



CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, April 3, 2019

Council and Administrative Personnel Present

Council Members:

Jason Hartmann
Donna Heimke
Marla Keethler
Ashley Post
Amy Whiteman

Staff Present:

Dave Poucher, Mayor
Pat Munyan, City Administrator
Bill Hunsaker, Building Official/Fire Chief
Mike Hepner, Police Chief
Jan Brending, Clerk Treasurer
Ken Woodrich, City Attorney

1. Call to Order

Mayor Poucher called the meeting to order at 6 p.m. There were approximately 9 people present.

2. Roll Call

All council members were present.

3. Comments – Public and Council

Tammara Tippel, Mt. Adams Chamber of Commerce, said she is concerned about the city's proposal to implement the 2% basic lodging tax. She said the Mt. Adams Chamber of Commerce receives the majority of Klickitat County lodging tax funds. Tippel said she believes implementing the lodging tax will increase the Chamber's time and the city's time. She said she hopes to understand what the city hopes to accomplish by implementing the lodging tax. Tippel said the proposal will have a significant impact on the finances of the chamber which are already budgeted for this year.

Tao Berman, White Salmon said that he has purchased an apartment building and has some concerns about how the base water rate is billed for apartments. He said some of the units are as small as 500 square feet and he does not believe they should be billed at the same rate as a 4500 square foot house. Berman urged the city council to consider the base rates for apartments that are at a smaller size.

4. Changes to the Agenda.

There were no changes to the agenda.

5. Proposed Ordinance Implementing 2% Basic Lodging Tax

Jan Brending presented information regarding a proposed ordinance implementing the 2% basic lodging tax. She said the Community Development Committee has reviewed the proposed ordinance and is recommending the city council authorize moving ahead with a public hearing and adopt of the ordinance at the city's next council meeting. Brending said the committee

estimates that the city would receive approximately \$20,000 in lodging taxes per year. She said the ordinance provides for a 5-member Lodging Tax Advisory Committee who would review applications for the use of lodging tax funds and make recommendations to the full city council for funding. Brending said the committee would typically meet twice a year. She said the city can set the date as to when the ordinance goes into effect. She said the Department of Revenue implements new taxes on a quarterly basis. She said that probably the earliest the city's tax could be implemented would be the 3rd quarter or possibly even the 4th quarter depending on the when the ordinance is adopted.

Robert Hopkins, Bridge RV said he is concerned about the city possibly implementing the additional 2% lodging tax. He said he also would like to know what the city is going to do with the lodging tax that is isn't already being done. Hopkins asked the city council to not compare the City of White Salmon to the Kalama or Stevenson. He said white Salmon just has a tiny RV park and a small hotel. Hopkins suggested the city focus on short-term renters. He said he is worried about the chamber if the tax is implemented.

Tao Berman, White Salmon said he does not have a strong opinion one way or another. He said he doesn't know anybody he comes specifically to White Salmon. Berman said it would be great to keep tourists in White Salmon and not have them go to Hood river. He said that if taxes are increased it may not be worth it to short-term rentals to operate.

Micki Colloton, Steelhead Ranch said that she has two guest units available for lodging. She said that she encourages her customers to use the restaurants in the area versus including cooking units.

David Dierck, Inn of the White Salmon thanked Tao Berman for being present. He said that he feels the city is missing a lot of revenue that should be coming from short-term rentals. Dierck said short term rentals needs to be licensed with safety inspections. He likened short-term rentals as the Ubers of the hotels. Dierck said he cautiously embraces the proposed 2% basic lodging tax. He said he is not excited about implementing the additional 2% lodging tax.

Tao Berman, White Salmon said he is trying to build some new shot-term rentals and is concerned about the registration fee. He said it makes more sense to charge based on revenue.

Rob Hopkins, Bridge RV said that Robin Hale the prior owner of the RV park said when the county implemented the 2% lodging tax that half was allocated to the Goldendale Chamber and the other half to the Mt. Adams Chamber.

Tammara Toppel, Mt. Adams Chamber of Commerce said the City of White Salmon has always had the opportunity to apply for the lodging tax funds. She said she does not understand why the process needs to change now. Toppel said the taxes are being used in the west-end of the count. She said the Chamber received approximately \$78,800 in lodging taxes which is approximately 80% of its revenue.

Marla Keethler said she is encouraged by the turn out. She said the Community Development Committee is trying to find ways to support the City of White Salmon. Keethler said the Community Development Committee is looking at short-term rentals. She said the purpose of implementing the lodging tax is to reroute the funds directly to White Salmon and work on projects and plans that the city would benefit from directly. Keethler said it is the desire of the city to support its local businesses. She said some of the funds could be used for way finder signs, public restrooms, outreach for Spring Fest, etc. She said she does support the Chamber but feels strongly the funds should be going to White Salmon. Keethler said she is appreciative of the feedback.

Jason Hartmann said the restaurants are hungry for tourism, but they are also hungry for long-term rentals. He said the city needs to consider how much it wants to encourage short-term rentals when attainable housing is needed.

The city council and staff discussed the proposed lodging tax. It was suggested that a possible implementation date could be January 1, 2020 to provide for less of an impact on the chamber.

The council took no action on the proposed lodging tax and referred the draft ordinance back to the Community Development Committee.

6. City Tree Management Plans, Presented by City of White Salmon Tree Board

Karen Jenkins, member of the City of White Salmon Tree Board, reviewed the Tree City USA program. She said April 10 is Washington State's Arbor Day. Jenkins said the city will celebrate Arbor Day on April 13 at Rheingarten Park in conjunction with the Underwood Conservation District's Tree Fest. Jenkins also provided information on the management plans for the city's trees in city parks and along Jewett Blvd. She said the reports are available on the city's webpage and at the library.

7. Resolution 2019-04-485, Intent to Submit USDA Rural Development Loan Application

Jan Brending reviewed the proposed Jewett Street Waterline Improvement Project. She said the city intends to apply to USDA Rural Development for a loan to fund the project in the amount of \$3,447,700 with a city contribution of \$254,700 and a loan amount of \$3,193,000.

Mike Mornault, White Salmon asked if information on the project is available to the public.

Jan Brending said information is available in the agenda packet on the city's webpage. She said in addition, as the project moves along, additional information will be provided on the city's webpage.

David Dierck, Inn of the White Salmon asked if the city will be working with local businesses related to the timing of the project.

Pat Munyan, said yes, there will a preconstruction meeting in addition to information provided on a weekly basis. Jan Brending said updates will be provided on the city's webpage.

The city council and staff discussed the Jewett Blvd. waterline improvement project.

Moved by Jason Hartmann. Seconded by Donna Heimke.

Motion to approve Resolution 2019-04-485, Intent to File Application for Federal Assistance with U.S. Department of Agriculture, Rural Development, Rural Utilities Services for the amount of \$3,447,700 with a city contribution of \$254,700 and a loan amount of \$3,193,000. *CARRIED.*

8. Personal Services Contract - Land Use Planning Services

Jan Brending said the city issued a Request for Statement of Qualifications for day-to-day planning and assisting the city in updating its comprehensive plan. She said the city received four proposals which were reviewed and ranked. Brending said the top two consultants were interviewed by the City Planning Commission and ranked. Brending said the average ranking was 88 out of 100 points for BergerABAM and 70 out of 100 points for Dudek. She said the planning commission and staff is recommending the city council authorize staff to negotiate a contract and pricing with BergerABAM based on their qualifications and experience.

Moved by Ashley Post. Seconded by Donna Heimke.

Motion to authorize staff to proceed with contract negotiation and development of scope of work with BergerABAM for day-to-day land use planning assistance and assistance with updating the city’s comprehensive plan. *CARRIED.*

9. Consent Agenda

- a. Approval of Minutes – March 20, 2019
- b. 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 April, 2019.

Type	Date	From	To	Amount
Claims	4/3/2019	34860	34897	147,909.96
			Claims Total	147,909.96
Payroll	4/5/2019	EFT	EFT	101,836.59
		34854	34859	1,339.97
			Payroll Total	103,176.56
Manual Claims	3/28/2019	EFT	EFT	10,183.47
			Manual Total	10,183.47
			Total All Vouchers	261,269.99

Moved by Donna Heimke Seconded by Jason Hartmann.
Motion to approve consent agenda. CARRIED.

10. Department Head and Committee Reports

David Poucher, Mayor said that Tad Connors has volunteered to provide pro bono legal assistance to the land trust. He said the goal is to find some land that could be used for the trust.

Bill Hunsaker, Fire Chief/Building Official said that on Saturday, the fire department will be participating in an extrication drill with Skamania County Fire District 3, Klickitat County Fire District 3 and the EMS District.

Mike Hepner, Fire Chief said the department has been involved in several community related events with kids, including career day and participating in the annual donkey basketball event.

Ken Woodrich, City Attorney said he will be calling in for the second meeting in June.

Pat Munyan, City Administrator said he has been working on a lot of land use stuff. He said staff is also working with the Aquifer Storage Recharge project working out the bugs in the system.

Marla Keethler, City Council said she attend the AWC Small City Connectors event in Stevenson with Bingen Mayor Betty Barnes and Jan Brending. She reminded the city council that it wanted to hold its retreat this summer.

Jan Brending said she will be working with the council to identify a Saturday in June to hold a meeting. The council discussed whether a Saturday or Friday would work best.


Jason Hartmann, City Council said the City Operations Committee met to discuss general items.

Ashley Post, City Council said that she also attended the City Operations Committee which discussed the crosswalks on Jewett Blvd. and using the thermoplastic option. She said the committee also discussed possibly setting up a gray water system sometime in the future.

11. Adjournment

The meeting was adjourned at 8:08 p.m.


David Poucher, Mayor


Jan Brending, Clerk-Treasurer