



CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, January 20, 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
Erika Castro-Guzman, Associate Planner

1. Call to Order and Pledge of Allegiance

Marla Keethler, Mayor called the meeting to order at 6:00 p.m. There were approximately 5 people in the audience (by video or telephone). The Pledge of Allegiance was recited.

Marla Keethler, Mayor noted that Klickitat County has noted its 5th death from COVID-19 and that the individual was from the White Salmon Area. She reminded everyone that we continue to be in a pandemic and that masks should be worn, wash hands, stay home if sick and avoid large gatherings. She said that Klickitat County remains in Phase 1 of the Governor’s Roadpath to Recovery.

2. Roll Call

All council members were present.

3. Public Comment

Jan Brending, Clerk Treasurer read an email from Guillermo Maldonado and Amy Sousa regarding the removal of the temporary stop sign at the top of Dock Grade. Maldonado and Sousa expressed concerns about its removal related to pedestrians crossing at Oak and Dock Grade because drivers do not have visibility to see pedestrians in the area.

The issue was referred to the City Operations Committee for review.

4. Changes to Agenda

Marla Koehler, Mayor asked to remove the “action” portion of the Legislative Priorities agenda item.

Moved by Jason Hartmann. Seconded by Jim Ransier.

Motion to remove the action portion of the Legislative Priorities agenda item. CARRIED 5-0.

5. Critical Areas Heritage Tree Variance Request – Jeff Dellis

Pat Munyan, City Administrator reviewed the proposed Heritage Tree Variance Request submitted by Jeff Dellis for property located at 795 Strawberry Mountain Road. He said Dellis is requesting of four heritage trees in order to build a home on his property. Munyan said that the four trees could be considered 7 trees because three of the trees have two trunks. He said the property owner also intends to remove a number of other trees that do not meet the definition of heritage tree. Munyan said the removal of the heritage trees are necessary in order to provide a reasonable use of the property. He and the city council reviewed photographs of the subject property showing tree locations and the slope of the property. Munyan said staff is recommending that for every heritage tree that is removed two trees are replanted.

Jeff Dellis, property owner, thanked the city council for the opportunity to speak to his application. He said he is a licensed architect. Dellis said he is retaining space on the north and south side of the lot to maintain the forested feel of the property. He noted that one of the heritage trees does not have a top. He identified the 3 trees that have two trunks.

Pat Munyan, City Administrator noted that there are actually two variances requested (1) to remove the four heritage trees and to build within the protected area of other heritage trees.

Staff and the city council discussed “reasonable use” of the property.

Bill Hunsaker, Building Official/Fire Chief noted that the property owner is required to provide a turnaround that will handle a fire truck and that affects the buildable area of the property.

Pat Munyan noted that the city has been required that the diameter of a tree be measured at 4 feet to determine if it is a heritage tree.

Ashley Post, Council Member said she is struggling on how to move forward with a decision as this is only the second request to come before the city council. She acknowledged that staff and the Tree Board are in the process of considering amendments to the Heritage Tree section of the city’s critical area ordinance.

Jan Brending, Clerk Treasurer noted that the variance request must be considered under the existing code that was in place at the time of the application.

Ken Woodrich, City Attorney agreed. Woodrich noted that the concept of reasonable use is illusive but that because the home is only covering 20% of the property it would be hard to find that it is an unreasonable use of the lot due to its size.

Moved by Jason Hartmann. Seconded by Ashley Post.

Motion to approve the variance request to remove four heritage trees with the condition to plant 2 trees for every tree removed.

Moved by Ashley Post. Seconded by Jim Ransier.

Motion to amend the motion to approve waiving the mitigation requirement of planting two trees for each tree removed. CARRIED 5-0.

Moved by Jim Ransier. Seconded by Jason Hartmann.

Motion to amend the motion to approve adding approval of the second variance request to allow the home to be constructed within the buffer of the tree protection area. CARRIED 5-0.

Original motion to approve the variance request to remove four heritage trees with condition to plant 2 trees for every tree removed, amended to remove condition for planting trees and amended adding approval of variance request to building home within the buffer of the tree protection area. CARRIED 5-0.

David Lindley, Council Member said this has been a good example of how the code should work.

6. Jewett Water Main Improvement Project – Certificate of Substantial Completion

Pat Munyan, City Administrator said the project has been substantially complete as of December 3, 2020. He said the city is in the process of closing the project out. Munyan reviewed the items that will be eliminated from the contract. He said the city will complete those items in 2021.

Moved by David Lindley. Seconded by Jason Hartmann.

Motion to authorize the Mayor to sign Certificate of Substantial Completion with date of December 3, 2020 for the Jewett Water Main Improvement Project. CARRIED 5-0.

7. Personal Services Contract Amendment, WSP On-Call Services

Jan Brending, Clerk Treasurer said the city has a on-call services contract for land use planning with WSP USA inc. She said one of the task orders under that contract is for the update of the city's critical area ordinance and that should be completed by the end of the summer. Brending said that in addition it will take some time to get a land use planner hired and the city may need to use some consulting services during that time period. She said the amendment provides for extending the date to August 31, 2021 and updates the rates for 2021.

Moved by Ashley Post. Seconded by David Lindley.

Motion to authorize the Mayor to sign Amendment No. 1 to WSP USA Inc personal services contract for on call land use planning services extending the date of the contract to August 31, 2021 and providing for a 2021 fee schedule. CARRIED 5-0.

8. Personal Services On Call Services Contract – CAO Task Order Amendment No. 1

Jan Brending, Clerk Treasurer said the city is working with WSP USA Inc. to update its critical area ordinance. She said the project began in late 2019 but due to COVID-19 and work on the comprehensive plan update the project has not moved forward. Brending said the amendment extends the project through the end of August 31, 2021 and provides for updated 2021 fees. She said the cost of the project will increase by \$12,340, from \$49,908 to \$62,248.

Moved Jason Hartmann. Seconded by Joe Turkiewicz.

Motion to authorize the Mayor to sign Amendment No. 1 to WSP USA Inc. on call services Task Order – Critical Areas Ordinance Update increasing the not to exceed amount from \$49,908 to \$62,248 (an increase of \$12,340) and to extend the completion of the project to August 31, 2021. CARRIED 5-0.

9. **Resolution 2021-01-515 Declaring Surplus Property and Providing for Transfer of Property**
Bill Hunsaker, Building Official/Fire Chief said the fire department has 14 fire truck tires that it can no longer use. He said Fire District #13, Appleton is interested in taking the tires. Hunsaker said it will cost the city to dispose of the tires.

Moved by Jim Ransier. Seconded by David Lindley.

Motion to adopt Resolution 2021-01-515, Declaring Surplus Property and Providing for Transfer of Ownership of 14 fire truck tires to Klickitat County Fire District #13 – Appleton. CARRIED 5-0.

10. **Resolution 2021-01-516 Declaring a Local Emergency Due to Public Safety and Health Issues Related to City Vine Street Wastewater Main Line**
Pat Munyan, City Administrator said that on January 14, 2021 the City of White Salmon public works department was notified of wastewater flowing on property located off of Jewett Blvd. He said that upon inspection it was determined that a main wastewater line running from the north across Grandview Blvd. and Vine Street to Jewett Blvd had failed at the manhole located on Vine Street. Munyan said that because an emergency was present that necessitated the utilization of emergency powers a local emergency was declared by the Mayor. He said the declaration allows the city to waive bidding requirements and hire a contractor to immediately come and begin the work. He said the city has hired Artistic Excavation, who was available and is on the city's small works roster, to do the work on the Vine Street Wastewater Main Line. Munyan noted that the wastewater leak has been stopped.

Moved by Jason Hartmann. Seconded by Ashley Post.

Motion to adopt Resolution 2021-01-516, Declaring Local Emergency Due to Public Safety and Health Issues Related to Vine Street Main Wastewater Line. CARRIED 5-0.

11. **Legislative Priorities – City Action Days**
Marla Keethler, Mayor said she wanted to bring up legislative priorities for discussion with then intent to adopt the priorities at the February 3 meeting. She said the list of priorities should be limited. Keethler noted that the bridge is important due to the support needed for a bi-state agency approach to the new bridge. She said some other priorities could be housing and behavior health. Keethler noted that there are bills come forward in the legislature to address housing.

Ashley Post, Council Member said that she agrees with those three areas. She said housing and behavioral health are already being emphasized by AWC and that maybe the city should focus on the bridge.

Jason Hartmann, Council Member said he agrees. He said he is okay with emphasizing all three areas but the bridge is the most important.

Jim Ransier, Council Member said the governor is also putting together a climate policy package which he feels is worth calling out. He said he support the bridge as a priority.

Marla Keethler, Mayor said she likes revisiting legislative priorities annually but also thinks it is good to be singularly focused.

David Lindley, Council Member said that agrees with other council members. He said transportation is also an issue identifying more local funding opportunities for transportation.

Jason Hartmann, Council Member said it might be good to check with the City of Bingen to see what their priorities are.

12. Consent Agenda

- a. Approval of Meeting Minutes – December 16, 2020
- b. Approval of Meeting Minutes – January 6, 2021
- c. 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 20th day of January, 2021.

Type	Date	From	To	Amount
Claims	12/31/2020	EFT	EFT	1,987.33
	12/31/2020	39774, 36776	36790	118,323.20
	1/20/2021	36791	36815	27,396.18
			Claims Total	147,706.71
Payroll	1/20/2021	EFT	EFT	74,877.43
			Payroll Total	74,877.43
Manual Claims	1/11/2021	36775	36775	50.00
			Manual Total	50.00
			Total All Vouchers	222,634.14

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

13. Department Head and Council Member Reports

Bill Hunsaker, Building Official/Fire Chief said he has received his second COVID-19 vaccine and is working to get the firefighters vaccinated.

Russ Avery, Public Works Operations Manager said the department has been working on water main breaks and installing some new services.

Pat Munyan, City Administrator said land use activity has begun to pick up. He said he is working with SDS Lumber to obtain a permit from them to install the test slow sand filter. Munyan said a power source will need to be obtained.

Jan Brending, Clerk Treasurer said the Personnel and Finance Committee will meet on Monday, January 25. She reminded city council members to send in their comments on the comprehensive plan elements that are out for review.

Jim Ransier, Council Member said the Community Development Committee will review tenant protections at its next meeting to determine how to move forward with the proposed ordinance. He said he expects the committee to also discuss the climate crisis resolution next month.

Ashley Post, Council Member said the Tree Board met on January 11th and is starting to put together the 2021 tree maintenance plan for the city's park and street trees. She said the committee will also be providing comments on how to handle the heritage tree section of the city's critical areas ordinance. Post said she would also like to hear other council member comments on the issue.

The council and staff also discussed how to handle Arbor Day in 2021. Jan Brending, Clerk Treasurer said she has not see any guidance from the Arbor Day Foundation but will also check with Underwood Conservation who normally hosts Tree Fest as part of Arbor Day.

Jason Hartmann, Council Member said he attended the Community Pride meeting. He said the event will be held on May 22 this year.

David Lindley, Council Member said he also supports input from council members regarding the heritage tree code.

Marla Keethler, Mayor said the current vaccination schedule is for those 65 and older. She said she has been appointed by AWC to serve on the Small City Advisory Committee. Keethler said she has been watching other city council meetings across the state and may be recommending some changes to the structure of the council meeting in the future. Keethler said she has a vision of a bluff trail from White Salmon to the riverfront. She said it is in the very early stages but feels it is important to connect White Salmon to the bridge pedestrian access and for economic development opportunities. Keethler said it would most likely be a mixture of ownerships and being mindful of property rights.

Jim Ransier, Council Member noted that staff will be contacting WSDOT about reestablishing the parklets for 2021.

14. **Adjournment**

The meeting adjourned 7:58 p.m.

Marla Keethler, Mayor

Jan Brending, Clerk Treasurer

