



CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, August 21, 2019

Council and Administrative Personnel Present

Council Members:

Jason Hartmann
Donna Heimke
Marla Keethler (by telephone)
Ashley Post

Staff Present:

Pat Munyan, City Administrator
Stephanie Porter, Deputy Clerk
Ken Woodrich, City Attorney
Bill Hunsaker, Fire Chief/Building Official
Mike Hepner, Police Chief

1. Call to Order

Mayor Dave Poucher called the meeting to order at 6 p.m. There were approximately 10 people present.

2. Roll Call

Moved by Ashley Post. Seconded by Donna Heimke.
Motion to excuse Amy Martin. CARRIED 4-0.

3. Comments – Public and Council

Dennice Dierck, White Salmon Resident said she is in favor of reducing the speed limit to 20 mph on Jewett Blvd. through White Salmon. She said it will positively impact the safety of our community. Dierck said she owns a business on the west side of Jewett Blvd in downtown and sees increasingly high speed when people drive past. She said drivers see the increased speed sign ahead of them and start speeding up.

David Dierck, White Salmon Resident said he is in favor of reducing the speed limit to 20 mph on Jewett Blvd. through White Salmon. He said he would like to see enhanced illumination in the town for increased safety. Dierck said some of the streetlights are shaded by trees and when pedestrians are using crosswalks or jay walking in the evening it is difficult to see them. He said he would like to see an additional crosswalk across Jewett Blvd at Church Street. Dierck asked if there could be a crosswalk at Main Street and Jewett Blvd at the east side of the intersection. He said he would also like to see the electronic speed signs for the 20 mph zones like the ones in Bingen. Dierck said he like to see the "Thank You" when he reaches the right speed. He said it is positive reinforcement.

Dave Poucher, Mayor said electric speed signs have been ordered. He said they will be installed when all parts have arrived.

Ashley Post, Council Member said the City Operations Committee has looked at additional crosswalks in downtown. She said the main concern with an additional crosswalk at Church Street and Jewett Blvd would be that 3 public parking spots in front of Feast Market would have to be removed. Post said with the already limited parking in downtown, that option was not the best choice at this time.

Pat Munyan, City Administrator said that in relation to the request for a crosswalk at east side of the Jewett and Main intersection that the Glassworks Building has a basement that extends out to the street line and the state is concerned because they would be required to add a second ADA ramp there and they do not have the room to safely do it in that location at this time. He said WSDOT does not want to get to close to a basement wall and cause damage.

David Dierck, White Salmon Resident asked if the city had talked to the state about raised crosswalks or 3D crosswalks.

Dave Poucher, Mayor said the city has talked to the state, but they were not on board with speed control crosswalks. He said the city has not stopped dialogue with WSDOT about the crosswalks and will be continuing to pursue different options.

4. Changes to the Agenda

There were no changes to the agenda.

5. Ordinance 2019-08-1048, Amending WSMC 10.08.010 State Route 14 and 141 Speed Limits

Patrick Munyan presented the information regarding Ordinance 2019-08-1048 stating that the city has submitted a request to Washington State Department of Transportation (WSDOT) to lower the speed limit through the core of downtown from 25 miles per hour to 20 miles per hour. The first step to accomplish the speed limit is for the city to adopt an ordinance.

Ken Woodrich recommended that the wording in section 3 of the ordinance read “From State Route 141 M.P. 1.23”.

Council discussed where the current speed signs are and where the proposed signs would be.

Moved by Ashley Post. Seconded by Jason Hartmann.

Motion to approve Ordinance 2019-08-1048, Amending WSMC 10.08.010 State Route 14 and 141 Speed Limits with corrections to section 3 adding State Route 141.

Discussion: Ashley Post said she would like to have the 20 mile per hour speed sign on the east side of White Salmon moved from M.P.1.23 which is roughly at Dock Grade and Jewett Blvd down to the intersection of SE 7th Avenue and Jewett Blvd. She said this would keep the speed limit at 20 mile per hour past the bus stop at 6th and Jewett Blvd where many kids get off the bus to walk to the youth center.

Pat Munyan said that the city may have to write an additional letter to the state in order to get approval to move the 20 miles per hour speed limit.

Ashley Post stated that there is going to be a new crosswalk across Jewett Blvd to Grandview. She said having the speed increase right before that crosswalk would be counterproductive.

David Poucher said that the state wants to keep the speed as uniform as possible.

Marla Keethler said that she agrees to move the east boundary to SE 7th Ave and Jewett Blvd.

Moved by Ashley Post. Seconded by Donna Heimke. Motion to amend motion to approve Ordinance 2019-08-1048, Amending WSMC 10.08.010 State Route 14 and 141 Speed Limits with changes to sections 2 and 3 as follows: "2. From the east city limits, on State Route 141, to SE Seventh Avenue, the speed limit shall be designated as thirty-five miles per hour. 3. From the intersection of SE Seventh Avenue and State Route 141 to M.P.1.64.03 miles north of the junction of Garfield Street on State Route No. 141, the speed limit shall be designated as twenty miles per hour." CARRIED 4-0.

Original Motion with Amendment. CARRIED 4-0.

6. **Ordinance 2019-08-1049, Amending WSMC 10.24.015 Stop Intersections Designated**
Patrick Munyan presented Ordinance 2019-08-1049 stating after the city authorized several 4-way stop intersections on Wyers Street, the city received a request to provide a 4-way stop intersection at 4th and Oak Street. He said residents have stated that individuals who use Dock Grade use Oak Street and 4th Avenue as a way to bypass the intersection of Dock Grade and Jewett Blvd. Munyan said the residents feel a 4-way stop intersection would slow traffic down and possibly deter non-resident traffic. He noted that one of the intersections (NE Oak Place) is a private road. Munyan said the City Operations Committee made the determination that placing stop signs at the proposed intersection would be consistent in helping to prevent accidents with traffic entering Oak Street or 4th Avenue without stopping.

Moved by Jason Hartmann. Seconded by Ashley Post.

Discussion: Ashley Post asked that the Mayor signature line be changed to show David Poucher, Mayor and the passed date to be changed to August 21, 2019.

Motion to approve Ordinance 2019-08-1049, Amending WSMC 10.24.015 Stop Intersections Designated with corrections. CARRIED 4-0.

7. **WSDOT Project Review Reimbursable Agreement, Jewett Water Main Improvements**
Patrick Munyan presented the WSDOT Agreement stating that because the Jewett Water Main Improvement project lies within State Route 141, Washington State Department of Transportation is required to conduct inspections related to trenching and pavement restoration work. He stated that the cost for the inspection work is estimated to be \$9,400. Munyan said the costs are part of the construction costs for the project and can be included in the reimbursement requirements from USDA Rural Development loan.

Moved by Jason Hartmann. Seconded by Donna Heimke.

Motion to approve WSDOT Project Review Reimbursable Agreement, Jewett Water Main Improvements with costs not to exceed \$9,400. CARRIED 4-0.

8. Contract Amendment – Anderson Perry, Construction Engineering, Jewett Water Main Improvements

Patrick Munyan presented the contract amendment stating that the current contract with Anderson Perry provides for design engineering costs including the recently approved amendment of \$14,000. He added that this amendment adds construction engineering costs for the project. Munyan said the amendment is in the amount not to exceed \$325,000. He said these costs are included in the city's USDA Rural Development loan.

Moved by Ashley Post. Seconded by Jason Hartmann.

Discussion: Jason Hartmann asked about the original cost of the project.

Pat Munyan said he does not have that number. He said it is usually 10% of the overall project.

Jason Hartmann said the budgeted amount was \$285,000.

Pat Munyan said that the scope of work has changed. He said the City first entered into a contract with Anderson Perry for design work to design the Jewett Water Line Project. He said that part of the project is almost complete, so now there needs to be an amendment to the contract for the construction management costs for the project. The construction management cost is \$325,000.

Marla Keethler asked why the construction costs were not in the original contract.

Pat Munyan said that when the city begins projects, especially ones this big, it does not know the full price of the project. He said the process is done this way because the amount for the next phase is based off a percentage of the total project cost.

Motion to approve amendments to the contract with Anderson Perry, Construction Engineer for the Jewett Water Main Improvements in the amount not to exceed \$325,000. CARRIED 4-0.

9. Ordinance 2019-08-1050, Amending WSMC Funds

Pat Munyan presented Ordinance 2019-08-1050 stating that USDA Rural Development requires the city to establish a separate fund to account for the construction costs of the Jewett Water Main Improvement project. He said the proposed amendment creates such fund and that after the project is completed and the loan is closed, the fund will be closed by an amendment to the city's code.

Moved by Jason Hartmann. Seconded by Donna Heimke

Discussion: Ashley Post asked that Clerk Treasurer signature line show Jan Brending.

Motion to approve Ordinance 2019-08-1050, Amending WSMC 3.24, Creating a USDA Loan Fund with correction. CARRIED 4-0.

10. City Hall Exterior

Pat Munyan said the contract with EMTech for city hall improvements was signed today and he spoke to the contractor about possible amendments mentioned at the last meeting. He said the council made a decision at the last meeting but there were comments made afterwards that changes may still want to be made.

David Poucher said that he wants to propose no rock on the clock tower but having rock work on the south side of City Hall's exterior above and below each window. He said that the rock would add depth.

Donna Heimke asked how much that would add to the cost of the project.

David Poucher said that it was not discussed but that the it would be proportional. He said the city has the funds to do it. He said it would make the building look nice.

Jason Hartmann said he had spoken with people and they have all wanted to see the city move away from the Rhinelander theme.

Ashley Post asked if they gave any reasons.

Jason Hartmann said that people stated the theme "had been done" and it "didn't work anymore." He said that they commented that none of the other buildings in downtown carried out the Rhinelander theme. Hartmann said he agrees.

Ashley said that people are either for it or against it. She said there are not many people in the middle.

Donna Heimke said that most of the people she talked to were just happy that it was getting completed.

Marla Keethler said she hosted a table at the Farmers Market in White Salmon and asked people to choose a city hall design they preferred, either with rock or without rock. She said the vote was split almost even between the 2 options. Keethler said that there was not a clear favorite. She said she believes the city has done due diligence and it is time to move forward.

Donna Heimke said that she chose the design option without rock because she did not want to exceed the budgeted amount. She said she is fine with the rock if it can be done for the original budgeted amount.

Marla Keethler asked if the window on the east side of City Hall could be kept.

David Poucher said that it is no longer a functioning window. He said there is a wall on the other side. He said that there was talk in using the space where the window was as a community bulletin board.

Ashley Post said that she likes rock on the south side but would like to see rock on all sides on the building. She said that she feels it will look unbalanced without rock on all sides.

Pat Munyan said that the City of White Salmon sign will remain on the east side of the building. He said that it must be located there.

Marla Keethler asked if the contract was drafted on the original choice of Option 3 the lowest cost option with the understanding that a change order could be put in to make changes to the design or if we are still waiting on the contract.

Pat Munyan said yes the contract was signed today for option 3. He said the contractor bid the 3 different options and if the council strays to far from those original designs that it will be more difficult to stay on budget because the cost will be unknown.

Marla Keethler said that when choosing designs it would be best to blend options that have been proposed and not add additional elements that were not included in the original bids. She said the 3 designs that were proposed were ones chosen by council as representation of the direction they wanted to go.

Pat Munyan said that the contractor is coming in on Monday and they need to know the direction they are going because with the weather changing, plans need to be solidified. He said they have a 90-day window to complete the project.

David Poucher said that the contractor, EMTech, is willing to work with the city to make the building look "proper". He said that he is confident they can stay within the budget and add an appropriate amount of rock to the building. Poucher said he can ask the contractor about ideas for rock on the east side of the building. He said the direction the council was leaning towards was no rock on the clock tower but the ability to work with the contractor to investigate options for rock on the east side of the building.

Discussion was paused to get information on the costs of each of the 3 design options.

Pat Munyan said the original budgeted amount for the City Hall exterior is \$200,000. He said the cost for option 1 is \$217,000, option 2 is \$204,000, and option 3 is \$186,500. Munyan said he predicts that with the rock work the cost would fall somewhere between the \$204,000 and \$217,000 estimates. He said there needs to be consideration that the building is old and there may be unexpected repairs that will come up as the project moves forward.

Moved by Ashley Post. Seconded by Donna Heimke.

Motion to amend City Hall Exterior Improvements to include rock work on the south side of City Hall and to allow contractor, EMTech, to suggest options for the east side of City Hall with total cost not to exceed \$200,000. CARRIED 3-0 with Marla Keethler abstaining.

11. Consent Agenda

- a. Approval of Minutes – August 7, 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 21th day of August, 2019.

| Type | Date | From | To | Amount |
|---------------|------------|-------|--------------------|------------|
| Claims | 08/21/2019 | 35281 | 35311 | 37,313.13 |
| | | EFT | EFT | 8,251.50 |
| | | | Claims Total | 45,564.63 |
| Payroll | 08/20/2019 | EFT | EFT | 61,930.77 |
| | | | Payroll Total | 61,930.77 |
| Manual Claims | 08/12/2019 | 35280 | 35280 | 1,100.00 |
| | | | Manual Total | 1,100.00 |
| | | | | |
| | | | Total All Vouchers | 108,595.40 |

Moved by Donna Heimke. Seconded by Jason Hartmann.

Motion to approve consent agenda. **CARRIED 4-0.**

12. Department Head and Committee Reports

Mike Hepner, Police Chief said Officer Kate Daniels is out of the academy and is in field training now. He said he has hired a lateral officer that started August 19, 2019. Hepner said that Officer Madelynn McIlwain is in the academy. He said he is now fully staffed.

Donna Heimke, Council Member said Budget Committee is not meeting this week.

Ashley Post, Council Member said the Tree Board is working on amendments to the Tree Ordinance. She said the board was also made aware of some amendments that need to be made to the Critical Areas Ordinance. She said those will be coming to council in October/November of this year.

Marla Keethler, Council Member said she and Jan Brending attended the County Commissioners/ Board meeting to discuss SHB 1406 which would re-route sales tax for affordable housing. She said the commissioners were supportive. Keethler said they are now talking about specific ideas for Klickitat County. She said Community Development Committee is preparing to assess the city ordinances related to required parking square footage for various housing structures. Keethler said the Community Development Committee also talked about the short-term rental ordinance. She said the next public hearing is set on September 18, 2019. Keethler said the committee is currently reviewing feedback from the last public hearing and has potential changes that they will be discussing at the next Committee Development Committee meeting before it goes to public hearing. She said at the September meeting, the Community Development Committee will be revisiting the plastic bag ban as there has been a lot of feedback in the newspaper letter to the editor section. Keethler said she anticipates it will come back to the council soon.

David Poucher, Mayor said the Community Land Trust is now a non-profit that is recognized by the State of Washington and the State of Oregon. He said they are moving forward to get the land trust established for affordable housing.

Patrick Munyan, City Administrator said the City Operations Committee needs to meet on Tuesday, August 27, 2019 at 5:30pm. He said the Skagit Street project has started. He said there is additional work to be done on Skagit Street including a ditch to direct water from the street. Munyan said the park lawn mower blew a head gasket and the lawn mower will need to be replaced. He said for now they are looking at contracting labor to have the lawns mowed.

Jason Hartmann recommended that the City contact the School District to use their mower.

Pat Munyan said a preliminary application for a subdivision in the newly annexed property off of Spring Street has been submitted. He said the applicants are moving forward quickly.

13. Adjournment

The meeting adjourned at 7:07 p.m.



Mayor Pro Tempe



Jan Brending, Clerk Treasurer