



CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, March 4, 2020

Council and Administrative Personnel Present

Council Members:

Jason Hartmann
David Lindley
Amy Martin
Ashley Post
Joe Turkiewicz (

Staff Present:

Marla Keethler, Mayor
Jan Brending, Clerk Treasurer
Ken Woodrich, City Attorney
Pat Munyan, City Administrator
Russ Avery, Public Works Operations Mgr.
Mike Hepner, Police Chief
Bill Hunsaker, Building Official/Fire Chief

1. Call to Order

Marla Keethler, Mayor called the meeting to order. There were approximately 10 people in the audience.

2. Roll Call

All council members were present.

3. Comments – Public and Council

Bruce Brending, Klickitat County EMS District said he is the Chief Operations Manager for the EMS District and is present to introduce himself but not to answer any medical questions. Brending noted the Klickitat County Emergency Operations Center was activities yesterday in response to the COVID-19 situation.

Tao Berman, White Salmon Resident said he does not support the moratorium but does support the city's efforts to update its code. He said he feels the city council is getting distracted particularly related to tenant protections. Berman said the state already has tenant protections in place. He said the council should be creating incentives for housing and not creating more regulations that cause problems. Berman said no one is taking advantage of tenants and it seems that the council is making landlords out to be the bad guys. He said the city council needs to focus on the issue at hand – affordable housing.

John Edwards, White Salmon Resident said he has never raised the rent of a good tenant. He said that if the city puts into place the proposed tenant protections, he will have to increase his rent every year 3% or he will never be caught up. Edwards asked why the city council is putting things into its code that the State of Washington already has in place.

4. Changes to the Agenda

Jan Brending requested that "Authorization to Sign General Maintenance Agreement with Washington State Department of Transportation for Maintenance of Radar Speed Signs" be added to the consent agenda.

Moved by Amy Martin. Seconded by Joe Turkiewicz.

Motion to add “Authorization to Sign General Maintenance Agreement with Washington State Department of Transportation for Maintenance of Radar Speed Signs” to the Consent Agenda. CARRIED 5-0.

5. Authorization for Creation of New Position in Public Works

Pat Munyan, City Administrator said the city has been discussing adding an entry level maintenance worker for some time. He said that due to an employee being on light duty it is critical to add the position at this time. Munyan said the position is a full-time permanent union position with all benefits.

Jan Brending, Clerk Treasurer noted that the funding for the position will come from Current Expense, Street, Water and Wastewater funds.

Moved by Amy Martin. Seconded by David Lindley.

Motion to create the position of Public Works Maintenance Worker – Entry Level and adopt the job description for the position. CARRIED 5-0.

6. Authorization of Crestline Construction Payment No. 1 and USDA Reimbursement Request No. 1

Jan Brending said she is requesting authorization to make the first payment to Crestline Construction in the amount of \$280,781.39 and authorization to submit USDA Reimbursement Request No. 1 in the amount of \$321,476.73 which includes the Crestline payment and funding for construction engineering and administrative costs.

Moved by David Lindley. Seconded by Ashley Post.

Motion to approve Crestline Construction Payment No. 1 in the amount of \$280,781.39 and USDA Reimbursement Request No. 1 in the amount of \$321,476.73. CARRIED 5-0.

7. Funding to Support Housing Policies and Goals

Marla Keethler, Mayor and Jan Brending, Clerk Treasurer provided information regarding funding opportunities to support housing policies and goals, including an Affordable Housing property Tax Levy (RCW 84.52.105), Affordable Housing Sales Tax (RCW 82.14.530) and increasing the city’s general property tax levy. Mayor Keethler noted that if the city obtained additional funding it could be placed in separate fund that would be used to provide loans and grants for low-income housing per RCW 35.21.685.

Jan Brending noted that several years ago the city had the opportunity to increase its property tax levy by 6% each year but choose not to do so. She said the city is now capped at increasing its property tax levy by 1% each year. Brending said the city can do up “levy lid lift” by a vote of the citizens to increase its property tax levy. She reviewed several options that are available to the city. Brending recommended that if the city pursues a levy lid lift that it identifies how the funds would be used. She noted that in addition to possibly using funding for housing the city has discussed the need to increase the levy with funds dedicated the operations and maintenance of its streets.

The City Council discussed the idea of a levy lid lift. It was noted that there are strict timelines involved in putting a levy lid lift on the ballot. There was a consensus of the council to have staff provide additional information on what a levy lid lift would look like and the timelines involved in getting one on the ballot.

Wayne Peterson, Klickitat County Resident – Border of White Salmon said that he has seen other cities use development fees. He encouraged the city to become a city planning under the Growth Management Act so it could charge development fees. Peterson said he is concerned about a property tax increase and cited the Pool District that has no plan and is poorly managing its budget in that they just spent \$1,800 on getting a logo designed. He said that it would be important to show how the funds are going to be used.

Michael Morneault, White Salmon Resident suggested that the levy lid lift be kept open so the city council has flexibility on how to spend the funding versus identifying a specific percentage for the items that the levy lid lift might cover.

8. Tenant Protections

Marla Keethler, Mayor said the recommended tenant protections are an effort to:

- Provide timelines that favor tenants facing eviction with a longer notice window
- Create some security around anticipated rent changes or increases
- Reinforce already mandated state level protections regarding tenant rights in general
- Allow for flexibility in upfront costs to alleviate the cost-burden on new or relocating tenants

Keethler reviewed proposed landlord requirements and tenant protections. She said the intent is to encourage information sharing and not to punish good landlords but to also protect tenants from bad landlords.

The City Council discussed the proposed requirements and tenants. There was a consensus of the city council that information be brought back to the city council identifying which requirements and protections are already part of the State’s Landlord-Tenant Act.

9. Consent Agenda

- a. Approval of Meeting Minutes – February 26, 2020
- b. Authorization to Sign General Maintenance Agreement with Washington State Department of Transportation for Maintenance of Radar Speed Signs
- c. Approval of Vouchers

Type	Date	From	To	Amount
Claims	3/4/2020	35912	35944	173,562.18
			Claims Total	173,562.18
Payroll	3/5/2020	35903	35911	1,929.35

		EFT	EFT	100,414.03
			Payroll Total	102,343.38
Manual Claims	2/27/2020	35901	35902	12,030.00
			Manual Total	12,030.00
			Total All Vouchers	287,935.56

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 4th day of March, 2020.

Moved by Jason Hartmann. Seconded by Ashley Post.
Motion to approve consent agenda as presented. CARRIED 5-0.

10. Department Head and Council Reports

Bill Hunsaker, Building Official/Fire Chief said that a grant has been received to address fuel reductions particularly in Gaddis and Spoke Bike Parks. He said he will be bringing additional information to the city council after first meeting with the Tree Board.

Joe Turkiewicz, Council Member suggested providing any usable material for the improvements to the Bike Park.

Bill Hunsaker said there is not intent to remove any trees.

Mike Hepner, Police Chief reminded the city council that he has five commission officers under him that work 7 days a week, 20 hours a day. He said he is working nights training the newest officer Madelyn McIlwain. Hepner said he has received and accepted Pedro Virgen's resignation. He said there has been an increase in vehicle prowls and encourages everyone to make sure vehicles are locked.

Russ Avery, Public Works Operations Manager said the Jewett Water Main Improvement project is going well. He said that 433 feet of pipe has been installed. Avery said the contractor intends to have the parking on the south side of Jewett open by Friday.

Pat Munyan, City Administrator said he will be meeting with Scott Hulbert to discuss with him the comments that were received regarding the proposed improvements for the Spoke Bike Park.

Jan Brending, Clerk Treasurer said she is working on updating the city's budget and will be presenting a budget amendment in the future.

Marla Keethler, Mayor said that coronavirus has hit Washington State and the governor has declared a state of emergency. She said the county has engaged the County Department of Emergency Management and County Health Department on the issue. Keethler said federal grants are being pursued related to the Hood River Bridge project for funding to obtain a 15% design stage.

Ashley Post, Council Member said that it was noted that the west radar speed sign is located near some trees that might have a long-term impact on the solar capability of the signs.

Jan Brending noted that the current location of the speed radar sign is temporary and will change once the roundabout is installed in the future.

Jan Brending reminded council members that a joint public hearing regarding proposed amendments to the Mobile Home Residential zoning is scheduled for Wednesday, March 11 at 5:30 p.m. She said that after the public hearing, city council members will leave the meeting and the Planning Commission will continue their portion of the meeting.

11. Adjournment

The meeting adjourned at 7:59 p.m.



Marla Keethler, Mayor



Jan Brending, Clerk Treasurer