



CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, June 17, 2020
Via Zoom Teleconference

Council and Administrative Personnel Present

Council Members:

Jason Hartmann
David Lindley
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 at 6:00 p.m. There were approximately 3 people in the audience (by video or telephone).

2. Roll Call

All council members were present. (Note: Council Position #4 is currently vacant.)

3. Public Comment

Jan Brending, Clerk Treasurer read into the record comments received by e-mail as follows:

Scott Hulbert, White Salmon Spoke Club asked the city council to expedite the process to authorize improvements to the Spoke Bike Park to proceed.

4. Changes to Agenda

Jan Brending, Clerk Treasurer asked that an agenda item be added: Innovative Composites Engineering Leak Adjustment Request.

Moved by Ashley Post. Seconded by Jason Hartmann.

Motion to add agenda item – Innovative Composites Engineering Leak Adjustment prior to the Executive Session. CARRIED 4-0.

5. Jewett Parklets

Jan Brending, Clerk Treasurer provided an overview of the proposed use of COVID19 CARES funding for the purchase of patio barricades to provide “parklets” for restaurant owners on Jewett Blvd. She said the parklet will provide additional outdoor seating for the businesses meeting the state’s requirements. Brending said that she has confirmation that two businesses would like the parklets and three other businesses have chosen to opt out to preserve parking in front of their businesses. She said the parklets would remain through Labor Day weekend and then removed on Tuesday, September 8. Brending said the estimated costs for patio barricades for 5 parklets is \$13,610 and staff is asking for the council to authorize funding up \$15,000

providing for unknown costs. Brending said the barricades can be used for other functions by the city in the future.

Marla Keethler, Mayor noted that she and staff met and worked with the restaurant owners to address a need for additional outdoor seating that was raised due to the constraints of the phase reopening process. She said the need is directly related to COVID-19 as it has had a serious impact on businesses including the restaurants.

Ken Woodrich, City Attorney noted that a right-of-way permit will be required and that each business will need to have their insurance policy list the city as an additional insured.

Council members and staff discuss the proposed parklet idea.

Moved by Jason Hartmann. Seconded by David Lindley.

Motion to authorize expenditure of CARES funding up to \$15,000 for parklet barricades finding that additional seating for downtown restaurants is beneficial to keep the restaurants financially viable during the COVID-19 pandemic. CARRIED 4-0.

6. Tenant Protections

Marla Keethler, Mayor said the agenda memo summarizes current tenant protections and landlord requirements per RCW 59.18. She said the memo also outlines proposed additional requirements for landlords and tenant protections.

Staff and the city council discussed the proposed tenant protections and landlord requirements.

Ashley Post said she would like to have more public comment on this issue. She said she is hesitant to over regulate and that there may be an incentives to move from long-term rentals to short-term rentals if additional requirements are imposed.

Joe Turkiewicz said he is concerned about the 60-day notice to vacate for month-to-month tenants because he does not see how it would be enforceable in a month-to-month rental situation.

Ken Woodrich, City Attorney said that it adds a defense for the tenant in court.

Jan Brending, Clerk Treasurer said the 60-day notice to vacate could possibly do away with month-to-month rentals.

The mayor and staff recommended bring back the proposed requirements in an ordinance so the council could see the actual code language that would be proposed.

There was a consensus of the council to bring back all five proposed requirements in a draft ordinance sometime in late summer/early fall.

7. Downtown Banners

Marla Keethler, Mayor said she would like to use funds designated for Community Development to purchase new seasonal banners (spring, fall and winter) and hardware (if needed) for the downtown light poles. She requested authorization to purchase banners and hardware using Community Development up to an amount of \$1,500.00.

Jan Brending noted that \$12,000 has been allocated to Community Development.

Moved by Jason Hartmann. Seconded by Joe Turkiewicz.

Motion to authorize the expenditure of Community Development funds to purchase new banners and necessary hardware for downtown light poles in an amount not to exceed \$1,500.00. CARRIED 4-0.

8. Innovative Composites Engineering – Leak Adjustment Request

Jan Brending, Clerk Treasurer presented a Leak Adjustment Request from Innovative Composites Engineering due to a break in one their water lines. She said that any leak adjustment over \$500 requires council approval. She staff recommends an adjustment of \$2,901.36 (\$1,551.36 for water usage and \$1,350.00 for sewer overage).

Moved by Jason Hartmann. Seconded by Ashley Post.

Motion to authorize the Clerk Treasurer to make an adjustment to Innovative Composites Engineering’s utility account in the amount of \$2,901.36 (\$1,551.36 for water usage and \$1,350.00 for sewer overage). CARRIED 4-0.

9. Executive Session

At 7:30 p.m. Marla Keethler, Mayor announced the city council will meet in Executive Session for 15 minutes to discuss potential litigation pursuant to RCW 42.30.110(1)(i).

At 7:45 p.m., the city council resumed regular session and announced it would continue to meet in Executive Session for an additional 15 minutes.

At 8:00 p.m., the city council resumed regular session and announced it would continue to meet in Executive Session for an additional 15 minutes.

At 8:15 p.m., city council resumed regular session.

10. Jewett Water Main Improvement Project – Crestline Claim

There was a consensus of the city council to direct staff to proceed as discussed.

11. Consent Agenda

- a. Approval of Meeting Minutes – June 3, 2020
- b. Approval of Vouchers

Type	Date	From	To	Amount
Claims	6/17/2020	36192	36229	139,501.62

			Claims Total	139,501.62
Payroll	6/19/2020	EFT	EFT	68,024.26
			Payroll Total	68,024.26
Manual Claims	6/3/2020	EFT	EFT	951.12
	6/6/2020	EFT	EFT	502.73
			Manual Total	1,453.85
			Total All Vouchers	208,979.73

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 17th day of June, 2020.

Moved by Ashley Post. Seconded by Jason Hartmann.
Motion to approve consent agenda as presented. CARRIED 4-0.

12. Department Head and Council Member Reports

Pat Munyan, City Administrator said the water project is moving ahead and Crestline is tying businesses and residents into the new line. He said both the old and new lines are live. Munyan said the flag pole should be installed in two weeks and that he is looking into a cable system to go across the road for banners and Christmas Decorations. He noted that the PUD installed Columbia High School senior banners on the light poles.

Ken Woodrich, City Attorney noted the city will be meeting in Zoom meeting for the rest of July.

Jan Brending, Clerk Treasurer said she expects to bring most of city hall staff back when Phase 3 is approved. She said one employee will continue to work from home as she would have been working under the "Baby at Work Program" until August. Brending said city hall will not likely be open to the public in Phase 3 but staff will continue with appointments only due to how small the lobby is. She said she is looking into wide-angle cameras that could be used when the city council and planning commissioners can meet in person. Brending said she believes the council will still need to use Zoom as the meeting room is not big enough for board members, staff and an audience. She noted the Annual Report has been filed and the city will be moving into an audit of 2018 and 2019.

Jason Hartmann, Council Member said that he has met with Underwood Conservation and Dirt Huggers regarding a grant opportunity. He said that it does not appear to be a good fit but the group is still interested in pursuing composting in White Salmon and possibly Bingen.

Ashley Post, Council Member noted that AWC's annual conference will be held online next week and it is free. Post said she would be interested in Bill Hunsaker's comments on possibly using

Dock Grade for emergency access purposes – going down Dock Grace versus coming up for things like emergency evacuations.

David Lindley, Council Member said he is in the process of educating himself about police policies due to the national conversation. He said Chief Hepner provided him with a copy of the departments policies and that he has talked to Chief Hepner about the issues. Lindley said other cities are looking at their use of force policies.

Marla Keethler, Mayor said it is ultimately a council-led effort to decide if police policies need changing. She said she has received emails regarding the issue and has a list of community members who want to provide input or who would like contact. Keethler said it is certainly an area to look into but in a way that is intentional. She said she would like to put it on the council's agenda in the next month or two.

Keethler said the Spoke Bike Park will be on the July 1st agenda along with the proposed amendments to the city's mobile home park code. She noted that Klickitat is ranking as one of lowest Census 2020 returns in the state. She said messaging to fill out the 2020 Census survey is being released. Keethler said the council vacancy has been posted and will be on the July 1st agenda also.

Keethler said COVID-19 cases continue to increase in Klickitat County. She said there is a collective frustration that not all citizens are onboard with all of the recommendations. Keethler said she is looking into the costs of providing masks to White Salmon citizens and adding signage around town.

Keethler asked council members to reach out to her if they feel items need to be added to the council agenda or they feel there is a need for committee meetings noting the meetings would still have to continue via teleconference.

13. Adjournment

The meeting adjourned at 8:51 p.m.



Maria Keethler, Mayor



Jan Brending, Clerk Treasurer