



CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, August 5, 2020
Via Zoom Teleconference

Council and Administrative Personnel Present

Council Members:

Jason Hartmann
David Lindley
Ashley Post
Jim Ransier
Joe Turkiewicz

Staff Present:

Marla Keethler, Mayor
Jan Brending, Clerk Treasurer
Ken Woodrich, City Attorney
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 4 people in the audience (by video or telephone).

2. Roll Call

All council members were present.

3. Public Comment

There was no public comment.

4. Changes to Agenda

There were no changes to the agenda.

5. Mayor's Update

Marla Keethler, Mayor provided an update to the city council. She said it appears that the city and country will be operating with COVID-19 for the foreseeable future and is following best governance. She said at the next city council meeting Erinn Quinn with the Klickitat County Health Department will make a presentation and staff will provide information on proposals to on how to use the COVID-19 CARES funding that is available to the city. Keethler provided some statistics regarding economic impacts to the county and city due to COVID-19. She noted that the housing moratorium implemented by the city was handicapped by COVID-19. Keethler said she felt it was appropriate to let the moratorium expire. She said that she hopes the city can continue work on the issues without the moratorium as she feels there was a community that was supportive. Keethler said she would like to hold a teleconference retreat in September to reviewing progress on priorities from last year and to provide input on budget priorities for the coming year. She noted that AWC will be holding its budget conference on August 290 virtually or on demand.

David Lindley asked about the status of the urbanization study being prepared for the city.

Jan Brending noted that the urbanization study is complete and will be placed on the city's website.

Ashley Post asked if the council could submit ideas on how to use the COVID-19 CARES funding.

Keethler said yes, send them to Jan Brending.

6. Spoke Bike Park Agreement Modification

Jan Brending said that when the agreement was signed by the Mayor and sent to Scott Hulbert for signature, Scott Hulbert signed by crossed out and initialed two sections regarding indemnification. She said that in his email back to city staff, he indicated that he was not willing to take on all of the indemnification. Brending said it is being brought back to the city council for review and approval of the deletions.

Ken Woodrich, City Attorney said that the changes made by Scott Hulbert are substantive changes and he would not normally recommend approval. Woodrich said however that if the city's insurance provides coverage for the project and volunteers sign waivers then he would be less concerned. He noted that his concern is around the construction/improvement activities not the use of the park by recreationists as the city is protected by state statute. Woodrich suggested adding the following language to the agreement: "Licensee will require all volunteer participants to provide to the city a good and sufficient waiver and release before proceeding with work."

The city council and the city's attorney discussed the agreement and possible solutions to allow the project to move forward.

Marla Keethler, Mayor noted that this has been a prolonged process due to the SEPA process and COVID-19 and asked how to expedite moving forward.

Moved by Jason Hartmann. Seconded by Ashley Post.

Motion to approve the modified agreement subject to review and approval by the city's insurance and adding the following language "Licensee will require all volunteer participants to provide to the city a good and sufficient waiver and release before proceeding with work." CARRIED 5-0.

7. Ratification of Participating Agreement Between City of White Salmon and USDA Forest Service

Bill Hunsaker, Fire Chief said the grant/contract is with the Scenic Area Forest Service office related to fire reduction in Catherine Creek. He said the City of White Salmon will provide a fire tender and will receive reimbursement for those services. Hunsaker said the city may have firefighters and other equipment onsite to assist. Hunsaker said he asked the Mayor to sign the agreement because the Forest Service was afraid of losing the funds if the agreement was not signed in a timely manner.

Moved by David Lindley. Seconded by Jason Hartmann.

Motion to ratify the Participating Agreement Between City of White Salmon and USDA Forest Service Columbia River Gorge Scenic Area related to White Salmon Wildfire Risk Reduction and providing a grant amount not to exceed \$5,000. CARRIED 5-0.

8. Crestline Construction Payment No. 5 and USDA Reimbursement Request No. 5

Jan Brending said she is requesting authorization to make payment #5 to Crestline Construction in the amount of \$347,241.53 and to submit USDA Reimbursement Request No. 5 in the amount of \$374,239.36. She noted that the reimbursement request to USDA Rural Development includes construction engineering costs.

Moved by Jason Hartmann. Seconded by Jim Ransier.

Motion to approve Crestline Construction Payment No. 5 in the amount of \$347,241.53 and USDA Reimbursement Request No. 5 in the amount of \$374,239.36. CARRIED 5-0.

9. Task Order – Engineering Services, Anderson Perry – Garfield Water Line Replacement

Jan Brending said the city needs to replace a water line in Garfield Street due to the pending street construction project that will take place in 2021. She said Anderson Perry was previously selected as the city's engineer for water projects but that each task order needs to be approved. She said the estimated cost for the engineering services is \$9,000. Brending said staff is recommending approval of the task order.

Ashley Post asked what will the construction of the water line cost.

Brending said that is part of the services provided by the engineer – they will provide an estimated cost with the specifications.

Moved by Ashley Post. Seconded by David Lindley.

Motion to authorize approval of task order for Anderson Perry water engineering services in amount not to exceed \$9,000 related to the replacement of a water line on Garfield Street. CARRIED 5-0.

10. Rheingarten Park Restroom Remodel Small Works Roster Bid

Jan Brending said the city received three bids from Hale Construction, Emtech, and AQC Builders. She noted that Hale Construction has withdrawn their bid. Brending said staff is recommending the city authorize a contract with AQC Builders in the amount of \$79,082.63 which includes heating in the restrooms and sales taxes and is the low bid for the project with heating included. She said the city currently has \$45,400 budgeted for the remodel and will need to add an additional \$33,683. Brending said she does not see any problems in providing the funding in the city's Current Expense budget. She noted that the city currently has \$100,000 budgeted for the removal of the old pool which will not happen until 2021.

Ashley Post asked if the contract includes automatic locks and cameras.

Brending said no, however it is the city’s intent to install automatic locks when the project is completed and if the city council wants cameras installed they can be installed by Radcomp the city’s IT company.

Jim Ransier said he noted that the specifications included automatic faucets and hand dryers. He asked if the toilets are automatic.

Brending said no.

Ashley Post said she would be interested in having a portapotty available at the park during the construction.

Brending noted that at this time the restrooms remain closed to the public.

Moved by Jim Ransier. Seconded by Jason Hartmann.

Motion to authorize the Mayor to sign contract with AQC Builders for Rheingarten Park Restroom Remodel in the amount of 479,082.63 which includes sales taxes and the installation of heaters and direct staff to investigate locating a portapotty in the park. CARRIED 5-0.

11. Consent Agenda

- a. Approval of Meeting Minutes – July 15, 2020
- b. Approval of Vouchers

| Type | Date | From | To | Amount |
|----------------------|-----------|-------|---------------------------|-------------------|
| Claims | 8/5/2020 | 36303 | 36345 | 150,907.11 |
| | 8/3/2020 | EFT | EFT | 3,912.00 |
| | | | Claims Total | 154,819.11 |
| Payroll | 8/5/2020 | EFT | EFT | 112,275.85 |
| | 8/5/2020 | 36300 | 36302 | 1,100.76 |
| | | | Payroll Total | 113,376.61 |
| Manual Claims | 7/24/2020 | 36298 | 36299 | 2,726.82 |
| | 8/6/2020 | EFT | EFT | 1,665.00 |
| | | | Manual Total | 4,391.82 |
| | | | Total All Vouchers | 272,587.54 |

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 5th day of August, 2020.

**Moved by Jason Hartmann. Seconded by Joe Turkiewicz.
Motion to approve consent agenda as presented. CARRIED 5-0.**

12. Department Head and Council Member Reports

Mike Hepner, Police Chief said he has been working to address bills that were passed last year by the legislature, including training. He said that he is becoming part of an investigative team for addressing the use of excessive force. Hepner reviewed the training that he and the departments officers have been attending including crisis intervention, de-escalation and bias training. He noted that a number of law enforcement officers in the Gorge are leaving their departments and that those departments have been reaching out to the city's officers. Hepner said Josh Lewis has started the academy and will be attending the academy two days a week and then doing classroom work from home.

Jim Ransier asked Mike Hepner if he currently has any openings.

Hepner said no. He said this is his third year a chief and he has never had a fully trained staff. He noted that Lewis will not get out of the academy until December and then will participate in 4 months of field training. Hepner said hopefully in March of 2021 he will be fully staffed.

Jim Ransier asked if the city continues to lose officers will it be necessary to look at the salary for officers.

Marla Keethler said that is an area where the city council can set policy.

Jan Brending noted that the departments who may be seeking law enforcement officers allow their officers to continue to live where they already live.

Bill Hunsaker, Building Official/Fire Chief thanked the city council for approving the agreement with the Forest Service. He said the fire department continues to look for volunteers. Hunsaker the department currently has 16 volunteers – 4 of which are female. He said that ideally the department should have 30 volunteers. Hunsaker noted that getting volunteer firefighters is a national problem.

Jan Brending, Clerk Treasurer said the Budget Committee needs to meet to review the status of the current budget and consider a proposed budget amendment. She said that it is her intent to reopen city hall when the county enters Phase 3, however there will be distancing requirements due to the limited space in the lobby. Brending said the city continues to attend Farmer's Market providing free face masks, signing people up for free access to the Hood River Pool and providing blue recycling bags.

Russ Avery, Public Works Operations Manager said the water project is going good and that staff will be starting up on repairing potholes soon.

Ashley Post, Council Member said she would like to see the city’s budget including painting the restrooms in the park each year. She asked the city’s attorney to review opening meeting requirements as it relates to emails.

Ken Woodrich, City Attorney said he prefers that council members sent comments, suggestions, etc. to staff and then have staff forward them. He said this prevents the risk of a “serial meeting.”

Council members welcomed Jim Ransier to the city council.

Marla Keethler, Mayor said that the decision to close restrooms was going to change when the county entered into Phase 3. She said that because of sanitation and cleaning requirements the restrooms have been kept closed. Keethler said she is also concerned that if the city’s restrooms are reopened there could be a risk of them being overwhelmed. She said she may have more information at the next council meeting. Keethler said that she will be reviewing committee appointments and providing an update at the next council meeting. She said committees should meet on issues that are timely. Keethler said she provided comment to Klickitat County related to the COVID-19 CARES funding available for mortgage and rental assistance. She said that she asked the county to make the funding available in each city reflective of the overall funding available. Keethler noted that is now back fully and told the council to connect with her when they feel necessary.

13. Adjournment

The meeting adjourned at 7:46 p.m.

Marla Keethler, Mayor

Jan Brending, Clerk Treasurer