



CITY OF WHITE SALMON
City Council Meeting – Wednesday, May 3, 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
Troy Rosenburg, Deputy Clerk | Utility Clerk

I. Call to Order and Roll Call

Mayor Marla Keethler called the meeting to order at 6:00p.m. There were approximately 9 members of the public in attendance in person and via teleconference.

II. Changes to the Agenda

No requested changes to the agenda.

III. Public Comment

Connie Michaelson

Inquired about the increase in utility rates, specifically the increase to the ADU rates and the cost implications. She noted that she does not qualify for assistance, and it is a hardship on her.

Tao Berman

Tao Berman complimented the city on the new landscaping in front of City Hall. He noted asked that with all the effort to create a vibrant downtown, he suggested removing the white pole marker that keep people from parking on the corner of Jewett and Main St. He believes they are an eye sore in the developing town.

IV. Consent Agenda

- A. Approval of Bid Award - Garfield Street Project - Artistic Excavation \$266,070
- B. Approval of Personal Services Contract for Engineering - Grey and Osbourne
- C. Approval of Personal Services Contract for Engineering – Anderson Perry & Associates
- D. Approval of Personal Services Contract for Engineering - HHPR, Inc
- E. Approval of Small Works Bid Contract - Jewett Asphalt - K&L Industries (\$43,000)
- F. Approval of Task Order - Main/Spring Booster Pump Station - Anderson Perry (\$328,900)
- G. Contract Approval - DocuSign (\$3,260)

H. Resolution 2023-05-560 Establishing a Sole Source Provider and Authorizing the Purchase of SCADA Equipment

I. Resolution 2023-05-561 Establishing Electronic Signature Policy and Process

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 3rd day of May 2023.

Type	Date	From	To	Amount
Claims	05.03.2023	40145	40179	31,957.61
	05.03.2023	EFT	EFT	1,543.35
			Claims Total	33,500.96
Payroll	05.05.2023	EFT	EFT	123,836.85
	05.05.2023	40141	40144	1,260.87
			Payroll Total	125,097.72
Manual Claims	04.03.2023	EFT	EFT	1,535.46
	04.24.2023	EFT	EFT	110.00
	04.28.2023	EFT	EFT	11,128.18
	04.28.2023	40135	40140	208,037.63
	05.05.2023	EFT	EFT	713.78
	05.10.2023	EFT	Eft	7,920.00
			Manual Total	229,445.05
			Total All Vouchers	388,043.73

Moved by . Seconded by .

Motion to approve Consent Agenda as presented with vouchers in the amount of \$388,043.73.

V. Presentations – Heritage Month Presentation

Jewish American Heritage Month video presentation on the Jewish American History in the United States.

VI. Business Items

A. Public Hearing - Four Oaks Development Agreement

Shawn MacPherson, City Attorney stated that the development agreement concerning the Four Oak Subdivision is being considered by council. It is authorized under state law and has parameters that need to be followed. The White Salmon Code states that the development agreement can serve as a tool to provide assurance to developers and the city, as well as to ensure adequate capacity for water service. The city is contemplating purchasing and installing a

pump station. The development agreement is a form authorized by state law for jurisdictions to entertain agreements like this.

It is the final draft and has been negotiated to the satisfaction of the parties. The intent for tonight is for the mayor to open the public hearing, which is required for adoption of a development agreement.

The Public Hearing will remain open until the May 17 City Council Meeting where the development agreement must be approved through a resolution. Jeff Broderick prepared a staff report and the form of the agreement was presented to council in the packet.

Mayor Marla Keethler opened the Public Hearing at 6:26 p.m.

No public comment was made.

The Mayor confirmed the two technical memos included in the package as appendices are dated summer of 2022. The administration became aware of the issue in spring of 2022, when there was a larger awareness of a capacity limit potentially being reached in the area. The memos help identify how to best move it forward. They identify the details of the issue and that there are currently pressure issues in this area and that the water lines are at capacity as is without any additional development.

B. Public Hearing - Ordinance 2023-04-1140 Amending the 2023 Budget

Stephanie Porter, Clerk Treasurer gave a brief summary of the 2023 budget Amendment No.1, highlighting the full presentation given at the April 19th City Council meeting.

Mayor Marla Keethler opened the Public Hearing at 6:31 p.m.

No Public Comment was made.

Mayor Marla Keethler closed the Public Hearing at 6:32 p.m.

Moved by Jim Ransier, Seconded by Patty Fink

Motion to adopt Ordinance 2023-04-1140, Amending the Budget of the City of White Salmon, for the fiscal year ending December 31, 2023.

CARRIED 5-0.

VII. Reports and Communications

A. Department Heads

Mike Hepner, Police Chief

Will Sauter has been hired as a lateral police officer as of July 1st. His father, Dave Sauter, was a County Commissioner. He worked at the Klickitat County jail for four years. He grew up and went to school in the area.

Governor Inslee is calling for legislation to be reintroduced to fix the Blakeville drug law. If it is not fixed by July 1st, the mayor will reach out to Shawn to draw

ordinances. Sean will be getting with Officer Madelynn in a couple of weeks to see how the session is going.

Troy Rayburn, City Administrator

Congratulations to Jeff Broderick as he moves onto a new job. The position of Community Development Director has been advertised in several formats.

Shawn MacPherson, City Attorney

Shawn MacPherson introduced his colleagues David Schulz, the prosecutor for the city of Camas with a background in criminal law. And a new associate attorney who has a background in environmental law and urban planning. She is working on a legislative update memo that will be shared with the administration and council. There are other zoning and land use changes that need to be addressed in the near future. He attended the Washington State Association Municipal Attorneys Conference.

B. Council Members

Jim Ransier, Council Member

City Council and WKRFPA planning commission meetings.

Patty Fink, Council Member

Commented on Rhinegarten Park historical synopsis on boards posted in park.

C. Mayor

Marla Keethler, Mayor

White Salmon is part of a cohort from the National League of Cities to tour facilities in San Francisco that are making access to nature more accessible for younger kids. Johanna Rowe is part of the Klickitat Childcare Committee and is providing technical assistance and guidance on funding strategies.

Candidate filing week is coming up on the 15th, and there are open positions at the city, school board, and Metropolitan Park district, so anyone wanting to run for office should visit the county website.

This month is the inaugural Wildflower Festival and there are activities planned all month. And hopefully all of you guys are able to partake in some of those. Thank you to the City Council because a lot of the funding to launch this was through the lodging tax grant application that was submitted and awarded.

With the Washington State session closing and some funding secured, the focus on turned to Oregon State funding for the Hood River White Salmon Bridge. There are two open houses in town this month, one on the Washington side and one on the Oregon side. Mayor Keethler encourages people to come to get a deeper dive on the new authority, funding strategy and project plan.

This month, the Planning Department is hoping to host an informal open house for the public to learn about the Shoreline Management Plan and the Housing Action Plan. Additionally, Jeff Broderick is planning to do a walking tour around White Salmon with people to see examples of different types of housing and development. The survey will be coming out later this week.

City Administration and Mayor are working with ARC on a community center, which includes adaptive reuse of the parks building, partnering with the Grange to make it more accessible, and developing a new small footprint community center. Outreach is planned to give people a chance to weigh in on the plans.

Mayor Keethler noted that there was a lot of motivation for budget planning last fall and winter. The city has new staff that need time to settle into their new positions and there is now a key position that needs to be recruited and outreached. She emphasized that there is a lot of work to be done and to ensure that they meet deadlines and check these things off by December 2023, staff will be prioritizing those projects with hard deadlines.

City Attorney Shawn Mac Pherson has been leading the Development Agreement with Main Street LLC, a significant, complicated project with a lot of different arms and legs.

In addition, staff has moved forward the repaving of Garfield St, the Chip Seal project, Patton Street getting paved, Jewett Blvd paving and valve can replacements. There has also been a well-filled emergency that was rectified, however, there is still a part of the emergency that needs to be looked into. She spoke to the staff delivering more no's or candidness about when they might be able to add something else on their plate.

Mayor Keethler noted that council can support staff with in-person outreach around town and recruitment of new committee members.

VIII. Executive Session

No Executive Session.

VIII. Adjournment

The meeting was adjourned at 6:57p.m.

Marla Keethler, Mayor

Stephanie Porter, Clerk Treasurer