



**CITY OF WHITE SALMON**  
**City Council Regular Meeting – Wednesday, May 19, 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 11 members of the public in attendance.

**II. Changes to the Agenda**

Staff recommended adding the Interlocal Agreement with Skyline Health to Business Items as Item F.

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

*Motion to add Interlocal Agreement with Skyline Health to Business Items as Item F. CARRIE 5-0.*

**III. Consent Agenda**

- A. Approval of Meeting Minutes – May 5, 2021 (*Pulled and voted on separately*)
- B. March 2021 Budget Report
- C. April 2021 Budget Report
- D. Personal Services Contract Amendment – WSP, Comprehensive Plan Update (\$7,790)
- E. Proclamation 2021-003 Declaring May 21-23 Community Preparedness Weekend
- F. 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 19<sup>th</sup> day of May, 2021.

Type	Date	From	To	Amount
Claims	5/19/2021	EFT	EFT	10,350.80
	5/19/2021	37098	37129	85,223.23

			<b>Claims Total</b>	<b>95,574.03</b>
<b>Payroll</b>	5/20/2021	EFT	EFT	65,116.10
			<b>Payroll Total</b>	<b>65,116.10</b>
<b>Manual Claims</b>	5/10/2021	EFT	EFT	7,920.00
			<b>Manual Total</b>	<b>7,920.00</b>
			<b>Total All Vouchers</b>	<b>168,610.13</b>

Ashley Post, Council Member requested that the meeting minutes of the May 5, 2021 Council Meeting be removed from the consent agenda for separate consideration.

***Moved by Jim Ransier. Seconded David Lindley.***

***Motion to approve consent agenda without the meeting minutes of the May 5, 2021 City Council meeting. CARRIED 5-0.***

Ashley Post, Council Member said she would like to request the following language be added to the end of the 3<sup>rd</sup> paragraph under her council member report – “ Keethler said staff will follow up with Post about the necessity of updating the park plan.”

***Moved by Ashley Post. Seconded by Joe Turkiewicz.***

***Motion to approve the meeting minutes of May 5, 2021 city council meeting adding the following language to the end of the 3<sup>rd</sup> paragraph under Ashley Post’s council member report “Keethler said staff will follow up with Post about the necessity of updating the park plan.” CARRIED 5-0.***

**IV. Public Comment**

There was no general public comment.

**V. Presentations**

**A. Jewish American Heritage Month**

Jim Ransier, Council Member introduced Benjamin Lewitt who made a presentation to the City Council regarding the Hood River Havurah Group.

Benjamin Lewitt said that “Havurah” means “Friendship Group.” He said the Hood River Group actually covers an area that is more than Hood River. Lewitt shared a presentation showing different Jewish celebrations celebrated by Jewish Americans. Lewitt said he feels that what the city is doing with Heritage Months is very important and that is he very supportive of the idea.

**VI. Business Items**

**A. Ordinance 2021-05-1079 Amending WSMC 17.08 Definitions**

Jan Brending, Clerk Treasurer provided an overview of the proposed amendments to WSMC 17.08 Definitions. She said the need for amending the decisions arose out of the amendments to the city's Manufacture Home Park District code with other definitions identified as needed. Brending said the Planning Commission held a public hearing on the proposed amendments and made changes and have forwarded the proposed ordinance with changes to the City Council with a recommendation for adoption. Brending said that a number of the changes the Planning Commission made was to allow more flexibility in the definition. She said a second public hearing is scheduled tonight before the city council.

Marla Keethler, Mayor opened the public hearing regarding Ordinance 2021-05-1079 Amending WSMC 17.08 Definitions.

*Tao Berman, White Salmon* testified via teleconference expressing concerns about the definitions of hotel and motel saying that he feels the definitions would not allow something similar to the Society Hotel located in Bingen. He said he feels the definitions limit artistic design. Berman said that if the city council chooses to adopt the ordinance he recommended that a gestation period be provided to allow projects that are currently in the design state be allowed to finish up.

Marla Keethler, Mayor closed the public hearing.

Ashley Post, Council Member said that she would like to have additional time to think about the proposed changes before taking a vote. She said she would like to see the minimum number of units for a hotel be 7 instead of 10.

The City Council discussed the definition of short-term rental, manufactured home, hotel, height of building, motel and apartment house.

David Lindley, Council Member noted that he feels the purpose of definitions is not to "create law" but to provide a definition of a work that is referenced in the law.

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

***Motion to adopt Ordinance 2021-05-1079 Amending WSMC 17.08 Definitions changing the minimum number of units in the "hotel" definition to 7, adding the word "covered" prior to porches in the "height of building" definition, and changing the first bullet point in the "manufactured home" definition to read "includes plumbing, electrical systems and HVAC."***

The City Council further discussed the definition of "apartment house" with some noting concern that the definition was straying into the area of making law versus creating a definition in that the definition limits the use of a building to long-term rent or lease.

**Moved by Jim Ransier.**

**Motion to amend the motion proposing to delete the amendments to the “apartment house” definition reverting to the original language provided in WSMC 17.08 Definitions.**

**The motion died for the lack of a second.**

**The original motion carried 4-1 with the following vote: Hartmann – Aye, Lindley – Aye, Post – Aye, Ransier – Nay, Turkiewicz – Aye.**

**B. Resolution 2021-05-522 Adopting Six-Year Transportation Program 2022-2027**

Jan Brending, Clerk Treasurer and Pat Munyan, City Administrator provided an overview of the proposed Six-Year Transportation Program for 2022-2027. Brending noted that the STIP was not updated in 2020. She said it was reviewed by the City Operations Committee. She said all streets that were not completed in prior years have been brought forward with the same priority and adding 10% for inflation costs. Brending noted that the STIP does not provide any information on how a street is to be designed or whether or not low-impact design standards are being used.

Marla Keethler, Mayor opened the public hearing.

Jan Brending read three written comments from Lydie Boyer, Ruth Olin, and Anne Stringer who voiced concerns with the proposed improvements on Oak Street stating that the improvements would only increase traffic and speed on what is primarily a residential street. The comments also encouraged the use of low-impact development standards when updating the streets.

Marla Keethler, Mayor closed the public hearing.

The City Council discussed the Six-Year Transportation Program.

**Moved by Jim Ransier. Seconded by Joe Turkiewicz.**

**Motion to adopt the Six-Year Transportation Program for 2022-2027 with the following changes:**

- **Change the reference to “pool” in priority 4 to “community center”**
- **Switch priority 6 and 7**
- **Change the reference to “sidewalk” in priority 3 to “pedestrian pathway”**

**CARRIED 5-0.**

**C. CDBG Grant Application**

Jan Brending, Clerk Treasurer reviewed the purposes of the Community Development Block Grant program. She said information regarding the program and the City’s proposal, including public hearing information, was provided on the city’s website and published in both English and Spanish as required by the application process. Brending

said the City is proposing to submit a grant application for \$400,000 for a Housing Rehabilitation Program in Klickitat and Skamania Counties. She said this is the third grant proposal that has been managed by Cascade Housing who would be a subrecipient. Brending noted that the City of Bingen received a CDBG grant for this program when she was working for Bingen.

David Peters, Cascade Housing, provided additional information regarding the proposed Housing Rehabilitation Program. He said that the grants are offered with zero interest for 30-years with repayment required at the end of 30-years or when the property is sold. The program is a direct benefit for qualifying low to moderate income households.

Marla Keethler, Mayor opened the public hearing.

Jan Brending, Clerk Treasurer said no has registered to speak during the teleconference and that no one provided written comment.

Marla Keethler, Mayor closed the public hearing.

The City Council discuss the proposal. Marla Keethler, Mayor noted that this is another critical piece of the housing issue. She said the funds will help provide improvements to housing stock and allow property owners to remain in their homes.

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

***Motion to authorize the Clerk Treasurer to submit a grant application in the amount of \$400,000 to the Washington Department of Commerce for the CDBG General Purpose Grant for a housing rehabilitation program in Klickitat and Skamania Counties with Cascade Housing as the subrecipient. CARRIED 5-0.***

**D. Resolution 2021-05-523 Certification of Compliance**

Jan Brending, Clerk Treasurer said the resolution certifies that the City of White Salmon will comply with the requirements for a CDBG grant.

***Moved by Jason Hartmann. Seconded by David Lindley.***

***Motion to adopt Resolution 2021-05-523 Certification of Compliance. CARRIED 5-0.***

**E. 2020 Annual Report**

Jan Brending, Clerk Treasurer reviewed the 2020 Annual Report with the City Council. She said the materials provided to the city council show that the beginning balances matches the 2020 ending balances and that ending balances reconcile with bank statements. Brending said she also reviewed the Annual Report with the Personnel and Finance Committee and that an additional internal review will take place prior to the report being filed online with the State Auditor's Office.

***Moved by Jason Hartmann. Seconded by David Lindley.***

***Motion to authorize the Clerk Treasurer to file the 2020 Annual Report with the Washington State Auditor's Office. CARRIED 5-0.***

- F. Interlocal Agreement with Skyline Health Providing for Behavioral Health Services**  
Mike Hepner, Police Chief said that he has been working with Skyline Health on the agreement. He said this is part of the grant that was awarded for behavior health services and the funding the city has also provided in its budget. Hepner noted that crisis-related services are not included and that they are is handled by Comprehensive Health.

David Lindley, Council Member asked why the term of the agreement was from April 1, 2021 through April 30, 2022.

Mike Hepner said that is the term of the grant agreement.

**Moved by Jim Ransier. Seconded by Ashley Post.**  
**Motion to authorize the Mayor and Police Chief to sign the Interlocal Agreement with Skyline Health for Behavior Health Services. CARRIED 5-0.**

**VII. Reports and Communications**

**A. Council Members**

**David Lindley, Council Member** said that the Personnel and Finance Committee met last week to review the March and April budget reports in addition to the 2020 Annual Report. He said the Tree Board also met this month and is working on proposed amendments to the Heritage Tree ordinance.

**Jim Ransier, Council Member** said the Community Development Committee met with a member of the White Salmon Arts Council attending. He said the committee received updates the creation of a creative district and local investment network and talked about possible summer programs.

**Jason Hartmann, Council Member** said the City Operations Committee met and prepped for a discuss of the Loop Trail with Washington State Department of Transportation (WSDOT). He said committee members also met with WSDOT to discuss the Highway 141 right-of-way. Hartmann said an interesting idea of transferring Highway 141 from Highway 14 to the Alternate was brought up. He said there still needs to be more discussion, but it might provide some promising potential to the city.

Pat Munyan, City Administrator noted that WSDOT stated that they would pave all the areas that needed paving and install ADA sidewalk ramps as required before the road was turned over to the city. He noted that the right-of-way would be deeded property and not dedicated property.

**Ashley Post, Council Member** said the Tree Board has made some progress on updating the Heritage Tree ordinance. She said there are some philosophical differences that need to be ironed out. Post said the idea of identifying a “landmark tree” was also presented with protection for a “landmark tree” at a higher level than a “heritage tree.”

She said the Tree Board is interested in any comments from the city council. Comments should be sent to Jan Brending, Clerk Treasurer.

**B. Department Heads**

**Mike Hepner, Police Chief** said he appreciates the city council approving the interlocal agreement with Skyline Health. He said that there have been a lot few callers related to speeding since the city's speed limits were reduced. Hepner said the department continues to monitor traffic.

**Bill Hunsaker, Building Official/Fire Chief** said the building department is busy. He said the Fire Department is back to holding full drills and have picked up a couple of new members. Hunsaker the fire burn ban will begin June 1<sup>st</sup>. He said that at this time he is recommending no burning.

**Russ Avery, Public Works Operations Manager** said that crosswalks and parkings areas have been painted. He said the fish crosswalks will be painted next Wednesday and public works will be painting curbs as soon as paint becomes available. Avery said public works has also been working on the slow sand filter test and meter change outs.

Marla Keethler, Mayor said the painting looks very sharp and that she appreciates it.

**Pat Munyan, City Administrator** said the 14-inch water main replacement project is moving along. He said the city has not heard back from the Department of Revenue but that he and the mayor will be meeting with the land Commissioner next week. Munyan noted that public works has installed a solar panel and batteries to run the generator at the test slow sand filter location to help reduce the need for diesel. He said the city is also working with federal legislators to identify a source of funding for an additional reservoir. Munyan said the city received a "significant deficiency letter" from the Washington Department of Health regarding the Spring Street Reservoir would should help with the funding request.

**Jan Brending, Clerk Treasurer** said she discuss providing entrance fees to White Salmon residents for the Hood River Pool from June 1<sup>st</sup> through September 30<sup>th</sup>. She said that she also proposed the idea of the city providing outdoor lawn games such as Jenga, cornhole, and ring toss at the Farmers' Market. Brending said she is also researching performers that would perform at the Gazebo during the market possibly once a month.

Ashley Post, Council Member said that she likes the ideas for the Farmers' Market.

**Ken Woodrich, City Attorney** said that he attended the virtual Washington Association of Municipal Attorney's conference. He said he expects the legislature to adopt changes to the open public meetings act, particularly focusing on hybrid in person/teleconference meetings.

**C. Mayor**

**Marla Keethler, Mayor** said as CDC and Governor Inslee provides more information about face coverings, the city's banners that ask residents to mask up are being flagged for replacement. She said she and staff are preparing for meetings to be held in person with some type of combination meeting format being used. Keethler said the city is actively recruiting for the City Lab Board and the Lodging Tax Advisory Committee. She said that progress is being made on hiring a land use planner. Keethler said the city is also working on the process for decommissioning the pool.

**VIII. Executive Session**

Marla Keethler, Mayor announced at 9:14 p.m. that the City Council will meet in Executive Session for 10 minutes to discuss a real estate matter pursuant to RCW 42.30.110(1)(b).

The City Council resumed regular session at 9:25 p.m.

There was a consensus of the council directing staff to move forward as discussed.

**IX. Adjournment**

The meeting adjourned at 9:25 p.m.



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Marla Keethler, Mayor



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Jan Brending, Clerk Treasurer