



CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, April 21, 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
Mike Hepner, Police Chief
Bill Hunsaker, Building Official/Fire Chief

I. Call to Order, Presentation of the Flag and Roll Call

Marla Keethler, Mayor called the meeting order at 6:00 p.m.

All council members were present.

There were approximately 5 members of the public in attendance.

II Changes to the Agenda

Jan Brending, Clerk Treasurer requested that the following items be added to the Consent Agenda:

- Gray & Osborne Task Order – Michigan Avenue Improvements
- White Salmon Wildfire Risk Mitigation Project Agreement
- WSDOT Agreement for Parklets

Moved by Jason Hartmann. Seconded by Ashley Post.

Motion to add three items to the consent agenda: 1) Gray & Osborne Task Order – Michigan Avenue Improvements, 2) White Salmon Wildfire Mitigation Project Agreement, and WSDOT Agreement for Parklets. CARRIED 5-0.

III. Consent Agenda

- A. Authorization to Submit Grant Application – AARP Community Challenge Grant**
- B. Equipment Purchase Contract – Public Works Truck (\$47,943.52)**
- C. Approval of Meeting Minutes – March 17, 2021**
- D. 2021 February Budget Report**
- E. Gray & Osborne Task Order – Michigan Avenue Improvements**
- F. White Salmon Wildfire Mitigation Project Agreement**
- G. WSDOT Agreement for Parklets**
- H. 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 21st day of April, 2021.

Type	Date	From	To	Amount
Claims	4/7/2021	36965	37007	146,877.46
	4/7/2021	EFT	EFT	5,730.00
	4/21/2021	37011	37038	73,467.93
			Claims Total	226,075.39
Payroll	4/5/2021	EFT	EFT	112,854.55
	4/5/2021	36962	36964	1,034.56
	4/11/2021	EFT	EFT	16.51
	4/12/2021	EFT	EFT	10,552.12
	4/20/2021	EFT	EFT	70,722.51
			Payroll Total	195,180.25
Manual Claims	3/23/2021	36959	36961	14,444.34
	4/6/2021	EFT	EFT	1,840.92
	4/8/2021	37008	37008	22,255.75
	4/12/2021	EFT	EFT	7,828.25
	4/16/2021	37009	37009	3,750.00
	4/20/2021	37010	37010	47,943.52
			Manual Total	98,062.78
			Total All Vouchers	519,318.42

**Moved by Jim Ransier. Seconded by Joe Turkiewicz.
 Motion to approve consent agenda. CARRIED 5-0.**

IV. Public Comment

There was no general public comment.

V. Executive Session

Marla Keethler, Mayor announced at 6:09 p.m. that the City Council will meet in Executive Session for 10 minutes to discuss potential litigation pursuant to RCW 42.30.110(1)(i).

Joe Turkiewicz said he is recusing himself from the Executive Session discussion and from the Right-of-Way Permit Application agenda item because he had previously filed a 2017 public nuisance lawsuit related to the applicant’s encroachment into the right-of-way.

Ken Woodrich noted that because of meeting in a virtual setting, Joe Turkiewicz will turn off his microphone and video until the council resumes regular session and after the business item related to the right-of-way permit application.

The council resumed regular session at 6:19 p.m. and announced the Executive Session will continue for an additional 10 minutes.

The council resumed regular session at 6:29 p.m.

VI. Business Items

A. Right-of-Way Use Permit Application, Margaret Richmond

Pat Munyan, City Administrator reviewed the staff report related to the right-of-way use permit application submitted by Margaret Richmond. He said that under a Type D permit the city council has the right to modify the conditions of approval for the permit.

Jason Hartmann, Council Member asked how the council could move the decision to a hearings officer.

Ken Woodrich, City Attorney noted that the decision the city council is making tonight is not a decision on an appeal item. He said there is nothing for a hearing officer to decide, that this is a council decision.

Jason Hartmann, Council Member asked why a variance application was not submitted.

Pat Munyan, City Administrator said variances apply to private property and not public right-of-way. He said the city is not giving a variance of a land use regulation.

Jan Breeding, Clerk Treasurer noted that Margaret Richmond is attending the meeting if the council wanted to hear from her.

Ken Woodrich, City Attorney said that if Richmond provided comment it would provide and advantage because Joe Turkiewicz, a council member, is not able to participate in the discussion.

Marla Keethler, Mayor said that unless there is an objection or the need to have a question answered, will continue to keep to just council discussion.

Jim Ransier, Council Member asked for clarification on how the two ten-year clauses work.

Ken Woodrich, City Attorney said that the term is for one ten-year period after being recorded. He said the agreement provides that the applicant can apply for one administrative renewal of the permit in the year prior to expiration. Woodrich also noted that the applicant may also assign the permit before it expires without the city's consent.

Moved by Jim Ransier. Seconded by David Lindley.

Motion to authorize administrative staff to proceed with application process with the following conditions:

1. Start date of the agreement shall be the date of the application approval.

2. Agreement shall be recorded with Klickitat County.

CARRIED 3-1 with following vote: Hartmann – Nay, Lindley – Aye, Post – Aye, Ransier – Aye.

Joe Turkiewicz, Council Member rejoined the council meeting.

- B. Resolution 2021-04-520, Adopting Klickitat County Solid Waste Management Plan**
Jan Brending, Clerk Treasurer said Resolution 2021-04-520 adopts the Klickitat County Solid Waste Management Plan, including the Moderate Risk Management Plan and the Contamination Reduction and Outreach Plan. She said the county is required to review the plan and update the plan periodically. Brending said the county's Solid Waste Committee has been working on updating the plan for some time. She noted the county has a representative on the committee – Jason Hartmann served on it previously and Joe Turkiewicz is the current city appointee.

Moved by Jason Hartmann. Seconded by Joe Turkiewicz.

Motion to adopt Resolution 2021-04-520 Adopting the 2020 Klickitat County Comprehensive Solid Waste Management Plan, Including the Moderate Risk Management Plan and the Contamination Reduction and Outreach Plan. CARRIED 5-0.

- C. Ordinance 2021-04-1076, Repealing 15.28 Floodplain Construction Restrictions and Adopting WSMC 15.28 Flood Damage Prevention**

Jan Brending, Clerk Treasurer reviewed the proposed amendments repealing WSMC 15.28 Floodplain Construction Restrictions and Adopting WSMC 15.28 Flood Damage Prevention. She said these changes come from a model ordinance provided by Washington Department of Ecology in response to the 4 Federal Emergency management Agency (FEMA) requirements. She said the codes related to building within floodplain or flood zones. Brending said the city must revise its codes in order to participate in the federal flood insurance program. She noted that there is a public hearing scheduled for this item. Brending noted that on page 26 of the ordinance "Section 2" should be "Section 4."

Bill Hunsaker, Building Official said the city does not have a lot of floodplain.

Jan Brending, Clerk Treasurer said that the flood maps for Klickitat County and Skamania County are being updated using actual scientific data versus "general information" as noted on the current maps. She said that process should be completed soon.

Marla Keethler, Mayor opened the public hearing.

Jan Branding, Clerk Treasurer said there was no written public comment and that no one registered to speak during the public hearing.

Marla Keethler, Mayor closed the public hearing.

***Moved by Ashley Post. Seconded by Jim Ransier.
Motion to adopt Ordinance 2021-04-1076, Repealing WSMC 15.28 Floodplain
Construction Restrictions and Adopting WSMC 15.28 Flood Damage Prevention with
corrections upon the first reading. CARRIED 5-0.***

- D. Ordinance 2021-04-1077, Adopting WSMC 2.20 Boards, Commissions and Committees**
Marla Keethler, Mayor said the proposed amendments is designed to cleanup and clarify the city's codes related to boards, commissions, and committees. She said it includes the creation of the CityLab Board and the addition of the Lodging Tax Advisory Committee. Keethler said staff is also recommending that the planning commissioner's term be changed from 6 years to 4 years.

Jan Branding, Clerk Treasurer said there were a number of codes addressing boards, commissions, and committees. She the proposed amendments consolidate those codes into one chapter. Branding said that the committee language is similar to that in the codes with the addition of a member being added to the Community Development Committee representing the White Salmon Arts Council and that the Lodging Tax Advisory Committee was added. She said the Lodging Tax Advisory Committee will advise the city council on how to spend the city's hotel/motel tax (lodging tax). Branding said the language for the Civil Service Commission and the Planning Commission were cleaned up to meet state code. She noted that state code provides that the term for a planning commissioner can only be 4 or 6 years. Branding said the language for the Tree Board is the same as it was when previously amended earlier in the year. She said the CityLab Board has been added. Branding said the Community Development Committee developed the language for the CityLab Board with input from the community.

Branding noted that the following language needs to be added to the end of the ordinance along with the signature blocks:

"SECTION 3 – SEVERABILITY. If any section, sentence, or phrase of this Chapter is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, or phrase of this Chapter.

SECTION 4 – EFFECTIVE DATE. This ordinance shall take effect five days following the date of its publication by summary.

Passed by the **PASSED** by the City Council of the City of White Salmon at a regular meeting this 21st day of April 2021.”

Jim Ransier, Council Member asked if the White Salmon Arts Council knows that they are being asked to designate a committee member.

Marla Keethler, Mayor said yes that the committee had discussed this last year prior to the start of the pandemic but the change had not been made.

Jim Ransier, Council Member said that he thinks their participation will be welcome. He thanked to the Mayor, Joe Turkiewicz and Jan Brending for the feedback on the CityLab Board. Ransier said the makeup of that board expands outside of the city limits into the urban exempt area. He said that while the neighbors don't participate directly in city governance this will provide an opportunity to provide feedback on topics that might to the CityLab Board such as issues related to climate change.

Moved by Jim Ransier. Seconded by David Lindley.

Motion to adopt Ordinance 2021-04-1077 Repealing WSMC 2.04.050, 2.04.060, 2.20, 2.28.010, 2.28.020, 2.82.030, 2.28.040, 17.80.010, 17.80.020, 17.80.030, 17.80.040, 17.80.050, 18.35.020, 18.35.030, 18.35.040, 18.35.050, and 18.35.060 and Adding New Chapter 2.20 Boards, Commissions and Committees as corrected upon the first reading. CARRIED 5-0.

E. Garfield Water Line Improvements – Bid Results

Jan Brending, Clerk Treasurer and Pat Munyan, City Administrator provided information on the need for improvements to the Garfield water line due to the impending street improvements. It was noted that an alternate was included in the bid because it connected to the Garfield water line.

Jan Brending said the low bidder on the project was Artistic Excavation with a base bid of \$103,571.95 and a bid for the alternative of \$89,332.50 for a total project cost of \$192,904.45. She reviewed the proposed funding for the project which includes \$120,110 already budgeted in the Water Reserve Fund with a staff recommendation to increase that amount with to \$192,905 with \$38,469 coming from the ending balance of the Water reserve Fund and \$34,326 coming the Water Fund through an interfund transfer.

David Lindley, Council Member asked what caused the errors in the bid.

Jan Brending, Clerk Treasurer said the engineer always reviews the math in the bids and there were a couple of line items that were not correct. She and Pat Munyan, City Administrator noted that the corrections did not affect the low bid.

Moved by Jason Hartmann. Seconded by Joe Turkiewicz.

Motion to award public works contract for Garfield Water Line Improvement base bid in the amount of \$103,571.95 and the alternate bid in the amount of \$89,332.50 to Artistic Excavation for a total contract amount of \$192,904.45. CARRIED 5-0.

F. Ordinance 2021-04-1078, Amending the 2021 Budget

Jan Brending, Clerk Treasurer reviewed the proposed amendments to the 2021 budget. She said the amendments provide for the changes to fund the Garfield Water Line Improvements.

Moved by Jason Hartmann. Seconded by Jim Ransier.

Motion to adopt Ordinance 2021-04-1078, Amending the Budget for the City of White Salmon, Washington for the Fiscal Year Ending December 31, 2021. CARRIED 5-0.

VII. Reports and Communications

A. Department Heads

Mike Hepner, Police Chief said the town has been a lot more busy with traffic. He noted that COVID19 cases are going up in Klickitat County. Hepner said that mental health issues are also on the increase.

Ashley Post, Council Member asked about the status of contracting of social services.

Hepner said he has been working with Skyline Health who currently has a program in place and working to leverage grant funds to cover the program.

Bill Hunsaker, Fire Chief/Building Official said that western Klickitat County will likely start their burn ban on June 1st.

Marla Keethler, Mayor asked if the bluff area would be included in the DNR wildfire mitigation project.

Hunsaker that DNR is undertaking Phase 1 which includes the area approved by the city council in the consent agenda. He said bluff area was identified for Phse 4 but it is possible that it could be moved up to Phase 2.

Russ Avery, Public Works Operations Manager said public works has been working on repairing potholes and water leaks. He said that street marking painting such as crosswalks and parking spaces will begin soon. Avery said the White Salmon slow sand filter pilot test is underway for the next six months.

Jim Ransier, Council Member asked how the new compliant system related to streets is working.

Marla Keethler, Mayor said that after the initial batch of complaints the city is receiving about one per week. She said the public works department is working to get them completed.

Ransier thanked the public works department for making pothole repairs a priority.

Pat Munyan, City Administrator said he continues to work with Department of Natural Resources in trying to resolve a dispute related to the city's easements for the main transmission line. He said staff will present information about the Garfield Street/Jewett Roundabout project at the next council meeting.

Jan Brending, Clerk Treasurer said the Planning Commission will be reviewing proposed changes to the zoning code definitions at their next meeting along with reviewing proposed changes to the comprehensive plan land use designations. Brending reminded the city council they have a special meeting on April 26 to consider the intent to file an application with USDA Rural Development for a loan for the 14-inch main replacement project.

Ken Woodrich, City Attorney said that the council may hear about a legislative bill that has passed regarding tax increment financing. He said this legislation is very important for local government as it provides an additional method for financing infrastructure projects.

B. Council Members

David Lindley, Council Member said the Tree Board has been working on the tree ordinance.

Jason Hartmann, Council Member said the City Operations Committee met this week and talked about a number of things. He said an ordinance will be presented to the city council regarding fireworks that will provide the mayor emergency powers to ban fireworks in an extreme fire danger situation. Hartmann said the city does not intend to ban fireworks at this time. He said the committee is going to meet with WSDOT to discuss how to move forward with moving portions of the Loop Trail off the immediate roadway into right-of-way not used by WSDOT. Hartmann said the committee also talked about Wildfire Preparedness Day which is on May 1st. He said there is not enough time to plan an event but that the committee has identified doing that in 2022.

Ashley Post, Council Member said the City Operations Committee also talked about the Six-Year Transportation Plan that needs to be adopted next month. She said they also began discussions about parking limitations including sightline issues. Post said the committee also talked about Community Pride which will be held on May 21 and 22.

C. Mayor

Marla Keethler, Mayor said a big focus on the staff side is on the comprehensive plan update process pushing towards a June deadline for adoption depending on how things are moved at both the planning commission and council level. She said staff and

administration are presenting information on proposed land use designation changes that can support a range of housing and higher density. Keethler said she has good conversations with Senator King and Representative Mossbrucker about the bridge She said funding on the Washington side is continuing to move forward at this time. Keethler said the city will hear information about partnering with the housing authority on a CDBG grant application for a low to middle income homeowners for home repairs. She said COVID19 is increasing in Klickitat County. Keethler said she and staff are having discussions with property owners that have empty lots in the downtown area about some ideas on how to use property for small kiosks and space for community events.

VIII. Adjournment

The meeting adjourned at 7:51 p.m.



Marla Keethler, Mayor



Jan Brending, Clerk Treasurer