



CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, July 1, 2020
Via Zoom Teleconference

Council and Administrative Personnel Present

Council Members:

Jason Hartmann (Mayor Pro Tempe)
David Lindley
Ashley Post
Joe Turkiewicz

Staff Present:

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

Jason Hartmann, Mayor Pro Tempe called the meeting to order at 6:00 p.m. There were approximately 8 people in the audience (by video or telephone).

2. Roll Call

All council members were present. (Note: Council Position #4 is currently vacant.) Marla Keethler, Mayor is on maternity leave.

3. Public Comment

No public comment was received.

4. Changes to Agenda

Jan Brending, Clerk Treasurer requested that filling the council vacancy be moved to the July 15 meeting to allow additional time for potential candidates to submit a letter of interest. There were no objections from the council.

5. Ordinance 2020-07-1064, Repealing WSMC 17.36 and Adding a New WSMC 17.36 MHRP Mobile/Manufactured Home Residential Park District

Pat Munyan, City Administrator reviewed the proposed ordinance. He noted that the city council previously discussed the proposed ordinance and that the Planning Commission held a joint public hearing with the City Council on March 11, 2020. Munyan reviewed the recommendations of the Planning Commission noting they have been incorporated into the current proposed ordinance. Munyan said the ordinance clarifies the uses that will be allowed in the Mobile/Manufactured Home Residential Park District noting that single-family dwellings are no longer an outright permitted use. He said that language is also included in the proposed ordinance that would allow tiny homes in the district as required by state law.

Ken Woodrich, City Attorney said the city has to allow an economic use of the property so the ordinance includes provisions that would address that issue and provides due process.

Pat Munyan noted that the city previously received comments from John Crumpaker that were read into the record at the March 11, 2020 hearing. He noted that he spoke with Donna Rockwell who is the owner of the Spring Street trailer court about the changes. Munyan said Rockwell stated that she would not be submitting comments.

The city council and staff discussed the requirements for new water connections that are provided for in the ordinance. It was noted that unless the system is failing, or the property owner wants to redevelop or expand the facility then new connections would not be required.

The city council and staff discussed the process for adopting the ordinance. Ken Woodrich noted that the city has met the statutory obligations in order for the council to adopt an ordinance. Jan Brending said that if the ordinance is adopted tonight it goes into effect 5 days after publication with the publication taking place on July 8.

The city council discussed uses allowed within the district.

Ashley Post asked if the code can be amended at a later date if necessary. The answer was yes.

Moved by Joe Turkiewicz. Seconded by Ashley Post.

Motion to adopt Ordinance 2020-07-1064 Repealing White Salmon Municipal Code 17.36 – MHR Mobile Home Residential District, Adding New Chapter 17.36 – MHRP Mobile/Manufactured Home Residential Park District and Providing for Severability and an Effective Date upon first reading and finding that adoption of the ordinance is exempt from SEPA review per RCW 43.21C.450(1) in that the amendments to the development regulations are required to ensure consistency with the city's adopted comprehensive plan in that it was previously subjected to SEPA review and the impacts of the proposed regulation were specifically addressed in that review. CARRIED 4-0 with Jason Hartmann Mayor Pro Tempore voting.

6. Spoke Bike Park Improvements and Non-Exclusive License and Indemnity Agreement

Pat Munyan, City Administrator reviewed the proposed Non-Exclusive License and Indemnity Agreement with the Spoke Bike Club regarding the Spoke Bike Park.

Ken Woodrich noted that the Spoke Bike Club is not an official organization but a volunteer group that has taken on the project of developing and maintaining the bike park. He noted that there were several changes he had made that were not included in the agreement that he would like added – specifically changing the characterize of the Spoke Bike Club to a “community association” and specifying that the future possible uses of the area by the city includes possibly locating a stormwater holding pond on the property.

The council asked that the original maintenance agreement signed in 2012 be incorporated into this agreement.

Moved by David Lindley. Seconded by Joe Turkiewicz.

Motion to authorize the mayor to sign Non-Exclusive License and Indemnity Agreement with the Spoke Bike Club incorporating Ken Woodrich's redline edits and incorporating be reference

the 2012 maintenance agreement and authorize the Spoke Bike Club to proceed with the improvements to the bike park. CARRIED 4-0 with Jason Hartmann., Mayor Pro Tempe voting.

7. Rheingarten Park Remodel – Small Works Roster Bid

Jan Brending, Clerk Treasurer reported the city received one bid that was significantly over the engineer’s estimate. She said the bidder was notified that the bid was rejected and the city would be rebidding the project in the near future.

8. Crestline Payment No. 4 and USDA Reimbursement Request No. 4

Jan Brending, Clerk Treasurer said she is submitting Crestline Payment No. 4 in the amount of \$211,674.08 and USDA Reimbursement Request No. 4 in the amount of \$2,46,303.61. She noted that a portion of the payment to Crestline will be covered by city funds related to the stormwater improvements previously authorized.

Moved by Ashley Post. Seconded by Joe Turkiewicz.

Motion to approve Crestline Construction Payment No. 4 in the amount of 4211,674.08 and USDA Reimbursement Request No. 4 in the amount of \$246,303.61. CARRIED 4-0 with Jason Hartmann., Mayor Pro Tempe voting.

9. Innovative Composites Engineering – Sewer Overage Billing Request

Jan Brending, Clerk Treasurer said the city council previously approved an adjustment to a utility billing for Innovative Composites Engineering due to a water leak. She noted that at the meeting when the council approved the request a council member noted that the water that leaked did not enter the city’s wastewater system. Brending said Innovative Composites Engineering has asked for an additional reduction in their sewer overage associated with the leak. She said that using the same method previously used for calculating the reduction, that if the council wishes to approve the additional reduction request, they approve an amount of \$1,350.00.

Moved by Ashley Post. Seconded by Joe Turkiewicz.

Motion to authorize the clerk treasurer to reduce the sewerage overage charges on the May 29, 2020 utility bill by an additional amount of \$1,350.00. CARRIED 4-0 with Jason Hartmann., Mayor Pro Tempe voting.

10. Consent Agenda

- a. Leak Adjustment Request – Barbara Bailey
- b. Purchase of Face Masks COVID19 CARES Funding
- c. Approval of Meeting Minutes – June 17, 2020
- d. Approval of Vouchers

Type	Date	From	To	Amount
Claims	7/1/2020	EFT	EFT	3,570.00
	7/1/2020	36234	36260	161,476.62
			Claims Total	165,046.62
Payroll	7/6/2020	EFT	EFT	106,498.56

36231		36231	36233	1,098.08
			Payroll Total	107,596.64
Manual Claims	6/23/2020	36230	36230	1,337.30
			Manual Total	1,337.30
			Total All Vouchers	273,980.56

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 1st day of July, 2020.

The city council and staff discussed the purchase of face masks.

Moved by Ashley Post. Seconded by Joe Turkiewicz.
Motion to approve consent agenda as presented. CARRIED 4-0 with Jason Hartmann., Mayor Pro Tempe voting.

11. Department Head and Council Member Reports

Jan Brending, Clerk Treasurer said that the city will be attending the Farmer’s Market on Tuesday to hand out face masks to city residents, allow city residents to sign up for use of the Hood River Pool, hand out blue recycling bags, and remind people about the 2020 Census. She noted that Klickitat County has submitted its Phase 3 application.

Bill Hunsaker, Building Official/Fire Chief said city code allows fireworks to be used on the 4th of July. He said it is the time of the year where it is necessary to be careful noting that there was a small wildfire at Dickey Farms. Hunsaker noted that the Port of Klickitat – Bingen Point will not be open this year for setting off fireworks. It was noted that if the council wanted to ban fireworks an ordinance would have to be adopted a year in advance of the can change.

Hunsaker said he is busy doing building inspections.

Pat Munyan, City Administrator said the Jewett water project is moving along fine. He said the city is currently using both the old and new line. Munyan said when the contractor finishes the work in downtown they will be moving to the work near the hospital. He noted there have been several stormwater issues that will have to be dealt with as the project moves along. Munyan said there have been several issues with the LA Reservoir where rock has plugged up the altitude valve. He said a screen system will be installed to capture rocks and debris. Munyan said survey work on the 14-Inch Main Line project is underway.

Mike Hepner, Police Chief said he was notified by the Yakama Nation that they would not be selling fireworks this year. He said not all firework are legal noting that anything that flies through the area is illegal.

Russ Avery, Public Works Operations Manager said public works staff has been installing a few new services and fixing potholes.

Ken Woodrich, city Attorney noted that many of the Governor's proclamations were extended to July 9 with new proclamations coming. He said the Governor is trying to make sure that Washington does not fall into situations where phases have to be rolled back.

Ashley Post, Council Member asked when city hall would be opening. Jan Brending said definitely not until Phase 3 and possibly not until later due to the space limitations of the lobby.

David Lindley, Council Member said that he has access to face masks that are being produced out of Seattle for free. He said he has reached out to Washington Gorge Action Programs, the schools and Next Door. Lindley said he and his family have used the Hood River Pool and it was really nice because they practically had the pool to themselves. Lindley said he has had conversations with Police Chief Hepner and is scheduling some ride-alongs with different officers. He noted that he has also talked to Ken Woodrich about policy reforms.

12. Adjournment

The meeting adjourned at 7:50 p.m.



Jason Harman, Mayor Pro Tempe



Jan Brending, Clerk Treasurer