney

I. Call to Order and Roll Call

Mayor Marla Keethler called the meeting to order at 6:05p.m. There were approximately 47 members of the public in attendance in person and via teleconference.

II. Changes to the Agenda

Staff recommends the following changes to the agenda:

MOVE Consent Agenda item A. Appointment of RFA Committee Members to Business Item E.

REMOVE Consent agenda item B. Approval of 2023 Engineering Contracts, consent agenda item K. Approval of Meeting Minutes April 5, 2023, consent agenda item D Approval of Employment Contract and line 2. action from Business Item D.

ADD Consent agenda item M. Bridge Commission Formation Agreement Hood River White Salmon Bridge Authority.

CHANGE Business Item D. Approval of Police Collective Bargaining Agreement MOA

Moved by Ben Giant. Seconded by Patty Fink.

Motion to approve agenda changes as requested by city staff.

CARRIED 5-0

III. Public Comment

Shelly Baxter, White Salmon Resident

Shelly Baxter expressed her support for the Regional Fire Authority and encouraged the committee to work with the fire commissions.

Shelly noted that Fire District 3 and the City of White Salmon FD saved her barn and her home from 2 separate major fires within the city limits and we noted that the City needs to expand the Fire District for community safety.

IV. Consent Agenda

A. Appointment of Regional Fire Authority Committee Members

- B. Approval of 2023 Engineering Contracts
- C. Approval of Emergency Contract - Mather & Son Pumps, Inc. (\$44,072.69)
- D. ~~Approval of Employment Contract – Public Works Director~~
- E. Bid Approval - Jewett Manhole Improvement Project
- F. Small Works Bid Award and Contract Approval - Patton Asphalt (\$26,875)
- G. December 2022 Treasurer Report
- H. January 2023 Treasurer Report
- I. February 2023 Treasurer Report
- J. March 2023 Treasurer Report
- K. ~~Approval of Meeting Minutes – April 5, 2023~~
- L. Approval of Vouchers
- M. Bridge Commission Formation Agreement Hood River White Salmon Bridge Authority

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 19th day of April 2023.

Type	Date	From	To	Amount
Claims	4/19/2023	40101	40134	29,089.34
	4/19/2023	EFT	EFT	0.00
			Claims Total	29,089.34
Payroll	4/20/2023	EFT	EFT	77,054.65
			Payroll Total	77,054.65
	1/10/2023	EFT	EFT	7,920.00
	1/16/2023	EFT	EFT	110.00
	2/3/2023	EFT	EFT	1,410.01
	2/10/2023	EFT	EFT	7,920.00
	2/23/2023	EFT	EFT	110.00
	3/3/2023	EFT	EFT	1,529.90
	3/9/2023	EFT	EFT	96.11
	3/10/2023	EFT	EFT	7,920.00
	3/13/2023	EFT	EFT	153.18
	3/13/2023	EFT	EFT	146.50
	3/13/2023	EFT	EFT	129.80
	3/13/2023	EFT	EFT	259.78
	3/13/2023	EFT	EFT	570.44
	3/13/2023	EFT	EFT	342.54
	3/13/2023	EFT	EFT	244.10
	3/13/2023	EFT	EFT	75.20
	3/13/2023	EFT	EFT	273.96
	3/13/2023	EFT	EFT	417.96

	3/13/2023	EFT	EFT	166.84
	3/14/2023	EFT	EFT	1.00
	3/24/2023	EFT	EFT	110.00
	4/5/2023	EFT	EFT	699.10
	4/10/2023	EFT	EFT	7,920.00
Manual Claims	4/13/2023	40098	40100	14,869.05
			Manual Total	53,395.47
			Total All Vouchers	159,539.46

Moved by Jim Ransier. Seconded by Jason Hartmann.

Motion to approve Consent Agenda as amended with vouchers in the amount of \$159,539.46.

Discussion:

Jim Ransier, Council Member noted his excitement about the bridge Commission formation and knowing that that creation of that Commission is critical to federal funding.

CARRIED 5-0

V. Presentations

A. Tree of Heaven Project - Underwood Conservation District and 4th graders from the Intermediate School in White Salmon

The presentation included information about the dangers of the invasive Tree of Heaven and the Spotted Lantern Fly that makes the tree a home. The 4th grade class from White Salmon Intermediate School shared facts and prevention information about the Tree of Heaven.

The fourth grades have embarked on 3 primary outreach projects including a poster outreach, costume outreach group and a video outreach group.

The presentation stressed the following approach for Tree of Heaven: Identify, Repot, Remove. And for the Spotted Lantern Fly: Identify, Repot, STOMP IT!

Corrie Podolak from Underwood Conservation District shared information available on the website including how to request help with removal of trees on private property.

VI. Business Items

A. Public Hearing - Four Oaks Subdivision Preliminary Plat

Presented by: Mayor Marla Keethler and Planner Jeff Broderick

Mayor Marla Keethler began the presentation with the required Quasi-Judicial hearing procedural process.

Mayor Marla Keethler stated the following:

My name is Mayor Keether and this is the white Salmon City Council.

This is a quasi-judicial hearing.

Quasi-judicial hearings involve the legal rights of specific, identifiable parties such as consideration of land use, variances or permits and site-specific reasons.

Quasi-judicial hearings required due process for the parties involved.

So, such hearings tend to have stricter procedural requirements than legislative hearing. Decisions made as a result of quasi-judicial hearing should be and, in some circumstances, must be based upon and supported by the record developed at the hearing, since due process protections apply to quasi-judicial matters, the requirements for quasi-judicial public hearings are much stricter in a variety of ways, and as such we will formally open this hearing.

Before the staff presentation, the City Council is holding a public hearing per White Salmon Municipal Code 19.10.040 to review a residential planned unit development application submitted by 4 Oaks LLC.

I will now read state Statute RCW 42 dot 36.060 regarding the appearance of fairness doctrine during the pendency of any quasi-judicial proceeding.

No member of a decision-making body may engage in ex parte communications with opponents or proponents with respect to the proposals, which is the subject.

Being of the proceeding, unless that person one places on the record the substance of any written or oral ex parte communication concerning the decision of action, and two provides that a public announcement of the content of the communication and of the parties rights to rebut the substance of the communication shall be made at each hearing, where action is considered or taken on the subject to which the communication related.

This prohibition does not preclude a member of a decision-making body from seeking in a public hearing specific information or data from such parties relative to the decision. If both the request and the results are part of the record, nor does such prohibition preclude correspondence between a resident and his or her elected official, if any such correspondence is made.

A part of the record when it pertains to the subject matter of a Quasi-judicial process.

So, taking all of that into account, I will now ask the Council members about any ex parte contacts.

Does any member of the City Council have knowledge of having conducted business with either the proponent or opponents of this design standard review, or of this review?

All council members confirmed no.

Does any member of the City Council have either a financial or a non-financial interest in the outcome of this proceeding?

All council members confirmed no.

Does any member of the City Council know whether or not their employer has a financial interest in the land or which will be impacted by the decision in this proceeding?

All council members confirmed no.

Does any member of the City Council live or own property within 300 feet of the area which will be impacted by the decision in this proceeding?

All council members confirmed no.

Does any member of the City Council have any special knowledge about the substance of the merits of this proceeding, which would or could cause the Member to prejudice the outcome of this proceeding?

All council members confirmed no.

Is there any member of the City Council who believes that they cannot sit and hear this matter fairly and impartially, both as to the respective positions of the proponents and opponents in this proceeding?

All council members confirmed no.

Is there any member of the audience who, because of the appearance of fairness doctrine wishes to disqualify any member of the City Council from hearing this matter? If so, please state the name of the Council member and the reason or reasons why you believe that Member should be disqualified.

No audience in person or online replied.

Council Member David Lindley stated “This isn't a specific answer to one of the questions posed, but I wanted to put into the record that on at the April 10th Tree board meeting this Four Oaks subdivision topic was broached by a couple members of the public inquiring about how the existing trees may be impacted. City staff quickly moved to curb that discussion and it was moved more to a general discussion of the Nexus between that Heritage Tree ordinance and any land use decision but for transparency, I want to state that that it was a public meeting recorded and available for and I participated also in that meeting.”.

Council Member Patty Fink stated “I was also a part of that conversation and discussion.”.

Is there any member of the audience who, because of the appearance of fairness doctrine, now wishes to disqualify member of the City Council from hearing this matter? If so, please state the name of the Council member and the reason or reasons why you believe that Member should be disqualified.

No audience in person or online replied.

OK, seeing no public opposition, we will open the public hearing first with the staff presentation, which will be led by Land Use Planner Jeff Broderick and then followed by testimony by the applicant.

Mayor Marla Keethler opened the Public Hearing for the Four Oaks Subdivision Application at 6:31p.m.

Planner Jeff Broderick reviewed the proposed development and conditions.

The Four Oaks Subdivision proposal is a residential planned unit development proposed for North Main Street. There are 31 parcels proposed as part of the development, and the size of the individual lots varies from 3000 square feet to 5000 square feet. R PUD standards are different than standard subdivision, and the size of the individual lots varies from 3000 to 5000 square feet. An R PUD subdivision is a type of subdivision that encourages a variety of housing types, with lots smaller than what is otherwise permitted in code. This development has pushed the issue of water pressure in this part of town, so the city is embarking on a project to make water improvements. In the southeast corner of the subdivision, there will be a pump station with anticipated installation dates and improvements completed in late or summer 2024.

The most important details of the review process are that the city assesses developments against existing city codes, engages with other agencies and jurisdictions for feedback, makes notes or issues conditions of approval as part of the findings and recommended decision, and presents a report to the Planning Commission at the March 22nd Planning Commission meeting. The city cannot require specific structures or specific plans for structures in a subdivision, and staff, Commissioners and counselors cannot require meeting standards above and beyond what is in city code.

The City Council is hearing a preliminary plat before the Planning Commission on March 22nd. The applicant will make improvements to infrastructure, such as water and sewer improvements, pave streets, provide sidewalks, and prepare lots for future development. At some point, the applicant will apply for a final plat and the dedication of the streets in the subdivision will be dedicated to the city. The City Council is also working with the applicant on a development agreement, which is between the city and the developer. There are issues regarding the water pressure zone in the area, which is nearing maximum water system capacity.

The Four Oaks proposal is limited to 15 single family housing equivalent units, and the city is embarking on an improvement project along Main Street and providing a pump station to resolve capacity issues. The development is zoned R1, with a minimum lot size of 2 acres and a maximum lot size of 2000 square feet. Future development to the West can easily connect to the city network.

The applicant is proposing to dedicate streets to be 50 feet wide, which is the standard for this type of development. Open space is a requirement, and Public Utilities will be constructed to and through the development. The Fire Chief has proposed or approved plans for provisions for temporary fire or emergency vehicle turnarounds and a new fire hydrant. RUD code allows the applicant to request changes to standards, but the applicant has not requested any changes. Density is proposed to be just under 9 units per acre.

The staff report included a condition of approval that the applicant provide plans that allow for more on Street Park or on street parking. Stormwater, a bioswale, is included in open space and can be counted towards open space. The approval criteria for an R PUD development include all applicable standards being met, modified, or addressed by

conditions of approval. The city has expressed an intent to purchase the Northern 10 lots for affordable housing.

An RPD is proposed to provide a variety of housing types to a variety of income groups. It meets City standards and is designed to preserve existing trees, topography, and natural drainage. One tree is expected to be removed, but an arborist report suggests it is declining. The applicant has proposed a storm or bio biofuel system as part of the development, which is located on a geologically stable parcel. Public services will be overburdened by the proposed developments, but both police and fire can provide emergency services. A traffic study has been submitted, and Main Street should have sufficient capacity to continue operating. Klickitat County has not raised any serious concerns.

The applicant has met city standards for water and sewer lines, which will be connected to the greater system in the vicinity of Main Street. The master plan uses an innovative approach to meet the purpose of development code, and staff recommends that the Council approve it with conditions. The speaker will answer questions after the public hearing.

Shawn MacPherson, City Attorney added the development agreement is an important component of a subdivision application, as it addresses the adequacy of utilities, dedication of necessary utilities, and allows for the closing of the transaction between the parties. The inclusion of the development agreement will be a condition of approval associated with the subdivision application.

Council Discussion:

Patty Fink clarified the plans should allow for on street parking or provide plans for additional off street parking. The streets are 28 feet wide and require two travel lanes and additional space to park vehicles. There is 50 feet of right of way dedicated to the public, allowing for a street network and connectivity.

Jeff Broderick, Planner added that Klickitat County was looking for additional information about trip origin and destination, sightline distances, and potential future circulation. The applicant provided a report that met the standards for sightline distances, but there were two more concerns: emergency vehicle access and potential future circulation. The applicant also mentioned two options: either to do a hammerhead or to connect the street behind the property, or to purchase additional street. There are plans for right of way access. The city is not requiring additional trail or bike PED connectivity above and beyond the public, their future public street and as well as the sidewalk network where one doesn't exist now.

If a trail were to ever develop, the city would have encouraged it. However, the parcel to the West is not owned by the applicant, and if it does develop, then the street network and the attendant sidewalk network would also have to connect. Therefore, theoretically in the future there will be some kind of connection, but it would be dependent on the property to the West also developing.

Patty Fink confirmed the property is owned by Klickitat County and that Main Street is a critical street for getting to the local schools. The city may want to make additional improvements to enhance the walk and bike network in the area, but it is difficult or

impossible for the city to have system development charges beyond the infrastructure provided within the subdivision. This is due to the regulatory framework of being in a non-GMA planning county.

Ben Giant confirmed that the applicant would have authority to make adjustments to the land pending approval of the preliminary plat. Additionally, the city has additional negotiations to do with the applicant to finalize the development agreement and the preliminary plat process. Finally, the city intends to purchase a couple of other parcels at the far North End of the 10 northernmost parcels.

David Lindley confirmed the conditions of approval for a pump station refer to the dimensions of the pump station being provided on the final plat. The open space requirement is met, but the pump station would only be a few hundred square feet. This allows the city to both meet the goal of improving or rectifying the water pressure situation in this part of town and move the project forward, without having to pay for the land. The public benefit allows for some discretion in decreasing the open space amount.

Jim Ransier confirmed that there is electric service in the area, and that any new electrical installations will need to be provided underground. Additionally, the applicant or developer has discretion as long as they meet minimum, standard sized or standard widths for travel lanes, any parking lanes that may be provided, and bike lanes aren't going to be part of this. The applicant has proposed a bioswale to handle stormwater runoff on their property, which would be a pond. If the bioswale fills to the brim, the water would overflow, however at that point there would be larger flooding issues all over town. If future development happens to the West, then that subdivision would also have to handle their storm water within the subdivision, it will not rely on this bioswale.

David Lindley confirmed that Bioswales are part of open space, and city code is open-ended as far as what green space can countenance. The applicant's proposed bioswale meets the standards for green space and utilization.

Patty Fink confirmed that any new development must comply with either R1 code or R PUD code, with setbacks and height restrictions being assessed at the time of the building and the permit being submitted for review. There are some nuances between a regular R1 development and an R PUD development, but the setbacks and height restrictions are the same.

Nancy White Main Street White Salmon LLC, Applicant Statement

Nancy White Stated she took the original Hunsaker home and spent four years transforming it. They came up with the idea of increasing the density to bring down the cost of the lots, which was funded by COVID funding. The development agreement has been negotiated and will be presented at the next hearing and approved, and the narrator intends to sign it.

This has been a collaborative process between the narrator and the city, and the narrator appreciates the patience of everyone involved. The speaker wants to develop to the West of Spring Street to create a safe thoroughfare for pedestrians.

Cameron Curtis is willing to sign a document stating their intention to collaborate and participate, connecting the roads and sidewalks with the idea of providing a safe thoroughfare and multiple entrances and exits of both properties.

The most important details in this text are that the speaker has been a member of MCEDD committee for 14 years and has been a member of the GTA for 14 years. They have been hearing how difficult it is to find a rental, let alone an opportunity to build a home. The governor of the State of Washington has identified the need for close to 10,000 new affordable homes in the state of Washington and is releasing funds to support affordable housing projects. Her understanding is that it is the city's intention to craft the project in such a way that someone can't come in to buy the homes and then sell them at an extreme profit.

Public Comment:

Mike Nelson, White Salmon Resident

Mike Nelson stated he is not opposed to new housing in their community but opposes the deception that has been used to garner support for the annexation of this area. They are also opposed to "wasting tax dollars" on these ten lots. They are also opposed to any "tax dollars going into Miss White's coffers" and are asking for the city to fix their crumbling streets. He noted that the focus on real estate is misguided and irresponsible, and that the area is a prime candidate for an apartment complex or trailer park based on the median income of the people living and working there. This push to sell homes is unrealistic and irresponsible.

Shelly Baxter, White Salmon Resident

Shelly Baxter noted that she lives in the neighborhood of the proposed subdivision. She noted that the White Salmon Comprehensive Plan 2040 aims to maintain a small town feel, promote economic development, improve quality of life, protect the environment, and be a leader in sustainability. However, the proposed subdivision is too high density, and former Mayor Dave Poucher warned that smaller lots invite second homes and recreation areas. A recent study found that the number of small lot homes in Lake Chelan has increased by 50% in five years. The most important details in this text are that 21 of the lots are below 5000 square feet, and that the city code used to have 15% of the zone as open space. However, this zone now has less than 15% of the 4.33 acres, and the city will have a water pressure unit on it. The text suggests that the code needs to be changed, as it can drive a truck through it and not necessarily an E bike.

Kevin Herman, White Salmon Resident

Kevin Herman stated he is against the proposed subdivision and the idea it will be for affordable housing. He noted that the city does not care about the traffic that will come from this subdivision or the Curtis Homes development that will be coming soon right next door. He discussed why people move to the area, and why he does not want to live next door to someone and "have to put up with more dogs, kids, and fireworks on the 4th of July". Kevin Herman mentioned that the street that he lives on was washed away and paved over in less than a week that it's never been touched since. He claims that now "he is getting taxed more".

He claimed the city is asking for tax dollars for people to move here and what they will get from it. He stated that he has been coming to these city Council meetings for 15 years and he wishes there was more thought put into this about people who are living here now, not those that cannot afford to live here from somewhere else.

Leslie Naramore, White Salmon Resident, Executive Director WAGAP

Leslie Naramore expressed her support for the proposed subdivision. She noted she is in favor of creating a variety of housing development in their area. Prior to this, there were limited options for people to own a home and build generational wealth. Nancy White mentioned the need to bring housing to scale, and Washington State is ranked one of the worst states in housing development. This is a chance for people who work here to live here, and it affects everyone, from teachers to hospital workers. She believes that this is a good option for the community and is proud of everyone for taking the time to have this discussion.

Mayor Marla Keethler called a recess from 7:43pm to 7:48pm.

Mayor called the meeting back to order at 7:48pm.

Joel Madsen, White Salmon Resident, Director of Columbia Cascade Housing

Joel Madsen expressed his personal support and the support of Columbia Cascade Housing Authority for the proposed subdivision. Joel Madsen is the Executive Director of Columbia Cascade Housing Corporation, a local not-for-profit organization that serves the Mid-Columbia region. He is here to voice their organization's support of the Regional Plan for the Columbia River District (RPD). He emphasizes that their organization is working to build more equitable and inclusive communities and is excited to partner with the city to put some of their programs to work to help lower income households get into home ownership and start building wealth themselves. Local planning in the United States is unique in the amount of land reserved for detached single family homes. This privilege of single family homes, known as R1 zoning, exacerbates inequality and undermines efficiencies. It makes it harder for people to access high opportunity places especially in expensive regions, and it contributes to the shortages of housing. This R PUD is a step in the right direction that will help diversify the housing stock. Joel Madsen is supportive of this RPD and looks forward to future conversations about ensuring and guaranteeing the affordability of the lots.

Geraldine Jacobs, White Salmon Resident

Geraldine Jacob expressed concern about the bioswale specifically the water runoff. She wants to make sure that the Bioswale gets done right because of where her property is and how the run-off will slopes down to her property.

Chuck Thomas, White Salmon Resident

Chuck Thomas spoke in favor of this development. He said he appreciated Planner Jeff Broderick's presentation. He said it was clear and concise, and aligned with the

2040 vision. He believes the issues that arise will be addressed as they come, and he is hopeful that the project will continue to progress.

Mayor Marla Keethler listed the following written public comments as being received and presented to the council before the council meeting: **Sasha Bentley, Becky Williams, Barbara Bailey, Jen Sharp, and David Roth.**

Nancy White Main Street White Salmon LLC, Applicant Rebuttle

Nancy White stated that change is always difficult and she appreciates the impact that this development is going to have on the neighborhood. She feels that this is the right thing to do. She noted she is moving forward because she really believe that this Community needs affordable housing. The community needs something besides 7000 square foot lots with quarter of \$1,000,000 at a minimum homes on it. She hopes the Council will support this project and that it will be moved forward. Nancy White stated she appreciates the city's support thus far and looks forward to future support.

Mayor Marla Keethler closed the public hearing at 7:58p.m.

Jeff Broderick, Land Use Planner stated that a bioswale or stormwater management facility is not fully designed with full engineered calculations until final plat, and that prior to final plat, engineers will need to receive engineered studies and calculations about how stormwater management is going to be managed. He noted that each parcel will have to handle stormwater on their own parcels, and that any future development to the West will have to handle storm water on their property to minimize overflow. A pond will be developed to ensure that if it overflows, its first destination is not the neighbor next door.

Mayor Marla Keethler reviewed the process the city has gone through to get to this point, which includes the letter of intent to purchasing the 10 proposed lots. She discussed the importance of purchasing land for a home ownership opportunity and clarified that the letter of intent stipulated terms that the city would undertake to ensure long-term affordability, such as a partnership with an entity to oversee the housing and a purchase price that is achievable for someone making 80% AMI. There is a limit on the sale price that has not been set, but all of those are parts of the discussion and agreement that must be finalized before those homes would be available for ownership. Protections need to be taken to ensure long-term affordability. The most important details in this text are that the current code allows for a primary residence to be rented out for short term rentals, and that there is an economic case for someone with a lower income to be able to use their property to make money.

Additionally, the focus is on the preliminary plat application, which is presented meeting the codes to subdivide and partition out the land. The text also discusses the economic case for someone with a primary residence to be able to use their property to make money.

Jim Ransier, Council Member asked questions about the electric infrastructure for new buildings to support electric charging, and confirmed that there is a need for codes to be changed to require that the electric infrastructure for new buildings that supports electric charging. He discussed short term rentals, electricity, and the bioswale.

Jeff Broderick, Planner clarified that any fences proposed as part of the subdivision would need to comply with city code, but no fences have been proposed as part of the subdivision. He also noted that the steepness of the edge of a bioswale is a design feature that potentially impacts the usability of the space, and that the bioswale will be part of the proposed green space area, but it is not 100% of the open space area. This is due to the specific engineered calculations that will be reviewed as part of the final plat process. He noted that he is aware of the current existing code, and that studies and recommendations by agencies and entities like the EPA suggest that stormwater areas can be used for other uses and be more supportive as green space for communities and the public. He emphasized the urgency of code changes coming forward this year and many areas of this space, as there are changes desired and that needs to be a process that is participatory and Community informed.

Jason Hartmann, Council Member noted that the city is in an urban growth boundary, and it is important to consider the best use for the most people to see growth and development.

Moved by Patty Fink. Seconded by Ben Giant.

Motion to approve the Four Oaks Sud Division Application with conditions the Staff Report which includes findings and recommended conditions of approval for the Four Oaks Subdivision, Files WS-SUB-2023-001 and R-PUD-2023-001.

Discussion:

Jim Ransier, Council Member stated that the approval of this application is to create affordable housing for those who work and live in White Salmon, not to tax revenue or money for the City.

Ben Giant, Council Member stated the planning department vetted this application to our current code extremely well.

CARRIED 5-0.

Mayor swapped Business Item B. Approval of Parklet Plan and C. Approval of Police Collective Bargaining Agreement.

C. Approval of Police Collective Bargaining Agreement MOA

Presented:

Police Chief Mike Hepner introduced a new work schedule for the police department, which alternates nine days on and four days off, which works in two weekends off a month, no

matter what time of year. Chief Hepner noted that he supports this scheduled because it allows him to see his entire crew throughout the month as they rotate through.

Eddie Allen, the Deputy Director for the Union that represents the City of White Salmon Union members and all law enforcement officers in Klickitat County. He believes a rotating shift would help with recruitment and retention of officers, as they recently lost an officer to Goldendale.

Moved by Ben Giant. Seconded by Patty Fink.

Motion to approve the Memorandum of Agreement with the Police Union to change the Police Officers to a rotating regular schedule of 9 days on and 4 days off.

CARRIED 5-0

B. Approval of Parklet Plan

Presented:

Mayor Marla Keethler stated that White Salmon was the first entity to come forward with the idea of parklets on state roads for COVID, which has been in place for 3 summers. Troy Rayburn, City Administrator undertook outreach to downtown businesses to confirm if there was still support for this, and washed out will be returning the plan. The approval is still for 90-day renewals, and a proposal is being proposed to implement parklets for those businesses. Businesses must provide the same services in the parking lot as they would in the establishment. Public works will assemble the parklets, but there are concerns about the city's oversight of installation and removal. The council is considering whether to authorize approval of parklets on Jewett, in partnership with WSDOT.

Troy Rayburn, City Administrator added that 90% of the businesses are in support of the parklets for this summer.

Discussion:

Jim Ransier, Council Member noted that that parklets in other cities tend to become a more permanent fixture and noted that fits into one of the goals of the city's comp plan is to make their downtown more vibrant. Parklets have had live music on them before, making them particularly valuable in the summer. There is a long-term vision that ties back to Jeff Speck's walkability presentation last year about making the downtown more pedestrian friendly, and he hopes to come up with proposals to discuss for the next budget.

Patty Fink, Council Member noted that she would like staff to reach out to WSDOT to see if the parklets could be integrated into the 2025 Jewett paver.

Moved by David Lindley. Seconded by Jason Hartmann.

Motion to approve the presented Parklet Program for the City of White Salmon.

Discussion:

David Lindley, Council Member stated that the benefit of the parklets outweighs the inconvenience.

CARRIED 5-0

D. Ordinance 2023-04-1140 Amending the 2023 Budget

Presented:

Stephanie Porter, Clerk Treasurer reviewed the proposed 2023 budget amendment #1, noting it will shore up the budget actual beginning cash balances and account for any approved expenditures council has made since the initial approval of the budget in December 2022. The O&M cost increased due to advertising costs for the public works director and maintenance work position, and the City Hall hours change. Carryover projects such as the Shoreline master plan, Housing action plan, Community feasibility study and Critical Areas Ordinance have also been carried over. Expenditures were increased due to unexpected load bucket testing, training budgets for public works, and an allocation for Fire Services Consultant that was missed in the initial budget. She noted that all ending balance requirements meet the required minimum balances in the city Financial Policies.

The 2023 ending balance increased due to the addition of the beginning cash balance, which was reconciled. Revenues went up slightly due to carryover projects, and operating and maintenance costs went up slightly due to overhead cost allocation. Capital improvements, expenditures, and public works tools and software were funded out of four different funds, creating an increase overall. We have received a bid and requested additional funding, but it has not been granted. We have \$262,873 coming from TIB, with the potential of increased grant funding.

The 2023 Seal Coat project has a required match of over \$15,000, and the EV charging station has \$9600, however resident donations have funded \$8600 of the E/V Charger project, and the Patton asphalt has come in under budget by over \$13,000.

The water fund saw additional expenditure to account for the interest to be paid to the Interim financing for the USDA RD Loan for the Main Line Phase 1 Project and the Emergency Well #1 Pump replacement.

The Wastewater accounts saw an increase to account for White Salmon share of the Wastewater Capital Improvement plan spearheaded by the City of Bingen.

Discussion:

Jim Ransier, Council Member clarified the dates for which ARPA funds need to be spent which was confirmed as 2026.

No Action was required. A Public Hearing will be held at the May 3, 2023 Council Meeting.

E. Appointment of Regional Fire Authority Committee Members- Related to the approval of Joint Resolution 2023-04-559

Presented:

Mayor Marla Keethler explained the action taken during the 4:30 special council meeting and approval of the Joint Resolution 2023-04-559 has resulted in the need to appoint 3 City elected officials to serve on the West Klickitat Regional Fire Authority Planning Committee. There are a minimum of 3 meetings required, including a Public Hearing to meet the May 12th deadline. Bob Merritt, who was contracted through the process, is supporting the

committee with the financial analysis and levy rate, and some of the work is underway with spreadsheets. Staff has seen calculations and a draft has been formulated. Decisions need to be made about setting a rate and formation details, and three elected officials from the city must be on the committee.

Mayor Keethler noted that the earliest possible ballot that could be put before the community would be the August election. If the council waited until the November elections, it appears to shift the funding cycle significantly. Additionally, there is a window that could still realize August 1 ballot, but it is very tight. She confirmed that the meetings could be attended in person or remotely.

Discussion:

The Council discussed the commitment of the committee to have two to three meetings before taking action on the 10th. If it goes past three or four, the timeline will need to be extended and the committee will then aim for a November ballot. If that is the case, funds cannot be collected until January 2025. The goal is to not add extra meetings, as Chief Hunsaker said, and to prepare for two meetings when the window closes. A draft plan will be sent to WKRFA planning committee members, and that a special meeting will be held by the full Council and Fire Commissioners to consider the planning committees final plan recommendation and approve a joint resolution to take the plan to ballot.

Ben Giant, Jason Hartmann and Jim Ransier volunteered to serve on the WKRFA Planning Committee.

***Moved by Jason Hartmann. Seconded by Patty Fink.
Motion to appoint Ben Giant, Jason Hartmann, and Jim Ransier to the West Klickitat
Regional Fire Authority Planning Committee.
CARRIED 5-0***

VI. Reports and Communications

A. Department Heads

Jeff Cooper, Interim Public Works Operation Manager

Andrew is going to take over as the Public Works Director and has already gained the respect of the entire team. Andrew's promotion should be a smooth transition.

The EV car charging station is almost done and Coburn Electric only has one of the units installed.

Ethan has worked on the dry landscaping bed at City Hall.

Troy Rayburn, City Administrator

Troy Rayburn noted has been in regular communication with WSDOT since the last City Council meeting. WSDOT has indicated that if the city should move forward with sidewalks improvements, they would be open to something other than a sweet gum tree. WSDOT has indicated that something more appropriate for the space would accommodate everyone's interest.

Bill Hunsaker, Fire Chief/Code Enforcement

Thanked the council members who stepped up for the WKRFA Planning Committee.

Jeff Broderick, Land Use Planner

Noted that the Transportation System Plan will be presented to the council in a work session before the next council meeting.

B. Council Members

David Lindley, Council Member

The tree board meeting on Monday, April 10th discussed potential changes to the scope of the tree board. There were strong opinions on this. The new public works director has an opportunity to build a rapport between the tree board and public works. It is suggested that code change should be prioritized to begin the process, recognizing there is a long list of needed revisions.

Jason Hartmann, Council Member

Jason Hartmann noted that City Operations committee are trying to get a meeting with Republic to discuss options for compost and blue bags. They need help from Bill or someone who can answer questions.

C. Mayor

Mayor Marla Keethler noted that Jeff Broderick has worked with the Planning Commissioners to receive feedback on code changes related to the housing action plan. The council is encouraged to organize the list and flag any comments from public comment. It is a high goal to have significant changes in development, housing, and zoning of residential areas by the end of this year.

Andrew Dirks first day as Public Works Director will be May 1, 2023.

The Bluff Trail application was submitted to the Transportation alternatives program and they are soliciting public comments in support of some of the projects.

The City of White Salmon will have a table at the high school career day next week with demonstrations and handouts of different careers in public service.

The Bridge Formation Agreement was drafted. It was not without a lot of intense conversation and commitment to collaboration and compromise between the entities and the port. The port is committing to a new bridge project, and that there will be a toll increase. The Bi-state working group gave a recommendation, which will be coming out into public opportunities for comment and open houses later this spring and early summer.

The port is also encouraging the Bi-state working group to move some of the allocation up into the current biennium and see a staged plan of the initial

funding. The port is also anticipating a trip to Salem later this month and a planned trip to DC at the end of May.

Johanna Rowe and I will be attending a Cities Connecting Children to Nature cohort in San Francisco from May 3rd-5th. We are moving forward with plans for the basement level of the parks building, but the school district has other priorities. We are keeping this project in our minds to engage with them when they are ready.

VII. Executive Session

No Executive Session.

VIII. Adjournment

The meeting was adjourned at 9:33p.m.

Marla Keethler, Mayor

Stephanie Porter, Clerk Treasurer