



**CITY OF WHITE SALMON**  
**City Council Regular Meeting – Wednesday, August 4, 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  
 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**

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

There were approximately 3 members of the public in attendance via teleconference.

**II. Consent Agenda**

- A. Task Order - Anderson Perry & Associates, SCADA System Specification Development (\$25,000)**
- B. Change Order No. 2, Garfield Water Line Replacement Project (Increase of \$14,336.20 to \$208,960.65 and Date Ready for Final Payment Changed to August 21, 2021)**
- C. Pay Application No. 1, Garfield Water Line Project - Artistic Excavation (\$124,536.48)**
- D. Agreement for Temporary 3-Month Operation, Tribal FishCo LLC**
- E. May 2021 Budget Report (Note: Line Item Detail Budget Position Report and Budget Summary are provided under "Supporting Documents" on meeting webpage)**
- F. June 2021 Budget Report (Note: Line Item Budget Position Report and Budget Summary are provided under "Supporting Documents" on meeting webpage.)**
- G. Approval of Meeting Minutes - July 7, 2021**
- H. Approval of Meeting Minutes - July 21, 2021**
- I. Approval of Meeting Minutes - July 28, 2021**
- J. 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 4<sup>th</sup> day of August, 2021.

| Type   | Date     | From  | To    | Amount    |
|--------|----------|-------|-------|-----------|
| Claims | 8/4/2021 | 37302 | 37328 | 31,580.46 |
|        | 8/4/2021 | EFT   | EFT   | 4,866.00  |

|                      |          |       |                           |                   |
|----------------------|----------|-------|---------------------------|-------------------|
|                      |          |       | <b>Claims Total</b>       | <b>36,446.46</b>  |
|                      |          |       |                           |                   |
| <b>Payroll</b>       | 8/5/2021 | EFT   | EFT                       | 109,929.96        |
|                      | 8/5/2021 | 37299 | 37301                     | 958.95            |
|                      |          |       | <b>Payroll Total</b>      | <b>110,888.91</b> |
|                      |          |       |                           |                   |
| <b>Manual Claims</b> |          |       |                           | 0.00              |
|                      |          |       | <b>Manual Total</b>       | <b>0.00</b>       |
|                      |          |       |                           |                   |
|                      |          |       | <b>Total All Vouchers</b> | <b>147,335.37</b> |

**Moved by Jason Hartmann. Seconded by Joe Turkiewicz.  
 Motion to approve Consent Agenda as amended. CARRIED 5-0.**

**III. Business Items**

**A. City Council Retreat**

**Russ Avery, Public Works Operations Manager** provided an overview of current public works projects:

- Northwest Natural Gas Line Project - started
- Garfield Water Line Replacement – should be complete by end of week
- Jewett paving – working with Northwest Natural Gas Line to coordinate with their contractor
- Pool Demolition – bids due August 16

**Jan Brending, Clerk Treasurer** reviewed a list of 2022 work and priorities including projects that will carryover from 2021.

**Planning**

- Land Use Code Update (carryover from 2021)
- Critical Areas Ordinance Update (carryover from 2021)
- Capital Facilities Plan Update (completed after water system plan and park plan update)
- Park Plan Update (carryover from 2021 – started in 2021 will be completed in 2022)
- Transportation System Plan Update (carryover from 2021 – started in 2021 will be completed in 2022)
- Plan and proposal for construction of Community Center (carryover from 2021 – started in 2021 will be completed in 2022)
- Master Shoreline Program Update

#### **Parks**

- Loop Trail (acquiring easement from WSDOT to assist in moving trail off the shoulder of Hwy 141)
- Park Equipment Replacement and Possible New Installations (based on Park Plan Update and priorities established by city council)
- Working with White Salmon Metropolitan Park District to ensure pool gets built by 2022
- Gaddis Park annexation into city limits

#### **Streets**

- Garfield Street Reconstruction (TIB funded)
- Jewett/Garfield Roundabout (City funded)
- Six-Year Street Transportation Improvement Program (STIP) update (use transportation system plan to revise and update this required document in 2022)

#### **Water**

- Water System Plan Update (carryover from 2021)
- 14-Inch Main Transmission Line – Phase 1 Construction
- 14-Inch Main Transmission Line – Continued engineering
- 14-Inch Main Transmission Line – Phase 2 Construction (dependent on funding)
- Water Reservoir Construction – Design and Construction (dependent on funding)
- SCADA System Update (carryover from 2022)
- Meter replacement with radio reads (carryover – possible completion in 2022)

#### **Wastewater**

- Jewett Blvd. manhole relining and/or replacement (carryover from 2021)
- Sewer video inspection and data collection (carryover from 2021)

#### **City Hall**

- Records management – complete move of archives, destruction of public records and digital integration of records
- Single-year federal audit requirement and 2-year accountability

#### **Housing/Community Development**

- Residential Zoning Updates
- Affordable housing incentives
- Exploration of public/private partnerships in pursuit of long-term affordable housing
- development
- Short Term Rental policy adoption/implementation

**Marla Keethler, Mayor** provided an overview of accomplishment using the 2021 Council Priorities chart from the 2021 Budget Narrative. Keethler said she feels the city is making good progress on

a number of items and feels the year has been productive. She said she feels the major goal for 2022 is to make progress in aligning goals and policies with the comprehensive plan adopted by the city council. Keethler said she feels the city needs to do the work to implement the new plan.

**David Lindley, Council Member** said he agrees that implementation of the comprehensive plan should be a priority. He said that he also believes the city needs to provide the tools to support the position of land use planner. Lindley said he also feels that electric vehicle charging stations are needed along with addressing parking in downtown White Salmon. He said providing funding into the future for the police department's social services position is important and that he would like to see the current position expanded beyond just one day per week.

**Jim Ransier, Council Member** said he would like to see movement on the community center and replacement of the playground. He asked if the replacement of the playground had to be tied to the park plan. Ransier said he feels fire mitigation including brush reduction should be a priority. He asked if signage in the downtown area had been addressed.

Marla Keethler, Mayor said new banners were purchased but wayfinding signs have not moved ahead.

Ransier said he would like to see wayfinding signage be added. He said he wants to make sure that funding for the police department social services position continues. Ransier said he feels electric vehicle charging stations should be addressed as it relates to the city's climate crisis resolution.

**Jason Hartmann, Council Member** said he agrees with Ransier and Lindley's comments. He said that the issue of short-term rentals is important and that support for the land use planner position should be provided. Hartmann said he believes funding is necessary to enforce policies including software and manpower. He said parks should be kept on the priority list particularly as parks and trails relates to the comprehensive plan. Hartmann said if the city does not stay on top of parks it will lose the focus on them.

**Ashley Post, Council Member** said she read through last year's retreat minutes. She said she would like to prioritize the acquisition of Highway 141 if that is determined to be a possibility. Post said that acquisition would help make getting the Loop Trail shovel ready including mapping it the trail out. She said that she feels the city should work on the walkability of the community. Post said she believes replacement of the Rheingarten Park playground can be accomplished alongside the development of the park plan. She said the replacement of the equipment could include natural play features that are easily maintained, a climbing wall and a basic splash pad. Post said there are community members who are interested in funding raising for the playground replacement. She said she would also like to development standards that relate to green space, treen planting, tree protection and landscaping be made a priority.

**Joe Turkiewicz, Council Member** said he agreed with comments from council members. He said it is important to get the things that are currently on the list done. Turkiewicz said he is happy that the land use planner has been hired. He said the city needs to stay on course and get things done.

**Brendan Conboy, Land Use Planner** said he appreciates the support from the city council. He said that in addition to current planning, long-range planning is essential and that they are both intertwined. Conboy said resources will be needed to reach out to consultants, develop a housing action plan study and to do a system pursuit of the goals.

Marla Keethler, Mayor said she agrees that even the city has hired a land use planner it will still be necessary to enlist some outside sources such as consultants.

Conboy said that taking possession of Highway 141 could provide a number of benefits to the city and would allow the city to better address parking. He said he is meeting with the Mayor and an organization called Community Builders which is a non-profit resource that can help the city. Conboy said he believes a conversation about additional revenues and the fiscal health of the city is necessary.

**Mike Hepner, Police Chief** said the new laws adopted in the recent legislative session affect the city in that they provide for removing law enforcement from behavioral health issues. He said he believes there is room to work together with behavioral health specialists. Hepner said there is enough funding for this year and the ability to rollover funds into 2022 for the position. He said he would like to make the position more connected with the department, but it may be difficult of the law changes and Community Health's understanding of the new laws. Hepner said he would like to see a designated crisis responder involved but that would need to go through the County Commission. He said that he wants to visit with other department chiefs and behavioral health staff to see how they are handling this and would like to revisit it after that has taken place. Hepner said there are new laws that will go into effect January 1 that will also have an impact on the department including body camera requirements. He said he believes a half-time position may be required to handle the requirements related to the video resulting from body cameras. Hepner said he is not looking at increasing the number of officers in 2022 but would likely make that request for 2023.

**Bill Hunsaker, Building Official/Fire Chief** noted the City of White Salmon is part of a county-wide fire plan that was adopted two or three years ago which replaces the 2004 city fire plan. He said one of the best things to do is to keep people educated about the bluff and letting property owners know it is not appropriate to throw debris over the bluff and the importance of keeping their grass green. Hunsaker said there may be 50/50 match grants available from DNR for property owners to maintain their property. Hunsaker said it is also important the city keeps its water sources up and hydrant system working properly. He said there has been some discussion about establishing a sprinkler system on the bluff but control of the system would be necessary to make it effective.

Council members and staff discuss the possibility of establishing a sprinkler system along the bluff to fight any fire in that area.

Jim Ransier, Council Member said he wants to feel confident that the city has done everything it can do with limited financial resources in the case of a fire.

Marla Keethler, Mayor said better messaging and meeting with property owners regarding fire hazards is important and she thinks there has been a disconnect currently evidenced by the lack of property owners participating in the DNR fire fuel break project currently underway. She said she is hearing from council members that they would like to see pursue fire mitigation more aggressively next year.

**Jan Brending, Clerk Treasurer** said she and the Mayor can take the information from tonight's meeting and present it in a form for the City Council to adopt as 2022 Policy Area Priorities for the August 18 city council meeting.

Council members agreed noting that they liked for the format used last year.

**IV. Adjournment**

The meeting adjourned at 7:14 p.m.

  
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Marla Keethler, Mayor

  
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Jan Brending, Clerk Treasurer