



**CITY OF WHITE SALMON**  
**City Council Regular Meeting – Wednesday, January 6, 2021**  
**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  
Pat Munyan, City Administrator  
Jan Brending, Clerk Treasurer  
Ken Woodrich, City Attorney  
Russ Avery, Operations Manager  
Bill Hunsaker, Building Official/Fire Chief

**1. Call to Order and Pledge of Allegiance**

Marla Keethler, Mayor called the meeting to order at 6:00 p.m. There were approximately 8 people in the audience (by video or telephone). The Pledge of Allegiance was recited.

**2. Roll Call**

All council members were present.

**3. Public Comment**

There was no general public comment.

**4. Changes to Agenda**

Jan Brending, Clerk Treasurer requested that the meeting minutes of December 16, 2020 be removed from the Consent Agenda as they are not available.

***Moved by Jason Hartmann. Seconded by Joe Turkiewicz.***

***Motion to remove the meeting minutes of December 16, 2020 from the Consent Agenda.***  
***CARRIED 5-0.***

**5. Presentation – Ruby Irving, Klickitat County Solid Waste Director**

Ruby Irving, Klickitat County Solid Waste Director said she is glad to be able to attend the council meeting and answer questions the city council might have. She said that she supports Zoom meetings and hopes they will continue as they allow more people to attend. Irving said Michelle Mulrony who is the Recycling Coordinator is also available to answer questions. She said that one of the goals of the department is to look at how to reduce overall waste and to encourage citizens to look at what they are buying – are people buying recycled products. Irving said reducing waste could only be done in partnership with the entire county. She said that she hopes to provide quarterly updates to the council. Irving discussed glass recycling, curbside recycling and yard and garden debris pickup with the council. She noted that the department is working with Republic to change from blue recycling bags to carts and how to do it economically. Irving said it will take a change in Republic's current equipment to use the carts.

Michelle Mulrony said it is difficult to reach everyone in the county to provide information. She said the department has started a monthly newsletter that can be subscribed to. Mulrony said she is reaching out to businesses and also has joined the two chambers of commerce.

**6. Ordinance 2021-01-1072, Amending WSMC 18.35 City Tree Ordinance**

Jan Brending, Clerk Treasurer reviewed the proposed amendments to White Salmon Municipal Code 18.35 City Tree Ordinance. She noted that for the most part the code pertains to trees that are located on public property – parks and street rights-of-way. Brending said the Bill Hunsaker, Building Official/Fire Chief would like to add a change to WSMC 18.35.140 requiring that trees be limbed up 14 feet above street rights-of-way.

Bill Hunsaker, Building Official/Fire Chief said that due to large trucks trees need to be limbed up to 14 feet above streets.

Jan Brending suggested the following wording for the 18.35.140 – Pruning, Corner Clearance.

“Every owner of any tree overhanging any street or right-of-way within the city shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruction view of any street intersection and so that there shall be a clear space of **eight fourteen** feet above the surface of the street or **eight feet above the surface of the** sidewalk. Said owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public. The city have the right to prune any tree or shrub on private property when it interferes with the propose spread of light along the street from a street light or interferes with sigh distance to oncoming traffic o the viability of any traffic control device or sign **or within the clear space of fourteen feet above the surface of the street or eight feet above the surface of the sidewalk.**”

Ashley Post, Council Member said the ordinance was originally adopted in 2017 when the city applied to become a Tree City. She said that as the Tree Board referenced the ordinance over the last three years it was clear that several things did not fit with the city.

Marla Keethler, Mayor opened the public hearing.

There was no public comment provided.

Marla Keethler, closed the public hearing.

**Moved by Jim Ransier. Seconded by Ashley Post.**

**Motion to adopt Ordinance 2021-01-1072, Amending WSMC 18.35 City Tree Ordinance with the change to 18.35.140. CARRIED 5-0.**

**7. Resolution 2021-01-514, Adopting List of Acceptable Trees for Planting in Public Places**

Jan Brending, Clerk Treasurer said the resolution provides for a list of acceptable trees for planting in public places as required by the city’s City Tree Ordinance. She said the list of trees comes from the city’s Community Forest Management Plan that was completed in December 2018. Brending said it will be available on the city’s webpage and provided to citizens if they are

interested in a list of trees that can be planted on their property. She said these trees are not the only trees that property owners can plant.

**Moved by Ashley Post. Seconded by Jason Hartmann.**

**Motion to adopt Resolution 2021-01-514, Adopting List of Acceptable Trees for Planting in Public Places. CARRIED 5-0.**

**8. Ordinance 2021-01-1073, Adopting WSMC 8.60 Rental Housing Code**

Jan Brending, Clerk Treasurer said the proposed ordinance is a result of work that began in early 2020 when information about tenant protections was presented to the city council. She said the city council then discussed additional information in June and the proposed ordinance was referred to the Community Development Committee. Brending said the staff, including the mayor, and the Community Development Committee have developed an ordinance that believe meets the guidance provided by the city council. She said illustrations for the formula for determining when the threshold is met to allow installment payments, as provided for in 8.50.040.A was also included in the packet.

Jim Ransier, Council Member said the proposed ordinance reinforces what is state law and provides for an education element and process for appeal and enforcement.

Marla Keethler, Mayor opened the public hearing.

Jan Brending read two written comments into the record from Nina Clark and Lori Clark in opposition to the proposed ordinance.

**Tao Berman, White Salmon WA** said that he has concerns with the ordinance as there are a lot of rules to follow with robust penalties. He said the majority of the proposed ordinance is already part of state law. He said Washington law provides protection for tenants and that the city's proposed ordinance creates a compliance issue for landlords.

**John Edwards, White Salmon WA** said he agrees with Tao Berman and the two individuals who submitted written comment. He said Washington state RCW's already cover everything in the city's ordinances including the payment plan.

Marla Keethler asked Edwards if he knows the state statute for payment plans.

Edwards said it is RCW 49.18.610.

Marla Keethler, Mayor closed the public hearing.

Marla Keethler asked Ken Woodrich, City Attorney if there were any problems with the city's ordinance violating tenant privacy.

Ken Woodrich, City attorney said no.

Marla Keethler, Mayor said that if state law has been enacted that addresses some of the things in the city’s proposed ordinance, then the ordinance needs to be revisited.

Jim Ransier, Council Member said that to him the most important thing in the proposed ordinance was the installment payment portion and knowing that is now provided for in state law changes the foundation of the ordinance. He suggested sending the ordinance back to the Community Development Committee to review and remove any redundancies. Ransier said the ordinance is not intended to be retroactive. He said it is important to make clear what the rights of both the landlords and tenants are.

Ashley Post, Council Member said there are housing issues in the community and that landlords are needed. She said Washington state has robust laws that favor tenants. Post said she does not want to encourage long-term landlords to move to short-term rentals. She said she feels the ordinance creates too much of a burden on landlords – particularly small landlords. Post said taking tenants into consideration is important but feels in Washington state tenants are well protected. She suggested there may not be a need for an ordinance but possibly just having the city provide information. Post said it is important to look at what is the problem the city is trying to fix.

Jason Hartmann, Council Member said he agrees with those who commented about the redundant language. He said the ordinance should only address those things that are not in state code.

David Lindley, Council Member said the ordinance should only provide additive measure. He said the proposed ordinance appears to be burdensome and it needs to be clarified as to what is already in state law. Lindley thanked the committee for the work they did on the ordinance.

Marla Keethler, Mayor said the issue has change in the last two years and that the public comment highlights that. She said it does appear to be redundant if state law has changed.

Joe Turkiewicz thanked those who made comment. He said the city council did hear from tenants when the original idea was started.

There was a consensus of the city council to remand the proposed ordinance back to the Community Development Committee.

**11. Consent Agenda**

a. 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 6<sup>th</sup> day of January, 2021.

Type	Date	From	To	Amount
Claims	12/30/2020	EFT	EFT	2,868.00
	12/30/2020	36730	36763	93,001.17

	1/6/2021	36764	36773	169,079.46
			<b>Claims Total</b>	<b>264,948.63</b>
<b>Payroll</b>	12/21/2020	EFT	EFT	89,055.29
	12/21/2020	36714	36727	4,294.68
	1/5/2021	EFT	EFT	113,341.46
	1/5/2021	36731	36733	1,043.54
			<b>Payroll Total</b>	<b>207,734.97</b>
<b>Manual Claims</b>	12/21/2020	36728	36729	10,893.83
			<b>Manual Total</b>	<b>10,893.83</b>
			<b>Total All Vouchers</b>	<b>483,577.43</b>

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

**11. Department Head and Council Member Reports**

**Mike Hepner, Police Chief** said there have been a lot of vehicle prowls in Bingen and White Salmon and in the Columbia Gorge. He said the issue is being worked on by all law enforcement. Hepner said it is important for citizens to remove valuables from their vehicles and to keep them locked. He noted there has been an increase in domestic violence and mental health calls which is common this time of year.

Jason Hartmann, Council Member asked Hepner to comment on the Northwest Natural gas line outage.

Hepner said Office Kate Daniels was the first individual on scene and attempted to get to the vehicle to get the individual out but was unable to. He said when Chief Hunsaker arrived on scene he moved everyone back ½ miles. Hepner said the individual was process by State Patrol for DUI and the city charged him for reckless driving.

David Lindley, Council Member said he thinks the incident has raised some concerns about the security of the site.

Hepner said discussions regarding the safety and security of the site are taking place between the gas companies and Washington State Department of Transportation.

Jim Ransier, Council Member asked about the status of the social service position.

Hepner said he is meeting with people who want to be involved. He said that everyone involved wants an officer to be close by if not onsite when contact is made with individuals needing assistance.

Ransier said he agrees that the position is in addition to law enforcement and is not a replacement for law enforcement.

**Bill Hunsaker, Building Official/Fire Chief** said he was the third person on scene at the gas line incident and that the driver was still in the vehicle when he arrived. He said Northwest Natural Gas was great to work with. He said Northwest Natural provided blankets and electric heaters to those who needed them. Hunsaker said the new addition for Skyline Hospital will receive their final inspection next week. He said it was a quick build.

**Russ Avery, Public Works Operations Manager** said the Public Works Department is running a staggered shift due to COVID19. He said staff is reading meters, installing new speed limits signs in problem areas and taking down the Season's Greeting sign.

**Pat Munyan, City Administrator** said that work continues on the 14-Inch Main Water Line project and that he has also been working on land use issues.

**Ken Woodrich, City Attorney** said he has been working with Pat Munyan on land use issues.

**Jan Brending, Clerk Treasurer** said she is working on the end of the year finances and hopes to provide a budget amendment for the 2021 budget at the second meeting in February or the second meeting in March. She said that she sent out a calendar for committee meeting to the council members for the month of January.

**Jim Ransier, Council Member** said the Community Development Committee will meet on January 14 and will discuss the climate change resolution.

**Ashley Post, Council Member** said the Tree Board will meet on January 11 at 5:30 p.m. to discuss the critical areas ordinance, updating the Tree Board webpage and the "Tree of the Month" column.

**Marla Keethler, Mayor** said Governor Inslee has released new information about the COVID19 recovery process. She said the state is now using a regional approach versus a county-by-county approach. Keethler said it is now known how counties and cities will communicate. She said the Northwest Gas outage was the largest in their history. She said 2200 heaters and 1100 blankets were given out and that it affected 5500 customers. Keethler said Klickitat County has two new county commissioners. She said she will be posting her virtual mayor office hours on the city webpage. Keethler said the state legislative session will be virtual this year.

**12. Adjournment**

The meeting adjourned 7:56 p.m.

  
\_\_\_\_\_  
Marla Keethler, Mayor

  
\_\_\_\_\_  
Jan Brending, Clerk Treasurer