



CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, July 21, 2021
119 NE Church (In Person) and Via Zoom Teleconference

Council and Administrative Personnel Present

Council Members:

Jason Hartmann
David Lindley
Ashley Post
Jim Ransier
Joe Turkiewicz

Staff Present:

Pat Munyan, City Administrator
Jan Brending, Clerk Treasurer
Russ Avery, Public Works Operations
Manager
Ken Woodrich, City Attorney
Mike Hepner, Police Chief
Bill Hunsaker, Building Official/Fire Chief
Brendan Conboy, Land Use Planner

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

Jason Hartmann, Mayor Pro Tempe called the meeting order at 6:00 p.m.

There were approximately 4 members of the public in attendance in person and approximately 2 members in attendance via teleconference.

II. Changes to the Agenda

Jan Brending, Clerk Treasurer requested the meeting minutes for July 7, 2021 be removed from the Consent Agenda as they are not ready for approval.

Moved by Jim Ransier. Seconded by Joe Turkiewicz.

Motion to remove "Approval of the Meeting Minutes – July 7, 2021" from Consent Agenda. CARRIED 5-0.

Jim Ransier, Council Member asked that consider of Ordinance 2021-07-1083, Declaring a Temporary Moratorium on Short-term Rentals be added to the "Business Items."

Moved by Ashley Post. Seconded by Jim Ransier.

Motion to add Ordinance 2021-07-1083, Declaring a Moratorium on Short-term Rentals as a Business Item. CARRIED 5-0.

III. Public Comment

Shelley Baxter, White Salmon said the city owns a property on Spring Street that is perfect for a bench for residents to sit on for the views. She suggested the city should not sell this property. Baxter said she is concerned about the tall grass that is located on the large lot that did not burn. She said she spoke to Bill Hunsaker, Fire Chief about the issue but was told that the city cannot require the property owner to mow the property due to the size of the parcel. Baxter suggested the city contact the property owner and check to see if they will mow the property.

Ray Klebba, White Salmon said he has the same issues as Shelley Baxter. He said he would like to see the city keep the property on Spring Street for a park. He thanked the city council for bringing up the lights at the public works property. Klebba said the lights continue to shine down on homes in the area. He suggested using a dimmer or motion detector or consider lowering the height of the lights. He said he continues to have concerns about the cars parked at Spring and Main as they continue to block the line of site. Klebba suggested the yellow curb should be extended north so it is approximately 50 to 60 feet long would not have an affect on the Grange Hall. He thanked the police and fire departments for their work on fighting the fire.

IV. Consent Agenda

- A. Task Order, General Consulting Services – Anderson Perry (not to exceed \$10,000)**
- B. Personal Services Contract, Cameron McCarthy, Park Plan (\$63,778)**
- ~~**C. Approval of Meeting Minutes – July 7, 2021 (removed from Consent Agenda)**~~
- D. 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 July, 2021.

Type	Date	From	To	Amount
Claims	7/21/2021	37261	37298	100,042.90
			Claims Total	100,042.90
Payroll	7/20/2021	EFT	EFT	70,812.35
	7/13/2021	EFT	EFT	10,131.90
			Payroll Total	80,944.25
Manual Claims	7/10/2021	EFT	EFT	7,920.00
	7/13/2021	EFT	EFT	11,017.53
	7/15/2021	37260	37260	4,170.70
			Manual Total	23,108.23
			Total All Vouchers	204,095.38

Moved by Jim Ransier. Seconded by David Lindley.
Motion to approve Consent Agenda as amended. CARRIED 5-0.

V. Business Items

- A. Ordinance 2021-07-1081, Repealing WSMC Chapter 9.04 and Adopting New WSMC Chapter 9.04 Adopting State Criminal Statutes by Reference**

Ken Woodrich, City Attorney reviewed the proposed ordinance. He said he has worked with Ron Reynier, the city's prosecuting attorney, to get the codes updated. Mike Hepner said he has reviewed both ordinances and supports adoption.

Ashley Post, Council Member asked if the ordinances require a public hearing.

Ken Woodrich, City Attorney said no.

**Moved by David Lindley. Seconded by Jim Ransier.
Motion to adopt Ordinance 2021-07-1081, Repealing WSMC Chapter 9.04 and
Adopting New WSMC Chapter 9.04 Adopting State Criminal Code by Reference.
CARRIED 5-0.**

B. Ordinance 2021-07-1082, Amending WSMC 10.04.010 Adopting State Model Traffic Ordinance by Reference

Ken Woodrich, City Attorney reviewed the proposed ordinance. He said he has worked with Ron Reynier, the city's prosecuting attorney, to get the codes updated.

**Moved by Jim Ransier. Seconded by Joe Turkiewicz.
Motion to adopt Ordinance 2021-07-1082, Amending WSMC 10.04.010 Adopting State Model Traffic Ordinance by Reference. CARRIED 5-0.**

C. Ordinance 2021-07-1083, Declaring a Temporary Short-term Rental Moratorium

Jim Ransier, Council Member said he is proposing the city adopt a six-month moratorium on short-term rentals in response to concerns from the city council, planning commission and the public about short-term rentals. He said he recognizes that short-term rentals can also have a positive impact on the community. Ransier said the moratorium would elevate adopting land use codes related to short-term rentals to a higher level with staff and the planning commission.

Jan Brending, Clerk Treasurer read a statement from Marla Keethler, Mayor stating that she thinks the moratorium must be structured in a way to make sure the city is capturing those property owners who were already operating in a good faith but were unaware of the registration requirement. Keethler also said that she would support a requirement that would require showing proof of active short-term rental history for the preceding six months or something to that effect.

The city council and staff discussed the amnesty provision of the proposed ordinance.

Ken Woodrich, City Attorney said that new construction of short-term rentals would not be allowed but any currently permitted construction would be allowed.

Woodrich said he would like #4 under Section 1 to read: "Except as provided in Section 3, above, proof of compliance with RCW Chapter 64.37 and WSMC Chapter 5.02 prior to the date of enactment of this moratorium shall be required as part of the criteria

necessary to prove an existing short-term rental.” He also suggested the city may want change #6 under Section 1 to 60 days for conducting a public hearing instead of 30 days.

Ashley Post, Council Member asked what the thinking is of holding a public hearing after enacting the moratorium.

Ken Woodrich, City Attorney said it is about timing.

The city council and staff discussed the proposed moratorium.

**Moved by Jim Ransier. Seconded by Joe Turkiewicz.
Motion to adopt Ordinance 2021-07-1083, Declaring a Temporary Short-term Rental Moratorium. CARRIED 5-0.**

VI. Reports and Communications

A. Council Members

Jim Ransier, Council Member said the Community Development Committee met this week and discussed Heritage Months. He said he is interested in hearing from the city council members as how they would like to see them handled in the future. He said the committee will discuss establishing a Creative District and developing a mural on the Rheingarten Park restroom at a future meeting.

Jason Hartmann, Council Member said the City Operations Committee met and discussed Highway 141. He said Washington Department of Transportation (WSDOT) may be interested in divesting itself of Highway 141 from Highway 14 to Alternate Highway 141. Hartmann said this would allow the city to have local control of the highway. He said staff is collecting information for the committee to consider regarding the costs of maintaining the highway. Hartmann said this issue came out of the discussion related to moving Loop Trail off of the immediate highway onto excess right-of-way.

B. Department Heads

Brendan Conboy, Land Use Planner said he is excited to start working with the city. He said council members should feel free to stop by and talk with him.

Pat Munyan, City Administrator said there are definitely a lot of pros and cons about acquiring Highway 141. He said WSDOT did committee to resurfacing the road with asphalt before it would be turned over to the city which should reduce some of the costs. Munyan said he is meeting with Gina Mossbrucker related to the 14-inch Main Line Replacement Project and Department of Natural resources (DNR) requirements. He said a number of projects continue to proceed this summer including demolition of the pool. Munyan said the city’s engineer continues to work with WSDOT on engineering the roundabout.

Russ Avery, Public Works Operations Manager said the Garfield Water Line Replacement project is going well. He said the contractor will be starting to tie over the services.

Mike Hepner, Police Chief said the fire was crazy. He said many of the new law enforcement laws go into affect on Sunday. He said he has been attending a lot of meetings related to the new laws. Hepner said the city's police policies have been updated and released. He said they will be updated on the city's website next week. He noted that it is possible that with the next legislative session there may be some additional changes to the law.

Jim Ransier, Council Member asked Hepner how the part-time social services position is working.

Hepner said the individuals rides with officers every Thursday. He said he rotates officers. Hepner said he feels it is going very well and has had positive feedback from the officers.

Bill Hunsaker, Building Official and Fire Chief said he appreciates the mutual agreements that provided for the assistance on the fire. He said a Forest Service crew happened to be in the area also assisted. Hunsaker noted that the amendment the city council adopted regarding fireworks was already in the city's code but in an unusual place. He said there no fire related to fireworks in the community although there was one burn victim on Bingen Point.

Jim Ransier, Council Member asked if there is a way to address the concerns about tall grass as identified in the public comment such as declaring it a public nuisance.

Hunsaker said he will look at the fire code.

Jan Brending, Clerk Treasurer said the city council has a special meeting next week to hold a public hearing regarding the draft comprehensive plan and to hopefully take action on adoption.

Brending announced that she will officially retire June 15, 2022.

VII. Executive Session

Jason Hartmann, Mayor Pro Tempe announced at 7:17 p.m. that the City Council will meet in Executive Session for 18 minutes with Ken Woodrich, City Attorney to discuss agency enforcement and potential litigation pursuant to RCW 53.40.220(1)(i).

Joe Turkiewicz, Council Member recused himself from the Executive Session and left the meeting at 7:17 p.m.

The City Council resumed regular session at 7:35 p.m. and stated that no decisions were made.

IX. Adjournment
The meeting adjourned at 7:36 p.m.



Maria Keethier, Mayor



Jan Brending, Clerk Treasurer